

Development Services  
for the  
**Summer Village of Sunset Beach**

Box 2945, Stony Plain, AB., T7Z 1Y4, Phone (780) 718-5479 Fax (866) 363-3342  
Email: [pcm1@telusplanet.net](mailto:pcm1@telusplanet.net)

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## NOTICE OF DECISION

June 6, 2018

File: 18DP01-47

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**Re: Development Permit Application No. 18DP01-47  
Plan 172 2352, Block 8, Lot 17 : 1018 Birch Drive (the "Lands")  
AS – Agricultural Small Holdings District : Summer Village of Sunset Beach**

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Preamble: The development approved under this permit includes:

- a) Construction of a Principal Building – Single Family Dwelling (680 square feet (63.174 square metres));
- b) Construction of an Accessory Building – Shed (96.0 square feet (8.919 square metres));
- c) Placement of two (2) Accessory Buildings – Sea-Cans (160.0 square feet (14.864 square metres));
- d) Installation of Accessory Building – Site Servicing; including Water Well, Septic System, Power Supply, and Internet Services; and
- e) Placement and occupation of a Recreational Vehicle, for a period of two (2) years from the date the Development Permit becomes valid, during the period of construction of the Principal Building – Single Family Dwelling.

### APPROVAL OF DEVELOPMENT PERMIT

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

***CONSTRUCTION OF A SINGLE FAMILY DWELLING (680 SQUARE FEET (63.174 SQUARE METRES), PLACEMENT OF AN ACCESSORY BUILDING -SHED, PLACEMENT OF TWO (2) ACCESSORY BUILDINGS – SEA-CANS, INSTALLATION OF A WATER WELL AND SEPTIC SYSTEM, INSTALLATION OF SITE SERVICING, AND PLACEMENT AND UTILIZATION OF A RECREATIONAL VEHICLE, FOR A PERIOD OF TWO YEARS, DURING THE CONSTRUCTION OF THE PRINCIPAL BUILDING.***

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

- 1- All municipal taxes must be paid.

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- 2- Approval of any plans or installation standards for an on-parcel sewage collection system by an approved Plumbing Inspector.
- 3- The on-site sewage disposal system shall comply with the Private Sewage Systems Standard of Practice - 2009 as adopted by legislation for use in the Province of Alberta.
- 4- The Well shall be drilled in conformance with Alberta's Water Act (the Act) and Water (Ministerial) Regulations (the "Regulations") that regulate water well drilling activities in the Province of Alberta and / or certification provided by a professional engineer or certified hydrologist or certified plumbing inspector attesting an adequate flow of water of potable quality.
- 5- Two (2) Off-Street parking spaces must be provided on site
- 6- The applicant shall provide a certified copy of plan of subdivision to determine all easements and restrictive covenants on the parcel, and 8.5 X 11 copies of site plans of a quality satisfactory to the Development Officer.
- 7- **The applicants are required to have a Real Property Report (RPR), prepared and signed by an Alberta Land Surveyor, and submitted to the Development Officer. The RPR is to be completed at foundation stage and prior to commencement of framing of the development, for evaluating the compliance of the development against all Land Use regulations relating to the building(s) that are the subject of this development permit application.**
- 8- The applicant shall obtain and adhere to 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.
- 9- 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.
- 10- 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.
- 11- **The improvements take place in accordance with the plans and sketches submitted as part of the permit application, INCLUDING:**
  - **Front Yard setback shall be a minimum of 7.620 metres (25 feet);**
  - **Side Yard setback shall be a minimum of 1.524 metres (5 feet) or greater distance as required under the Alberta Building Code;**
  - **Rear Yard setback shall be a minimum of 1.000 metre (3 feet);**
  - **Maximum Height shall be 7.320 metres (24 feet) average grade to peak.**

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- 12- At any one time, one (1) Recreational Vehicle may be placed upon the Lands, and occupied, for a period of twenty-four (24) months during the period of construction of the Principal Building upon the Lands.
- 13- All improvements shall be completed within twenty-four (24) months of the effective date of the permit.
- 14- The applicant is responsible for designing and constructing a building foundation drainage system adequate for the existing soil conditions.
- 15- The applicant is responsible for determining if there are any special considerations required for building foundation construction.
- 16- 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.
- 17- 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 of Decision June 6, 2018

Date of Issue of  
Development Permit June 6, 2018

Effective Date of  
Permit July 5, 2018

Signature of Development  
Officer



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Tony Sonnleitner, Development Officer for the Summer Village of Sunset Beach  
cc Municipal Administrator, Summer Village of Sunset Beach

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, be accompanied by an appeal fee of \$150.00, and shall be delivered 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:

Summer Village of Sunset Beach  
Box 540  
Onoway, Alberta, T0E 1V0  
Attention: Clerk of the Subdivision and Development Appeal Board

and should include a statement of the grounds for the appeal.