



# 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)

September 29, 2021

File: 21DP10-04

**Re: Development Permit Application No. 21DP10-04  
Plan 102 5731, Block 5, Lot 4 : 9 Irene Avenue (the "Lands")  
R2 – Residential – Large Lot District : Summer Village of Island Lake**

**Preamble:** This approval is being issued pursuant to Land Use Bylaw 08-2021, Section 8.1 (5) which states, "An accessory building may be constructed on a lot prior to the development of the principal building at the discretion of the Development Authority.", where the building is being located so as not to impede the development of the Lands in conformance to the Land Use Bylaw.

## APPROVAL OF DEVELOPMENT PERMIT

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

# **CONSTRUCTION OF AN ACCESSORY BUILDING (35.7 SQ. M.)**

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

- 1- All municipal taxes must be paid.
- 2- 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.
- 3- 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.
- 4- 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.
- 5- 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.



## Development Services

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6- 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.

**7- The improvements take place in accordance with the plans and sketch submitted as part of the permit application; including:**

- **Front Yard setback shall be a behind the frontline of the Principal Building upon the site; where the subject accessory building is being constructed prior to the Principal Building, care must be taken to locate the building in the three coordinates so as not to impede future development;**
- **Side Yard setback shall comply with the requirements of the Alberta Building Code or be a minimum of 1.2 metres whichever is greater;**
- **Rear Yard setback shall be a minimum of 1.0 metre; and**
- **Maximum Height shall be 4.57 metres.**

**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).**

8- The Accessory Building is for cold storage only and may not be utilized for the purposes of sleeping accommodations.

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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**Notes:**

It is strongly recommended that the applicant(s):

- I. design and construct a building foundation drainage system adequate for the existing soil conditions.
- II. determine if there are any special considerations required for building foundation construction.
- III. provide positive grading to ensure drainage. A minimum gradient of two percent (and greater if possible) is recommended.

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

Date Application Deemed Complete	<b>September 29, 2021</b>
Date of Decision	<b>September 29, 2021</b>
Effective Date of Permit	<b>October 28, 2021</b>
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. = 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 TOE 0AO**

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