



Development Services

Summer Village of Island Lake

Box 2945, Stony Plain, AB., T7Z 1Y4

Phone (780) 718-5479 Fax (866) 363-3342 Email: pcm1@telusplanet.net

May 6, 2021

File: 21DP05A-04
21DP05-04

**Re: Development Permit Application No. 21DP05-04
Plan 3857 KS, Block 10, Lot 15A : 39 Lakeshore Drive (the "Lands")
R1 – Residential – Small Lot District : Summer Village of Island Lake**

- 1- Preamble: The development is to be undertaken upon Lands to be created through the consolidation, by Bylaw, of Lot 15 and Lot 16, Block 10, Plan 3857 KS into a new Lot 15A. A variance is herein granted to the Maximum Height of the building where the Land Use Bylaw specifies that an Accessory Building shall not exceed 6.7 metres in height, nor the height of the Principal Building upon the site. The proposed building is 7.0 metres in height, and the Principal Building has a height of 4.9 metres. The Accessory Building is for cold storage only and may not be utilized for the purposes of sleeping accommodations.

APPROVAL OF DEVELOPMENT PERMIT

You are hereby notified that your application for a development permit with regard to the following:

CONSTRUCTION OF A GARAGE (83.6 SQ. M.) C/W LOFT, UTILIZATION OF EXISTING, OR INSTALLATION OF WATER SUPPLY AND SEPTIC SYSTEM C/W VARIANCE TO THE SITING REQUIREMENTS

has been **APPROVED** subject to the following conditions:

- 2- All municipal taxes must be paid.
- 3- 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.
- 4- The Well shall be drilled in conformance with Alberta's Water Act (the Act) and Water (Ministerial) Regulations (the "Regulations") that regulate water well drilling activities in the Province of Alberta and / or certification provided by a professional engineer or certified hydrologist or certified plumbing inspector attesting an adequate flow of water of potable quality.
- 5- Two (2) Off-Street parking spaces must be provided on site.
- 6- The Accessory Building is for cold storage only and may not be utilized for the purposes of sleeping accommodations.



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- 7- 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.
- 8- The applicant shall provide a certified copy of plan of subdivision to determine all easements and restrictive covenants on the parcel, and 8.5 X 11 copies of site plans of a quality satisfactory to the Development Officer.
- 9- The applicant shall obtain and adhere to the requirements where applicable, from the appropriate authority, permits relating to demolition, building, electricity, plumbing and drainage, and all other permits required in connection with the proposed development.
- 10- 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.
- 11- The applicant shall prevent excess soil or debris from being spilled on public streets and lanes; and shall not place soil or any other material on adjacent properties without permission in writing from adjacent property owners.
- 12- The improvements take place in accordance with the plans and sketch submitted as part of the permit application; including:
 - Front Yard setback shall be behind the front line of the Principal Building (Existing Cabin);
 - **Side Yard setback shall comply with the requirements of the Alberta Building Code or be a minimum of 1.5 metres whichever is greater;**
 - Rear Yard setback:
 - I. Where the garage main doors face the property line with a roadway or lane the minimum setback shall be 6.0 metres; or
 - II. Where the garage main doors face either side yard the minimum setback shall be 1.0 metre.
 - **Maximum Height shall be 7.0 metres (average grade to peak),** and
 - The building shall be located in such a manner that it does not encroach upon easements and rights-of-way.

Note: Please be reminded that where walls are located within 2.4 metres of the property line they shall be constructed as a fire separation of not less than 45 minutes. (Alberta Fire Code - Article 9.10.15.5).

- 13- All improvements shall be completed within twelve (12) months of the effective date of the permit.
- 14- The site and improvements thereon shall be maintained in a clean and tidy condition during construction, free from rubbish and debris. Receptacles for the purpose of disposing of rubbish and debris shall be provided to prevent scatter of debris and rubbish.



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15- 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.

Notes:

It is strongly recommended that the applicant(s):

- I. have a Real Property Report (RPR), prepared and signed by an Alberta Land Surveyor, and submitted to the Development Officer. The RPR should be completed at foundation stage and prior to commencement of framing of the development, for evaluating the compliance of the development against all Land Use regulations relating to the building(s) that are the subject of this development permit application.
- II. design and construct a building foundation drainage system adequate for the existing soil conditions.
- III. determine if there are any special considerations required for building foundation construction.
- IV. provide positive grading to ensure drainage. A minimum gradient of two percent (and greater if possible) is recommended.



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Should you have any questions please contact this office at (780) 718-5479.

Date Application Deemed **May 6, 2021**

Complete

Date of Decision **May 6, 2021**

Effective Date of

Permit **June 4, 2021**

Signature of Development
Officer

Tony Sonnleitner, Development Officer for the Summer Village of Island Lake

cc Municipal Administrator, Summer Village of Island Lake
Municipal Assessment Services Group Inc. = Ian Ferguson : email ianferguson@shaw.ca

Note: An appeal of any of the conditions of approval may be made to the Subdivision and Development Appeal Board by serving written notice of appeal to the Secretary of the Subdivision and Development Appeal Board. Such an appeal shall be made in writing and shall be delivered either personally or by mail so as to reach the Clerk of the Subdivision and Development Appeal Board no later than twenty-one (21) days after the notice of decision. The appeal should be directed to this office at:

Summer Village of Island Lake
Box 8
Alberta Beach, AB T0E 0A0

and should include a statement of the grounds for the appeal and have attached an Appeal fee in the amount of \$150.00.