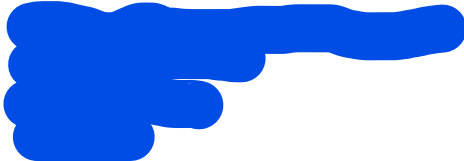




**Summer Village of Island Lake**  
Box 8, Alberta Beach, AB TOE 0A0  
Phone: 1-780-967-0271 Fax: 1-780-967-0431  
Website: [www.islandlake.ca](http://www.islandlake.ca)  
Email: [svislandlake@wildwillowenterprises.com](mailto:svislandlake@wildwillowenterprises.com)

October 07, 2022

**Our File: 22DP23 - 04**



**RE: APPROVAL OF DEVELOPMENT PERMIT 22DP23 - 04**  
Plan 3857 KS, Block 10, Lot 19 - 31 Lakeshore Drive, Summer Village of Island Lake  
R1 - Residential Small Lot District (the "Lands")

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The development permit application for a 14' x 20' boathouse / gazebo, 20' x 28' at grade deck (no piles), power for low level lighting, re-grade the lot along the shoreline to match the grade and elevation of the adjacent lots using imported, clean sand and drainage into the lake (the "Development") is approved subject to the following conditions:

1. The boathouse / gazebo cannot be occupied and a sanitary sewer system cannot be installed. Water can be provided for seasonal use.
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 Transportation Development Permit (2022-0005018) is approved and a copy of the permit is/was provided to the Municipality.
  - b. Stepping back 2 feet from the shoreline to build the deck platform and filling in your lot with sand would not require provincial AEP approval.
  - c. ALBERTA ENERGY REGULATOR related to natural gas lines, pipelines, and power lines located on the lands.
  - d. ALBERTA UTILITIES AND TELECOMMUNICATIONS related to telephone lines and utility services located on the lands.
  - e. Safety Codes permits are required. The application forms are available 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

4. Clean sand will be imported via an existing trail on the adjacent lot for which the land owner confirms to have consent or through the winter months on the ice of the lake.
5. The land owner will any prevent drainage, soil, debris, and deleterious materials from being spilled into the lake and 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.
6. The land owner will control drainage, dust or any other nuisance that would negatively affect any adjacent lands and land owners.
7. An EROSION AND SEDIMENT CONTROL PLAN will follow Environment and Parks guidelines and must 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 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 proposed Development must substantially comply with the concept plans, diagrams, and information submitted with the development permit application, and the following:

- a. FRONT YARD SETBACK (e. g. from the lake) for the boathouse / gazebo is a minimum of 8.0 metres (26.0 ft).
  - b. The grade level deck must be setback a minimum of 2 ft from the lake.
  - c. SIDE YARD SETBACK shall comply with the Alberta Building Code or a minimum of 1.5 metres (5.0 ft) whichever is greater;
  - d. MAXIMUM HEIGHT of the boathouse / gazebo is 1 (one) storey;
  - e. 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.
17. The attached notice must be posted on the Lands, or the street abutting the Lands, for twenty-one consecutive (21) days after the development permit is received.
18. 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.
19. 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 26, 2022
DATE OF DECISION:	October 07, 2022
EFFECTIVE DATE OF DEVELOPMENT PERMIT:	November 29, 2022

Per: Summer Village of Island Lake



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Rick Stuckenberg BES, RPP, MCIP  
Development Officer

**APPEAL:**

20. 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.
21. 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  
TOE 0A0

In person:

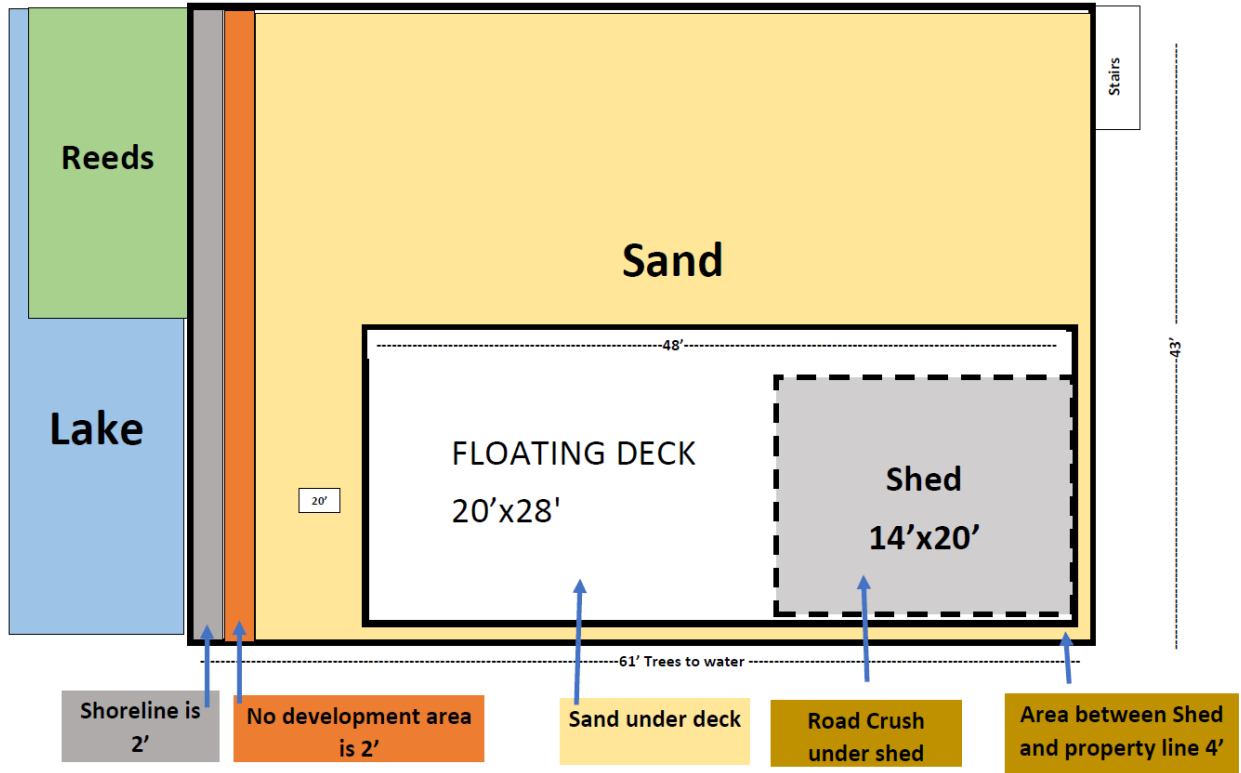
4808 51 Street  
Onaway, AB  
TOE 1V0

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.
- 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. 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**.
- G. A development permit that has expired or needs to be modified requires a separate application and approval issued by the Development Officer.
- H. Compliance with this approval requires the land owner to adhere to all conditions attached hereto.
- I. Adjacent land owners, agencies, and the Summer Village of Island Lake will be notified of the approval of the application.
- J. 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).



The setback from the lake to the boathouse / gazebo (shown as a shed in the diagram) is a minimum of 8.0 metres (26.0 ft)

The side yard setback for all structures (deck and shed) is a minimum of 1.5 meter (5.0 ft)