

**VILLAGE OF RYLEY
NOTICE OF DECISION – DEVELOPMENT PERMIT
APPROVAL**

Applicant: ADRIAN NELSON **Telephone:** 437-580-8871 **Address:** 5036 55 AVENUE RYLEY AB TOB 4A0

Address of property to be developed: 5022 50 AVENUE RYLEY AB TOB 4A0

Proposed development: COMMERCIAL BUILDING WITH RESTAURANT AND OFFICE SPACE

Lot: 35 **Block:** 05 **Registered Plan No:** 6530V

DECISION: APPROVED subject to the standard conditions

 X APPROVED subject to the following special conditions:

- (A) SUBJECT TO LAND SURVEY CONFORMITY TO VILLAGE GRADING AND DRAINAGE REQUIREMENTS.**
- (B) SITE GRADING MUST PROVIDE DRAINAGE TO THE NORTH AND SOUTH OF PROPERTY AS PER RYLEY LAND USE BYLAW 2020-936 SECTION 38 IN ITS ENTIRETY.**
- (C) THIS APPROVAL IS FOR SUBMITTED “OPTION B” SKETCH ATTACHED HEREIN.**

THESE ARE STANDARD CONDITIONS FOR ALL DEVELOPMENT PERMITS

- (a) Development or construction shall not begin until 15 days after the Date of Issue of Notice of Decision;
- (b) The development or construction shall comply with any conditions contained herein;
- (c) The development or construction shall be carried out in accordance with the plans contained in the development permit application;
- (d) All applicable permits shall be obtained.

April 16, 2024
Date of Decision

April 16, 2024
Date of Issue of Notice of Decision



Development Authority
Glen Hamilton-Brown

IMPORTANT NOTICES REGARDING DEVELOPMENT PERMITS

- (a) The applicant or any person who claims to be affected by the decision of the Development Officer may appeal the decision to the Development Appeal Board, in accordance with Part 2, Sections (21)(22)(23) of the Land Use Bylaw. The appeal shall be made in writing, and shall be delivered either in person or by mail to the Village of Ryley, not later than 14 days after the date of issue of Notice of Decision.
- (b) Should an appeal be made against the decision, the development permit shall not come into effect until the appeal has been determined by the Development Appeal Board. Should the Development Appeal Board approve the issue of the Development Permit, the permit shall be considered valid from the date of the Development Appeal Board decision and subject to any Development Appeal Board conditions.
- (c) This permit is valid for a period of 12 months from the date of issue or the date of an approved decision of the Development Appeal Board. If, after 12 months, the development or construction has not been started or carried out with reasonable diligence, this permit shall be invalid.
- (d) This is a development permit only. It is not a building permit. The applicant is required to ensure that the proposed development or construction complies with all applicable municipal, provincial and federal laws.
- (e) **Other permits are required.** In the interest of public safety and as required by the Safety Codes Act construction permits must be covered by the appropriate permits prior to commencement of construction (Building, Electrical, Gas, Plumbing, and Private Sewage). For more information regarding how to obtain the required permits, contact **The Inspections Group 1-866-554-5048**.

Site area = $67' \times 16' = 1072 \text{ sf}$ grade slope to the west SCALE
 Site coverage = 30.6%
 X axis 1 square = 4'
 Y axis 1 square = 1'

