



Development Services
for
Town of Onoway

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

February 15, 2024

File: 24DP01-24

Re: **Development Permit Application No. 24DP01-24**
Plan 6288 BZ, Block 2, Lot 16 : 4904 – 49th Street (the "Lands")
C1 – Commercial – Office, Retail and Service District : Town of Onoway

Preamble: The development encompasses the removal of the existing patio area and 8' X 19' addition, construction of an addition (18' X 45') to the existing commercial building, and extension of the use of an indoor eating establishment into that addition.

APPROVAL OF DEVELOPMENT PERMIT

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

**CONSTRUCTION OF AN ADDITION (75.3 SQ. M.) TO AN EXISTING
COMMERCIAL BUILDING AND USE OF AN INDOOR EATING
ESTABLISHMENT**

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

- 1- All municipal taxes must be paid.
- 2- 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 applicant shall provide to Inspections Group Inc., construction plans for the proposed structure satisfactory to that organization in order facilitate compliance monitoring. Contact Inspections Group Inc. at (780) 454-5048.
- 4- The applicants shall obtain and comply with the requirements, where applicable, from the appropriate authority, permits relating to HEALTH, 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 Town of Onoway for review.
- 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.



Development Services
for
Town of Onoway

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

- 7- That all improvements shall be completed within twelve (12) months of the effective date of the permit.
- 8- Access to the parcel shall be to the satisfaction of the Public Works Manager (or his designate) for the Town of Onoway. Contact Gary Mickalyk, Public Works Manager at (780) 967-2309.
- 9- Two (2) parking spaces shall be provided, conforming to the requirements of Section 259 Off-Street Parking of the Town of Onoway Land Use Bylaw 712-13, to the satisfaction of the Development Authority.
- 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.



Development Services
for
Town of Onoway

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
Date of Decision

February 15, 2024

February 15, 2024

Effective Date of Permit

March 15, 2024

Signature of Development Officer

A handwritten signature in black ink, appearing to read "T. Sonnleitner".

Tony Sonnleitner, Development Officer for the Town of Onoway

cc Jennifer Thompson, CAO, Town of Onoway

cc 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 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 at:

Town of Onoway
Box 540
Onoway, AB T0E 1V0

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