



**Summer Village of Island Lake**  
Box 8, Alberta Beach, AB T0E 0A0  
Phone: 1-780-967-0271 Fax: 1-780-967-0431  
Website: [www.islandlake.ca](http://www.islandlake.ca)  
Email: [svislandlake@wildwillowenterprises.com](mailto:svislandlake@wildwillowenterprises.com)

August 29, 2022

Our File: 22DP18 - 04

**RE: APPROVAL OF DEVELOPMENT PERMIT 22DP18 - 04**  
Plan 3867KS, Block 14, Lot 13  
159 Lakeshore Drive, Summer Village of Island Lake  
R1 - Residential Small Lot District (the "Lands")

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

1. The development permit is issued for a Modular Home with carport, cistern, in-ground septic collection and holding tank, approach, driveway, on-site parking, site grading and drainage with power, gas and utilities (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. A Roadside Development permit must be obtained from Alberta Transportation. There is no cost for the application. You must use MyAlberta Digital ID or MyAlberta Digital ID for business to submit the application. Proof of an approved Roadside Development Permit must be provided to the Municipality before starting the Development.
  - 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.

Permits required for the building, electrical, gas or propane, plumbing, water and private sewage collection and disposal must be obtained from:

The Inspections Group Inc.  
12010 – 111 Avenue NW  
Edmonton, AB T5G 0E6

Email: [questions@inspectionsgroup.com](mailto: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 from the Inspections Group are needed for:

- d. **GEOTECHNICAL AND CIVIL ENGINEERING** - the foundation system must be designed by a professional engineer.
  - e. **TEMPORARY SEPTIC SERVICE** – sanitary facilities acceptable to a certified Plumbing Inspector will be provided on-site during the construction.
  - f. **SEPTIC COLLECTION AND DISPOSAL SYSTEM** – relocation and installation of the existing 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.
  - g. **WATER SUPPLY** - the cistern needs approved by a certified plumbing inspector.
  - h. **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. Open excavations must be fenced and backfilled when appropriate to the stage of construction.
  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.
  7. An erosion and sediment control plan will be implemented during all phases of the construction. Surface runoff must not discharge onto adjacent private properties or impact the water quality of the lake.
  8. The land owner will prevent soil, debris, and deleterious materials from being spilled into the lake or public roads 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 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.
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 not limited to:
  - a. Plans provided by Western Modular homes and/or the land owner;
  - 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 by an Alberta Land Surveyor. The RPR must be completed at the foundation stage of development and provided to the Development Officer to confirm the development complies with all land use and development regulations.
19. The access from Lakeshore Drive will be relocated. Should a culvert be required for the approach it will be installed at the land owner's cost and sized so as to not impeded the flow of storm drainage in the road right-of-way. A minimum of two (2) on-site parking stalls will be provided.
20. The attached notice must be 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 on the Lands 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:	August 22, 2022
Date of Decision:	August 29, 2022
Effective Date of Development Permit:	September 20, 2022

**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.
- B. The Development must comply with the Alberta Electrical Communication and Utility Code that provides for a minimum clearance from overhead wires and conductors.
- C. 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.
- D. 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.
- 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. Adjacent land owners, agencies, and the Summer Village of Island Lake will be notified of the approval of the application.
- I. Should you have questions with the approval of this development permit, contact the Development Officer ([SVILPERMITS@outlook.com](mailto:SVILPERMITS@outlook.com) or 780-542-0445).