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

June 29, 2022 File: 22DP11-07

Re: Development Permit Application No. 22DP11-07

Plan 4748 EO, Block 2, Lot 5 & 6 : (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 DWELLING (164.9 SQ. M.), INSTALLATION OF A WATER SUPPLY & 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- **SEPTIC SYSTEM:**

The on-site sewage disposal system shall comply with the Private Sewage Systems Standard of Practice - 2015 as adopted by legislation for use in the Province of Alberta.

Note: The Village of Spring Lake Municipal Development Plan, Objective 12.2.7 states: "New surface discharge systems and septic fields and mounds will be prohibited within the Village."

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.

4- All municipal taxes must be paid.

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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.

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 7.0 metres;**
- **Side Yard setback shall be a minimum of 2.3 metres;**
- **Rear Yard setback shall be a minimum of 8.0 metres;**
- **Maximum Height shall be 9.0 metres (average grade to peak).**

12- 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.

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

14- 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.

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

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16- All development shall be landscaped and graded in a manner that all surface run-off is either contained on-site, directed into an existing water body (i.e. a lake or stream) or public drainage system (i.e. a municipal ditch). All buildings must be completed with eaves which drain into the ditch at the front of the property

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

18- 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.

19- 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.

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

Date Application Deemed Complete	**June 29, 2022**
Date of Decision	**June 29, 2022**
Effective Date of Permit	**July 27, 2022**
Signature of Development Officer	T. Sonnleitner

Tony Sonnleitner, Development Officer for the Village of Spring Lake

cc Municipal Administrator, Emily House, Village of Spring Lake
Municipal Assessor, Grant Clark, KCL Consulting 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 (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 Secretary 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:

Superior Safety Codes Inc.
Edmonton Office
14613 – 134 Avenue
Edmonton, Alberta T5L 4S9
E-mail: info@superiorsafetycodes.com
Phone: 780 489 4777
Fax: 780 489 4711
Toll Free Ph: 1 866 999 4777
Toll Free Fax: 1 866 900 4711

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: 22DP11-07

APPROVAL OF DEVELOPMENT PERMIT

An application for a development permit for this property Plan 4748 EO, Block 2, Lots 5 & 6 : with regard to the following:

CONSTRUCTION OF A DETACHED DWELLING (164.9 SQ. M.), INSTALLATION OF A WATER SUPPLY & 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 Clerk of the Subdivision and Development Appeal Board a written statement of their 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 July 19, 2022.

Statements of concern with regard to this development permit should be addressed to:

Village of Spring Lake
990 Bauer Avenue
Spring Lake, Alberta
T7Z 2S9
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	**June 29, 2022**
Date of Decision	**June 29, 2022**
Effective Date of Permit	**July 27, 2022**
Signature of Development Officer	T. Smith

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