



## 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)

March 22, 2021

File: 21DP03-27

**Re: Development Permit Application No. 21DP03-27  
Plan 4883 KS, Block 7, Lot 4 : 504 – 5<sup>th</sup> 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:

#### **CONSTRUCTION OF A DETACHED GARAGE**

**(49.1 SQ. M.)**

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

- 1- All municipal taxes must be paid.
- 2- 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.
- 3- The applicants provide a certified copy of plan of subdivision to determine all easements and restrictive covenants on the parcel.
- 4- Arrangements, satisfactory to the Development Authority, must be in place to provide sanitary facilities for the contractors working on the site.
- 5- 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.
- 6- 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.
- 7- That all improvements shall be completed within twelve (12) months of the effective date of the permit.
- 8- **The improvements take place in accordance with the plans and sketch submitted as part of the permit application, INCLUDING:**
  - **Front Yard setback shall be behind the front line of the Principal Residential Building (dwelling) upon the Lands;**
  - **Side Yard setback shall be a minimum of 1.2 metres or greater distance as required under the Alberta Building Code;**
  - **Rear Yard setback shall be a minimum of 1.0 metre;**
  - **Maximum Height shall be 6.7 metres; and**
  - **Setback from the Existing Detached Dwelling shall be as required under the Alberta Building Code.**



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**Note: Please be reminded that 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).**

- 9- The exterior of a building must be completed within 1 year of the date of issuance of a building permit.
- 10- 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.
- 11- 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.**

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. In this case, the utility setback is 3.3 metres.

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

Date Application Deemed Complete	<b>March 22, 2021</b>
Date of Decision	<b>March 22, 2021</b>
Effective Date of Permit	<b>April 20, 2021</b>
Signature of Development Officer	

Tony Sonleitner, Development Officer, Summer Village of Ross Haven  
cc 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