

DEVELOPMENT PERMIT NO: DE-21-002

ONE YEAR EXTENSION



LAND USE BYLAW 2006/6

DEVELOPMENT PERMIT

NAME: Gourlay, Alex & Elaine
ADDRESS: Box 585, Elnora, AB, T0M 0Y0
MUNICIPAL ADDRESS (BLUE SIGN): Village of Elnora
PHONE NUMBER: 403-773-2222 & 403-357-9858
EMAIL ADDRESS: Ealyste8@gmail.com
OWNER NAME: Gourlay, Alix & Elaine
USE: Accessory Building (Garage) two relaxations as listed below
SQUARE FT: 720 ft²
VALUE: \$35,000.00
LOT/BLK/PLAN: Lot 36, Block 17, Plan 0022941
LEGAL: NE 10-035-23-4
ZONING: Low Density Residential District (R-1)
ROLL NUMBER: 29100

The following five (2) relaxations granted:

1. Elnora Lands Use Bylaw 504-0903, Section 3.7(5) indicates that no accessory building or any portion thereof shall be erected or place in the front yard of a parcel. The Applicant is proposing to locate the accessory building in the front yard of the property therefore require a relaxation to the Land Use Bylaw regulation.
2. The property is zoned Low Density Residential District (R-1). In accordance with the Land Use Bylaw, the front yard setback is 6.0 meters (20 feet). The Applicant is proposing to locate the Accessory building 4.87 meters (16 feet) from the front property line, therefore requiring a front yard setback relaxation of 1.13 meters (4 feet).

As per the description on the application for development and plans submitted by the applicant. This Development Permit refers only to the development outlined above and, pursuant to the **Village of Elnora Municipal Planning Commission** meeting dated **October 21, 2021**, is subject to the following conditions being met to the satisfaction of the Development Officer:

1. A development permit shall not be issued and construction of the development shall not proceed until all conditions, except those conditions of a continuing nature, have been met or fulfilled.
2. The proposed development shall be undertaken and completed in accordance with the attached conceptual plans including the site layout and building elevations as submitted by the Applicant.
3. Where the development permit is issued for the construction of a building, the exterior of the building, including painting, shall be completed within one year of the date of issue.
4. The approval of the accessory building does not include the operation of any business activities or the storage of any business related equipment. A development permit application shall be applied for separately for any potential business operations.
5. The approval of the accessory building does not include a garden suite. A development permit shall be applied for separately.
6. Once the permit is issued, the Applicant is to provide any revised drawings clearly indicating any changes to the approved drawing set, if applicable.
7. The subject development shall not alter the existing drainage where water drains onto neighbouring properties. It will be the developer's responsibility to provide corrective drainage structures, including retaining walls, to divert water from neighbouring properties.
8. The Development shall be attractive in appearance, shall complement existing buildings, and shall be constructed of materials that comply with the Safety Codes Act.
9. The accessory building shall be similar to, and complement, the principal building in exterior material colour and appearance.
- 10. The Applicant is required to obtain a foundation inspection from the Red Deer County Building Inspector at the completion of the Accessory Building (garage) foundation stage, to ensure site stability.**
11. Failure to comply with the aforementioned conditions will result in Development Permit revocation and the issuance of a stop order pursuant to the Municipal Government Act.
12. The decision being advertised on the Village of Elnora's website and no appeal against said decision being successful.

THIS IS NOT A BUILDING PERMIT.

Notes:

- a) It is the responsibility of the Applicant to ensure they obtain Building, Gas, Plumbing and Electrical Permits from the County Safety Codes department. Please call 403.350.2170 for more information.
- b) It is the responsibility of the Applicant to adhere to all road bans in accordance with Bylaw 2011/38.**
- c) Applicant is responsible for ensuring the subject development shall not disturb, affect or alter conditions of all utilities and appurtenances, drainage right of way, and access right of way, as they exist, over, under, or through the Lands.
- d) Applicant is responsible for ensuring all development is outside active utility right of ways.
- e) Applicant is responsible for making suitable arrangements with the utility companies for provision of services and/or necessary easements.
- f) A 2 metre separation shall be provided between the water table and footings for the buildings.
- g) Applicant is responsible for ensuring the yard and buildings be maintained in a neat, tenantable fashion, and all landscaped areas be kept trimmed and properly maintained, free of prohibited noxious weeds and noxious weeds.
- h) The granting of this permit and compliance with the requirements of this permit and the Land Use Bylaw does not exempt any person from the requirements of, or excuse or

authorize the violation of any regulation, by-law, or act administered by this or any other agencies or levels of government that may affect the proposed project.

- i) Nothing in this permit or the Land Use Bylaw exempts a person to obtain a development permit as required by the Land Use Bylaw or to obtain any other permit, license or other authorization required by the Land Use Bylaw or any other Bylaw.
- j) In addition to the provisions and requirements of this permit and the Land Use Bylaw, a person is also required to comply with all federal, provincial and other municipal legislation.

NEW EXPIRY DATE SEPTEMBER 25, 2024

Francoise Joynt, Development Officer