



**Summer Village of Island Lake**  
Box 568, Bruderheim, AB. T0B 0S0  
Phone: 1-780-237-2204  
Website: [www.islandlake.ca](http://www.islandlake.ca)  
Email: [info@islandlake.ca](mailto:info@islandlake.ca)

### **Notice of Decision**

April 8, 2025

Permit Number: 2025-DP-06

To:



**Re: Summer Village of Island Lake Development Permit 2025-DP-06**

**Civic Address: 35 Spruce Drive**

**Legal Address: Lot 6 – Block 3 – Plan 5537MC**

Dear Sir or Madam:

Please be advised that Development Permit Application for construction of a new Garage under application 2025-DP-06, was deemed complete on April 1, 2025. The Application has been deemed to be a permitted use.

The application has been issued with a rear yard variance reduction from 6 meters to 2.0 meters.

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 DEVELOPMENT PERMIT DOES NOT GIVE PERMISSION TO START CONSTRUCTION. YOU MAY BE REQUIRED TO OBTAIN A BUILDING PERMIT, HOWEVER, IF THERE IS NO STRUCTURE TO BE BUILT OR MOVED TO THE SITE, YOU MAY PROCEED WITH YOUR DEVELOPMENT.**

The permit is hereby approved subject to the following conditions:

1. The development shall comply with all property setbacks in accordance with the Land Use Bylaw, notwithstanding the variance on the rear yard property line.
2. The Applicant shall obtain, from the appropriate authority, and adhere to the requirements of all permits relating to building, electricity, plumbing, sewer and drainage, and all other permits required in connection with the proposed development.

3. All Safety Code Permits shall be applied for no later than 60 days from the issuance of this permit.
4. The property must be landscaped in such a manner to prevent surface drainage onto adjacent properties.
5. Garage must be a minimum of 2.0 meters from the principal structure.
6. **No living quarters shall be constructed within the structure including use as a bunkie or sleeping quarters.**
7. The Applicant shall be financially responsible, during demolition/construction, for any damages by the applicant, his servants, his suppliers, agents or contractors to any public or private property.
8. All Municipal taxes and fees must be paid.
9. All improvements approved hereby must be completed within **twenty-four (24) months** of the effective date of the permit.
10. The applicant shall display a copy of this permit for no less than **twenty-one (21) days** after the permit is issued, in a conspicuous place on site or on streets abutting the site.
11. 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 longer than reasonably necessary to complete a particular stage of construction.

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 can be made to:

Subdivision and Development Appeal Board Clerk  
Milestone Municipal Services  
Summer Village of Island Lake  
Box 1075, Onoway, AB.  
T0E 1V0

The appeal should include:

1. Payment of the appeal fee of \$200.00 + GST.
2. The Legal Description and/or 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 [info@islandlake.ca](mailto:info@islandlake.ca)

Yours truly,

Phyllis Forsyth, CLGM  
CAO  
Summer Village of Island Lake

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.