



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)

November 22, 2023

**Re: Development Permit Application No. 23DP08-24  
NE 35-54-2-W5M : 5459 Lac Ste. Anne Trl. N. (the "Lands")  
UR – Urban Reserve District : Town of Onoway**

### **Preamble:**

1. The Lands are within the setback distance of a Non-Operating Landfill, pursuant to Section 17 of the Matters Related to Subdivision and Development Regulation AR 84/2022.  
However, the Development Authority has issued this permit on the basis that it has received a report from a professional engineer that addresses the criteria for a variance stipulated in the Guideline for Setback Reviews published by the Department of Environment and Parks in May 2022.
2. The Development includes the placement of a modular building upon the Lands, where the building is to be renovated to the standards of the Alberta Building Code, as amended, and utilized in conjunction with the operation of a Day Care Facility.

### APPROVAL OF DEVELOPMENT PERMIT

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

## **PLACEMENT AND RENOVATION OF A MODULAR BUILDING (133.8 SQ. M.), AND OPERATION OF A DAY CARE FACILITY**

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

- 1- All municipal taxes must be paid.
- 2- The applicants provide a certified copy of plan of subdivision to determine all easements and restrictive covenants on the parcel.



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### 3- SEPTIC SYSTEM:

Approval of any plans or installation standards for an on-parcel sewage collection system by an approved Plumbing Inspector. The on-site sewage disposal system shall comply with the Private Sewage Systems Standard of Practice - 2015 as adopted by legislation for use in the Province of Alberta.

### 4- WATER SUPPLY:

The Water Supply shall be by Cistern, the cistern shall be excavated and installed in conformance with the Safety Codes Act or as amended and all such other regulations which may apply to their construction.

- 5- The applicants shall obtain and comply with the requirements, where applicable, from the appropriate authority, permits relating to building, plumbing, gas, electricity and drainage, and all other permits required in connection with the proposed development, including the renovation of the building. Copies of all permits shall be submitted to the Town of Onoway for review.
- 6- All permits and approvals required from Provincial regulatory bodies, including those as specified under the Early Learning and Child Care Regulation AR 143/2008, as amended, in conjunction with the operation of the Day Care Facility.
- 7- Arrangements, satisfactory to the Development Authority, must be in place to provide sanitary facilities for the contractors working on the site.
- 8- 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.
- 9- That all improvements shall be completed within twelve (12) months of the effective date of the permit.
- 10- The improvements take place in accordance with the plans and sketches submitted as part of the permit application.
- 11- Existing parking spaces are deemed to satisfy the requirements of Section 259 Off-Street Parking of the Town of Onoway Land Use Bylaw 712-13.
- 12- 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.



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13- 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 **November 22, 2023**

Date of Decision **November 22, 2023**

Effective Date of Permit **December 21, 2023**

Signature of Development Officer 

Tony Sonleitner, Development Officer for the Town of Onoway

- cc Jennifer Thompson, CAO, Town of Onoway
- cc Inspections Group Inc.
- cc Deidre Martineau, Licensing Officer, Children and Family Services
- cc Jennifer Fearnough, BSc, BEH(AD), CPHI(C), Environmental Public Health

**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  
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 \$150.00.



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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)>



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## Public Notice

DEVELOPMENT APPLICATION NUMBER: 23DP08-24

### APPROVAL OF DEVELOPMENT PERMIT

An application for a development permit for this property, NE 35-54-2-W5M : 5459 Lac Ste. Anne Trl. N., with regard to the following:

### **PLACEMENT AND RENOVATION OF A MODULAR BUILDING (133.8 SQ. M.), AND OPERATION OF A DAY CARE FACILITY**

Has been **CONDITIONALLY APPROVED** by the Development Officer.

Any person who objects to the proposed use of the parcel may deliver to the Development Officer 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 Development Officer **no later than December 13, 2023.**

Statements of concern with regard to this development permit should be addressed to:

Town of Onoway

Box 540

Onoway, Alberta T0E 1V0

Attention: Tony Sonnleitner, Development Officer

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

Date Application Deemed Complete November 22, 2023

Date of Decision November 22, 2023

Effective Date of Permit December 21, 2023

Signature of Development Officer

**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 (780) 718-5479 and should include a statement of the grounds for the appeal.

**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**