



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

February 12, 2021

File: 21DP02-27

**Re: Development Permit Application No. 21DP02-27
Plan 4883 KS, Block 7, Lot 8 : 508 – 5th Street (the “Lands”)
R – Residential District : Summer Village of Ross Haven**

APPROVAL OF DEVELOPMENT PERMIT

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

DEMOLITION OF AN EXISTING DWELLING, CONSTRUCTION OF A SINGLE DETACHED DWELLING (153.8 SQ. M.), INSTALLATION OF A SEWAGE COLLECTION SYSTEM, AND UTILIZATION OF AN EXISTING, OR DRILLING OF A, WELL.

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

1- All municipal taxes must be paid.

2- 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 2021); where it would be prudent to plan for connection to that system.

3- 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.

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

5- 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 2020 / 2021. Discussion with the Municipal Engineer would be prudent prior to designing the driveway on the property. Location will also be affected by the location of the location of the connection to the sewer system.

6- 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.

7- 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.



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- 8- 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.
- 9- 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.
- 10- 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.
- 11- The improvements take place in accordance with the plans and sketch submitted as part of the permit application, including:

EXISTING DWELLING DEMOLITION:

All refuse and demolition debris shall be hauled from the site by September 30, 2021 and disposed of in an appropriate manner.

CONSTRUCTION OF A SINGLE DETACHED DWELLING:

- **Finished first floor elevation, or opening in the building, shall be greater than the 1:100 year flood plain contour (723.8 M ASL);**
- Front Yard setback shall be a minimum of 8.0 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

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.

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

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

Date Application Deemed Complete

February 12, 2021

Date of Decision

February 12, 2021

Effective Date of Permit

March 13, 2021

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