



May 12, 2022

Summer Village of Island Lake
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Our File: 22DP05 - 04

RE: APPROVAL OF DEVELOPMENT PERMIT 22DP05 - 04
Plan 1025731, Block 6, Lot 3
1 Irene Avenue, Summer Village of Island Lake
R2 - Residential Large Lot District (the "Lands")

Your development permit application for a discretionary use is approved, subject to the following conditions:

1. Installation of two RVs stalls, accessory building, two parking stalls, gravel driveway, site grading, and drainage with services: solar power, above ground cistern, temporary septic service during construction, and in-ground septic collection and holding tank for the seasonal use and occupation of two RVs (the "Development").
2. The land owner is responsible for all development costs, fees, permits, approvals, licenses, and property taxes thereto.
3. The land owner is responsible to ensure and obtain provincial or federal approvals, permits, and/or licenses prior to commencing development on the Lands that may include, but is not limited to:
 - a. ALBERTA ENERGY REGULATOR related to natural gas lines, pipelines, and power lines located on the lands;
 - b. ALBERTA ENVIRONMENT AND PARKS for any development within 30 metres of a wetland and watercourse;
 - c. ALBERTA UTILITIES AND TELECOMMUNICATIONS related to telephone lines and utility services located on the lands.
3. Access will be via the existing approach on Irene Drive.

4. The Development must be in substantial compliance with the plans, diagrams and information provided with the application, including:
 - a. The border of each RV stall must be established with railway ties or pressure treated timbers and the parking stalls will be filled with compacted gravel.
 - b. One RV is permitted in each RV stall.
 - c. Two additional on-site parking stalls will be provided with a minimum size of 2.5 m (8.5 ft) wide and 6.0 m (19.7 ft) long.

5. Permits as required in connection with the Development may be obtained from:

The Inspections Group Inc.
12010 – 111 Avenue NW
Edmonton, AB T5G 0E6

Email: questions@inspectionsgroup.com
Phone: 780-454-5048
Fax: 780-454-5222

Toll Free Phone: 1-866-554-5048
Toll Free Fax: 1-866-454-5222

- a. **TEMPORARY SEPTIC SERVICE** – sanitary facilities acceptable to a certified Plumbing Inspector will be provided on-site during the construction.
 - b. **SEPTIC HOLDING TANK:** in-ground septic tank must be installed and approved by a certified Plumbing Inspector and will comply with the Private Sewage Systems Standard of Practice (2015) for use in the Province of Alberta.
 - c. **WATER SUPPLY:** above ground cistern must be installed in conformance with the Safety Codes Act, inspected and approved by a certified Plumbing Inspector.
 - d. **ACCESSORY BUILDING** – will have a floor area of less than 10.2 m² (110.0 ft²) and a maximum height of 2.5 m (8.0 ft) which satisfies all other applicable requirements of the Land Use Bylaw.
 - e. **SOLAR PANELS** - must be affixed to the roof of an RV or accessory building, approved by an Electrical Inspector, and will not unduly obstruct sight lines from the contiguous lots.
6. The land owner will control dust or any other nuisance that would negatively affect the adjacent lands and land owners and will ensure that surface runoff does not discharge from the Lands onto adjacent private properties.
 7. The land owner will prevent overland drainage, soil, debris, and deleterious materials from being spilled on public roads, lanes, and must not place any soil, fill or construction materials on private or public property without first obtaining the written permission of the land owner or as applicable, the Summer Village of Island Lake.

8. The Lands and improvements shall be maintained in a safe, clean, and tidy condition during all stages of construction, free from rubbish and debris. Receptacles for the purpose of disposing of rubbish and debris will be provided on the Lands during the construction to prevent the scatter of debris and rubbish.
9. The land owner is responsible for any damage to private or public property caused by their suppliers, agents, and contractors.
10. The proposed Development must substantially comply with the plans, diagrams and information submitted with the development permit application that includes, but is not limited to:
 - a. FRONT YARD SETBACK shall be a minimum of 8.0 metres (26.0 ft) from Irene Avenue and Spruce Drive;
 - b. REAR YARD SETBACK shall be a minimum of 1.5 metres (5.0 ft);
 - c. SIDE YARD SETBACK shall be a minimum of 1.5 metres (5.0 ft).
17. The land owner is responsible to ensure the Development is consistent with the conditions of any easement, covenant, rights-of-way or other agreements registered on the title of the Lands.
18. The attached notice will be posted on the Lands, or street abutting the Lands, for twenty-one consecutive (21) days.
19. Any development proceeded by the land owner prior to the expiry of the appeal period is done solely at the risk of the land owner.
20. This approval is valid for one (1) year from the effective date shown below. If substantial work on the Development has not commenced within one (1) year, this development permit is deemed to be void, unless an extension is granted by the Development Officer.

DATE APPLICATION DEEMED COMPLETE:	April 12, 2022
DATE OF DECISION:	May 12, 2022
EFFECTIVE DATE OF DEVELOPMENT PERMIT:	June 02, 2022



Summer Village of Island Lake
Rick Stuckenberg BES, RPP, MCIP
Development Officer