



May 21, 2021

RE: Development Permit Application 2021-D0070 – Advisory of Error and Correction

Dear Land Owner;

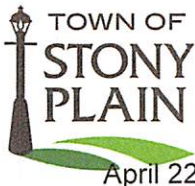
You received correspondence from the Town Of Stony Plan dated April 22, 2021 with respect to the above noted Development Permit Application 2021-D0070. Please note that there was an error contained in the civic address of this correspondence, being "5201 57th Avenue". The correct civic address of this development is "5102 57th Avenue".

For your reference, please find attached a copy of the original April 22, 2021 correspondence and the conditional approval that was attached to the same. In addition to this information, we are also including a map clearly identifying the site location subject to Development Permit Application 2021-D0070.

Regards,

A handwritten signature in cursive script that reads "Karen Mercer".

Karen Mercer
Development Supervisor
Town of Stony Plain
(780) 963-8580
kmercerc@stonyplain.com



COPY OF DOCUMENTS PREVIOUSLY PROVIDED

April 22, 2021

Roll No. 362900

Dear Land/Home Owner:

RE: Notice of Development Permit Application – 2021-D0070
Location: 5201 57 Avenue; Lot 9, Block 30, Plan 8022644
Proposed Use: Relaxation of Secondary Suites
Date of Decision: April 22, 2021

This letter is to inform you that the Town of Stony Plain has received a development permit application at the above noted address. The applicant requests a variance relaxing the Land Use Bylaw regulations for the following:

Two existing secondary suites located with the basements of the existing semi-detached dwellings:

- 1) Variance to Section 2.5.4.1.a. of Land Use Bylaw 2576/LUO/17 to allow the maximum density permitted on the site of four (4) dwelling units.
- 2) Varianced to Part 4 Table 4.1.1.a. of Land Use Bylaw 2576/LUO/17 to reduce the required number of parking stalls to be provided on site from six (6) parking stalls to five (5) parking stalls.

The development permit has been conditionally approved subject to the statutory appeal period whereby residents of the Town can object to the issuing of this permit. The conditional approval has been attached for your reference.

If you wish to appeal the decision of the Development Authority, please submit your appeal in writing to:

Clerk, Subdivision & Development Appeal Board
c/o Legislative Services, Town of Stony Plain
4905 51 Avenue, Stony Plain AB T7Z 1Y1

Appeal application forms are also available at Town Office. A non-refundable \$100.00 fee will be charged for an appeal to the Subdivision & Development Appeal Board.

The appeal deadline for this application is **Thursday, May 13, 2021 at 4:00 p.m.**

If you would like more information regarding this application, please contact the Development Officer at 780-963-8641.

Yours truly,

Doreen Brokop
Planning & Infrastructure

Enclosure

COPY OF DOCUMENTS PREVIOUSLY PROVIDED



CONDITIONAL APPROVAL
SUBJECT TO APPEAL PERIOD

Municipality
STONY PLAIN
4905 51 Avenue
Stony Plain, Alberta
T7Z 1Y1
Phone: (780) 963-2151
Fax: (780) 963-0935

Development Permit

Permit No.: 301301-21-D0070
Tax Roll No.: 362900

Application Date: Apr 9, 2021
Deemed Complete Date: Apr 22, 2021
Decision Date: Apr 22, 2021
Applicant Appeal Deadline: May 13, 2021
Issue Date: May 13, 2021
Expiry Date:

Applicant	Contractor	Owner
Name:	Name:	Name:
Address:	Address:	Address:
Phone:	Phone:	Phone:
Cell:	Cell:	Cell:
Fax:	Fax:	Fax:

Property Address	Proposed Use	
Civic Address: 5201 57 Avenue Legal Description: 8022644;30;9 Subdivision: The Glens	Secondary suite x 2 - existing	
	Fees:	
	Total Permit Fee:	\$125.00 Development Permit,
	Permit Fee Balance:	\$0.00 Variance/Relaxation

Permit Conditions

Conditional approval is for the two existing secondary suites located within the basements of the existing semi-detached dwellings.

Variances:

1. A variance has been granted to Section 2.5.4.1.a. of the Land Use Bylaw 2576/LUO/17. The maximum density permitted on this site is approved at 4 dwelling units.
2. A variance has been granted to Part 4 Table 4.1.1.a. of the Land Use Bylaw 2576/LUO/17 to reduce the required number of parking stalls to be provided on site from 6 parking stalls to 5 parking stalls.
3. Before the permit is valid, it is subject to the statutory appeal period process as set out in Land Use Bylaw 2576/LUO/17. If an appeal is received, the decision of the Subdivision and Development Appeal Board will be final.

Conditions:

1. Revisions to the required parking, as shown on the approved site plan, must be submitted to the Development Authority for review and approval.
2. A home occupation major will not be allowed where there is a secondary suite.
3. Permits and inspections relating to building, electrical, gas, plumbing, highways, public health, and all other permits required in connection with the proposed development shall be obtained from the appropriate authorities.
4. The Town is under no obligation to reissue a permit if the development is not completed before expiry of this permit, which is a one year period as per Land Use Bylaw 2576/LUO/17 Section 1.3.9, unless a shorter period is stated.

Addressing:

1. The municipal addressing for the suites to be determined by Canada Post.
2. Bring a copy of this permit approval to the Post Office to request a mailbox.
3. You may also present a copy of this permit to the Town's Operations Department to receive a second garbage container.

APPEALS:

In accordance with the Municipal Government Act RSA 2000 s. 686, the conditional approval by the development authority is subject to a 21 day appeal period from the date of the decision.

If you wish to appeal the conditions of the permit, please submit your appeal in writing to:

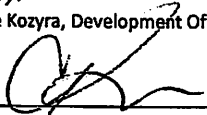
Clerk, Subdivision & Development Appeal Board
c/o Legislative Services, Town of Stony Plain
4905 51 Avenue, Stony Plain AB T7Z 1Y1

Appeal application forms are also available at Town Office. A non-refundable appeal fee will be charged for an appeal to the Subdivision & Development Appeal Board.

Call Before You Dig - Alberta One-Call 1 800 242 3447 or website www.alberta1call.com

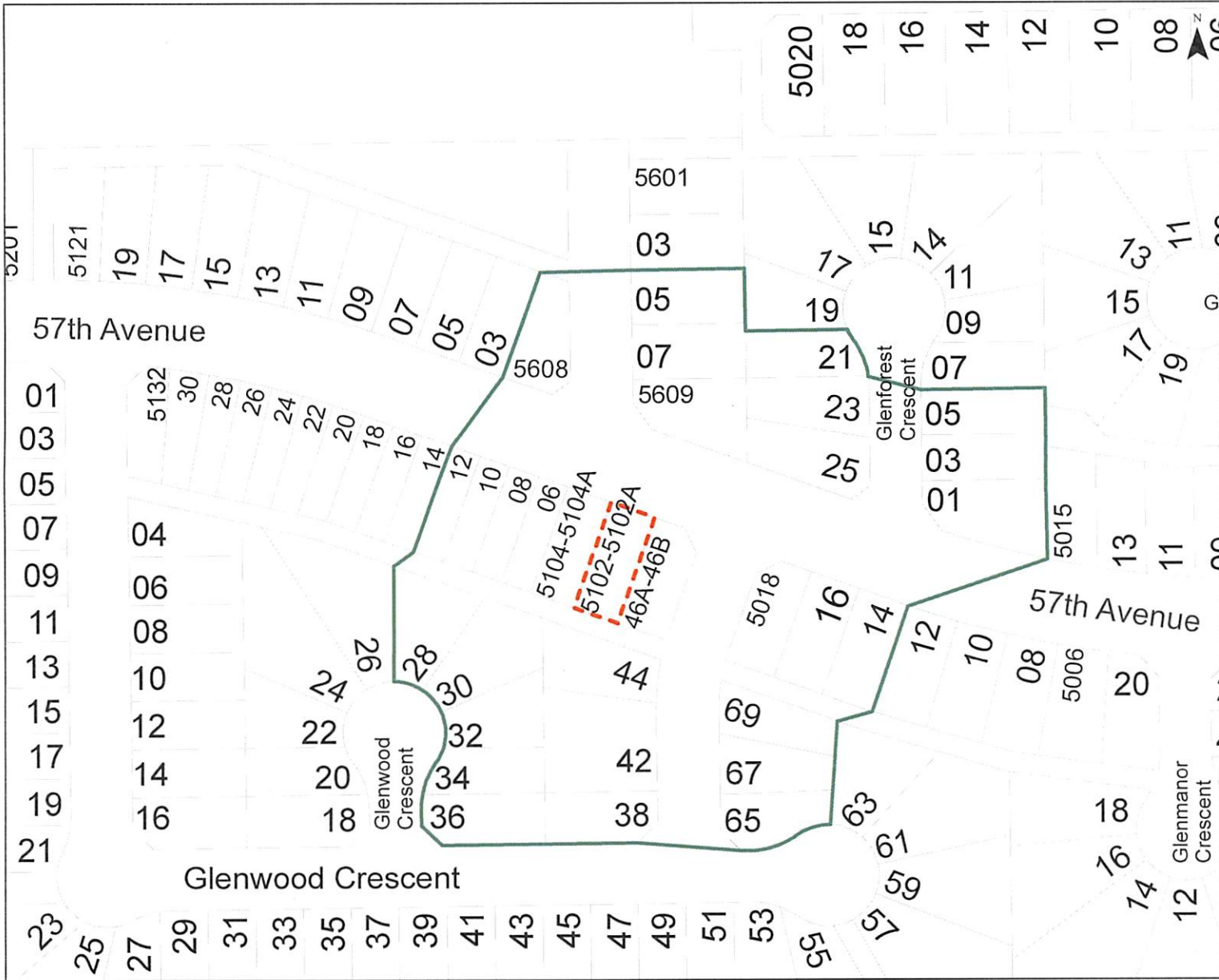
Issued By:

Catherine Kozyra, Development Officer



The personal information provided as part of this application is collected under Sections 303 and 295 of the Municipal Government Act and in accordance with Section 32(c) of the Freedom of Information and Protection of Privacy Act. The information is required and will be used for issuing permits, Land Use Bylaw enforcement and property assessment purposes. The name of the permit holder and the nature of the permit are available to the public upon request.

If you have any questions about the collection or use of the personal information provided, please contact (780) 963-2151.



Notification Area Key Plan

- Lands subject to development permit 2021-D0070
- Notification area

0 ————— 0.05 km

RF 1:1,130

Map and documents made available to the public by the Town are not legally recorded maps, nor surveys and are not intended to be used as such. The maps and documents are created as part of a Geographic Information System (GIS) that compiles records, information, and data from various sources. The source data may contain errors or omissions. The Town shall not be liable for any damage or claims that arise out of the user's access to, or use of the maps, documents and data provided. Any redistribution, retransmission or publication of this material is prohibited without the written consent from the Town of Stony Plain.

Data Source:
Parcel data provided by AtlasIS (March 2021)
Date: 2021 05 20

TOWN OF STONY PLAIN