



September 24, 2021

File: 21DP12-31



**Re: Development Permit Application No. 21DP12-31
SW 3-54-5-W5M (the "Lands")
DC – Direct Control District : Summer Village of Silver Sands**

Preamble: The Council for the Summer Village of Silver Sands, at their regular meeting of September 24, 2021 (Motion #189-21) carried a motion to conditionally approved Development Permit Application 21DP12-31. The approval provides for the construction / development of four (4) partially serviced recreational vehicle sites, installation of four (4) sewage holding tanks. Note: These four sites are in addition to the three approved under Development Permit 15DP07-31.

APPROVAL OF DEVELOPMENT PERMIT

You are hereby notified that your application for a development permit, with regard to the following:

**CONSTRUCTION / DEVELOPMENT OF FOUR (4)
RECREATIONAL VEHICLE SITES AND INSTALLATION
OF FOUR (4) SEWAGE HOLDING TANKS**

Has been **APPROVED** subject to the following conditions:

- 1- Approval of any plans or installation standards for the on-parcel sewage collection systems by an approved Plumbing Inspector.
- 2- The on-site sewage disposal systems shall comply with the Private Sewage Systems Standard of Practice - 2015 as adopted by legislation for use in the Province of Alberta.
- 3- All municipal taxes must be paid.
- 4- The applicant provide a certified copy of plan of subdivision to determine all easements and restrictive covenants on the parcel, and 8.5 X 11 copies of site plans of a quality satisfactory to the Development Officer.
- 5- The applicant shall obtain and adhere to the requirements where applicable, from the appropriate authority, permits relating to demolition, building, electricity, plumbing and drainage, and all other permits required in connection with the proposed development. Contact: Inspections Group Inc. (780) 454-5048.
- 6- 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.



Development Services

for the

Summer Village of Silver Sands

Box 2945, Stony Plain, AB., T7Z 1Y4, Phone (780) 718-5479 Fax (866) 363-3342

Email: pcm1@telusplanet.net

- 7- 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 adjacent property owners.
- 8- The improvements take place in accordance with the sketch submitted as part of the permit application.**
- 9- Access construction and location shall be to the satisfaction of the Public Works Supervisor for the Summer Village of Silver Sands. Please contact the Public Works Supervisor or his designate through the Municipal Office at (587) 873-5765 prior to undertaking any works upon the municipal roadway.**
- 10- All improvements shall be completed within twelve (12) months of the effective date of the permit.
- 11- The site and improvements thereon shall be maintained in a clean and tidy condition during construction, free from rubbish and debris. Receptacles for the purpose of disposing of rubbish and debris shall be provided to prevent scatter of debris and rubbish.
- 12- 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.
- 13- Applicant is responsible for grading the site of the proposed development to ensure that surface runoff water does not discharge from the site to an adjacent property.
- 14- Requirement for added privacy screening to the entrance gate to the satisfaction of the Development Officer.



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Should you have any questions please contact this office at (780) 718-5479.

Date Application Deemed Complete **September 24, 2021**

Date of Decision

September 24, 2021

Effective Date of Permit

September 24, 2021

Signature of Development Officer

Tony Sonnleitner, Development Officer, Summer Village of Silver Sands

cc Wendy Wildman - Municipal Administrator, Summer Village of Silver Sands
Assessor - Mike Krim – Tanmar Consulting Inc. : mike@tanmarconsulting.com



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NOTE:

1. *A permit issued in accordance with the notice of the decision is valid for a period of twelve (12) months from the date of issue. If at the expiry of this period, the development has not been commenced or carried out with reasonable diligence, this permit shall be null and void.*
2. The applicant is reminded that compliance with this Permit requires compliance with all conditions affixed thereto.
 - a. This is not a Building Permit and, where required by any regulation, a Building Permit, and all other permits in connection with this development, shall also be obtained from:

**The Inspections Group Inc.
Edmonton Office**

12010 - 111 Avenue NW

Edmonton, Alberta T5G 0E6

E-mail: questions@inspectionsgroup.com

Phone: 780 454-5048

Fax: 780 454-5222

Toll Free Ph: 1 866 554-5048

Toll Free Fax: 1 866 454-5222

3. A development permit is an authorization for development under the Land Use Bylaw; but is not an approval under any other regulations that may be applicable.
 - (a) Water and sewage systems are under the jurisdiction of the Inspections Group Inc. (780) 454-5048 or 1-866-554-5048.
 - (b) Development in proximity to gaslines, other pipelines, powerlines, or telephone lines require approvals from: The Gas Protection Branch - Alberta Labour, Alberta Energy Resources Conservation Board, Alberta Utilities and Telecommunications.
 - (c) All plans submitted for the construction or alteration of a commercial or industrial building as specified under the Alberta Architects Act, shall be authorized by a registered architect or a professional engineer.