



# 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)

February 18, 2022

File: 22DP03-04

**Re: Development Permit Application No. 22DP03-04  
Plan 782 1866, Block 1, Lot A : 50 Tranquille Drive (the "Lands")  
C – Commercial District : Summer Village of Island Lake**

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### APPROVAL OF DEVELOPMENT PERMIT

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

### **INSTALLATION OF TWO ILLUMINATED FASCIA SIGNS.**

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

- 1- All municipal taxes must be paid.
- 2- That the applicant 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 must provide a certified copy of plan of subdivision to determine all easements and restrictive covenants on the parcel.
- 4- The applicant shall obtain and comply with the requirements, where applicable, from the appropriate authority, permits relating to building, electricity, plumbing and drainage, and all other permits required in connection with the proposed development, including a Roadside Development Permit from Alberta Transportation.
- 5- The maximum illumination level for the sign shall be 300 nits between sunset and sunrise.
- 6- The maximum level for light trespass is limited to 3.0 lux above ambient light levels when measured at a distance of 10 metres from the illuminated sign.
- 7- Arrangements, satisfactory to the Development Authority, must be in place to provide sanitary facilities for the contractors working on the site.
- 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.



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- 10- That all improvements shall be completed within twelve (12) months of the effective date of the permit.
- 11- The improvements take place in accordance with the plans and sketch submitted as part of the permit application.
- 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.
- 14- The applicant is responsible for designing and constructing a building foundation drainage system adequate for the existing soil conditions.

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

Date Application Deemed Complete	<b>February 18, 2022</b>
Date of Decision	<b>February 18, 2022</b>
Effective Date of Permit	<b>March 19, 2022</b>
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.