



Notice of Decision

Date: January 21st 2025

Permit Number: 2025-DP03

To:



Re: Decision of the Development Officer

Property Address

176 Lakeshore Dr. S,

Lot, Block, Plan

8,13,7820256

Dear Sir or Madam:

Please be advised that Development Permit Application for construction of a new garage (624sqft) under application 2025-DP-03 was received January 6th 2025 and was deemed complete on January 17th 2025. The Application has been deemed to be a permitted use.

The Application has been issued with a side yard variance reduction from the required 5 feet to 2 ft. With a permitted projection for the eaves of up to 3 ft into the setback area on the northern property line.

If as the applicant or landowner you are unsatisfied with the conditions attached to this decision you have 21 days from the date of issuance to appeal the decision to the Subdivision and Development Appeal Board. The appeal deadline is 21 days from the date of issuance.

If you have any questions or concerns regarding the Development Permit please contact the undersigned.

THIS DOES NOT GIVE YOU PERMISSION TO START CONSTRUCTION. You may be required to OBTAIN A BUILDING PERMIT HOWEVER, IF THERE IS NO STRUCTURE PLANNED TO BE BUILT OF MOVED TO THE SITE, YOU MAY PROCEED WITH YOUR DEVELOPMENT.

The Permit is approved subject to the following conditions

1. Shall comply with all property setbacks in accordance to the Land Use Bylaw. Notwithstanding the Variance for the northern property line.
2. Pay all outstanding permit fees no later than 4 days after the issuance of this permit. Otherwise this permit will be deemed cancelled effective Immediately. Amount outstanding is \$450.00
3. The applicant shall obtain and adhere to the requirements where applicable, from the appropriate authority, permits relating to building, electricity, plumbing, sewer and drainage, and all other permits required in connection with the proposed development.
4. All Safety Code Permits shall be applied for no later than 60 days from issuance of this permit.



Summer Village of Island Lake

Website: www.islandlake.ca

5. The property must be landscaped in such a manner to prevent surface drainage onto adjacent properties.
6. Garage shall be a minimum of 2.0m from the principal structure.
7. Accessory dwelling shall not be used as a dwelling or living unit.
8. The applicant shall be financially responsible during construction for any damage by the applicant, his servants, his suppliers, agents or contractors, to any public or private property.
9. All municipal taxes and fees must be paid.
10. All improvements approved hereby must be completed within twenty four (24) months of the effective date of the permit.
11. The applicant shall display for no less than twenty-one (21) days after the permit is issued, in a conspicuous place on the site or on streets abutting the site, the enclosed notice.
12. No person shall keep or permit to be kept in any part of a yard any excavation, storage or piling of materials required during the construction stage unless all necessary safety measures are undertaken. The owner of such materials or excavation must assume full responsibility to ensure the situation does not prevail any longer than reasonably necessary to complete a particular stage of construction.
13. Applicant is responsible for all damages to Village property arising from the demolition, or relocation of the existing structures and the construction of the new residence.
14. No Living quarters shall be established within the accessory buildings. Including use as a bunkie or sleeping quarters.

This decision may be appealed to the Subdivision and Development Appeal Board within 21 days after the date on which a person qualified to appeal is notified of the decision.

Appeals should be made to:

Subdivision and Development Appeal Board Clerk
Summer Village of Island Lake
Box 8
Alberta Beach, AB
T0E 0A0

The appeal should include:

1. Payment of the appeal fee of \$200.00 + GST
2. The Legal description and or the municipal address of the property to which the decision relates.
3. Your full name, mailing address, email address and phone number.
4. A statement of the reasons for the appeal

If you have any questions regarding the Development Permit please contact the undersigned at PDsummervillage@outlook.com

Yours truly,

Matthew Ferris
Development Officer
Summer Village of Island Lake



Summer Village of Island Lake

Website: www.islandlake.ca

The personal information provided as part of this application is collected under Sections 303 and 295 of the Municipal Government Act and in accordance with Section 32(c) of the Freedom of Information and Protection of Privacy Act. The information is required and will be used for issuing permits, Land Use Bylaw enforcement and property assessment purposes. The name of the permit holder and the nature of the permit are available to the public upon request.



Summer Village of Island Lake

Website: www.islandlake.ca