



Summer Village of Island Lake

Box 8, Alberta Beach TOE OAO

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September 07, 2022

22DP22 - 04

Re: Development Permit 22DP22 – 04
Plan 3867KS, Block 10, Lot 10
49 Lakeshore Drive, Summer Village of Island Lake
Residential Small Lot District (the “Lands”)

Your application for a development permit to demolish the existing cabin and a time extension of Development Permit 20DP08-04 to complete the new home is approved, subject to the following conditions:

1. All terms and conditions of Development Permit 20DP08-04 issued July 16, 2020 shall remain in force.
2. This approval is valid for one (1) year from the effective date shown below.

DATE OF DECISION:

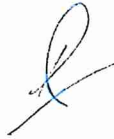
DATE APPLICATION DEEMED COMPLETE:	August 23, 2022
DATE OF DECISION:	September 07, 2022
EFFECTIVE DATE OF DEVELOPMENT PERMIT:	September 29, 2022

3. The Sediment and Erosion Control Plan (the “ESC”) provided with the demolition permit application will be implemented for all phases of the completion of the new home and demolition of the existing cabin. The ESC includes, but is not limited to:
 - a. The front yard will be graded to match both neighbors’ site grade.
 - b. There will be grass sod laid starting 10 feet in front of new cabin. This should equal 70ft of grass before lakes edge.
 - c. Weeping tile, gutters and down spouts will drain into the grass sod area.
 - d. West side yard will be a path down to 15 feet past the front of new cabin.

- e. The trail will be filled with crush to expedite water run off to proposed sod area.
 - f. East side will be backfilled and grass sod.
 - g. Rear of house will have landscape fabric installed to prevent erosion of bank once boot room construction is completed.
 - h. Demolition of old cabin will begin in mid September.
 - i. Contents of cabin will be moved out and exterior wood will begin to be removed for interior projects in new cabin.
 - j. Garbage bins will be staged at the rear of the property for demolition debris.
 - k. Expected completion date for demolition would be Feb-Mar 2023.
 - l. Expected completion date for final inspection expected fall 2023. (Supply chain issues may impede this date).
 - m. A site plan for the ESC is appended.
4. Surface runoff must not discharge onto adjacent private properties or impact the water quality of the lake.
 5. The land owner is responsible for all development costs, fees, permits, approvals, licenses, and property taxes thereto.
 6. Open excavations must be backfilled when appropriate to the stage of construction and demolition.
 7. The land owner will control dust or any other nuisance that would negatively affect the adjacent lands and land owners.
 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 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.

Per: Summer Village of Island Lake



Rick Stuckenberg BES, RPP, MCIP
iLand Services Inc.
Development Officer

APPEAL:

13. 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.
14. 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.

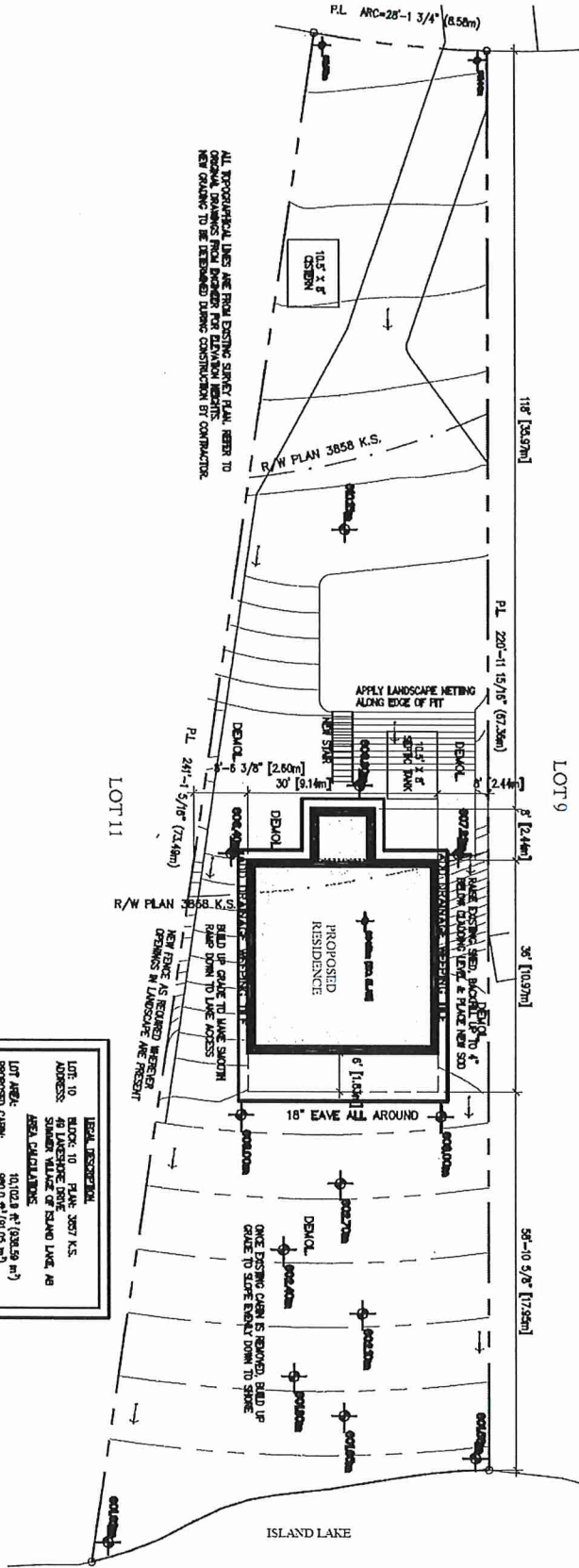
NOTES:

- 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. design and construction of a drainage system adequate for the existing soils;
 - ii. 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 or 780-542-0445).



SITE PLAN

SCALE: 1"=20'-0"



LEGAL DESCRIPTION:	LOT 10
BLK. 10	PLAN 3857 K.S.
ADDRESS:	48 LANSKAP DRIVE
SUBDIVISION:	SHAWNEE VALLEY OF ISLAND LAKE, MO
AREA CALCULATIONS:	
LOT AREA:	10,102.8 sq. ft. (931.50 m ²)
PROPOSED COVER:	980.0 sq. ft. (90.5 m ²)
PROPOSED COVERAGE:	9.7 %

ALL PERIPHERAL LINES ARE FROM EXISTING SURVEY PLANS. REFER TO ORIGINAL DRAWINGS FROM DESIGNER FOR ELEVATION HEIGHTS. NEW GRADING TO BE INTERPRETED DURING CONSTRUCTION BY CONTRACTOR.

NEW FENCE AS REQUIRED WHEREVER NEW OPENINGS IN LANDSCAPE ARE PRESENT

ONCE EXISTING CABIN IS REMOVED, BUILD UP GRADE TO SLOPE EVENLY DOWN TO SHORE

ISLAND LAKE