



## 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](mailto:pcm1@telusplanet.net)

August 10, 2021

File: 21DP06-04

**Re: Development Permit Application No. 21DP06-04  
Plan 102 5731, Block 7, Lot 5 : 72 Spruce Drive (the "Lands")  
R1 – Residential – Small Lot District : Summer Village of Island Lake**

**Preamble: Under the current Land Use Bylaw 03-2012 the proposed accessory uses are not permitted within the front yard of a parcel; however, the municipality is under Land Use Bylaw review, where it is reasonably expected that the proposed uses will be provided for under that Bylaw. The subject Lands are subject to a Restrictive Covenant, 102 363 299, which further restricts the proposed uses upon the Lands.**

### APPROVAL OF DEVELOPMENT PERMIT

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

**"AS-BUILT" INSTALLATION OF A SEPTIC SYSTEM (HOLDING TANK) AND  
CONSTRUCTION OF ONE (1) RECREATIONAL VEHICLE PARKING PAD; AND  
UTILIZATION UPON THE SITE OF ONE (1) RECREATIONAL VEHICLE FOR THE  
PURPOSES OF OCCUPATION AND STORAGE**

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

- 1- The applicant herein acknowledges the Caveat # 102 363 299 with respect to a Restrictive Covenant registered against the title for the Lands which further restricts the uses herein approved.
- 2- All municipal taxes must be paid.
- 3- Two (2) Off-Street parking spaces must be provided on site.
- 4- The Recreational Vehicle shall be connected to an approved septic system. Approval of any plans or installation standards for an on-parcel sewage collection system by an approved Plumbing Inspector. The on-site sewage disposal systems shall comply with the Private Sewage Systems Standard of Practice - 2015 as adopted by legislation for use in the Province of Alberta.
- 5- 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.**



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- 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- 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.
- 8- The improvements take place in accordance with the plans and sketch submitted as part of the permit application, including a development setback of 1.5 metres from all boundaries.**
- 9- All improvements shall be completed within twelve (12) months of the effective date of the permit.
- 10- 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.
- 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.



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

Date Application Deemed Complete	<b>August 10, 2021</b>
Date of Decision	<b>August 10, 2021</b>
Effective Date of Permit	<b>September 8, 2021</b>
Signature of Development Officer	

Tony Sonnleitner  
Development Officer for the Summer Village of Island Lake

Attach: Caveat 102 363 299

cc Municipal Administrator, Summer Village of Island Lake  
Municipal Assessment Services Group Inc. = Ray Crews

**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 Clerk 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 \$200.00.