



## Notification Letter and Notice of Decision

Date: April 30<sup>th</sup> 2024

Permit Number: 2024-DP-03

To:

Re: Decision of the Development Officer

**Property Address**  
218 Lakeshore Drive

**Lot, Block, Plan**  
10,15,Plan 3857KS

Dear Sir or Madam:

Please be advised that Development Permit Application for Development of an new residence of 1950 sqft, 225sqft walkway and 560sqft deck under application 2024-DP-03 was received on April 1<sup>st</sup> 2023 and deemed complete on April 19<sup>th</sup> 2024.

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. Existing Cabin shall be removed prior to the commencement of construction of the development outlined in this permit.
2. Applicant Shall comply with all property setbacks in accordance to the Land Use Bylaw. .
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. The property must be landscaped in such a manner to prevent surface drainage onto adjacent properties.
5. 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.
6. All municipal taxes and fees must be paid.



## Summer Village of Island Lake

Website: [www.islandlake.ca](http://www.islandlake.ca)

7. All improvements approved hereby must be completed within twenty four (24) months of the effective date of the permit.
8. Development shall comply with recommendations of the Geotechnical report dated March 15<sup>th</sup> 2024.
9. Stormwater shall be directed to be maintained onsite or in accordance with any Water Act Approvals
10. 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.
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 any longer than reasonably necessary to complete a particular stage of construction.
12. The total Height of the cabin shall not exceed 32' above grade upon completion.

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 568  
Bruderheim, AB  
T0B0S0

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](mailto:PDsummervillage@outlook.com)

Yours truly,  
Development Officer  
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.



**Summer Village of Island Lake**

Website: [www.islandlake.ca](http://www.islandlake.ca)



**Summer Village of Island Lake**

Website: [www.islandlake.ca](http://www.islandlake.ca)