



Summer Village of South View

Box 8, Alberta Beach, AB., T0E 0A0

Phone (780) 718-5479 Fax (866) 363-3342 Email: pcm1@telusplanet.net

September 16, 2024

File: 24DP05-32

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**Re: Development Permit Application No. 24DP05-32
Plan 6524 KS, Block 6, Lot 3A : 70 Lakeview Avenue (the "Lands")
R – Residential : Summer Village of Southview**

APPROVAL OF DEVELOPMENT PERMIT

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

**DEMOLITION OF AN EXISTING DWELLING,
CONSTRUCTION OF A SINGLE DETACHED DWELLING
(94.3 SQ. M.) C/W DECK (48.3 SQ. M.) AND SHED
(15.6 SQ. M.), INSTALLATION, OR UTILIZATION OF
EXISTING, OF A WATER SUPPLY AND SEPTIC SYSTEM
(HOLDING TANK).**

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

- 1- All municipal taxes must be paid.
- 2- That 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.

3- SEPTIC SYSTEM:

Approval of any plans or installation standards for an on-parcel sewage collection system by an approved Plumbing Inspector. The on-site sewage disposal system shall comply with the Private Sewage Systems Standard of Practice - 2021 as adopted by legislation for use in the Province of Alberta.

4- WATER SUPPLY:

If by Cistern, the cistern shall be excavated and installed in conformance with the Safety Codes Act or as amended and all such other regulations which may apply to their construction.

If by Well, the Well shall be drilled in conformance with Alberta's Water Act (the Act) and Water (Ministerial) Regulations (the "Regulations") that regulate water well drilling activities in the Province of Alberta and / or certification provided by a professional engineer or certified hydrologist or certified plumbing inspector attesting an adequate flow of water of potable quality.

- 5- The applicants provide a certified copy of plan of subdivision to determine all easements and restrictive covenants on the parcel.



6- ACCESS:

No construction of an access is authorized under this Development Permit. Any, and all, access construction must be applied for, and authorized, by the Summer Village of Southview.

7- BUILDING PLANS:

The applicants shall provide to the Inspections Group Inc. (Safety Codes) plans for the proposed building in a scale, format and a standard acceptable to Safety Codes. Please send digital copies of the plans to the Summer Village of South View.

8- SAFETY CODES PERMITS

The applicants shall obtain and comply with 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. Copies of all permits shall be submitted to the Summer Village of South View for review.

9- Arrangements, satisfactory to the Development Authority, must be in place to provide sanitary facilities for the contractors working on the site.

10- The applicants 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.

11- The applicants 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.

12- The applicants are required to have a Real Property Report (RPR), prepared and signed by an Alberta Land Surveyor, and submitted to the Development Officer. The RPR is to be completed at foundation stage and prior to commencement of framing of the development, for evaluating the compliance of the development against all Land Use regulations relating to the building(s) that are the subject of this development permit application.

13- That all improvements shall be completed within twelve (12) months of the effective date of the permit.

14-SITE GRADING / STORMWATER DRAINAGE:

The applicants shall develop a stormwater management plan, and implement such, that will ensure that the stormwater from the Lands are either stored upon the Lands, directed to the Municipal Drainage System at Lake Street, or directed into the undeveloped road allowance on the east boundary in conformance to the Water Act. No stormwater is to be drained onto Plan 4187 KS; 2; 8.



15-Development shall conform to the following site requirements:

DWELLING:

- **Rear Yard (East Boundary) Setback shall be a minimum of 1.5 metres;**
- **Front Yard (West Boundary) Setback shall be a minimum of 8.0 metres; and**
- **Side Yard Setback shall be a minimum of 1.5 metres or greater distance as required under the Alberta Safety Codes Act.**

Note: Please be reminded that where walls are located within 2.4 metres of the property line they shall be constructed as a fire separation of not less than 45 minutes. (Alberta Fire Code -Article 9.10.15.5).

Note: Development shall also conform to the Alberta Electrical and Communication Utility Code. A copy of TABLE 9 – Minimum Design Clearances From Wires and Conductors not Attached to Buildings, Signs and Similar Plants is attached to the permit for your information.

SHED:

- **Rear Yard (East Boundary) Setback shall be a minimum of 1.5 metres;**
- **Front Yard (West Boundary) Setback shall be behind the front line of the Principal Building upon the Lands; and**
- **Side Yard Setback shall be a minimum of 1.5 metres.**

16- 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.

17- 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 or road allowance).

18- 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.



Development Services

Summer Village of South View

Box 8, Alberta Beach, AB., T0E 0A0

Phone (780) 718-5479 Fax (866) 363-3342 Email: pcm1@telusplanet.net

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

Date Application Deemed Complete **September 16, 2024**

Date of Decision **September 16, 2024**

Effective Date of Permit **October 15, 2024**

Signature of Development Officer

Tony Sonleitner Development Officer for the Summer Village of South View

cc Municipal Administrator, Summer Village of South View
Municipal Assessment Services Group Inc. = Travis Horne
Inspections Group Inc.

Note: 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 Clerk 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 Clerk of the Subdivision and Development Appeal Board no later than twenty-one (21) days after the notice of decision. The appeal should be directed to this office at:

Summer Village of South View
Box 8
Alberta Beach, AB T0E 0A0

and should include a statement of the grounds for the appeal and have attached an Appeal fee in the amount of \$1250.00.