



# Summer Village of Birch Cove

February 29, 2024

File: 24DP01-43

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**Re: Development Permit Application No. 24DP01-43  
Plan 752 0142, Block 4, Lot 12 : 5 Horseshoe Crescent (the "Lands")  
R – Residential : Summer Village of Birch Cove**

**Preamble:** The proposed development is for the construction of a Detached Garage (66.9 sq. m.) within the front yard of the Lands, with a variance to the siting requirements specified in the Land Use Bylaw. Such would see the building located at 27.5 metres from the East Boundary rather than the prescribed location "Behind the front line of the Principal Building. The variance is issued on the basis that there are practical difficulties, unique to the Lands, to locating the building in accordance with the Bylaw.

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

## ***CONSTRUCTION OF A DETACHED GARAGE (66.9 SQ. M.) C/W VARIANCE TO THE SITING REQUIREMENTS.***

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. Safety Codes Permits must be garnered from Superior Safety Codes Inc. Toll Free Ph:1 866 999 4777.
- 5- Arrangements, satisfactory to the Development Authority, must be in place to provide sanitary facilities for the contractors working on the site.
- 6- 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.




Development Services  
for the

# Summer Village of Birch Cove

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

- 7- 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.
- 8- All improvements shall be completed within twelve (12) months of the effective date of the permit.
- 9- **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 27.5 metres from the east boundary of the lands;**
  - **Side Yard setback shall be a minimum of 1.2 metres or a greater distance as required under the provisions of the Alberta Safety Codes Act;**
  - **Rear Yard setback shall be a minimum of 1.5 metres; and**
  - **Maximum Height shall be 6.7 metres (average grade to peak).**
- 10- 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.
- 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.

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

Date of Decision	<b>February 29, 2024</b>
Date of Issue of Development Permit	<b>February 29, 2024</b>
Effective Date of Permit	<b>March 29, 2024</b>
Signature of Development Officer	

Tony Sonnleitner, Development Officer for the Summer Village of Birch Cove

cc Wendy Wildman, Municipal Administrator, Summer Village of Birch Cove  
Superior Safety Codes 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.