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PERMITTED USE DEVELOPMENT PERMIT

May-21-19

File #: 19-06

Joseph/Manuela/Nathaniel Villegas
6211 – 159 Ave [REDACTED]
Edmonton, AB T5Y 2R9

Villegas Family

RE: 79 Lakeview Avenue
Lot 4, Block 5, Plan 6524 KS
Summer Village of South View

YOUR APPLICATION FOR: **a front covered deck (26' X 14")** at Plan **6524 KS, Block 5, Lot 4**, Municipal Address **79 Lakeview Avenue** was considered by the Development Officer and approved subject to the following 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. 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 Inspection Group Inc. 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.
3. 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.
4. 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).
5. The Applicant shall remove all garbage and waste at his/her own expense and keep the site in a neat and orderly manner.
6. 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).

7. The Applicant must obtain Summer Village approval for all approaches required for the proposed development.
8. 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.
9. 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.
10. All arrears that may be owed by the Applicant to the Municipality to be paid in full.
11. Written permission from adjacent landowner re: location of bunk house on property line.

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: **May 21, 2019**

Effective Date: **June 11, 2019 (21 days)**

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., in Edmonton