Development Services
for
Box 2945, Stony Plain, AB., T7Z 1Y4
Phone (780) 718-5479 Fax (866) 363-3342 Email: pcm1@telusplanet.net

October 15, 2020 File: 20DP05-46

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Re: Development Permit Application No. 20DP05-46
Plan 5674 HW, Block 1, Lot 3 : Gate 3 (the "Lands")
R1 – Residential District : Summer Village of Kapasiwin

APPROVAL OF DEVELOPMENT PERMIT

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

DEMOLITION OF THE EXISTING DWELLING, CONSTRUCTION OF A DWELLING UNIT (151.8 SQ. M.) C/W ATTACHED GARAGE + DECK, DRILLING OF A WELL AND INSTALLATION A SEPTIC SYSTEM

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

1- Approval of any plans or installation standards for an on-parcel sewage collection system by an approved Plumbing Inspector.

2- The on-site sewage disposal system shall comply with the Private Sewage Systems Standard of Practice - 2009 as adopted by legislation for use in the Province of Alberta.

3- 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- All municipal taxes must be paid.

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

6- 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 applicant shall 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.

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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 sketch submitted as part of the permit application, INCLUDING:

- **Front Yard setback shall be a minimum of 8.0 metres (26.2 ft.) from the easterly limit of the Footpath Easement;**
- **Side Yard setback shall be a minimum of 2 metres (6.6 ft.);**
- **Rear Yard setback shall be a minimum of 6 metres (19.7 ft.; and**
- **Maximum Height shall be 9.0 metres (29.5 ft.).**

12- All improvements shall be completed within twelve (12) months of the effective date of the permit.

13- Sump pumps are required in all buildings to accommodate weeping tile flow. Sump pump discharge is to be directed onto the ground in the same manner as downspout drainage.

14- The applicant is responsible for designing and constructing a building foundation drainage system adequate for the existing soil conditions.

15- The applicant is responsible for determining if there are any special considerations required for building foundation construction.

16- 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.

17- 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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Note 1: It is recommended that the applicant garner written confirmation, in the form of a geotechnical report, prepared by a qualified engineer, or engineers, attesting to the suitability of the site for the development proposed under this permit. Where such documentation is not garnered, the applicant assumes all risk and is responsible for any issues that should arise with not acquiring a geotechnical report.

Note 2: It is recommended that the applicant garner a real property report, prepared by an Alberta Land Surveyor, confirming the location of the building before construction proceeds beyond the foundation stage of construction.

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

Date Application Deemed Complete	**October 15, 2020**
Date of Decision	**October 15, 2020**
Effective Date of Permit	**November 13, 2020**
Signature of Development Officer	T. S. H.

Tony Sonnleitner, Development Officer for the Summer Village of Kapasiwin
cc Emily House, Municipal Administrator, Summer Village of Kapasiwin
cc Grant Clark, Assessor, Summer Village of Kapasiwin

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 Clerk 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 (780) 718-5479 and should include a statement of the grounds for the appeal.

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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.*

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 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.

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.

5. 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:

Box 2945, Stony Plain, AB., T7Z 1Y4
Phone (780) 718-5479 Fax (866) 363-3342 Email: pcm1@telusplanet.net

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

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: 20DP05-46
APPROVAL OF DEVELOPMENT PERMIT

An application for a development permit for this property Plan 5674 HW, Block 1, Lot 3 : Gate 3 with regard to the following:

DEMOLITION OF THE EXISTING DWELLING, CONSTRUCTION OF A DWELLING UNIT (151.8 SQ. M.) C/W ATTACHED GARAGE + DECK, DRILLING OF A WELL AND INSTALLATION A SEPTIC SYSTEM

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 Chief Administrative Officer no later than November 5, 2020.
Statements of concern with regard to this development permit should be addressed to:

Summer Village of Kapasiwin
Site 1, Box 157, RR 1
Onoway, Alberta
T0E 1V0
Attention: Emily House, CAO
(780) 914-0997

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

Date Application Deemed Complete	**October 15, 2020**
Date of Decision	**October 15, 2020,**
Effective Date of Permit	**November 13, 2020**
Signature of Development Officer	T. S. H

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 Clerk 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 (780) 718-5479 and should include a statement of the grounds for the appeal.

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.

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