



April 24, 2025

File: 25DP01-32

.
. .
. .
. .

**Re: Development Permit Application No. 25DP01-32
Plan 4187 KS, Block 1, Lot 7 : 34 Hillside Street (the "Lands")
R – Residential : Summer Village of South View**

APPROVAL OF DEVELOPMENT PERMIT

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

APPROVAL FOR:

- **CONSTRUCTION OF ONE (1) RECREATIONAL VEHICLE PARKING PAD; AND UTILIZATION UPON THE SITE OF ONE (1) RECREATIONAL VEHICLE FOR THE PURPOSES OF OCCUPATION AND STORAGE;**
- **INSTALLATION OF A WATER SUPPLY (CISTERN) & SEPTIC SYSTEM (HOLDING TANK);**
- **SITE SERVICING WITH AN ELECTRICAL PANEL.**

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- PARKING PAD AND RECREATIONAL VEHICLE LOCATION

- **Front Yard setback shall be 8.0 metres;**
- **Side Yard setbacks shall be a minimum of 1.5 metres; and**
- **Rear Yard setback shall be a minimum of 1.5 metres.**

PARKING PAD CONSTRUCTION

- **The Parking Pad shall have a width of a minimum of 5.5 metres and length of a minimum of 11.0 metres (or greater to accommodate the Recreational Vehicle to be parked thereon).**
- **The Parking Pad shall be constructed in a manner to provide a hard, mineral based, surface to accommodate a Recreational Vehicle parked upon it.**

4- WATER SUPPLY:

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



Summer Village of South View

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

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

5- 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.

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

7- The improvements take place in accordance with the plans and sketch submitted as part of the permit application.

8- ACCESS:

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

9- 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.

- 10- Arrangements, which are satisfactory to the Development Authority, must be made to provide sanitary facilities for the contractors working on the site.
- 11- 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.
- 12- 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.
- 13- That all improvements shall be completed within twelve (12) months of the effective date of the permit.
- 14- 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.
- 15- 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).
- 16- 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 **April 24, 2025**

Complete

Date of Decision **April 24, 2025**

Effective Date of

Permit **May 23, 2025**

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.