



Development Services
for
Town of Onoway

Box 2945, Stony Plain, AB., T7Z 1Y4, Phone (780) 718-5479 Fax (866) 363-3342
Email: pcm1@telusplanet.net

September 1, 2023

File: 23DP09-24

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**Re: Development Permit Application No. 23DP09-24
Plan 6288 BZ, Block 2, Lot 20 : 4915 Lac Ste. Anne Trail South (the
"Lands")
C1 – Commercial – Office, Retail & Service District : Town of Onoway**

Preamble: The proposed development includes the renovation of an existing commercial building c/w construction of a new peaked roof and the construction of an addition (covered patio) to the commercial building.

APPROVAL OF DEVELOPMENT PERMIT

You are hereby notified that your application for a development permit with regard to the following:

***RENOVATION OF AN EXISTING COMMERCIAL
BUILDING (CONSTRUCTION OF A PEAKED
ROOF) AND CONSTRUCTION OF AN ADDITION
(COVERED PATIO = 28.2 SQ. M.)***

Has been **APPROVED** subject to the following conditions:

- 1- All municipal taxes must be paid.
- 2- That the applicant shall display for no less than twenty-one (21) days after the permit is issued, in a conspicuous place on the site or on streets abutting the site, the enclosed notice.
- 3- The applicant shall provide to the Town of Onoway stamped engineered drawings and plans of both the proposed roof structure and the addition to the commercial building satisfactory to both the Town of Onoway (in support of the Development Permit Application) and Inspections Group Inc. (in support of the required Building and other related "Safety Codes" permits.).
- 4- **SAFETY CODES PERMITS – PROVINCIAL GOVERNMENT**
The applicant shall obtain and comply with the requirements, where applicable, from the appropriate authority, permits relating to building, electricity, plumbing and drainage, and all other permits required in connection with the proposed development.



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- 5- The applicant shall be financially responsible during construction for any damage by the applicant, his servants, his suppliers, agents or contractors, to any public or private property.
- 6- The improvements take place in accordance with the plans and sketch submitted as part of the permit application.
- 7- All development shall be landscaped and graded in a manner that all surface run-off is directed into the Municipal stormwater system, satisfactory to the Town of Onoway. All buildings must be completed with eaves which drain into the Municipal stormwater system.
- 8- All improvements shall be completed within twelve (12) months of the effective date of the permit.
- 9- The site and improvements thereon shall be maintained in a clean and tidy condition during construction, free from rubbish and debris. Receptacles for the purpose of disposing of rubbish and debris shall be provided to prevent scatter of debris and rubbish.
- 10- No person shall keep or permit to be kept in any part of a yard any excavation, storage or piling of materials required during the construction stage unless all necessary safety measures are undertaken. The owner of such materials or excavation must assume full responsibility to ensure the situation does not prevail any longer than reasonably necessary to complete a particular stage of construction.

Should you have any questions please contact this office at (780) 718-5479.

Date Application Deemed Complete

September 1, 2023

Date of Decision

September 1, 2023

Effective Date of Permit

September 30, 2023

Signature of Development Officer

Tony Sonleitner, Development Officer for the Town of Onoway
cc Jennifer Thompson, CAO, Town of Onoway

Note: An appeal of any of the conditions of approval may be made to the Subdivision and Development Appeal Board by serving written notice of appeal to the Clerk of the Subdivision and Development Appeal Board. Such an appeal shall be made in writing and shall be delivered either personally or by mail so as to reach the Clerk of the Subdivision and Development Appeal Board no later than twenty-one (21) days after the notice of decision. The appeal should be directed to this office at:

Town of Onoway
Box 540
4812 – 51st Street
Onoway, AB T0E 1V0

and should include a statement of the grounds for the appeal and have attached an Appeal fee in the amount of \$200.00.