



Summer Village of Island Lake
Box 8, Alberta Beach, AB TOE 0A0
Phone: 1-780-967-0271 Fax: 1-780-967-0431
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Email: svislandlake@wildwillowenterprises.com

June 09, 2022

Our File: 22DP11 - 04

via E-mail: 1

RE: APPROVAL OF DEVELOPMENT PERMIT 22DP11 - 04
Plan 1025731, Block 7, Lot 4
104 Spruce Avenue, Summer Village of Island Lake
R2 - Residential 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 shed / garage (the "Development").
2. The land owner is responsible for all development costs, fees, permits, approvals, licenses, and property taxes thereto.
3. Permits as required in connection with building, electrical, gas or propane, plumbing, and water 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

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:

30

- a. ALBERTA ENERGY REGULATOR related to natural gas lines, pipelines, and power lines located on the lands;
 - b. ALBERTA UTILITIES AND TELECOMMUNICATIONS related to telephone lines and utility services located on the lands.
4. The Development must comply with the plans, diagrams, setbacks, and information submitted with the development permit application that includes, but is not limited to:
 - a. SIDE YARD SETBACK shall comply with the Alberta Building Code or be a minimum of 1.5 metres (5.0 ft) whichever is greater;
 - 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. MAXIMUM HEIGHT shall be 2 storeys or 9.7 metres which ever is less in relation to the elevation of the adjacent road.
 5. The land owner will control dust or any other nuisance that would negatively affect the adjacent lands and land owners.
 6. Grading away from structures is needed to ensure proper site drainage.
 7. The land owner shall prevent drainage, soil, debris, and deleterious materials from being spilled into a public road 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 shall be provided on the Lands during the construction to prevent the scatter of debris and rubbish.
 9. 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.
 10. The land owner is responsible for any damage to private or public property caused by their suppliers, agents, and contractors.
 11. 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.

12. The attached notice must be conspicuously posted on the Lands, or the street abutting the Lands, for twenty-one consecutive (21) days after the development permit is received.
13. 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.
14. 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 18, 2022
DATE OF DECISION:	June 09, 2022
EFFECTIVE DATE OF DEVELOPMENT PERMIT:	July 01, 2022

Per: Summer Village of Island Lake



Rick Stuckenberg BES, RPP, MCIP
Development Officer