



Town of Manning

Box 125, 413 Main Street
Manning, Alberta T0H 2M0
Telephone: 780-836-3606
Fax: 780-836-3570
Email: info@manning.ca

FORM B

12-2021

NOTICE OF DEVELOPMENT PERMIT DECISION – APPROVAL

This is to notify you with respect to a decision of the Development Officer whereby an application for a development permit has been received and authorized for the following development.

[Redacted]

Address of Property: 202, 120 and 118 1st. Avenue, Manning, AB T0H 2M0

Lot: 13	Block: 15	Plan: 7520276
Lot: 9,10	Block: 15	Plan: 698KS

Proposed Development: Construction of a Senior Accommodation – Residential Care Facility (Expansion of the existing Del Air Lodge).

You are hereby authorized to proceed with the development, subject to the following conditions:

1. The development is in accordance with the approved site plans submitted as part of the development permit application and all structures shall be placed on the property as per the site plans.
2. That all the applicable provisions of the Land Use Bylaw No. 816-14 shall be complied with.
3. Approval by the approving authority does not exclude the need and/or requirements of the applicant or developer to obtain any and all other permits as may be required by this or any other legislation, bylaws, or regulations of the Town of Manning.
4. If applicable, any signage shall require separate development permit application and be approved by the Town prior to any installation.
5. All parking related to the development shall be contained on the subject properties.
6. Any changes to the submitted drawings must first be approved by the Town of Manning prior to any construction of that item.
7. The proposed structures shall not be constructed over an easement or utility right-of-way; the applicant/owner is responsible for contacting Alberta-One-Call.
8. Any future expansion of the site area, including a change of use for the existing buildings, additional open space, or buildings, will require a new permit.
9. The night environment shall be preserved through the reduction of light pollution by the provision of quality outdoor lighting, while ensuring safety and security. Exterior lighting shall be designed, located and arranged to minimize light trespass on adjacent properties.
10. The applicant shall ensure that the portion of land donated by the Town to Alberta Social Housing Corporation is subdivided out of Lot 12, Block 15, Plan 698KS through a subdivision process. The subdivision process must be initiated prior to start of construction on the portion of the land.
11. The Development Officer may, by notice in writing, suspend a Development Permit where development has occurred in contravention to the terms and conditions of the permit and/or Land Use Bylaw.



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- 12. All construction shall conform with the National Building Code, 2019 (AE), and a building permit must be obtained for all structures that require a permit for the expansion project. All new electrical wiring and plumbing, all new natural gas or propane connections, and all new sewage alterations and installations shall be approved by Alberta-registered Safety Codes Officers. Please note that the Town of Manning shall not be responsible or liable in any manner whatsoever for any structural failures, defects or deficiencies whether or not the said development has complied with the Safety Codes Act of Alberta. For more information on the above permits, contact Alberta Municipal Affairs at 1.866.421.6929 or safety.services@gov.ab.ca.
- 13. The developer shall sort construction wastes generated as a result of the development prior to transporting the waste material to a disposal facility, such as the Long Lake Regional Landfill. As a minimum, the Town of Manning expects to see the following material sorted for recycling purposes: items such as: shingles, brush and vegetation, metal, cardboard, drywall and kiln-dried lumber.

Date of Decision: October 18, 2021

Signature of Development Officer:

NOTE:

- 1. The issuance of the **NOTICE OF DECISION** is subject to the condition that it does not become effective until twenty-four (24) days after the date of issue.
- 2. The Land Use Bylaw provides that any person claiming to be affected by a decision of the Development Officer may appeal to the Development Appeal Board within twenty-one (21) days after **NOTICE OF THE DECISION** is given.
- 3. Should this decision be appealed within twenty (21) days after the **NOTICE OF DECISION**, the Development Permit may be modified or nullified.
- 4. Development approval lapses and is automatically void if the development authorized is not commenced within twelve (12) months from the date of issuing the **DEVELOPMENT PERMIT**.