



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](mailto:pcm1@telusplanet.net)

September 11, 2023

File: 23DP12-24

**Re: Development Permit Application No. 23DP12-24  
Plan 3176 HW, Block 3, Lot 1 : 4708 – 47A Avenue (the "Lands")  
R1 – Residential – Single Family District : Town of Onoway**

**Preamble:** The approval allows for the construction / placement of a Detached Garage (28.6 sq. m.) in the Northwest corner of the Lands with access to the Municipal Laneway to the Northwest. A setback of 6.1 m. from the boundary with the Laneway is required to the face of the Garage main doors.

**APPROVAL OF DEVELOPMENT PERMIT**

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

**CONSTRUCTION OF A DETACHED GARAGE  
(14' X 22' = 28.6 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 applicants provide a certified copy of plan of subdivision to determine all easements and restrictive covenants on the parcel.
- 4- The applicants shall obtain and comply with the requirements, where applicable, from the appropriate authority, permits relating to demolition, building, electricity, plumbing and drainage, and all other permits required in connection with the proposed development. Copies of all permits shall be submitted to the Town of Onoway for review.
- 5- Arrangements, satisfactory to the Development Authority, must be in place to provide sanitary facilities for the contractors working on the site.
- 6- The applicants 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.



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- 7- The applicants shall prevent excess soil or debris from being spilled on public streets and lanes; and shall not place soil or any other material on adjacent properties without permission in writing from adjacent property owners.
- 8- That all improvements shall be completed within twelve (12) months of the effective date of the permit.
- 9- **Development shall conform to the following site requirements:**
  - **Rear Yard Setback shall be a minimum of 6.1 metres where the garage main doors face the Municipal Laneway to the Northwest;**
  - **Front Yard Setback (47A Avenue) shall be behind the front line of the Principal Building; and**
  - **Side Yard Setback (4740 - 48 Street) shall be a minimum of 1.2 metres or greater distance as required under the Alberta Safety Codes Act.**

Note: Please be reminded that where walls are located within 2.4 metres of the property line they shall be constructed as a fire separation of not less than 45 minutes. (Alberta Fire Code - Article 9.10.15.5).

Note: Development shall also conform to the Alberta Electrical and Communication Utility Code. A copy of TABLE 9 – Minimum Design Clearances From Wires and Conductors not Attached to Buildings, Signs and Similar Plants is attached to the permit for your information.

- 10- 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.
- 11- 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.



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

Date Application Deemed  
Complete

**September 11, 2023**

Date of Decision

**September 11, 2023**

Effective Date of

Permit

**October 10, 2023**

Signature of Development  
Officer

Tony Sonnleitner, 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 – 51<sup>st</sup> 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.



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**NOTE:**

1. *The issuance of a Development Permit in accordance with the notice of decision is subject to the condition that it does not become effective until twenty-nine (29) days after the date of the order, decisions or development permit is issued.*
2. *The Land Use Bylaw provides that any person claiming to be affected by a decision of the Development Officer may appeal to the Development Appeal Board by serving written notice of appeal to the Clerk of the Subdivision and Development Appeal Board within twenty-one (21) days after notice of the decision is given.*
3. *A permit issued in accordance with the notice of the decision is valid for a period of twelve (12) months from the date of issue. If at the expiry of this period, the development has not been commenced or carried out with reasonable diligence, this permit shall be null and void.*

**IMPORTANT NOTES**

1. *Any development proceeded with prior to the expiry of the appeal period is done solely at the risk of the Applicant even though an application for Development has been approved and a Development Permit has been issued. The period allowed for an appeal to be filed is twenty-one (21) days after a development permit is issued.*
2. *Any person claiming to be affected by a decision regarding an application for a development permit may appeal by serving written notice to the Clerk of the Development Appeal Board within twenty-one (21) days after a development permit or notice of decision was issued.*
3. *This Development Permit is valid for a period of 12 months from the date it was issued, or the date of an approval order being granted by the Development Appeal Board. If at the expiry of this period, the development has not been commenced or carried out with reasonable diligence, the permit becomes invalid unless an extension has been granted by the Development Officer.*
4. *The applicant is reminded that compliance with this Permit requires compliance with all conditions affixed thereto.*
5. *A development permit is an authorization for development under the Land Use Bylaw; but is not an approval under any other regulations that may be applicable.*
6. *In the interest of public safety and as required by the Safety Codes Act construction projects must be covered by the appropriate permits prior to commencement of construction (Demolition, Building, Electrical, Gas, Plumbing, Private Sewage, and Water). The issuance of these permits is under the jurisdiction of Agencies Authorized by Alberta Municipal Affairs to Issue Permits and Provide Compliance Monitoring.*



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*Within the municipal limits of the Town of Onoway, the authorized agency is Inspections Group Inc., and may be contacted at*

**Edmonton:**

12010 - 111 Ave.  
Edmonton, Alberta T5G 0E6

**Phone:** (780) 454-5048

**Fax:** (780) 454-5222

**Toll-Free:** (866) 554-5048

**Toll-Free Fax:** (866) 454-5222

**Email:** [questions@inspectionsgroup.com](mailto:questions@inspectionsgroup.com)

7. *Development in proximity to gaslines, other pipelines, powerlines, or telephone lines require approvals from: The Gas Protection Branch - Alberta Labour, Alberta Energy Resources Conservation Board, Alberta Utilities and Telecommunications.*
8. *All plans submitted for the construction, or alteration, of a commercial or industrial building as specified under the Alberta Architects Act, shall be authorized by a registered architect or a professional engineer.*

**Other contacts:**

**ALBERTA HEALTH**

Jennifer Fearnough, BSc, BEH(AD), CPHI(C)  
Public Health Inspector/Executive Officer  
Environmental Public Health, Onoway  
Phone: 780-967-6221  
Fax: 780-967-2060  
[Jennifer.Fearnough@albertahealthservices.ca](mailto:Jennifer.Fearnough@albertahealthservices.ca)>

**AGLC**

St. Albert - Head Office  
50 Corriveau Avenue  
St. Albert, AB T8N 3T5  
Phone: 780-447-8600  
Toll Free: 1-800-272-8876  
Fax: 780-447-8989



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Public Notice

DEVELOPMENT APPLICATION NUMBER: 23DP12-24 APPROVAL OF DEVELOPMENT PERMIT

An application for a development permit for this property, Plan 3176 HW, Block 3, Lot 1 : 4708 - 47A Avenue, with regard to the following:

CONSTRUCTION OF A DETACHED GARAGE (14' X 22' = 28.6 SQ. M.).

Has been CONDITIONALLY APPROVED by the Development Officer.

Any person who objects to the proposed use of the parcel may deliver to the Clerk of the Subdivision and Development Appeal Board, a written statement of his objection to such use indicating the following:

- 1. His/ her full name and mailing address, for the delivery of any notices to be given with respect of the objection; and
2. The reasons for his/her objection to the proposed use.

The statement must be received by the Clerk of the Subdivision and Development Appeal Board by no later than October 2, 2023.

Statements of concern with regard to this development permit should be addressed to: Clerk of the Subdivision and Development Town of Onoway Box 540, Onoway, Alberta T0E 1V0

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

Table with 2 columns: Field (Date Application Deemed Complete, Date of Decision, Effective Date of Permit, Signature of Development Officer) and Value (September 11, 2023, September 11, 2023, October 10, 2023, T. S. H.)

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.

Note: This permit does not come into effect until twenty-nine (29) days after the date of issuance.

Note: Any development undertaken prior to the expiry of the appeal period is done solely at the risk of the applicant. The period allowed for an appeal to be filed is twenty-one (21) days after a development permit has been issued.

Note: This permit is valid for a period of twelve (12) months from the date of issue. If at the expiry date of this period the development has not been commenced and carried out with reasonable diligence, this permit shall be null and void.

THIS IS NOT A BUILDING PERMIT