



Development Permit 23DP05-01

**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](mailto:development@svyellowstone.ca)

May 22<sup>nd</sup>, 2023

[Redacted]  
[Redacted]  
[Redacted]

email: [Redacted]

**Re: Development Permit No. 23DP05-01**

Lot: 20 Block: 2 Plan: 7236 KS

Municipal Address: 220 2<sup>nd</sup> Street

"R" (Residential) District

**APPROVAL OF DEVELOPMENT PERMIT**

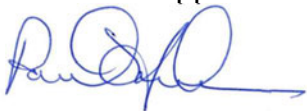
You are hereby notified that your application for the following development construction of a **new 135.27 M2 (1456 FT2) single detached home** has been conditionally approved subject to the following SIXTEEN (16) conditions:

- 1 This Development Permit for the new single detached home is issued subject to the attached Site Plan prepared by Don Wilson Surveys dated May 11<sup>th</sup>, 2023 and which is attached and forms a part of this approval. Confirming the following minimum side yard setbacks for the new home:
  - i North (FRONT) > or = to 6.1 Metres
  - ii West (SIDE) > or = to 2.60 Metres
  - iii South (REAR) > or = to 8.0 Metres
  - iv East (SIDE) > or = to 4.41 Metres
- 2 This Development Permit for the construction of a new 135.27 M2 (1456 FT2) Single Detached Home is issued subject to the new home's Floor Plan and Building Elevations prepared by RG Drafting & Design (dated May 3<sup>rd</sup>, 2023) which are attached and forms a part of this conditional approval.
- 3 The new Single Detached Home is approved with a 7' high basement with no windows or opening. This area is approved for utility purposes only and shall never be utilized as habitable area (as determined by the Alberta Safety Codes Act).

- 4 All new construction must ensure that sanitary is approved, and connected, to the North 43 Lagoon Commission.
- 5 All municipal taxes have been paid or are current with the Summer Village of Yellowstone.
- 6 The applicant shall be financially responsible during the development of any damage caused by the applicant or contractors to any public or private property.
- 7 The applicant shall display the attached Public Notice in a conspicuous place on the subject property for no less than fourteen (14) days after this permit's decision date.
- 8 The development shall be located and constructed in accordance with the documentation provided by the applicant, and which forms a part of this approval.
- 9 Positive grading away from all structures is required to ensure proper drainage.
- 10 The applicant shall complete the property's grading to ensure that all surface runoff does not discharge from the site onto adjacent private properties.
- 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 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.
- 12 The applicant shall control the debris, dust or other nuisance that would negatively affect adjacent properties or the adjacent property owner(s) to the satisfaction of the Development Officer.
- 13 The site shall be maintained in a clean and tidy condition during placement of the modular home and construction of the accessory building. A receptacle for control and disposal of rubbish must be provided and regularly maintained.
- 14 Arrangements for the provision of sanitary facilities for the project site must be provided and maintained throughout construction, to the satisfaction of the Development Officer.
- 15 The applicant shall prevent excess soil or debris related to construction from spilling onto the public roadways and shall not place soil or any other material on adjacent properties without permission in writing from the adjacent property owner(s) or as applicable the Village.
- 16 This approval is valid for twelve (12) months from the effective date shown below. If work has not commenced within twelve (12) months a new development permit approval may be required.

<b>Date Application Deemed Complete</b>	<b><u>May 10<sup>th</sup>, 2023</u></b>
<b>Date of Decision</b>	<b><u>May 22<sup>nd</sup>, 2023</u></b>
<b>Effective Date of Development Permit</b>	<b><u>June 13<sup>th</sup>, 2023</u></b>

Please contact the Development Officer at (780) 994-1883 if you have questions regarding this conditional 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 June 12<sup>th</sup>, 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 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.
- 6 This is NOT A BUILDING PERMIT and where required by any regulation, all necessary Safety Code Permits shall be secured separately.

## Required Safety Codes AND Compliance Monitoring

AGENCIES AUTHORIZED BY ALBERTA MUNICIPAL AFFAIRS to issue required building, electrical, gas, plumbing and septic permits as well as providing required Compliance Monitoring in non-accredited municipalities (such as the Village of Alberta Beach) include the following:

**IJD Inspections Ltd.**

Phone: (403) 346-6533

Toll Free: 1 (877) 617-8776

Email: [permits@ijd.ca](mailto:permits@ijd.ca)

[www.ijd.ca](http://www.ijd.ca)

**Superior Safety Codes Inc.**

Phone: (780) 489-4777

Toll Free: 1 (866) 999-4777

Fax: 1 (866) 900-4711

Email: [info@superiorsafetycodes.com](mailto:info@superiorsafetycodes.com)

[www.superiorsafetycodes.com](http://www.superiorsafetycodes.com)

**The Inspections Group Inc.**

Phone: (780) 454-5048

Toll Free: 1 (866) 554-5048

Fax: 1 (866) 454-5222

Email: [questions@inspectionsgroup.com](mailto:questions@inspectionsgroup.com)

[www.inspectionsgroup.com](http://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.**

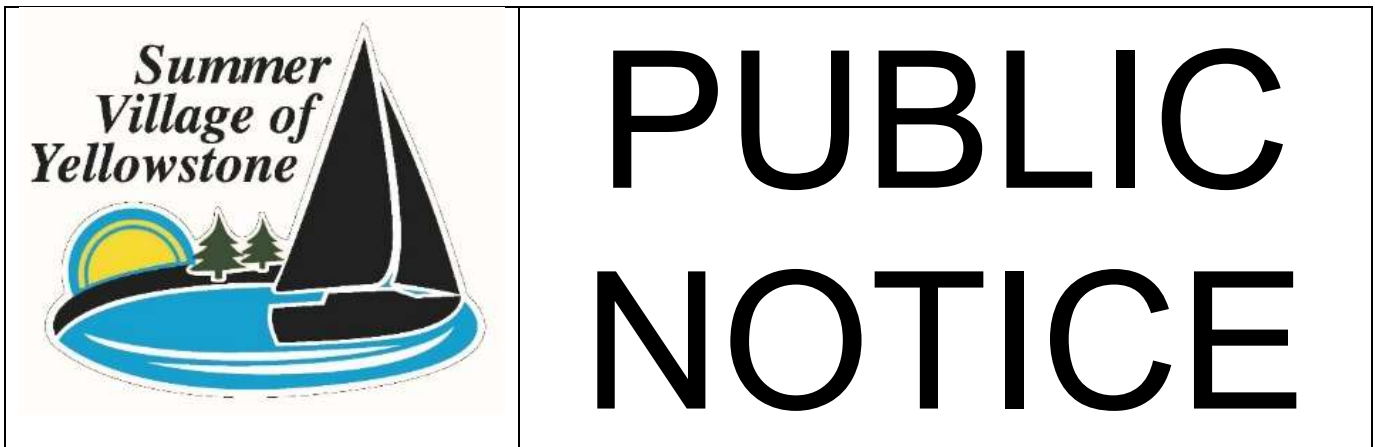
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**REMEMBER – CALL BEFORE YOU DIG!**

**ALBERTA FIRST CALL**

Phone: 1 (800) 242-3447

Website: [www.albertaonecall.com](http://www.albertaonecall.com)



## **Development Permit 23DP05-01**

Please note that the Development Officer CONDITIONALLY APPROVED Development Permit Number 23DP05-01 on May 22<sup>nd</sup>, 2023, for the construction of a new 135.27 M2 (1456 FT2) Single Detached Home on the property located at 220 2<sup>nd</sup> Street.

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