



Development Services
for the

Summer Village of Sunrise Beach

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

October 27, 2024

File: 24DP03-44

.
. .
. .
. .
. .

**Re: Development Permit Application No. 24DP03-44
Plan 892 1503, Block 3, Lot 8 : 5308 Everett Rd. (the "Lands")
R – Residential : Summer Village of Sunrise Beach**

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 (204.4 SQ. M.) C/W ATTACHED GARAGE (56.7 SQ. M.) AND INSTALLATION OF A WATER SUPPLY AND SEPTIC SYSTEM.

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

- 1- All municipal taxes must be paid.
- 2- Development Permit 23DP02-44 is herein deemed null and void.
- 3- The applicants shall provide to the Summer Village of Sunrise Beach a Site Grading / "Plot Plan", satisfactory to the Summer Village, indicating the location of the proposed building in x, y, and z coordinates, and indicating the manner by which stormwater will be discharged from the Lands without being directed onto adjacent Residential parcels prior to the start of construction.
- 4- That 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.
- 5- Approval of any plans or installation standards for an on-parcel sewage collection system by an approved Plumbing Inspector.
- 6- **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.

7- **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. Certification provided by a professional engineer or certified hydrologist or certified plumbing inspector attesting an adequate flow of water of potable quality

8- **SITE DRAINAGE:**

Where the general slope of the parcel is to the West, but it is prudent to drain as must stormwater to the Municipal Stormwater Managements System at the front (East) side of the Lands. The Top of the Building Foundation shall be a minimum of 2% higher than the centre of the adjacent roadway. All stormwater from the roof of the dwelling shall be directed to the front of the Lands.

9- The applicants provide a certified copy of plan of subdivision to determine all easements and restrictive covenants on the parcel.

10- The applicants shall obtain and comply with 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. Copies of all permits shall be submitted to the Summer Village of Sunrise Beach for review.

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

12- 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.

13- The applicants 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.

14- **The applicants are 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**

15- That all improvements shall be completed within twelve (12) months of the effective date of the permit.



Development Services
for the

Summer Village of Sunrise Beach

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

16- Development shall conform to the following site requirements:

- **Rear Yard Setback shall be a minimum of 8.0 metres;**
- **Front Yard Setback shall be a minimum of 7.0 metres; and**
- **Side Yard Setback shall be a minimum of 1.5 metres or greater distance as required under the Alberta Safety Codes Act.**

17- 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.

18- 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 **October 27, 2024**

Date of Decision **October 27, 2024**

Effective Date of Permit **November 25, 2024**

Signature of Development Officer

Tony Sonnleitner, Development Officer, Summer Village of Sunrise Beach

cc Wendy Wildman, Municipal Administrator, Summer Village of Sunrise Beach
Superior Safety Codes
Justin Goudreau, 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 notice of decision. The appeal should be directed to this office at:

Summer Village of Sunrise Beach
Box 1197
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 \$1250.00.