



Summer Village of West Cove

721 Valking Road, West Cove, Alberta T0E 0A2

Phone (587) 873-5765 Fax (780) 924-3025 Email: svwestcove@outlook.com

August 18, 2017

File: 17DP08-37



**Re: Development Permit Application No. 17DP08-37
Plan 6983 KS, Block 6, Lot 17 : 917 – 9th Street (the “Lands”)
R – Residential : Summer Village of West Cove**

Preamble: The proposed development of a Detached Garage was approved by the Development Authority on September 22, 2015; where said approval has lapsed and deemed null and void. The Development Authority herein issues a new approval for the Development of a Detached Garage (58.0 sq. m. = 24' X 26') with the following notable amendments:

1. Side Yard shall be a minimum of 1.2 m (4.0 ft.) or greater distance as required under the Alberta Building Code, as amended;

APPROVAL OF DEVELOPMENT PERMIT

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

DEMOLITION OF AN EXISTING GARAGE, CONSTRUCTION OF A DETACHED GARAGE (58.0 SQ. M.)

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

- 1- The Development Approval for the Demolition of the Existing Garage and Construction of a Detached Garage issued on September 22, 2015 is herein deemed null and void.
- 2- All municipal taxes must be paid.
- 3- Two (2) Off-Street parking spaces must be provided on site
- 4- The applicant provide a certified copy of plan of subdivision to determine all easements and restrictive covenants on the parcel, and 8.5 X 11 copies of site plans of a quality satisfactory to the Development Officer.
- 5- **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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- 6- 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.
- 7- 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.
- 8- 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.
- 9- **The improvements take place in accordance with the plans and sketches submitted as part of the permit application, INCLUDING:**
 - **Side Yard setback shall be a minimum of 1.2 m (4.0 ft.) or greater distance as required under the Alberta Building Code, as amended;**
 - **Rear Yard setback shall be a minimum of 1.0 metre; and**
 - **Maximum Height shall be 7.3 m (24 ft.) average grade to peak.**
- 10- All improvements shall be completed within twelve (12) months of the effective date of the permit.
- 11- The applicant is responsible for designing and constructing a building foundation drainage system adequate for the existing soil conditions.
- 12- The applicant is responsible for determining if there are any special considerations required for building foundation construction.
- 13- 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.
- 14- 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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Should you have any questions please contact this office at (780) 718-5479.

Date Application Deemed Complete **August 18, 2017**

Date of Decision **August 18, 2017**

Effective Date of Permit **September 9, 2017**

Signature of Development Officer

Tony Sonnleitner, Development Officer for the Summer Village of West Cove

cc Wendy Wildman, Municipal Administrator, Summer Village of West Cove
Superior Safety Codes Inc.

Note: An appeal of any of the conditions of approval may be made to the Subdivision and Development Appeal Board by serving written notice of appeal to the Secretary of the Subdivision and Development Appeal Board. Such an appeal shall be made in writing and shall be delivered either personally or by mail so as to reach the Secretary of the Subdivision and Development Appeal Board no later than fourteen (14) days after the notice of decision. The appeal should be directed to this office at:

**Summer Village of West Cove
721 Valking Road
West Cove, Alberta
T5K 0K3**

and should include a statement of the grounds for the appeal and have attached an appeal fee of \$200.00.



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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-two (22) 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 Secretary of the Development Appeal Board within fourteen (14) 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 14 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 Secretary of the Development Appeal Board within 14 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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Phone (587) 873-5765 Fax (780) 924-3025 Email: svwestcove@outlook.com

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



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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.



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Public Notice

DEVELOPMENT APPLICATION NUMBER: 17DP08-37
APPROVAL OF DEVELOPMENT PERMIT

An application for a development permit, for this property, Plan 6983 KS, Block 6, Lot 17 : 917 – 9th Street with regard to the following:

DEMOLITION OF AN EXISTING GARAGE, CONSTRUCTION OF A DETACHED GARAGE (58.0 SQ. M.)

has been **CONDITIONALLY APPROVED** by the Development Officer.


Any person who objects to the proposed use of the parcel may deliver to the Development Officer a written statement of his 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 Development Officer no later than **September 1, 2017**. Statements of concern with regard to this development permit should be addressed to:

Summer Village of West Cove
721 Valking Road
West Cove, Alberta
T5K 0K3
Attention: Tony Sonnleitner, Development Officer, Summer Village of West Cove

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

Date of Decision	<u>August 18, 2017</u>
Date of Issue of Development Permit	<u>August 18, 2017</u>
Effective Date of Permit	<u>September 9, 2017</u>
Signature of Development Officer	

Note: An appeal of any of the conditions of approval may be made to the Subdivision and Development Appeal Board by serving written notice of appeal to the Secretary of the Subdivision and Development Appeal Board. Such an appeal shall be made in writing and shall be delivered either personally or by mail so as to reach the Secretary of the Subdivision and Development Appeal Board no later than fourteen (14) days after the notice of decision. The appeal should be directed to this office (780) 718-5479 and should include a statement of the grounds for the appeal.

Note: This permit does not come into effect until twenty-two (22) 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 fourteen (14) 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