



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

January 17, 2023

File: 23DP01-27

.
.
.
.
.

Re: Development Permit Application No. 23DP01-27
Plan 4883 KS, Block 3, Lot 5 : 305 – 3rd Street (the "Lands")
R – Residential District : Summer Village of Ross Haven

Preamble: The development approved under this permit includes the demolition of the existing detached dwelling, 'move-in' of a previously constructed detached dwelling, utilization of an existing well, and utilization of existing or installation of a septic system.

APPROVAL OF DEVELOPMENT PERMIT

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

DEMOLITION OF A DETACHED DWELLING, "MOVE-IN OF A PREVIOUSLY CONSTRUCTED DETACHED DWELLING (155.3 SQ. M.), AND UTILIZATION OF EXISTING OR INSTALLATION OF BOTH A WATER SUPPLY AND SEPTIC SYSTEM

has been APPROVED subject to the following conditions:

- 1- Development Permit 19DP09-27 is herein deemed null and void.
2- All municipal taxes must be paid.
3- 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 - 2015 as adopted by legislation for use in the Province of Alberta.

4- Water Supply:

If by cistern, it shall be excavated and installed in conformance with the Safety Codes Act or as amended and all such other regulations which may apply to their construction.

If by well, it shall be drilled in conformance with Alberta's Water Act (the Act) and Water (Ministerial) Regulations (the "Regulations") that regulate water well drilling activities in the Province of Alberta and / or certification provided by a professional engineer or certified hydrologist or certified plumbing inspector attesting an adequate flow of water of potable quality.



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

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

Dwelling:

- 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 as shown on the plans as submitted as part of the permit application; and
- Maximum Height shall be 9.0 metres (average grade to peak).

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



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

- 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- All development shall be landscaped and graded in a manner that all surface run-off is either contained on-site, directed toward the Municipal Reserve or public drainage system (i.e. the municipal ditch).
- 17- 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.
- 18- 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.



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

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

Date Application Deemed Complete **January 17, 2023**

Date of Decision **January 17, 2023**

Effective Date of Permit **February 15, 2023**

Signature of Development Officer

Tony Sonnleitner, Development Officer, Summer Village of Ross Haven

cc Tony Sonnleitner, 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