



Development Permit 04DP2025-01

Summer Village of South View

PO Box 8

Alberta Beach, Alberta T0E 1V0

Development Officer: (780) 994-1883

Administration: (780) 967-0271

Email: development@summervillageofsouthview.com

August 13th, 2025

[REDACTED]

Re: Development Permit No. 04DP2025-01
Lots: 7 and 8, Block: 6, Plan: 4116 MC
58 Lakeview Avenue
"R1" - Residential

APPROVAL OF DEVELOPMENT PERMIT

You are hereby notified that your application for relocation of a new **ACCESSORY STRUCTURE (GARAGE) 66.9 M2 (720 FT2)** subject to the following Fifteen (15) conditions:

1. This Development Permit is issued subject to the following minimum yard setbacks:
 - i. South (REAR) >or= to 3.0 Metres
 - ii. North (FRONT) >or= to 8.0 Metres
 - iii. East (SIDE) > or = to 1.2 Metres
 - iv. West (SIDE) > or = to 1.2 Metres
2. The development shall be constructed in accordance with the Site Plan provided by the applicant, and which forms a part of this approval.
3. All municipal taxes have been paid or are current with the Summer Village of South View.
4. The applicant shall be financially responsible during the development of any damage caused by the applicant or contractors to any public or private property.
5. The applicant shall display the enclosed Public Notice in a conspicuous place on the subject property for no less than twenty-one (21) days after the permit's decision date.
6. The two titled properties (lots 7 and 8) shall be consolidated to the satisfaction of the Summer Village and registered with Alberta Land Titles prior to December 31st, 2025.

7. The height of the Accessory Structure (Garage) shall not exceed 9.0 m (29.8 ft.) or the height of the principal dwelling (whichever is less) as measured from grade.
8. Positive grading away from the structure is required to ensure proper drainage.
9. The applicant shall complete the property's grading to ensure that all surface runoffs do not discharge from the site onto adjacent private properties.
10. No person shall keep or permit to be kept in any part of a yard any excavation, storage, or piling of materials required during construction unless all safety measures are undertaken. The property owners shall assume full responsibility to ensure the situation does not prevail longer than necessary to complete construction.
11. The applicant shall control the dust or other nuisance that would negatively affect the adjacent properties or the adjacent property owner(s) to the Development Officer's satisfaction.
12. The site shall be maintained in a clean and tidy condition during the construction of the accessory building. Receptacle for control and disposal of rubbish must be provided and regularly maintained.
13. The applicant shall prevent excess soil or debris related to the construction from spilling onto the public roadways and shall not place soil or any other material on adjacent properties without permission in writing from the adjacent property owner(s).
14. This approval is valid for twelve (12) months from the effective date. If work does not commence within twelve (12) months a new development permit approval may be required.

Date Application Deemed Complete	<u>July 27th, 2025</u>
Date of Decision	<u>August 13th, 2025</u>
Effective Date of Development Permit	<u>September 10th, 2025</u>

Please contact the Development Officer at (780) 994-1883 if you have questions regarding this approval.



Paul Hanlan RPP MCIP CMMML
Development Officer

cc: Angela Duncan (CAO) Summer Village of South View (property file)

NOTE:

An appeal of any of the conditions of this approval may be made to the Subdivision and Development Appeal Board (SDAB) by serving an appeal to the Secretary of the SDAB. Any appeal must be forwarded in writing (accompanied by the \$1,250.00 plus GST, Appeal Fee), stating the grounds for the appeal and may be directed by fax, mail, or delivered personally to the Secretary, **so as to be received no later than September 9th, 2025.**

Secretary of the Subdivision and Development Appeal Board
PO Box 8, Alberta Beach, Alberta T0E 1V0

NOTES:

- 1 **Any development or activity commenced prior to the expiry of the appeal period is done so entirely at the applicants' risk.**
- 2 This Permit approval authorization is for development under the Summer Village of South View Land Use Bylaw. The applicant is responsible for obtaining any and all licenses and/or approvals that may be required prior to commencing any development from Provincial and/or Federal Departments or Agencies, which may include, but not limited to:
 - Alberta Environment and Parks for any development within 30 metres of a wetland and watercourse;
 - Alberta Energy Regulator related to natural gas lines, pipelines, and power lines located on the lands; and
 - Alberta Utilities and Telecommunications related to telephone lines and utility services located on the lands.
- 3 The applicant is reminded that compliance with this approval requires adherence with all approval conditions attached hereto.
- 4 The development permit is valid for twelve (12) months from the Effective Date. If the development or activity has not been substantially commenced upon expiry, this permit shall be deemed expired (null and void) unless the applicant has secured an extension from the approval authority.
- 5 This is NOT A BUILDING PERMIT and where required by any regulation, all necessary Code Permits shall be secured separately.

Required Safety Codes AND Compliance Monitoring

PLEASE NOTE: Failure to secure, and adhere to, Safety Codes Permits may result in legal action, and correction of unpermitted construction, including the to the demolition of activities completed without

The Inspections Group Inc.

Phone: (780) 454-5048

Toll Free: 1 (866) 554-5048

Fax: 1 (866) 454-5222

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issued permits. **Don't forget your permits and call for all inspection**

REMEMBER – CALL BEFORE YOU DIG!

ALBERTA FIRST CALL

Phone: 1 (800) 242-3447

Website: www.albertaonecall.com



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PUBLIC NOTICE

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ACCESSORY STRUCTURE

“Garage 66.9 M2 (720 FT2)”

Note that the Development Officer **CONDITIONALLY APPROVED** Development Permit Number 04DP2025-01 on **August 13th, 2025**, for the construction of new Accessory Structure on the property **located at 58 Lakeview Avenue**.

If you have any questions regarding this decision, please contact the Development Officer directly at (780) 994-1883.