



Summer Village of Island Lake

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August 25, 2022

Our File: 22DP14 - 04

RE: **APPROVAL OF DEVELOPMENT PERMIT 22DP14 - 04**

Plan 7820256, Block 17, Lot 19

86 Lakeshore Avenue - Summer Village of Island Lake

R1 - Residential Small Lot 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 an accessory building / shed, access, site grading and drainage (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 prior to commencing development of the Lands that may include, but is not limited to:
 - A. A Roadside Development permit from Alberta Transportation. There is no cost for the application. You must use **MyAlberta Digital ID** or **MyAlberta Digital ID** for business to submit an application. Proof of an approved Roadside Development Permit must be provided to the Municipality.
 - 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.

3. Permits for building the shed 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

4. The land owner is responsible for contacting the utility service providers prior to disconnection and/or relocation of power lines and other utilities.
5. The land owner will control dust or any other nuisance that would negatively affect the adjacent lands and land owners.
6. Site grading away from all structures is required to ensure proper drainage. The land owner will ensure that surface runoff will not discharge onto adjacent private properties or public roads.
7. The land owner will prevent 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 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.
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 Development must substantially comply with the plans, diagrams, and information submitted with the development permit application that includes, but 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. 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.
 18. 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.
 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 OF DECISION:

DATE APPLICATION DEEMED COMPLETE:	August 15, 2022
DATE OF DECISION:	August 25, 2022
EFFECTIVE DATE OF DEVELOPMENT PERMIT:	September 16, 2022

Per: Summer Village of Island Lake



Rick Stuckenberg BES, RPP, MCIP
Development Officer

APPEAL:

21. The Land Use Bylaw provides for any person claiming to be affected by a decision