Development Services

Village of Spring Lake

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

May 12, 2023 File: 23DP06-07

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Re: Development Permit Application No. 23DP06-07
Plan 182 1745, Block 4, Lot 18 : 2029 Juniper Lane (the "Lands")
R1A – Residential – Single Family (Class A) : Village of Spring Lake

APPROVAL OF DEVELOPMENT PERMIT

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

CONSTRUCTION OF A DETACHED GARAGE (53.5 SQ. M.)

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 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.

4- 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.

5- 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.

6- 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.

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7- The improvements take place in accordance with the sketch submitted as part of the permit application, INCLUDING:

- **Front Yard setback shall be behind the front line of the Principal Building;**
- **Side Yard setback shall be a minimum of 1.2 metres or greater distance as required under the Alberta Safety Codes Act; and**
- **Rear Yard setback shall be 1.0 m; where the garage main doors do not face the Rear Yard boundary.**

8- **Access construction and location shall be to the satisfaction of the Public Works Supervisor for the Village of Spring Lake. Please contact Randy Denby, Public Works Supervisor or his designate at (780) 963-4211 or randy@springlakealberta.com , prior to undertaking any works upon the municipal roadway.**

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

10- 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.

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- The applicant is responsible for designing and constructing a building 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	**May 12, 2023**
Date of Decision	**May 12, 2023**
Effective Date of Permit	**June 10, 2023**
Signature of Development Officer	

Tony Sonnleitner, Development Officer for the Village of Spring Lake

cc Municipal Administrator, Village of Spring Lake

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.