



May 09, 2022

Summer Village of Island Lake
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Our File: 22DP06 - 04

RE: APPROVAL OF DEVELOPMENT PERMIT 22DP06 - 04
Plan 1025731, Block 5, Lot 3
13 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 an accessory building, two RVs stalls, two on-site parking stalls, a gravel driveway, site grading, and drainage with services: power, above ground cistern, temporary septic service during construction, in-ground septic collection and holding tank for 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. Each RV stall will have permanent corner markers.
 - b. One RV stall will be compacted gravel and one RV stall will be grassed.
 - c. One RV is permitted in each RV stall.
 - d. 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 (Porta Potty) acceptable to a certified Plumbing Inspector will be provided on-site during the construction.
 - b. **SEPTIC HOLDING TANK:** the 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:** the above ground cistern must be installed in conformance with the Safety Codes Act, inspected and approved by a certified Plumbing Inspector.
 - d. **POWER:** must be installed and approved by an Electrical Inspector.

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 20, 2022
DATE OF DECISION:	May 09, 2022
EFFECTIVE DATE OF DEVELOPMENT PERMIT:	June 05, 2022

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

APPEAL:

21. Any person claiming to be affected by a decision of the Development Officer may file an appeal. An appeal must be made in writing and received by the Clerk of the Subdivision and Development Appeal Board within twenty-one (21) days after the Date of Decision.
 - a. Where an appeal is made, a development permit does not come into effect until the appeal has been determined and the permit has been confirmed, modified or nullified.
 - b. Where no appeal is made, this development permit does not come into effect until the effective date: June 05, 2022.
22. An appeal should be directed to the Clerk of the Subdivision and Development Appeal Board and may be delivered:

By mail:

Summer Village of Island Lake
Box 8
Alberta Beach, AB
T0E 0A0

In person:

4808 51 Street
Onaway, AB
T0E 1V0

The appeal must:

- a. Include payment of the appeal fee of \$200.00 plus GST;
- b. Provide the legal description and/or municipal address of the property to which the decision, issuance, or order of the development permit relates;
- c. Provide your full name, mailing address, E-mail address, and phone number;
- d. Provide a statement of the reasons for appeal and the issue or condition in the decision or order that are the subject of the appeal; and,
- e. Be received by the Clerk of the Subdivision and Development Appeal Board no later than May 30, 2022.

NOTES:

- A. A development permit is not a building permit. The land owner must obtain and adhere to all Safety Code permits and requirements of any other authority having jurisdiction.
- B. Alberta Transportation issued Roadside Development Permit (FILE RPATH0002370) on May 05, 2022 for the Development.
- C. The Development must comply with the Alberta Electrical Communication and Utility Code that provides for a minimum clearance from overhead wires and conductors.
- D. The land owner may need to consider:
 - i. design and construction of a drainage system adequate for the existing soils;
 - ii. site grading to provide drainage away from the buildings and improvements.
- E. To request that buried utilities on your property be located and marked, submit a request online anytime at [ClickBeforeYouDig](#) or call **1-800-242-3447**.
- F. A development permit that has expired or needs to be modified requires a separate application and approval issued by the Development Officer.
- G. Compliance with this approval requires the land owner to adhere to all conditions attached hereto.
- H. A copy of the development permit will be provided to the Summer Village of Island Lake, posted on their website, and notices sent to adjacent land owners.
- I. Should you have questions with the approval of this development permit, contact the Development Officer (SVILPERMITS@outlook.com or 780-542-0445).