



**Summer Village of Island Lake**

Box 8, Alberta Beach TOE 0A0

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Email: [svislandlake@wildwillowenterprises.com](mailto:svislandlake@wildwillowenterprises.com)

January 24, 2023

**21DP11-04**

**22DP25-04**

Re: Time Extension of Development Permit 21DP11-04 to relocate an existing Sea-can on Plan 782 0256, Block 17, Lot 9 - 26 Lakeshore Drive, Summer Village of Island Lake (the "Development") within the R1 - Residential Small Lot District (the "Lands")

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Development Permit 21DP11-04 of the Lands was approved for a Sea-can. No appeal was filed with the Subdivision and Development Appeal Board. The Development Officer has not received any complaints about the Sea-can from an adjacent land owner. The Sea-can is situated between the principal dwelling and the lane and is deemed to be attached to the principal dwelling. It is an existing, non-conforming use under the Municipal Government Act given that Development Permit 21DP11-04 was approved. The land owner is seeking a time extension to complete the Development. A notice to this effect was sent to adjacent land owners with a site plan that shows the new location of the Sea-can. No change in the size or use of the Sea-can is proposed. Custom siding will be affixed to the Sea-can. The Sea-can must be attached to the principal dwelling to comply with Development Permit 21DP11-04. The application for a time extension is approved subject to the following:

1. No change in use or size of the Sea-can is permitted.
2. Re-location of the Sea-can must ensure safe, suitable access from the lane with the provision of parking, carport, and a roof structure.
3. The land owner must install exterior, custom wood siding on all sides of the Sea-can, build a roof structure, carport, and attach the Sea-can to the principal dwelling. The wood siding must compliment adjacent uses and the principal dwelling. This approval includes the structures shown in the plan appended (e. g. tent carport, storage buildings, dog run, and site grading etc.).
4. The Sea-can will be attached to the principal dwelling by a roof or any other unattached, open or enclosed above-grade structure or foundation / at grade concrete walkway or parking site contiguous to the carport and principal dwelling and, for the purposes of

determining compliance of the Development, shall be considered to be a part of and attached to the principal building.

5. Plans and specifications for the wood siding, roof structure, and relevant building components (as shown in the diagram appended) will be provided to the Development Officer prior to obtaining a building permit.
6. 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.
  - b. Proof of an approved Roadside Development Permit must be provided to the Municipality before starting construction of the Development.
  - 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. **UTILITIES** - the land owner is responsible for contacting the utility service providers prior to disconnection and/or relocation of the power lines and other utilities.
7. The applicable Safety Codes permits may be obtained:

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

8. The land owner will control drainage, dust or any other nuisance that would negatively affect the adjacent lands and land owners.
9. The land owner will any prevent drainage, soil, debris, and deleterious materials from being spilled into the lane 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.
10. 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.

11. 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.
12. The land owner is responsible for any damage to private or public property caused by their suppliers, agents, and contractors.
13. The land owner will reasonably comply with the intent of the proposed development as shown in the site plan (appended) with the application, plans and information provided to the Development Officer that include, but is not limited to:
  - a. FRONT YARD SETBACK (to Lakeshore Drive) shall be a minimum of 8.0 metres (26.0 ft);
  - b. REAR YARD SETBACK (to the lane) shall be a minimum of 1.5 metres (5.0 ft);
  - 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 shall be 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.
14. Any development started prior to the expiry of the appeal period is done solely at the risk of the land owner.
15. Approval for the time extension is valid to 24-NOV-2024:
  - a. Should circumstances warrant, the land owner may apply for one further time extension not to exceed ten (10) months.
  - b. If the proposed Development is not substantially started by 23-NOV-2023, this development permit is deemed to be null and void, unless an extension is granted in writing by the Development Officer.
  - c. Provided that the land owner takes reasonable steps to complete the Development, the expectations for the time extension are deemed to have been met for the purposes of compliance under the Land Use Bylaw.

**DATE OF DECISION:**

DATE APPLICATION DEEMED COMPLETE:	January 12, 2023
DATE OF DECISION:	January 24, 2023
EFFECTIVE DATE OF DEVELOPMENT PERMIT:	February 14, 2023

17. 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.

**APPEAL:**

18. 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.
- d. 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.
  - e. 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.
19. 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.

Sincerely,  
SUMMER VILLAGE OF ISLAND LAKE

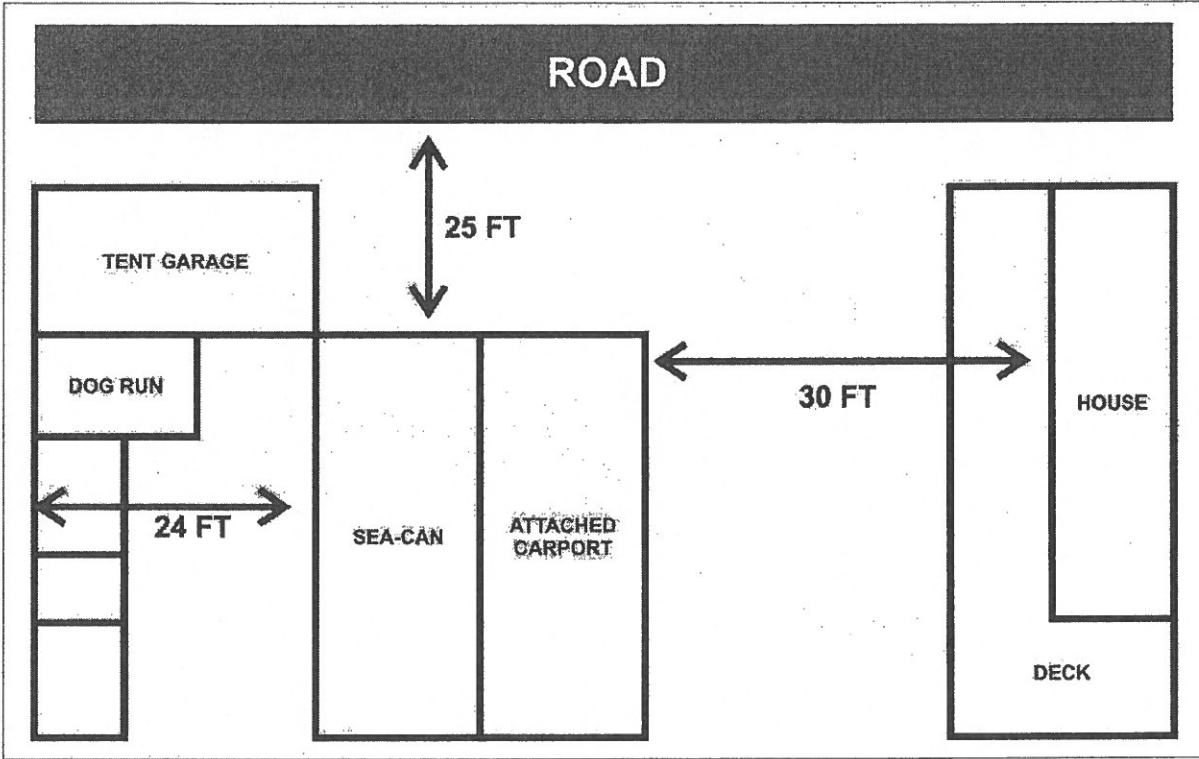


Rick Stuckenberg BES, RPP, MCIP  
Development Officer  
Cell # 780-542-0445  
Email [SVILPERMITS@outlook.com](mailto:SVILPERMITS@outlook.com)

**NOTES:**

- A. A development permit is not a building permit. The land owner must obtain and adhere to all Safety Code permits and requirements of the Safety Codes Officer having jurisdiction.
- 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. Alberta Transportation issued an exemption for a Roadside Development Permit.
- 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. A copy of the development permit will be posted on the municipal website.
- K. 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).

**SITE PLAN**  
26 Lakeshore Drive  
Plan 782 0256, Block 17, Lot 9



The Development includes the above identified structures, existing and proposed