



Development Permit 23DP01-01

SUMMER VILLAGE OF YELLOWSTONE

Site 11, Comp 123, RR#2

Gunn, Alberta T0E 1A0

Phone: (780) 994-1883 (Development Officer)

Fax: (587) 400-2408 (Summer Village Office)

Email: development@svyellowstone.ca

January 24th, 2023

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

email: [REDACTED]

Re: Development Permit No. 23DP01-01

Lot: 5A Block: 2 Plan: 7236 KS

Municipal Address: 205 2nd Street

"R" (Residential) District

APPROVAL OF DEVELOPMENT PERMIT

You are hereby notified that your application for the **DEMOLITION OF AN EXISTING CABIN AND SINGLE GARAGE** is CONDITIONALLY APPROVED subject to the following Eleven (11) conditions:

1. All municipal taxes have been paid or are current with the Summer Village of Yellowstone.
2. The applicant shall display for no less than fourteen (14) days after the permit is issued, in a conspicuous place on the subject property, the attached Notice of Approval (page 4).
3. The applicant shall be financially responsible during the demolition for any damage by the applicant, or contractors, to any public or private properties.
4. The site is to be secured against public entry during the period of demolition to protect the public from danger.
5. The applicant shall be responsible for contacting all utility providers that may be impacted by this development for the disconnection, and/or relocation, of power lines and other utilities to the existing structure(s).
6. The applicant shall control the dust or other nuisance that would negatively affect the adjacent properties, or adjacent property owner(s), to the satisfaction of the Development Officer.

7. The applicant shall prevent excess soil or debris related to the demolition and construction 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 the adjacent property owner(s).
8. The site shall be maintained in a clean and tidy condition during the demolition and construction. Receptacle for control and disposal of rubbish must be provided, and regularly maintained.
9. Any changes or additions to this permit shall require a new development permit application.
10. Failure to comply with the conditions of this permit may result in the permit being cancelled, suspended, or modified.
11. That all improvements shall be completed within six (6) months of this permit's effective date.

Date Application Deemed Complete	<u>January 20th, 2023</u>
Date of Decision	<u>January 24th, 2023</u>
Effective Date of Development Permit	<u>February 15th, 2023</u>

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



Development Officer

cc: Kim Hanlan CAO (property file)
Dan Kanuka (Assessor) SV of Yellowstone

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 \$150.00 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 February 14th, 2023.**

Secretary of the Subdivision and Development Appeal Board
Site 11, Comp 123, RR#2
Gunn, Alberta T0E 1A0
Fax: (587) 400-2408

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 Yellowstone 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 landowners are encouraged to consider prohibiting residential fertilizer use on the lands.
- 5 The development permit is valid for six (6) 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.
- 6 This is NOT A BUILDING PERMIT and where required by any regulation, all necessary Safety Code Permits must be secured separately.



PUBLIC NOTICE

Development Permit 23DP01-01

Please note that the Development Officer CONDITIONALLY APPROVED Development Permit Number 23DP01-01 on January 24th, 2023, for the **DEMOLITION OF AN EXISTING CABIN AND SINGLE GARAGE** on the property located at 205 2nd Street.

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