



Summer Village of Island Lake

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June 28, 2022

Our File: 22DP09 - 04

RE: APPROVAL OF DEVELOPMENT PERMIT 22DP09 - 04
Plan 0925358, Block 17, Lot 25A
28 Trout Street, Summer Village of Island Lake
R2 - Residential Small Large District (the "Lands")

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

1. The development permit is issued for a mobile home, raised deck, driveway, parking, site grading, and in-ground septic holding tank with the existing seasonal use RV, power, and well (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 for development adjacent to a watercourse or wetland;
 - 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 building, electrical, gas or propane, plumbing, water, drainage, 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

- a. **DECK** - may need to be engineered as determined by the Inspections Group Inc.
 - b. **TEMPORARY SEPTIC SERVICE** – sanitary facilities (e. g. Porta Poty) acceptable to a certified Plumbing Inspector will be provided on-site during the construction.
 - c. **UTILITIES** - the land owner is responsible for contacting the utility service providers prior to disconnection and/or relocation of the power lines and other utilities.
 - d. **POTABLE WATER SUPPLY** – connection to the existing well is needed. The supply of potable water will be in conformance with the Safety Codes Act and requirements of a certified Plumbing Inspector.
 - e. **SEPTIC COLLECTION AND DISPOSAL SYSTEM** – 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.
4. Stairs, gutters, and down spouts will be installed. The entire mobile home will be skirted.
 5. Seasonal use / occupation of the RV is permitted; it must be connected to an approved septic system. The RV parking stall can be grassed or gravel. A solid border or corner markers are needed. Only one RV is permitted in the parking stall.
 6. The land owner will control dust or any other nuisance that would negatively affect the adjacent lands and land owners.
 7. Grading away from all structures is required to ensure proper site drainage.
 8. The land owner shall prevent drainage, soil, debris, and deleterious materials from being spilled into a wetland or watercourse, 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.

9. 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 shall be provided on the Lands during the construction to prevent the scatter of debris and rubbish.
10. 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.
11. The land owner is responsible for any damage to private or public property caused by their suppliers, agents, and contractors.
12. The 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);
 - b. REAR YARD SETBACK shall be a minimum of 1.5 metres (5.0 ft);
 - c. SIDE YARD SETBACK shall comply with the Alberta Building Code or be a minimum of 1.5 metres (5.0 ft) whichever is greater;
 - d. The property line, north of the mobile home, should be verified with a field survey to ensure the setback requirements are met;
 - e. MAXIMUM HEIGHT shall be 2 storeys or 9.7 metres 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. Access is via the existing approach. A minimum of two (2) parking stalls must be provided on the Lands.
19. 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.
20. 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.
21. 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: May 27, 2022

DATE OF DECISION: June 28, 2022

EFFECTIVE DATE OF DEVELOPMENT PERMIT: July 20, 2022

Per: Summer Village of Island Lake

Rick Stuckenberg BES, RPP, MCIP
Development Officer

APPEAL:

22. 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.

23. 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.