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

August 15, 2023 File: 23DP13-07

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Re: Development Permit Application No. 23DP13-07
Plan 802 1413, Block 1, Lot 16 : 816 Lakeside Drive (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 (106.6 SQ. M.) C/W ATTACHED GARAGE, 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.

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- 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 Municipal stormwater system.

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

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- Arrangements, satisfactory to the Development Authority, must be in place to provide sanitary facilities for the contractors working on the site.

20- 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	**August 15, 2023**
Date of Decision	**August 15, 2023**
Effective Date of Permit	**September 13, 2023**
Signature of Development Officer	T. S-H

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.