



Summer Village of Island Lake
Box 8, Alberta Beach, AB T0E 0A0
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Website: www.islandlake.ca
Email: svislandlake@wildwillowenterprises.com

May 13, 2022

Our File: 22DP07 - 04

RE: **APPROVAL OF DEVELOPMENT PERMIT 22DP07 - 04**
Plan 3857KS, Block 11, Lot 5
81 Lakeshore Avenue, in the Summer Village of Island Lake
R1 - Residential Small Lot District (the "Lands")

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

1. The development permit is issued for the demolition of the existing dwelling, construction of a new dwelling, use of the existing well, installation of an in-ground septic collection and holding tank, site drainage, driveway access, on-site parking, and the existing garage is to remain (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 for obtaining any other permits, licenses, and approvals that may be required prior to commencing development of the Lands that may include, but is not limited to:
 - a. ALBERTA ENVIRONMENT AND PARKS should an approval be needed under the Water Act (contact: Andrew Patton 780 427 0903);
 - b. ALBERTA ENERGY REGULATOR related to natural gas lines, pipelines, and power lines located on the lands;
 - c. ALBERTA UTILITIES AND TELECOMMUNICATIONS related to telephone lines and utility services located on the lands.

3. Permits as required in connection with the demolition, building, electrical, gas or propane, plumbing, water, site drainage, and private sewage collection and disposal 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

Approvals under the jurisdiction of the Inspections Group will be needed for:

- a. **TEMPORARY SEPTIC SERVICE** – sanitary facilities acceptable to a certified Plumbing Inspector will be provided on-site during the demolition and construction.
 - b. **SEPTIC COLLECTION AND DISPOSAL SYSTEM** - installation of an in-ground septic collection system and holding tank must be approved by a certified Plumbing Inspector and comply with the Private Sewage Systems Standard of Practice (2015) for use in the Province of Alberta.
 - c. **WATER SUPPLY** - the existing water well needs certification by a professional engineer, a certified hydrologist or a certified plumbing inspector attesting to an adequate flow of water of potable quality.
 - d. **UTILITIES** - the land owner is responsible for contacting the utility service providers prior to disconnection and/or relocation of power lines and other utilities.
4. The Lands must be secured against public entry during the demolition to protect the public from any danger.
 5. Open excavations must be fenced and backfilled when appropriate to the stage of construction.
 6. Demolition of the existing dwelling and removal of fill, debris and construction waste shall be completed within ninety (90) days from the effective date of this development permit. The 90-day term may, if deemed acceptable by the Development Officer, be extended upon request of the land owner.
 7. The land owner will control dust or any other nuisance that would negatively affect the adjacent lands and land owners.
 8. Site grading away from all structures is required to ensure proper drainage.

9. The land owner will ensure that surface runoff will not discharge onto adjacent private properties or impact the water quality of the lake.
10. The land owner will ensure that erosion and sediment control measures are established on the Lands prior to starting work on the demolition and will be maintained through to completion of the construction, including final site grading and landscaping.
11. The land owner will prevent soil, debris, and deleterious materials from being spilled into the lake, 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.
12. The Lands and improvements shall be maintained in a safe, clean, and tidy condition during all stages of the construction, free from rubbish and debris. Receptacles for the purpose of disposing of construction waste, rubbish, and debris shall be provided on the Lands during the construction to prevent the scatter of debris and rubbish.
13. The land owner assumes full responsibility for safety of the Lands and construction of the improvements. No person shall keep or permit to be kept in any part of a yard any excavation, storage or piling of materials required for construction unless all necessary safety measures are undertaken. Materials are only to be stored on the Lands as is reasonably necessary to complete a particular stage of construction.
14. The land owner is responsible for any damage to private or public property caused by their suppliers, agents, and contractors.
15. The Development must substantially comply with the plans, diagrams, and information submitted with the development permit application that includes, but not limited to:
 - a. Plans prepared by AB Design Inc. and dated April 27, 2022;
 - b. FRONT YARD SETBACK shall be a minimum of 8.0 metres (26.0 ft);
 - c. REAR YARD SETBACK shall be a minimum of 1.5 metres (5.0 ft);
 - d. SIDE YARD SETBACK shall comply with the Alberta Building Code or be a minimum of 1.5 metres (5.0 ft) whichever is greater;
 - e. MAXIMUM HEIGHT shall be 2 storeys or 9.7 metres (32.0 ft) which ever is less in relation to the elevation of the adjacent road.
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 land owner must provide a Real Property Report (RPR) prepared and signed by an Alberta Land Surveyor:
 - a. completed at the foundation stage of development.
 - b. provided to the Development Officer prior to commencement of the framing to confirm the development complies with all land use and development regulations.
19. A driveway access and minimum of two (2) on-site parking stalls will be provided.
20. The attached notice must be conspicuously posted on the Lands, or the street abutting the Lands, for not less than twenty-one consecutive (21) days after the development permit is received.
21. 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.
22. 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 OF DECISION:

DATE APPLICATION DEEMED COMPLETE:	April 28, 2022
DATE OF DECISION:	May 13, 2022
EFFECTIVE DATE OF DEVELOPMENT PERMIT:	June 04, 2022

Per: Summer Village of Island Lake

Rick Stuckenberg BES, RPP, MCIP
Development Officer

APPEAL:

23. The Land Use Bylaw provides for any person claiming to be affected by a decision of the Development Officer may file an appeal to the Subdivision and Development Appeal Board by serving notice of appeal to the Clerk of the Subdivision and Development Appeal Board:
- a. Where no appeal is made, a development permit does not come into effect until twenty-one (21) days after the date that the development permit is received.
 - b. Where an appeal is made, a development permit does not come into effect until the appeal has been determined and the development permit has been confirmed, modified or nullified.
24. An appeal must be made in writing and delivered by mail or in person so as to be received by the Clerk of the Subdivision and Development Appeal Board within twenty-one (21) days of the Date of Decision. The 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 should include:

- a. payment of the appeal fee of \$200.00 plus GST;
- b. the legal description and/or the municipal address of the property to which the decision, issuance, or order of the development permit relates;
- c. your full name, mailing address, E-mail address, and phone number;
- d. a statement of the reasons for appeal and the issue or condition in the decision or order that are the subject of the appeal.

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 the Safety Codes Officer having jurisdiction.
- B. Alberta Transportation approved a Roadside Development Permit (2022-0002475 / File Number: RPATH0002475) on May 5 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. Walls of buildings within 2.4 m of the property line must be constructed in compliance with the Alberta Fire Code with a minimum fire rating of not less than 45 minutes.
- E. The land owner may need to consider:
 - i. any special design requirements of building the foundation;
 - ii. design and construction of a drainage system adequate for the existing soils;
 - iii. site grading to provide drainage away from the buildings and improvements.
- F. 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**.
- G. Alberta Transportation issued an exemption for a Roadside Development Permit.
- H. A development permit that has expired or needs to be modified requires a separate application and approval issued by the Development Officer.
- I. Compliance with this approval requires the land owner to adhere to all conditions attached hereto.
- J. Adjacent land owners, agencies, and the Summer Village of Island Lake will be notified of the approval of the application.
- K. Should you have questions with the approval of this development permit, contact the Development Officer (SVILPERMITS@outlook.com or 780-542-0445).