# NOTICE OF DECISION
# APPLICATION FOR DEVELOPMENT PERMIT

**LAND USE BYLAW NO. 354-12**
**DEVELOPMENT APPLICATION NO. 16-21**
**DATE OF DECISION: April 9, 2021**
**EFFECTIVE DATE: May 1, 2021**

NAME: **Clare and Shannon Watson**
ADDRESS: **406 Lake Way, Coalhurst, AB T0L 0V2**

In the matter of development of an uncovered pergola roof on an existing deck at: **Lot 2, Block 5, Plan 081 5570 (406 Lake Way, Coalhurst, AB)**

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

**DATE OF NOTICE: April 9, 2021** DEVELOPMENT OFFICER: Leda K. Tittsworth

*Leda Kozak Tittsworth*

**CONDITIONS:**

1. Development to conform to application (including any plans and drawings) deemed complete by the Development Officer on April 7, 2021 and to Schedule 2, Land Use District Residential – R of Land Use Bylaw No. 354-12. Development must be completed in its entirety, in accordance with approved plans and conditions. Any revisions to the approved plans must be submitted for approval to the Development Authority.
2. Development must conform to Schedule 4, General Standards of Development of Land Use Bylaw No. 354-12.
3. An open pergola type roof has been approved with this permit. A new development permit application is required if the roof is to be covered in solid material.
4. No structures shall be located within a registered easement.
5. All relevant safety codes permits (i.e. building, electrical, gas, plumbing) must be obtained from an accredited agency pursuant to the Safety Codes Act. Contact the Town at (403) 381-3033.
6. All surface water must drain from the building site to the street and/or lane and shall not adversely affect neighbouring properties. Should retaining walls be required they are at the expense of the property owner/developer. Suitable drainage measures to ensure the above is adhered to must be employed from the onset of development and shall remain in place throughout all stages of excavation/construction/landscaping.
7. Construction waste must be contained on the property in covered storage bins and disposed of regularly to prevent over filling of the bins. Loose garbage must be bagged and maintained on the property in an orderly manner prior to disposal.

**INFORMATIVE:**

Pursuant to Section 44 of Land Use Bylaw No. 354-12 of the Town of Coalhurst and Section 686 of the Municipal Government Act (MGA), person(s) affected by this decision may appeal to the Municipal Government Board by filing a notice of the appeal, containing reasons, with the board within 21 days of receiving this notification.

Municipal Government Board, Alberta Municipal Affairs – Development Appeals Case Manager
1229 – 91 Street SW, Edmonton, AB T6X 1E9
mgbmail@gov.ab.ca