



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

May 23, 2017

File: 18DP02-37



**Re: Development Permit Application No. 18DP02-37
Plan 6983 KS, Block 11, Lot 24 : 1024 – 10th Street (the "Lands")
R – Residential : Summer Village of West Cove**

Preamble: The approved development includes the construction of two additions to the existing Detached Dwelling.

1. The first addition is attached to the rear of the dwelling, with an area of 7.3 sq. m.). This addition is being constructed to bring the floor area of the Detached Dwelling to the minimum floor area requirement specified in the Land Use Bylaw, as approved under Development Permit 17DP04-37.
2. The second addition ("As-Built") is attached to the front of the dwelling, with an area of 48.3 sq. m., and constitutes a raised deck – height in excess of 600 mm above grade.

APPROVAL OF DEVELOPMENT PERMIT

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

CONSTRUCTION OF TWO ADDITIONS TO AN EXISTING DETACHED DWELLING

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- The applicants shall obtain and comply with 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. Copies of all permits shall be submitted to the Summer Village of West Cove for review.



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- 5- Arrangements, satisfactory to the Development Authority, must be in place to provide sanitary facilities for the contractors working on the site.
- 6- 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.
- 7- 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.
- 8- That all improvements shall be completed within six (6) months of the effective date of the permit.
- 9- **Development shall conform to the following site requirements:**
 - **Rear Yard Setback shall be a minimum of 1.5 metres;**
 - **Front Yard Setback shall be a minimum of 8.0 metres; and**
 - **Side Yard Setback shall be a minimum of 1.5 metres or greater distance as required under the Alberta Safety Codes Act.**

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).

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.

- 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.
- 12- Applicant is responsible for grading the site of the proposed development to the design lot grades and direction(s) of drainage and for ensuring that surface runoff water does not discharge from the site to an adjacent property.
- 13- The applicant is responsible for determining if there are any special considerations required for building foundation construction.



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

Date application Deemed **May 23, 2018**

Complete

Date of Issue of

Development Permit

May 23, 2018

Effective Date of

Permit

June 21, 2018

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
Inspections Group 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 Clerk of the Subdivision and Development Appeal Board no later than twenty-one (21) 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-nine (29) 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 Clerk of the Development Appeal Board within twenty-one (21) days after notice of the decision is given.*

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 twenty-one (21) 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 Clerk of the Development Appeal Board within twenty-one (21) days after a development permit or notice of decision was issued.*
4. *The applicant is reminded that compliance with this Permit requires compliance with all conditions affixed thereto.*
5. *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.*
6. ***In the interest of public safety and as required by the Safety Codes Act construction projects must be covered by the appropriate permits prior to commencement of construction (Demolition, Building, Electrical, Gas, Plumbing, Private Sewage, and Water). The issuance of these permits is under the jurisdiction of Agencies Authorized by Alberta Municipal Affairs to Issue Permits and Provide Compliance Monitoring.***

Within the municipal limits of the Summer Village of West Cove, the authorized agency is Inspections Group Inc., and may be contacted at

Edmonton:

12010 - 111 Ave.

Edmonton, Alberta T5G 0E6

Phone: (780) 454-5048

Fax: (780) 454-5222

Toll-Free: (866) 554-5048

Toll-Free Fax: (866) 454-5222

Email: questions@inspectionsgroup.com



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7. *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.*

8. *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: 18DP02-37
APPROVAL OF DEVELOPMENT PERMIT

An application for a development permit, for this property, Plan 6983 KS, Block 11, Lot 24 : 1024 – 10th Street with regard to the following:

CONSTRUCTION OF TWO ADDITIONS TO AN EXISTING DETACHED DWELLING

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

Any person who objects to the proposed use of the parcel may deliver to the Clerk of the Subdivision and Development Appeal Board 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 Clerk of the Subdivision and Development Appeal Board by no later than 4:30 pm on June 13, 2018.

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: Clerk of the Subdivision and Development Appeal Board

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

Date Application Deemed Complete	May 23, 2018
Date of Decision	May 23, 2018
Effective Date of Permit	June 21, 2018
Signature of Development Officer	

Note: This permit does not come into effect until twenty-nine (29) 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 twenty-one (21) days after a development permit has been issued.

THIS IS NOT A BUILDING PERMIT