



Summer Village of Island Lake

Box 8, Alberta Beach, AB TOE 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: August 7th 2023

Permit Number: 2023-DP-008

To: Summer Village of Island Lake
Box 8, Alberta Beach AB
TOE0A0

AND

MCSNet
Box 98
St Paul, AB
T0A 3A0

Re: Decision of the Development Officer

Property Address
SW-35-67-24-W4M

Lot, Block, Plan
R, 1, Plan 3857KS

Community Reserve District : Summer Village of Island Lake

Please note that this Development Permit should also act as a Letter of Concurrence for Industry Canada if and when required.

Please be advised that Development Permit Application for the development of a 45' High Internet Tower was deemed complete and the Development Officer issued a decision on August 7th 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. Shall comply with all property setbacks in accordance to the Land Use Bylaw. .
2. The applicant shall obtain and adhere to the requirements where applicable, from the appropriate authority, permits relating to building, electricity, plumbing, sewer and drainage, and all other permits required in connection with the proposed development.
3. The property must be landscaped in such a manner to prevent surface drainage onto adjacent properties.
4. 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.



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5. All improvements approved hereby must be completed within eighteen (18) months of the effective date of the permit.
6. All freestanding telecommunication towers shall be designed to prevent climbing or sliding down, and their base and stabilizing lines shall be separately fenced.
7. The use of any portion of a tower or antenna for signs, other than to provide a warning or equipment information is prohibited. Communication facilities and towers are to be removed and the site reclaimed within six months of cessation of use or when telecommunication towers, buildings, or antenna equipment become obsolete.
8. A sign shall be placed on the tower, structure or fencing which includes the identity of the owner, warnings of safety issues, and the full rural address.
9. Any security lighting to be installed must follow dark sky lighting principles and standards to the satisfaction of the Development Authority.
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. 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.

Yours truly,

PDsummervillage@outlook.com

Yours truly,

Matthew Ferris
Development Officer
Summer Village of Long Island Lake

Appeals should be made to:

Land and Property Rights Tribunal
2nd Floor, Summerside Business Centre
1229 91 Street SW
Edmonton Alberta T6X 1E9

Phone: [780-427-2444](tel:780-427-2444)

Toll free: [310-0000](tel:310-0000) before the phone number (in Alberta)

Fax: 780-427-0986

Email: lprr.appeals@gov.ab.ca

The appeal should include:

1. The Legal description and or the municipal address of the property to which the decision relates.



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2. Your full name, mailing address, email address and phone number.
3. 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

The personal information provided as part of this application is collected under Sections 303 and 295 of the Municipal Government Act and in accordance with Section 32(c) of the Freedom of Information and Protection of Privacy Act. The information is required and will be used for issuing permits, Land Use Bylaw enforcement and property assessment purposes. The name of the permit holder and the nature of the permit are available to the public upon request.



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