



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

February 19, 2025

File: 24DP01-32 Amended

**Re: Development Permit Application No. 24DP01-32 Amended
Plan 172 0210, Block 1, Lot 12A : 42 Hillside Street (the "Lands")
R – Residential : Summer Village of Southview**

March 19, 2025: The applicant has requested an extension to the timeframe wherein the Development Permit is valid.

The Development Permit is herein deemed valid until August 31, 2025.

Preamble: The development approved under this Development Permit includes the placement of two sea cans, 18.6 sq. m. each, upon the Lands adjacent to the North Boundary. The structures are to be screened from public view from the main road (Hillside Street) and adjacent lands.

APPROVAL OF DEVELOPMENT PERMIT

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

PLACEMENT OF ACCESSORY BUILDINGS (TWO SEA CANS X 18.6 SQ. M.).

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

- 1- All municipal taxes must be paid, or satisfactory arrangement with the Summer Village of South View for same.
- 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- **Development shall conform to the plans and sketches submitted as part of the application and the following site requirements:**
 - **Front Yard shall be a behind the front-line of the principal building upon the Lands;**
 - **Rear Yard shall be a minimum of 1.2 metres;**



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- **Side Yard Setback shall be a minimum of 1.2 metres or greater distance as required under the Alberta Safety Codes Act.**
- **The building is to be situated adjacent to the North Boundary of the Lands; and**
- **The building shall be fixed to the ground, or to a foundation;**

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).

- 4- The applicant 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.
- 5- Arrangements, which are satisfactory to the Development Authority, must be in place to provide sanitary facilities for the contractors working on the site.
- 6- The applicant 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.
- 7- The applicant 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.
- 8- 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).

9- That all improvements shall be completed by 4:30 P.M. on August 31, 2025.

10- 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.

- 11- 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.
- 12- 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.



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

Date Application Deemed **March 15, 2024**

Complete

Date of Decision **March 15, 2024**

Effective Date of

Permit

April 13, 2024

Signature of Development
Officer

Tony Sonleitner Development Officer for the Summer Village of South View

cc Angela Duncan, Chief Administrative Officer, Summer Village of South View
Municipal Assessment Services Group Inc. = Travis Horne

1. The applicant is reminded that compliance with this Permit requires compliance with all conditions affixed thereto.
 - a. This is not a Building Permit and, where required by any regulation, a Building Permit, and all other permits in connection with this development, shall also be obtained from:

**The Inspections Group Inc.
Edmonton Office**

12010 - 111 Avenue NW

Edmonton, Alberta T5G 0E6

E-mail: questions@inspectionsgroup.com

Phone: 780 454-5048

Fax: 780 454-5222

Toll Free Ph: 1 866 554-5048

Toll Free Fax: 1 866 454-5222

2. A development permit is an authorization for development under the Land Use Bylaw; but is not an approval under any other regulations that may be applicable.
 - (a) Water and sewage systems are under the jurisdiction of the Inspections Group Inc. (780) 454-5048 or 1-866-554-5048.
 - (b) Development in proximity to gaslines, other pipelines, powerlines, or telephone lines require approvals from: The Gas Protection Branch -

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Alberta Labour, Alberta Energy Resources Conservation Board, Alberta Utilities and Telecommunications.

- (c) All plans submitted for the construction or alteration of a commercial or industrial building as specified under the Alberta Architects Act, shall be authorized by a registered architect or a professional engineer.