



## Notice of Decision

Date: June 3rd 2024

Permit Number: 2024-DP-06

To:

Re: Decision of the Development Officer

**Property Address**

33 Spruce Dr., Property is zoned  
Residential

**Lot, Block, Plan**

7,3, 5537MC

Dear Sir or Madam:

Please be advised that Development Permit Application for the demolition of the existing free standing garage and be replaced with an detached Garage Totaling up to 780 sqft with an upstairs loft under a discretionary use application 2024-DP-06 was received May 5<sup>th</sup> 2024 and was deemed complete on May 17<sup>th</sup> 2024, and Approved on June 3rd 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. Shall comply with all property setbacks in accordance to the Land Use Bylaw. Ensuring the garage is no closer than 2.0m from the front property line, 2.0m from the principle dwelling and a minimum of 1.5m form the side property lines.
2. 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.
3. All Safety Code Permits shall be applied for no later than 60 days from issuance of this permit.
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 demolition/construction for any damage by the applicant, his servants, his suppliers, agents or contractors, to any public or private property.



6. Structure shall not exceed 27ft in height
7. All municipal taxes and fees must be paid.
8. The Maximum Height of the Additional shall be 32 ft.
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 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.

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](mailto:PDsummervillage@outlook.com)

Yours truly,  
Matthew Ferris  
Development Officer  
Summer Village of Island Lake



**Summer Village of Island Lake**

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