



Summer Village of Island Lake

Box 8, Alberta Beach, AB T0E 0A0

Phone: 1-780-967-0271 Fax: 1-780-967-0431

Website: www.islandlake.ca

Email: svislandlake@wildwillowenterprises.com

Notification Letter and Notice of Decision

Date: July 31th 2023

Permit Number: 2023-DP-006

To:

Re: Decision of the Development Officer

Property Address

50 Tranquille Dr.

C – Commercial District : Summer Village of Island Lake

Lot, Block, Plan

A, 1, Plan 7821866

Please be advised that Development Permit Application for the development of a 54ft x 70ft new store was deemed complete and the Development Officer issued a decision on July 31st 2023.

If as the applicant or landowner you are unsatisfied with the conditions attached to this decision you have 21 days from the date of issuance to appeal the decision to the Subdivision and Development Appeal Board. The appeal deadline is 21 days from the date of issuance.

If you have any questions or concerns regarding the Development Permit please contact the undersigned.

THIS DOES NOT GIVE YOU PERMISSION TO START CONSTRUCTION. You may be required to **OBTAIN A BUILDING PERMIT** HOWEVER, IF THERE IS NO STRUCTURE PLANNED TO BE BUILT OF MOVED TO THE SITE, YOU MAY PROCEED WITH YOUR DEVELOPMENT.

The Permit is approved subject to the following conditions:

1. Permit 22DP01-04 is hereby Cancelled and Void.
2. Shall comply with all property setbacks in accordance to the Land Use Bylaw and be no closer than 7.5m from any property line.
3. The applicant shall receive obtain a roadside development permit from Alberta Transportation.
4. The applicant shall obtain and adhere to the requirements where applicable, from the appropriate authority, permits relating to building, electricity, plumbing and drainage, and all other permits required in connection with the proposed development.
5. The property must be landscaped in such a manner to prevent surface drainage onto adjacent properties.
6. The applicant shall be financially responsible during construction for any damage by the applicant, his servants, his suppliers, agents or contractors, to any public or private property.
7. All municipal taxes must be paid.
8. All improvements approved hereby must be completed within eighteen (18) months of the effective date of the permit.



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9. Approval of any plans or installation standards for an on-parcel sewage collection system by an approved Plumbing Inspector. The on-site sewage disposal system shall comply with the Private Sewage Systems Standard of Practice - 2009 as adopted by legislation for use in the Province of Alberta.
10. The applicant shall display for no less than twenty-one (21) days after the permit is issued, in a conspicuous place on the site or on streets abutting the site, the enclosed notice.
11. All permits and approvals required from Provincial regulatory bodies (ALBERTA HEALTH AND AGLC), in conjunction with the sale of the proposed foods and / or alcohol shall be obtained prior to the commencement of operations.
12. All improvements shall be completed within twelve (12) months of the effective date of the permit.
13. No person shall keep or permit to be kept in any part of a yard any excavation, storage or piling of materials required during the construction stage unless all necessary safety measures are undertaken. The owner of such materials or excavation must assume full responsibility to ensure the situation does not prevail any longer than reasonably necessary to complete a particular stage of construction.
14. Existing Store shall be removed within 6 months from the date of completion of the new facility.

Yours truly,

PDsummervillage@outlook.com

Yours truly,

Matthew Ferris
Development Officer
Summer Village of Long Island Lake

Appeals should be made to:

Subdivision and Development Appeal Board Clerk
Summer Village of Island Lake
Box 8
Alberta Beach, AB
T0E 0A0

The appeal should include:

1. Payment of the appeal fee of \$200.00 + GST
2. The Legal description and or the municipal address of the property to which the decision relates.
3. Your full name, mailing address, email address and phone number.
4. A statement of the reasons for the appeal

If you have any questions regarding the Development Permit please contact the undersigned at PDsummervillage@outlook.com