



## Development Services

For the

# Summer Village of Ross Haven

Box 2945, Stony Plain, AB., T7Z 1Y4, Phone (780) 718-5479 Fax (866) 363-3342

Email: [pcm1@telusplanet.net](mailto:pcm1@telusplanet.net)

May 5, 2020

File: 20DP03-27

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**Re: Development Permit Application No. 20DP03-27  
Plan 7093 KS;; Lot B : 500 Parkins Avenue (the "Lands")  
SP – Semi-Public District : Summer Village of Ross Haven**

### APPROVAL OF DEVELOPMENT PERMIT

Preamble: The Market Garden is approved as a use same or similar to a "greenhouse or plant nursery".

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

## **CONSTRUCTION AND OPERATION OF A MARKET GARDEN**

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

- 1- All municipal taxes must be paid.
- 2- 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 - 2009 as adopted by legislation for use in the Province of Alberta.
- 3- Off-street parking shall be provided to the satisfaction of the Development Authority.
- 4- 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.
- 5- The applicant shall obtain and adhere to 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.
- 6- 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.



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7- The applicant 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- The improvements take place in accordance with the plans and sketch submitted as part of the permit application.

### 9- **GARDENING REQUIREMENTS:**

- Comply with **Alberta Health Services public health orders** for isolation if you are symptomatic, travelled, or have tested positive for COVID-19. These public health orders apply to all public areas, including community gardens.
  - For more information please reference **COVID-19 Public Health Order Violations**.
- Groups must remove, tape off, or rope off public benches and/or picnic tables within the garden area.
- Gardening groups are expected to create and document a Garden Access Plan that meets their needs based on the composition of the group, configuration of the garden, etc. and make the plan available to all gardening participants.
- The Garden Access Plan must:
  - Follow AHS guidelines for physical distancing: Maximum **15 people** and a minimum **2 metre distance** between individuals at all times. If individuals find that the garden is at capacity, they are expected to abstain from entering the space until enough people leave to respect the limit.
  - Include a schedule to provide guidance for members on when they can safely tend to their plot.
  - Inform where gardeners can go to access most up-to date guidelines
  - Describe how the group will monitor the use of the community garden.
  - Require hands to be washed and sanitized before entering and after leaving the garden site.
  - Identify common touch points including water taps and hoses, locks, and gates and provide direction on sanitizing them before and after touching.
  - Specify that gardeners must bring their own tools/equipment, gardening gloves, and disinfecting products and must take these items with them when they leave.
  - Where garbage receptacles are not located within the garden, gardeners must take their trash with them and deposit it in an appropriate garbage receptacle.
  - Specify that time spent in the gardens is for the purpose of gardening only.
  - Be clear that only service animals can be permitted on site, animals must be leashed, wearing service vest/identification, and not in direct contact with edibles. It is recommended to wash hands before and after interacting with pets.
  - Reduce risks of touch points if the community needs to access the garden through a gate, building, etc.



**10- SITE SIGNAGE:**

- Community gardens will be required to post signage that outlines key safety requirements.

**11- SUGGESTIONS:**

- If Work Bees are needed, consider creating small teams to undertake the work while practicing physical distancing.
- Consider designating a member the responsibility to open the locked gate in the morning, and to lock the gate at the end of the day, sanitizing the gate and lock before and after touching.
- Consider whether assigned plots rather than cooperative sites might be a better option this summer.
- If personal tools are not available, assign tools and associated tasks to a specific gardener for the season.
- Consider asking your community or hardware stores for tool donations for individual use.
- Encourage community caring and food security by asking gardeners to grow a row for the Food Bank or other local charity.
- Where appropriate, recommend the use of personal watering-cans.
- Consider creating direction of flow signage through the garden area.

12- All improvements shall be completed within twelve (12) months of the effective date of the permit.

13- 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.

14- 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.

**Note: Additional approvals may be required from Provincial and / or Federal Departments and Agencies. It is the responsibility of the Applicant(s) to make themselves aware of such requirements and garner approval(s) where required.**



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

Date Application Deemed Complete **May 5, 2020**

Date of Decision **May 5, 2020**

Effective Date of Permit **June 3, 2020**

Signature of Development Officer

Tony Sonleitner, Development Officer, Summer Village of Ross Haven

cc Tony Sonleitner, Municipal Administrator, Summer Village of Ross Haven  
Superior Safety Codes Inc.  
Dan Kanuka - Assessor

**Note:** An appeal of any of the conditions of the 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, be accompanied by a \$150.00 appeal fee, 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 include a statement of grounds for appeal, and be directed to this office at:

Clerk of the Subdivision and Development Appeal Board, Summer Village of Ross Haven, Box 70, Site 19, RR 1, Gunn, Alberta T0E 1A0

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