



## 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](mailto:pcm1@telusplanet.net)

August 16, 2022

File: 22DP04-32

**.Re: Development Permit Application No. 22DP04-35  
Plan 3767 MC, Block 5, Lot 9A : 9933 – 102<sup>nd</sup> Avenue (the “Lands”)  
R – Residential : Summer Village of Southview**

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### **PREAMBLE:**

1. ***A variance to the siting requirements specified in the Land Use Bylaw, allowing the building to be located within the front yard of the property is herein granted.***
2. **The subject Lands are to be created as a result of an amendment to the Land Use Bylaw, specifically Bylaw 234-2022 – A bylaw to cancel a portion of Plan 3767 MC.**

### APPROVAL OF DEVELOPMENT PERMIT

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

#### **CONSTRUCTION OF A DETACHED GARAGE (24.2 SQ. M.) C/W VARIANCE TO THE SITING REQUIREMENTS SPECIFIED IN THE LAND USE BYLAW.**

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

- 1- Registration of Bylaw 234-2022 at the Land Titles Office for Alberta North prior to December 31, 2022.
- 2- All municipal taxes must be paid.
- 3- 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.
- 4- **Development shall conform to the plans and sketches submitted as part of the application and the following site requirements:**
  - **The Building shall be fixed to the ground or to a foundation;**
  - ***Front Yard Setback (102<sup>nd</sup> Avenue) shall be a minimum of 9.6 metres (Measured property line to closest face of the accessory building); and***
  - **Side Yard Setback shall be a minimum of 1.2 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.

- 5- 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 Southview for review.
- 6- Arrangements, satisfactory to the Development Authority, must be in place to provide sanitary facilities for the contractors working on the site.
- 7- 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.
- 8- 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.



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- 9- 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). All buildings must be completed with eaves which drain into the ditch at the front of the property
- 10- That all improvements shall be completed within twelve (12) months of the effective date of the permit.
- 11- **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.
- 12- 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.
- 13- 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.

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

Date Application Deemed Complete	<b>August 16, 2022</b>
Date of Decision	<b>August 16, 2022</b>
Effective Date of Permit	<b>September 14, 2022</b>
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. = Dan Kanuka

**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:

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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 \$200.00.