



Development Permit 2025-DP07-01

ISLAND LAKE SUMMER VILLAGE

Box 568
Bruderheim, Alberta
T0B 0S0

Phone: (780) 994-1883 (Development Officer)
(780) 237-2204 (Summer Village Administrator)

Email: info@islandlake.ca

May 5th, 2025

[REDACTED]
[REDACTED]
[REDACTED]

Via Email: [REDACTED]

Re: Development Permit No. 2025-DP07-01
Lot: 21, Block: 20, Plan: 3857 KS
27 Lake Shore Drive South
"R1" – Residential Low Density

APPROVAL OF DEVELOPMENT PERMIT

You are notified that your application for a PERMITTED 33.45 M2 (360 FT2) COVERED DECK (OVER EXISTING DECK) has been conditionally approved subject to the following TEN (10) conditions:

- 1 This Development Permit for the construction of a 33.45 M2 (360 FT2) COVERED DECK (OVER EXISTING DECK) as per the Building Elevations provided by the applicant which are attached and form a part of this conditional approval.
- 2 For the construction of an engineered deck covering over an existing deck.
- 3 The applicant shall display the enclosed Public Notice in a conspicuous place on the subject property for no less than twenty one (21) days after the permit's decision date.
- 4 All municipal taxes have been paid or are current with the Island Lake Summer Village.
- 5 The applicant shall be financially responsible during the development of any damage caused by the applicant or contractors to any public or private property.
- 6 No person shall keep or permit to be kept in any part of a yard any excavation, storage, or piling of materials required during construction unless all safety measures are undertaken. The property owners shall assume full responsibility to ensure the situation does not prevail longer than necessary to complete construction.
- 7 The applicant shall control the debris, dust or other nuisance that would negatively affect adjacent properties or the adjacent property owner(s) to the satisfaction of the Development Officer.
- 8 Arrangements for the provision of sanitary facilities for the project site must be provided and maintained throughout construction, to the satisfaction of the Development Officer.

- 9 The applicant shall prevent excess soil or debris related to construction from spilling onto the public roadways and shall not place soil or any other material on adjacent properties without permission in writing from the adjacent property owner(s) or as applicable the Village.
- 10 This approval is valid for twelve (12) months from the effective date shown below. If work has not commenced within twelve (12) months a new development permit approval may be required.

Date Application Deemed Complete	<u>April 3rd, 2025</u>
Date of Decision	<u>May 5th, 2025</u>
Effective Date of Development Permit	<u>June 3rd, 2025</u>

Please contact the Development Officer at (780) 994-1883 if you have any questions.



Development Officer

cc: Les Forsyth (Administrator) Island Lake Summer Village (property file)
Assessor – Island Lake Summer Village

NOTE:

An appeal of any of the conditions of this approval may be made to the Subdivision and Development Appeal Board (SDAB) by serving an appeal to the Secretary. Any appeal must be forwarded in writing (accompanied by the \$500.00, Appeal Fee), stating the grounds for the appeal and may be directed by fax, mail, or delivered personally to the Secretary, **so as to be received no later than June 2nd, 2025.**

Secretary of the Subdivision and Development Appeal Board
PO Box 568
Bruderheim, Alberta T0B 0S0 Email: info@islandlake.ca

NOTES (6):

- 1 Any development or activity commenced prior to the expiry of the appeal period is done so entirely at the applicants' risk.
- 2 This Permit approval authorization is for development under the Island Lake Summer Village Land Use Bylaw. The applicant is responsible for obtaining any and all licenses and/or approvals that may be required prior to commencing any development from Provincial and/or Federal Departments or Agencies, which may include, but not limited to:
 - Alberta Environment and Parks for any development within 30 metres of a wetland and watercourse;
 - Alberta Energy Regulator related to natural gas lines, pipelines, and power lines located on the lands; and
 - Alberta Utilities and Telecommunications related to telephone lines and utility services located on the lands.
- 3 The applicant is reminded that compliance with this approval requires adherence with all approval conditions attached hereto.
- 4 The landowners are encouraged to consider prohibiting residential fertilizer use on the lands.
- 5 The development permit is valid for twelve (12) months from the Effective Date. If the development or activity has not been substantially commenced upon expiry, this permit shall be deemed expired (null and void) unless the applicant has secured an extension from the approval authority.

- 6 This is NOT A BUILDING PERMIT and where required by any regulation, all necessary Safety Code Permits shall be secured separately.
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Required Safety Codes AND Compliance Monitoring

The Inspections Group Inc.

Phone: (780) 454-5048

Toll Free: 1 (866) 554-5048

Fax: 1 (866) 454-5222

Email: questions@inspectionsgroup.com

www.inspectionsgroup.com

PLEASE NOTE: Failure to secure, and adhere to, Safety Codes Permits may result in legal action, and correction of unpermitted construction, including the to the demolition of activities completed without issued permits. **Don't forget your permits and call for all inspections.**

REMEMBER – CALL BEFORE YOU DIG!

ALBERTA FIRST CALL

Phone: 1 (800) 242-3447

Website: www.albertaonecall.com



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PUBLIC NOTICE

Development Permit 2025-DP07-01

RESIDENTIAL USE – 33.45 M2 (360 FT2) COVERED DECK (OVER EXISTING DECK)

Please note that the Development Officer **CONDITIONALLY APPROVED** Development Permit Number 2025-DP07-01 on **May 5th, 2025**, for the construction of a PERMITTED **33.45 M2 (360 FT2) COVERED DECK (OVER EXISTING DECK)** on the property located at **27 Lake Shore Drive South**.

If you have any questions regarding this decision, please contact the Development Officer directly at (780) 994-1883.