

Development Services
for the
Summer Village of Sunset Beach

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

NOTICE OF DECISION

May 24, 2021

File: 21DP02

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**Re: Development Permit Application No. 21DP02
Plan 529TR, Block 4, Lot 15 : 705 Willow Drive (the "Lands")
R1 – Residential District : Summer Village of Sunset Beach**

Preamble: The development approved under this permit includes:

- a) Building a 2-storey residence (30'x45') with walkout basement and front detached garage. Variance granted to allow for a height of 29' at the midpoint of the house. Grading to be brought up to achieve this height.

Conditions: Minimum Side yard setback of 3'
Minimum 15' setback to the property line adjacent to the road
Maximum building height for house to be 29' at midpoint (variance granted)
Maximum Garage height 15'

APPROVAL OF DEVELOPMENT PERMIT

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

All Items

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.
- 12- The applicant is responsible for meeting all requirements listed in the Summer Village of Sunset Beach Land Use Bylaw which is available on the summer village website.

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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) 239-7323.

Date of Decision	<u>May 24, 2021</u>
Date of Issue of Development Permit	<u>May 24, 2021</u>
Effective Date of Permit	<u>June 8, 2021</u>

Signature of Development
Officer or Designate



Kim Bancroft, 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.