



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

October 18, 2024

File: 24DP03-43

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**Re: Development Permit Application No. 24DP03-43
Plan 2684 MC, Block 2, Lot 18 : 41 Spruce Street (the "Lands")
R – Residential : Summer Village of Birch Cove**

Preamble: The proposed development is for the demolition of an Existing Detached Dwelling and Detached currently upon the Lands. The works are being directed under the conditions set out in a Stop Order against the Lands, File Number: 24STOP01-43.

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

DEMOLITION OF AN EXISTING DETACHED DWELLING AND DETACHED GARAGE

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 contact the Administration Office for the Summer Village of Birch Cove to address the Lane Control on the Municipal roadway adjacent to the development a Minimum of 72 hours prior to the commencement of work at Phone (780) 967-0271 or Email: cao@birchcove.ca .
- 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.



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- 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 six (6) months of the effective date of the permit.

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

Date of Decision **October 18, 2024**

Date of Issue of
Development Permit **October 18, 2024**

Effective Date of
Permit **November 16, 2024**

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.
Smith Assessment Services

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.