

Development Services
for the
Summer Village of Sunset Beach

899 Village Mews, Sherwood Park, AB T8A 4L9
Email: bancroftkim@hotmail.com

NOTICE OF DECISION

June 7, 2019

File: 19DP05

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**Re: Development Permit Application No. 19DP05
Plan 4894NY, Block 2, Lot 1 : 102 Willow Drive (the "Lands")
R1 – Residential District : Summer Village of Sunset Beach**

Preamble: The development approved under this permit includes:

- a) Build a 34' x 65' Garage (2210 sq.ft.) with a 16' x 45.5' (725 sq.ft.) bunkhouse attached.
- b) Remove driveway on Loxam Drive (driveway must be completely removed) and replace with a driveway on Willow Drive.
- c) A variance has been granted to allow a 20' rear yard setback rather than 25'.

APPROVAL OF DEVELOPMENT PERMIT

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

Items A, B, and C listed above.

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

- 1- All municipal taxes must be paid.
- 2- 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.
- 3- 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.

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- 4- 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.
- 5- 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.
- 6- The improvements take place in accordance with the plans and sketches submitted as part of the permit application.
- 7- All improvements shall be completed within twelve (12) months of the effective date of the permit.
- 8- The applicant is responsible for designing and constructing a building foundation drainage system adequate for the existing soil conditions.
- 9- The applicant is responsible for determining if there are any special considerations required for building foundation construction.
- 10- 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.
- 11- 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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899 Village Mews, Sherwood Park, AB., T8A 4L9, Phone (780) 239-7323 Fax (780) 416-6353
Email: bancroftkim@hotmail.com

Should you have any questions please contact this office at (780) 609-0053.

Date of Decision	June 7, 2019
Date of Issue of Development Permit	June 7, 2019
Effective Date of Permit	June 22, 2019



Signature of Development
Officer or Designate

Kim Bancroft, Asst. Development Officer for the 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
899 Village Mews
Sherwood Park, Alberta, T8A 4L9
Attention: Clerk of the Subdivision and Development Appeal Board

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