

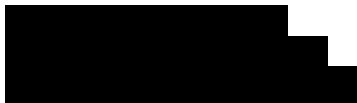


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PERMITTED USE DEVELOPMENT PERMIT

June 29, 2021

File #: 21-02



RE: Lot 11 & 12 , Block 6, Plan 4118 MC (Lots currently being amalgamated)
38 & 42 Lakeview Avenue
Summer Village of South View

YOUR APPLICATION for the construction of a 52' X 47' bungalow on walk out basement with attached garage 24' X 30' on Plan 4118 MC, Block 6, Lot 11 & 12, municipal address of 38 & 42 Lakeview Avenue in the Summer Village of South View was reviewed and approved by the Development Officer subject to the following general conditions:

General Conditions for All Development Permits:

1. Failure to conform to the conditions of a development permit will render the permit null and void.
2. The applicant shall be financially responsible during construction for any damage by the applicant, his servants, suppliers, agents or contractors to any public or private property as well as the roads within the Summer Village of South View.
3. The applicant shall prevent excess soil or debris from being spilled on public streets and lanes and shall not place soil or any other material on adjacent properties without permission in writing from the adjacent property owner(s).
4. It is solely the responsibility of the applicant to ensure that all mechanical and electrical installations within the structure are located a minimum of 0.5m (1.6 ft.) above the 1:100 flood elevation level of 723.8m ASL. Buildings shall have no finished floor space below the 1:100 year flood elevation.
5. Prior to construction or commencement of any development, the Owner/Applicant or contractor is responsible to obtain building, electric, plumbing, sewage, and gas permits, if required. Permits must be obtained from the The Inspections Group Office.

6. The Applicant is required to consult with the permit issuer to ensure that there are no conflicts between homeowner/contractor permits and the person(s) responsible for performing the actual work. The Applicant shall be responsible for obtaining and complying with any required permits from federal, provincial, or other regulatory bodies. The Applicant shall also be responsible for complying with the condition of any easement, covenant, building scheme, or development agreement affecting the site.
7. All development shall be landscaped and graded in a manner that all surface run-off is either contained on-site, directed into an existing water body (i.e. a lake or stream) or public drainage system (i.e. a municipal ditch).
8. The Applicant shall remove all garbage and waste at his/her own expense and keep the site in a neat and orderly manner.
9. Any field work or construction undertaken prior to the effective date of the development permit is at the risk of the Owner(s)/Applicant(s).
10. The Applicant must obtain approval for all approaches required for the proposed development.
11. Any changes, amendments, or additions to this development permit shall require a new development permit application, including but not limited to an expansion or intensification of the use.
12. The proposed development shall be sited and conform to all building setbacks as shown on the submitted drawing, shall not be moved or enlarged except where authorized and conform to all building setbacks as required as per the Land Use Bylaw #179.
13. Exterior of buildings must be completed within 12 months from date of approval.
14. All arrears that may be owed by the Applicant to the Municipality to be paid in full.
15. The applicant shall comply with the Alberta Safety Codes Act by obtaining the necessary building, plumbing, electrical, gas and private sewage permits.
16. Any structure located closer than eight (8) feet from the property line will be required to comply with the High Intensity Residential Fire Regulations (HIRF). Contact an Alberta Safety Codes Building Inspector issuer to discuss how this may affect your development.
17. The applicant shall comply with the Alberta Fire Code.

PERMIT NOTES

1. The applicant shall comply with the Alberta Safety Codes Act by obtaining the necessary building, plumbing, electrical, gas and private sewage permits from the Inspections Group Inc.
2. The applicant shall comply with the Alberta Fire Code.

Date of issue: **June 29, 2021**

Effective Date: **July 20, 2021**

An appeal of any of the conditions of approval may be made to the Subdivision and Development Appeal Board by serving written notice of appeal to the Secretary of the Subdivision and Development Appeal Board. Such an appeal shall be made in writing and shall be delivered either personally or by mail so as to reach the Secretary of the Subdivision and Development Appeal Board no later than fourteen (14) days after the notice of decision. The appeal should be directed to this office and must include a statement of the grounds for the appeal.

If you wish to appeal the decision of the Development Officer you may do so by completing a form available from the:

Summer Village of South View
Box 8
Alberta Beach, AB T0E 0A0
(780) 819-3681

Please don't hesitate to contact me if you have any questions or concerns regarding the development permit and conditions.

Signature of Development Officer: _____
Diane Burtnick, Development Officer

cc: Wendy Wildman, Municipal Administrator, S V of South View
Dan Kanuka – SV Assessor

THIS IS NOT A BUILDING PERMIT – You must apply for a building, electrical or any other permits required from: The Inspections Group Inc.