



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

June 1, 2020

File: 20DP06-27

**Re: Development Permit Application No. 20DP06-27
Plan 4100 MC, Block 11, Lot 32 : 832 – 8th Street (the “Lands”)
R – Residential District : Summer Village of Ross Haven**

Preamble: The development approved under this permit includes the placement of a Modular Home c/w alteration from the original plan of the building addressing aesthetics of the building adjacent to the Municipal Roadway (8th Street), installation of a sewage collection system, and utilization of an existing well.

APPROVAL OF DEVELOPMENT PERMIT

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

PLACEMENT OF A MODULAR HOME (102.2 SQ. M.), INSTALLATION OF A SEWAGE COLLECTION SYSTEM, AND UTILIZATION OF AN EXISTING WELL.

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

- 1- Notification to the Municipal Office, at (780) 999-6654, a minimum of 72 hours prior to the move-in of the building to allow for arrangements to mitigate inconvenience to other landowners in the immediate area.
- 2- All municipal taxes must be paid.
- 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 - 2009 as adopted by legislation for use in the Province of Alberta.

Note: The Summer Village of Ross Haven is installing a Municipal Sewage Collection System (Fall / Winter 2020); where it would be prudent to plan for connection to that system.

- 4- Water Supply:

The well: certification provided by a professional engineer or certified hydrologist or certified plumbing inspector attesting an adequate flow of water of potable quality.



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5- Two (2) Off-Street parking spaces must be provided on site.

6- Access, including required culvert, shall be installed to the satisfaction of the Summer Village of Ross Haven.

Note: The Summer Village of Ross Haven is proceeding with a community-wide drainage project during the Summer of 2020. Discussion with the Municipal Engineer would be prudent prior to designing the driveway on the property. Location will also be affected by the location to the location of the connection to the sewer system.

7- 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.

8- The applicants are required to have a Real Property Report (RPR), prepared and signed by an Alberta Land Surveyor, and submitted to the Development Officer. The RPR is to be completed at foundation stage and prior to commencement of framing of the development, for evaluating the compliance of the development against all Land Use regulations relating to the building(s) that are the subject of this development permit application.

9- 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.

10- 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.

11- 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.

12- The improvements take place in accordance with the plans and sketch submitted as part of the permit application, including:

Modular Home:

- Front Yard setback shall be a minimum of 6.1 metres;
- Side Yard setback shall comply with the requirements of the Alberta Building Code or be a minimum of 1.5 metres whichever is greater;
- Rear Yard setback shall be a minimum of 1.5 metres;
- Maximum Height shall be 9.0 metres (average grade to peak); and
- The Front Elevation shall be as depicted in the Front Elevation Revision submitted on June 12, 2020 and is attached as Schedule "A".



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Note: 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.

- 13- All improvements shall be completed within twelve (12) months of the effective date of the permit.
- 14- The applicant is responsible for determining if there are any special considerations required for building foundation construction.
- 15- Positive grading must be provided to ensure drainage. A minimum gradient of two percent (and greater if possible) is recommended.
- 16- 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.
- 17- 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 **June 1, 2020**

Date of Decision **June 1, 2020**

Effective Date of Permit **June 30, 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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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 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.
 - a. This is not a Building Permit and, where required by any regulation, a Building Permit, and all other permits in connection with this development, shall also be obtained from:



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Superior Safety Codes Inc.

Edmonton Office

14613 – 134 Avenue

Edmonton, Alberta T5L 4S9

E-mail: info@superiorsafetycodes.com

Phone: 780 489 4777

Fax: 780 489 4711

Toll Free Ph: 1 866 999 4777

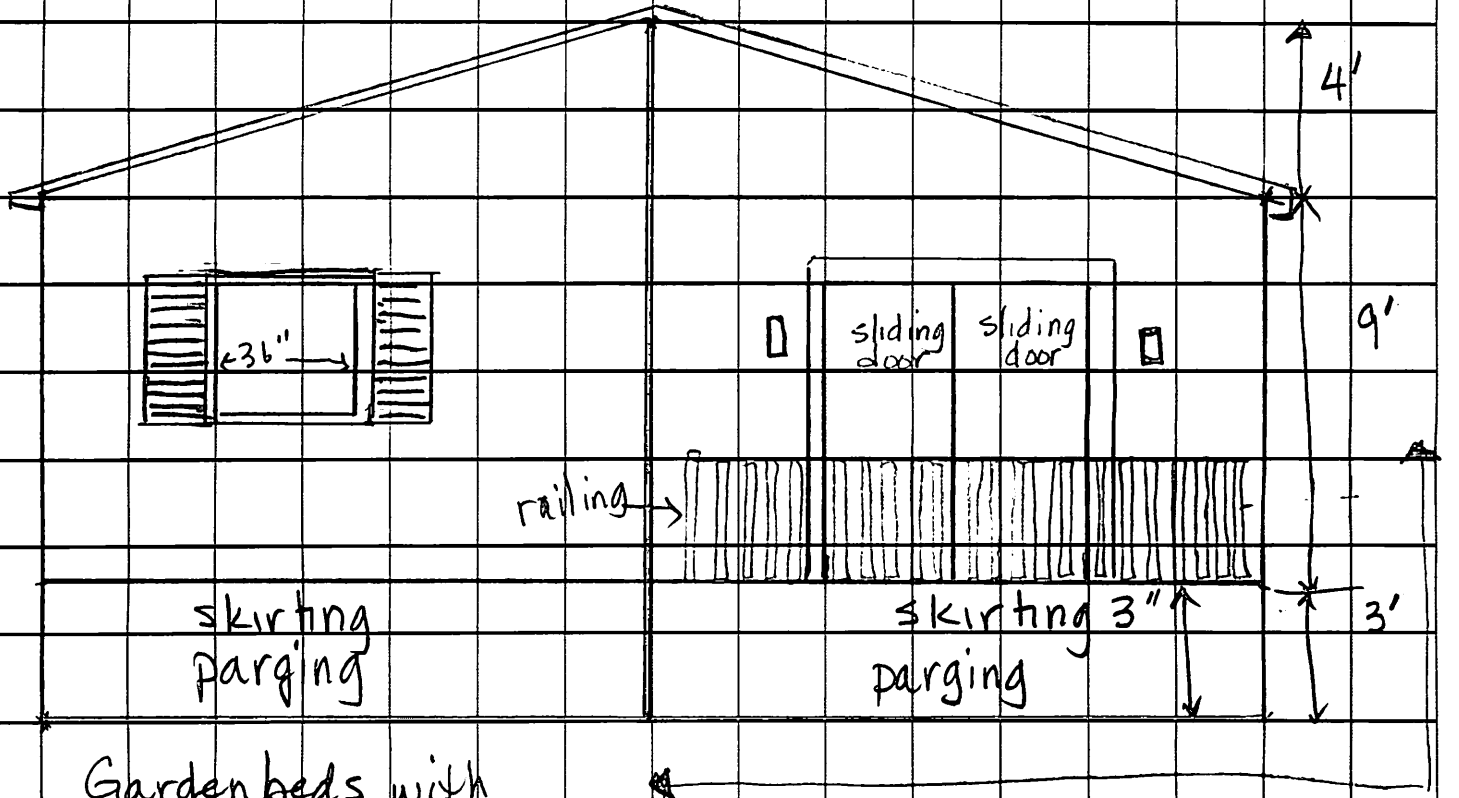
Toll Free Fax: 1 866 900 4711

6. 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.
 - (a) Water and sewage systems are under the jurisdiction of Superior Safety Codes (780) 489-4777 or 1-866-999-4777.
 - (b) 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.
 - (c) 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.

Front Elevation Revision

20DP06-27

Schedule "A"
 Development Permit 20DP06-27
 Plan 4100 MC, Block 11, Lot 32
 832 - 8 Street



Garden beds with tall cedars to flank window

Deck 3' high mid home to wrap around to side door railing mid point outside edge of deck

Application: 20DP06-27 - Revised

Lackton / Parrotta

Centre vertical 4" casing

window treatment: 36" window
 4" casing
 18" shutters

patio doors: 72"
 2 exterior lights
 4" casing

1sq = 2ft

Rear

treed area

First pit



existing shed

Garden beds

Patio

well casing

Porch

sidewalk

stairs down

Garden beds

Deck

Parking stalls
20 x 20'

sewage collection system
7'1/2 x 5'

Driveway power pole

Application 20DP06-27
Revised Lot Plan

street

Lackton / Parrotta





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Public Notice

DEVELOPMENT APPLICATION NUMBER: 20DP06-27

APPROVAL OF DEVELOPMENT PERMIT

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PLACEMENT OF A MODULAR HOME (102.2 SQ. M.), INSTALLATION OF A SEWAGE COLLECTION SYSTEM, AND UTILIZATION OF AN EXISTING WELL.

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 their 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 4:30 pm on June 22, 2020.

Statements of concern with regard to this development permit should be addressed to: Summer Village of Ross Haven, Box 70, Site 19, RR 1, Gunn, AB T0E 1A0 Attention: Clerk of the Subdivision and Development Appeal Board

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

Table with 2 columns: Field Name and Date/Signature. Fields include Date Application Deemed Complete (June 1, 2020), Date of Decision (June 1, 2020), Effective Date of Permit (June 30, 2020), and Signature of Development Officer (Handwritten signature).

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, AB T0E 1A0

- 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