



Development Permit 01DP2025-02

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

July 28th, 2025

[REDACTED]

Re: Development Permit No. 01DP2025-02
Lot: 2, Block: 8, Plan: 4187
38 Lake Street
"R1" - Residential

APPROVAL OF DEVELOPMENT PERMIT

You are hereby notified that your application for construction of a new second **ACCESSORY STRUCTURE (17.84 M2 DECK) AND ACCESSORY STRUCTURE (18.58 m2)** subject to the following Ten (10) conditions:

1. A This Development Permit is issued subject to the following minimum yard setbacks:
 - i. South (Side) \geq to 1.5 Metres
 - ii. North (Side) \geq to 1.5 Metres
 - iii. West (Front) \geq to 7.6 Metres
 - iv. East (Rear) \geq to 1.5 Metres
2. The development shall be located and 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 applicant shall complete the property's grading to ensure that all surface runoffs do not discharge from the site onto adjacent lands.

7. 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.
8. 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.
9. The site shall be maintained in a clean and tidy condition during the construction of the accessory structure. Receptacle for control and disposal of rubbish must be provided and regularly maintained.
10. 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>June 18th, 2025</u>
Date of Decision	<u>July 28th, 2025</u>
Effective Date of Development Permit	<u>August 25th, 2025</u>

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



Paul Hanlan RPP MCIP CMLL
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 August 22nd, 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

The Inspections Group Inc.

Phone: (780) 454-5048

Toll Free: 1 (866) 554-5048

Fax: 1 (866) 454-5222

Email: questions@inspectionsgroup.com
www.inspectionsgroup.com

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

REMEMBER – CALL BEFORE YOU DIG!

ALBERTA FIRST CALL

Phone: 1 (800) 242-3447

Website: www.albertaonecall.com



Development Permit 01DP2025-01

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PUBLIC NOTICE

Development Permit 01DP2025-01

ACCESSORY STRUCTURES

“2ND Deck (17.84m²) AND Pergola (18.58m²)”

note that the Development Officer **CONDITIONALLY APPROVED** Development Permit Number 01DP2025-01 on **July 28th, 2025**, for the construction of new Accessory Structures on the property **located at 38 Lake Street**.

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