



Planning and Development

9613-100 Street
Morinville, AB T8R 1L9
Phone (780) 939-8275
Fax (780) 939-2076
Email: PandD@sturgeoncounty.ca

PROPOSED Development Permit

February 14, 2019

Development Permit No. 305305-19-D0023

Property Owner,

Please be advised that The Fathers House Christian Fellowship Sturgeon County has applied for a development permit **to operate a Kindergarten to Grade 9 School** located on NW 33-55-25-W4M; 55521 Range Road 254; in Sturgeon County. Please refer to the PROPOSED development permit conditions and site plan for further details.

Why am I receiving the information?

The subject land is located on DC1 - Direct Control District and the decision-making authority is Council. When a development permit is applied for on land districted as DC1, section 16.1.6(a) of Land Use Bylaw 1385/17 states, prior to deciding upon a development permit, Council may provide public notice affording an interested person to make representations on the application. Council may take into account any such representations made when giving final consideration to the application.

Appeal

Section 1.9.4(a) of the Land Use Bylaw states, on a decision for development permits made by Council, there is no ability to appeal.

Additional Information

Sturgeon County is committed to providing effective public consultation. You are invited to provide your written comments to Sturgeon County by the close of business **March 1, 2019** at the following address:

Carla Williams, Development Officer
Sturgeon County
9613-100 Street
Morinville, AB T8R 1L9

Phone: (780) 939-1313
Email: cwilliams@sturgeoncounty.ca

PROPOSED DEVELOPMENT PERMIT CONDITIONS - FATHERS HOUSE CHRISTIAN FELLOWSHIP SCHOOL

1. The Kindergarten to Grade 9 school may operate from September to June, Monday to Thursday, from 8:00 AM to 4:30 PM, with a maximum number of students to be 100. A new development permit shall be required should the number of students increase.
2. The basement area to be used for the school component shall be developed as per the approved floor plan. A building permit shall be required for the development of the basement.
3. A minimum of 10 on-site parking stalls shall be provided for school staff. Parking stalls shall not be less than 2.7m (8.9ft) in width or 6.1m (20ft) in length. Operations of the school shall include the use of the drop off area.
4. The developer shall submit a rail crossing assessment prepared, signed, and sealed by a practicing professional, to the satisfaction of Engineering Services. The developer shall be responsible for all costs related to the recommended improvements addressed in the rail crossing assessment. The recommended rail crossing improvements shall be completed within 2 years of completion of the assessment.
5. The berm with fencing as per the approved site plan, dated July 31, 2017, prepared by Area Consulting Inc, as required, to separate the railway line from the site and shall be constructed prior to the opening of the school in consideration of public safety.
6. Any sign to be placed on the land or building shall be subject to separate development permit approval.
7. If the development authorized by a permit is not commenced within 12 months from the date of its issuance, or is not carried out with reasonable diligence, the development permit approval ceases and the development permit is deemed to be void, unless an extension to this period has been previously granted by Council.
8. No person shall keep or permit in any district any object or chattel which, in the opinion of the Development Approving Authority, is unsightly or tends to adversely affect the amenities of the district. Any excavation, storage or piling up of materials required during the construction stage shall have all necessary safety measures undertaken and the owner of such materials or excavation assumes full responsibility to ensure the situation does not prevail any longer than reasonably necessary to complete a particular stage of construction work. A garbage receptacle shall be placed on site during the construction stage and be removed upon completion.

Advisory Notes:

1. All construction must conform to the relevant requirements of the Alberta Building Code, Sturgeon County General Municipal Servicing Standards, all applicable codes, laws, regulations and standards.

2. The Developer shall comply with the conditions of Roadside Development Permit No. 2511/363/17 issued by Alberta Transportation.

DRAFT

Bert
 THE FATHERS HOUSE
 CHRISTIAN FELLOWSHIP
 Consultant
 Rick Lamontagne
 Eschlyn Custom Homes Ltd.
 80-6 Remault Crescent
 St. Albert, T8N 4B5
 Client's Signature

THE FATHER'S HOUSE

DATE:	07/29/2017	DESIGNATION:	
BY:	08/06/2017	REASON FOR DP:	
BY:	08/06/2017	E-MAIL RESPONSE:	
Version:	G1162	Version:	V2
Date:	08/22/2017	Drawing Title:	FIRE SWEPT PATH
Drawing No.	A1	Drawing No.	A1

