



# 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)

December 2, 2025

File: 25DP02-27

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**Re: Development Permit Application No. 25DP02-27  
Plan 812 0995, Block 11, Lot 55A : 956 – 9<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:

### **DEMOLITION OF AN EXISTING DWELLING, CONSTRUCTION OF A SINGLE DETACHED DWELLING (121.5 SQ. M.), UTILIZATION OF EXISTING, OR DRILLING A, WELL, AND INSTALLATION OF A SEWAGE COLLECTION SYSTEM (HOLDING TANK).**

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 – November 2022 as adopted by legislation for use in the Province of Alberta.

**Note: The Summer Village of Ross Haven has installed a Municipal Sewage Collection System; 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.**



## Development Services

For the

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- 6- That the applicants 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- Prior to the start of construction of the subject Single Detached Dwelling, the applicants shall provide to the Summer Village of Ross Haven a Topographical Survey of the Lands, indicating the location of the building in three coordinates and indicating in the manner by which the Lands will be drained (A sample Topographical Survey is attached to this approval for your information).
- 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 applicants 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 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.
- 11- 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.
- 12- The improvements take place in accordance with the plans and sketch submitted as part of the permit application, and the Topographical Survey to be provided, including:

### **EXISTING DWELLING DEMOLITION:**

All refuse and demolition debris shall be hauled from the site by December 31, 2026 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; and
- Maximum Height shall be 9.0 metres (average grade to peak).



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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 ELECTRICAL SAFETY NOTICE – Structures Near Power Lines. 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 applicants are 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 into an existing water body (i.e. the lake) or public drainage system (i.e. a municipal ditch). All buildings must be completed with eaves which either drain into the ditch at the front of the property or into the lake.
- 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.



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

Date Application Deemed **December 2, 2025**

Complete

Date of Decision

**December 2, 2025**

Effective Date of

Permit

**December 31, 2025**

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.  
Travis Horne - 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

ATTACH 1: ELECTRICAL SAFETY NOTICE – Structures Near Power Lines.

ATTACH 2: SAMPLE TOPOGRAPHICAL SURVEY.