



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

January 4, 2022

File: 22DP01-04

**Re: Development Permit Application No. 22DP01-04
Plan 782 1866, Block 1, Lot A : 50 Tranquille Drive (the "Lands")
C – Commercial District : Summer Village of Island Lake**

Preamble: The development approved under this Development Permit includes the placement of a Two Storey Modular Building to be utilized as a "General Store", Liquor Store and Restaurant, c/w site servicing.

APPROVAL OF DEVELOPMENT PERMIT

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

**PLACEMENT OF A TWO STOREY MODULAR BUILDING (351.17 SQ. M.) AND
UTILIZATION OF THE BUILDING AS A GENERAL STORE, LIQUOR
STORE, AND RESTAURANT, AND INSTALLATION, OR UTILIZATION OF
EXISTING, OF A WATER SUPPLY AND SEPTIC SYSTEM.**

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

1- All municipal taxes must be paid.

2- **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 system shall comply with the Private Sewage Systems Standard of Practice - 2009 as adopted by legislation for use in the Province of Alberta.

3- **WATER SUPPLY:**

If by Cistern, the cistern shall be excavated and installed in conformance with the Safety Codes Act or as amended and all such other regulations which may apply to their construction.

If by Well, 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. Certification provided by a professional engineer or certified hydrologist or certified plumbing inspector attesting an adequate flow of water of potable quality

4- 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.

5- 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.



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- 6- 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.
- 7- 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.
- 8- 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.
- 9- 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.
- 10- The improvements take place in accordance with the plans and sketch submitted as part of the permit application AND AS SHOWN ON THE APPROVED ALBERTA TRANSPORTATION SITE PLAN (Attached to this permit "Attach A").
- 11- All improvements shall be completed within twelve (12) months of the effective date of the permit.
- 12- 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.
- 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.

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 Complete	January 4, 2022
Date of Decision	January 4, 2022
Effective Date of Permit	February 2, 2022
Signature of Development Officer	

Tony Sonnleitner
Development Officer for the Summer Village of Island Lake

cc Municipal Administrator, Summer Village of Island Lake
Ray Crews - Assessor

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 \$200.00.