



July 20, 2023

File: 23DP04-31

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**Re: Development Permit Application No. 23DP04-31
Plan 223 MC, Block 5, Lot 13 : 13 Poplar Avenue (the "Lands")
R1A – Residential : Summer Village of Silver Sands**

Preamble: The proposed development approved under this permit includes removal of the dwelling from the current foundation, demolition of that foundation, construction of a new foundation, replacement of the dwelling upon the foundation, and construction of an addition (covered deck).

APPROVAL OF DEVELOPMENT PERMIT

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

***RENOVATION OF AN EXISTING SINGLE DETACHED
DWELLING AND CONSTRUCTION OF ADDITION
(COVERED DECK – 28.6 SQ. M.).***

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

1- All municipal taxes must be paid.

2- The applicants shall provide to the Summer Village of Silver Sands a site / grading plan (plot plan) prepared by an Alberta Land Surveyor indicating the location of the proposed building in three co-ordinates (x,y,z) and an indication of grading such that stormwater is directed from the Lands, to the satisfaction of the Summer Village of Silver Sands.

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 - 2009 as adopted by legislation for use in the Province of Alberta.

4- 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.



Development Services

for the

Summer Village of Silver Sands

Box 2945, Stony Plain, AB., T7Z 1Y4, Phone (780) 718-5479 Fax (866) 363-3342

Email: pcm1@telusplanet.net

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.

- 5- 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.
- 6- The applicant shall display for no less than twenty-one (21) days after the permit is issued the enclosed notice. The notice is to be posted immediately adjacent to the blue Municipal Address sign in such a fashion as to be visible by the public.
- 7- 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, including setbacks and elevations.
- 8- Two (2) Off-Street parking spaces must be provided on site.
- 9- 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.
- 10- 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.
- 11- 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.
- 12- **The improvements take place in accordance with the plans and sketch submitted as part of the permit application, INCLUDING:**
 - **Site Grading – A minimum slope of 2% is recommended to facilitate surface drainage.**
 - **Front Yard setback shall be a minimum of 8.0 metres;**
 - **Side Yard setbacks shall be a minimum of 1.5 metres (or greater distance as required under the Alberta Safety Codes Act;**
 - **Rear Yard setback shall be a minimum of 1.5 metres;**
 - **Maximum Height shall be 9.0 metres (average grade to peak).**



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- 13- All improvements shall be completed within twelve (12) months of the effective date of the permit.
- 14- 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.
- 15- 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 **July 20, 2023**

Date of Decision **July 20, 2023**

Effective Date of Permit **August 18, 2023**

Signature of Development Officer

Tony Sonnleitner, Development Officer, Summer Village of Silver Sands

cc Municipal Administrator, Summer Village of Silver Sands
Assessor - mike@tanmarconsulting.com

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 Silver Sands
Box 8
Alberta Beach, AB T0E 0A0

and should include a statement of the grounds for the appeal and have attached an Appeal fee in the amount of \$150.00.