



September 14, 2024

File: 24DP08-24

Re: **Development Permit Application No. 24DP08-24**
Plan 5726CL; Block X (South portion) : LINC 0026 004 879 : 4734 – 50
Avenue (the "Lands")
C2 – Commercial - Secondary District : Town of Onoway

Preamble: The development approved under this permit includes:

- Renovation of an existing Commercial Building;
- Placement of two Sea Cans (8' X 40');
- Installation of a Fascia Sign; and
- Operation of a Fitness Gym.

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,
PLACEMENT OF TWO SEA CANS, INSTALLATION OF A
SIGN, AND OPERATION OF A FITNESS GYM
(SUPREME FITNESS).**

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

- 1- All municipal taxes must be paid.
- 2- The applicant shall apply for, garner and keep current, a Business License from the Town of Onoway.
- 3- 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.
- 4- The applicants shall obtain and comply with the requirements, where applicable, from the appropriate authority, permits relating to public health, fire, building, electricity, plumbing



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

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.
- 7- **Development shall conform to the drawings and plans submitted as part of the application, including:**
 - **Placement of Two Sea Cans (8' X 40')**

The sea cans shall be located as sited, and painted in an aesthetically pleasing fashion to match the Principal Building upon the site.
 - **Fascia Sign (3' X 15')**

The fascia sign shall be securely fastened to the face of the building.
 - **Operation of the Fitness Gym**

The hours of operation are authorized at 24 hours per day, seven days per week.
- 8- That all improvements shall be completed within twelve (12) months of the effective date of the permit.
- 9- Access to the parcel shall be to the satisfaction of the Public Works Manager (or his designate) for the Town of Onoway. Contact Gary Mickalyk, Public Works Manager at (780) 967-2309.
- 10- Parking spaces shall be provided, conforming to the requirements of Section 259 Off-Street Parking of the Town of Onoway Land Use Bylaw 712-13, to the satisfaction of the Development Authority.
- 11- 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.
- 12- 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.
- 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.



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

Date Application Deemed Complete **September 14, 2024**

Date of Decision **September 14, 2024**

Effective Date of Permit **October 13, 2024**

Signature of Development Officer 

Tony Sonnleitner, Development Officer for the Town of Onoway

cc Jennifer Thompson, CAO, Town of Onoway

cc Inspections Group Inc.

cc Grant Clark - Assessor

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 \$200.00.