



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

November 19, 2024

File: 24DP04-43

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**Re: Development Permit Application No. 24DP04-43
Plan 2684 MC, Block 1, Lot 2 : 8 Spruce Road (the "Lands")
R – Residential : Summer Village of Birch Cove**

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

***PLACEMENT OF A SINGLE DETACHED DWELLING
(MODULAR RTM = 92.0 SQ. M.), INSTALLATION OF A
WATER CISTERN AND SEPTIC SYSTEM (HOLDING TANK).***

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

- 1- All municipal taxes must be paid.
- 2- Approval of any plans or installation standards for an on-parcel sewage collection system by an approved Plumbing Inspector.

3- **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.

4- **WATER SUPPLY:**

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.

- 5- Two (2) Off-Street parking spaces must be provided on site.



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- 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 plans and sketch submitted as part of the permit application, including:

SINGLE DETACHED DWELLING:

- **Front Yard setback shall be a minimum of 8.0 metres;**
- **Side Yard setback shall comply with the requirements of the Alberta Building Code or be a minimum of 1.5 metres whichever is greater;**
- **Rear Yard setback shall be a minimum of 1.5 metres; and**
- **Maximum Height shall be 9.7 metres (average grade to peak).**

Note: Please be reminded that where walls are located within 2.4 metres of the property line they shall be constructed as a fire separation of not less than 45 minutes. (Alberta Fire Code -Article 9.10.15.5).

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



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14-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.

Notes:

It is strongly recommended that the applicant(s):

- I. have a Real Property Report (RPR), prepared and signed by an Alberta Land Surveyor, and submitted to the Development Officer. The RPR should 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.
- II. design and construct a building foundation drainage system adequate for the existing soil conditions.
- III. determine if there are any special considerations required for building foundation construction.
- IV. provide positive grading to ensure drainage. A minimum gradient of two percent (and greater if possible) is recommended.



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

Date of Decision **November 19, 2024**

Date of Issue of
Development Permit **November 19, 2024**

Effective Date of
Permit **December 18, 2024**

Signature of Development
Officer

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

cc Wendy Wildman, Chief Administrative Officer, Summer Village of Birch Cove
Superior Safety Codes Inc.
Doug Smith – Smith Assessment

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 Secretary of the Subdivision and Development Appeal Board. Such an appeal shall be made in writing, be accompanied by a \$200.00 Appeal Fee, and shall be delivered either personally or by mail so as to reach the Secretary 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.