

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

Applicant: **UBALDO & MARLENE SCHMITT**Telephone: **778-638-1130**Address: 580 BYRNE CRESCENT SW, EDMONTON, ABAddress of property to be developed: 4915-54 AVE, RYLEY, ABProposed development: REAR DRIVE ACCESS/PARKING PAD- REMOVE TOPSOIL, REPLACE WITH CLAY SOIL MIX, TOPPED WITH ¾ CRUSH ROCKLot: 10 Block: 12 Registered Plan No: 4988ADDECISION: APPROVED subject to the standard conditions X APPROVED subject to the following special conditions and standard conditions:

- a) All development sites shall be graded to drain surface water onto municipal lands.
b) Area surrounding crush rock pad - Topsoil coverage of a minimum 6 inches and the affected area shall be landscaped to the satisfaction of the Development Authority.

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.

June 20, 2024
Date of Decision

June 20, 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**.