



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

July 16, 2024

File: 24DP06-24

**Re: Development Permit Application No. 24DP06-24
Plan 212 2190, Block 1, Lot 3 : 4210 – 52 Street (the "Lands")
UR – Urban Reserve : Town of Onoway**

Preamble: The development authorized under this permit includes the construction of a Single Detached Dwelling and the Installation of a Water Supply and Septic System (Holding Tank). The Subdivision Approval for Plan 212 2190, Block 1, Lot 3 requires that once available, in close proximity, the site will be serviced by Municipal Services. At this time such services are not available, thus services are to be on-site.

APPROVAL OF DEVELOPMENT PERMIT

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

CONSTRUCTION OF A SINGLE DETACHED DWELLING (92.5 SQ. M.), INSTALLATION OF A WATER SUPPLY AND SEPTIC SYSTEM

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 - 2021 as adopted by legislation for use in the Province of Alberta.

3- **WATER SUPPLY:**

If by Cistern, the cistern shall be excavated and installed in conformance with the Safety Codes Act or as amended and all such other regulations which may apply to their construction.

If by Well, the Well shall be drilled in conformance with Alberta's Water Act (the Act) and Water (Ministerial) Regulations (the "Regulations") that regulate water well drilling activities in the Province of Alberta and / or certification provided by a professional engineer or certified hydrologist or certified plumbing inspector attesting an adequate flow of water of potable quality.



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- 4- The applicant must provide a certified copy of plan of subdivision to determine all easements and restrictive covenants on the parcel.
- 5- Access location and construction shall be to the satisfaction of the Public Works Supervisor, or his designate, for the Town of Onoway. Please call (780) 967-5338 to discuss such plans before proceeding with development.
- 6- **The applicant is 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.**
- 7- **Maximum driveway grade shall be 8 %.**
- 8- The applicant is responsible for determining if there are any special considerations required for house foundation construction.
- 9- The applicant shall obtain and comply with the requirements, where applicable, from the appropriate authority, permits relating to building, electricity, plumbing and drainage, and all other permits required in connection with the proposed development.
- 10- Arrangements, satisfactory to the Development Authority, must be in place to provide sanitary facilities for the contractors working on the site.
- 11- 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.
- 12- 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.
- 13- **That all improvements shall be completed within twelve (12) months of the effective date of the permit.**
- 14- The improvements take place in accordance with the plans, sketch, and site drawing received on July 16, 2024, submitted as part of the permit application, including:
 - Front yard setback shall be a minimum of 6.0 metres;
 - Side yard setback shall be a minimum of 1.5 metres or greater distance as required under the Alberta Safety Codes Act;
 - Rear yard setback shall be a minimum of 7.5 metres.



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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).

15- The exterior of a building must be completed within 1 year of the date of issuance of a building permit

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.

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



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

Date Application Deemed
Complete

July 16, 2024

Date of Decision

July 16, 2024

Effective Date of
Permit

August 14, 2024

Signature of Development
Officer

Tony Sonnleitner, Development Officer for the Town of Onoway

- cc Inspections Group Inc.
- cc Jennifer Thompson, CAO, Town of Onoway
- cc Grant Clark – KCL Consulting - Assessor

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 date of notice of decision. The appeal should be directed to this office at:

**Town of Onoway
Box 540
4812 – 51st Street
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 \$150.00.