



Development Permit 24DP06-01

**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)

September 24<sup>th</sup>, 2024

[REDACTED]  
[REDACTED]

email: [REDACTED]

**Re: Development Permit No. 24DP06-01**

Lot: 13B Block: 6 Plan: 072 7358

Municipal Address: 611 6<sup>th</sup> Street

„R” (Residential) District

**APPROVAL OF DEVELOPMENT PERMIT**


Your application for the **CONSTRUCTION OF A PERMITTED 14.86 M2 (160 FT2) ACCESSORY STRUCTURE (SHED)** is **APPROVED** subject to the following thirteen (13) conditions:

- 1 The development shall be located and constructed in accordance with the Site Plan provided by the applicant, and which forms a part of this approval. Confirming the following minimum side yard setbacks for the new SHED:
  - i South (Flanking) > or = to 6.1 Metres
  - ii West (Rear) > or = to 1.5 Metres
  - iii North (Side) > or = to 1.5 Metres
  - iv East (Front) > or = to 6.1 Metres
- 2 The height of the SHED shall not exceed 3.66 M (12 feet) from grade.
- 3 A minimum building separation distance of 1.2 M (4 feet) from all other structures onsite shall be maintained with the placement of this engineered structure (SHED).
- 4 All municipal taxes have been paid or are current with the Summer Village of Yellowstone.

- 5 The applicant shall be financially responsible during the development of any damage caused by the applicant or contractors to any public or private property.
- 6 The applicant shall display the enclosed Public Notice in a conspicuous place on the subject property after the permit's decision date.
- 7 Positive grading away from the structure is required to ensure proper drainage.
- 8 The applicant shall complete the property's grading to ensure that all surface runoffs do not discharge from the site onto adjacent lands.
- 9 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.
- 10 The applicant shall control the dust or other nuisance that would negatively affect the adjacent properties or the adjacent property owner(s) to the Development Officer's satisfaction.
- 11 The site shall be maintained in a clean and tidy condition during the construction of the accessory building. Receptacle for control and disposal of rubbish must be provided and regularly maintained.
- 12 The arrangements for the provision of sanitary facilities for the project site must be provided and maintained throughout construction, to the satisfaction of the Development Authority,
- 13 This approval is valid for twelve (12) months from the effective date. 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>September 14<sup>th</sup>, 2024</u></b>
<b>Date of Decision</b>	<b><u>September 24<sup>th</sup>, 2024</u></b>
<b>Effective Date of Development Permit</b>	<b><u>October 16<sup>th</sup>, 2024</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

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)



# PUBLIC NOTICE

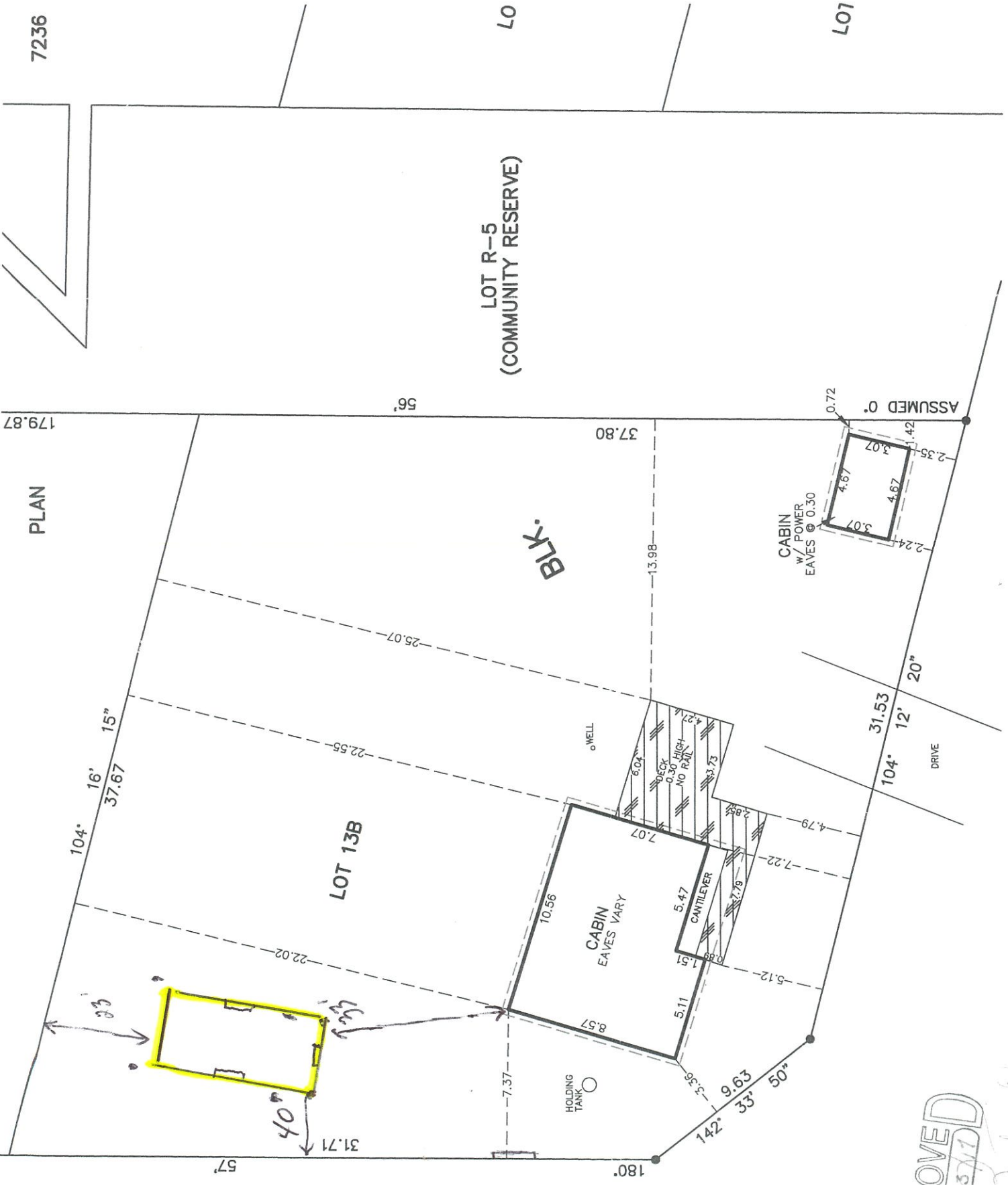
## Development Permit 24DP06-01

Please note that the Development Officer has APPROVED Development Permit Number 24DP06-01 on September 24<sup>th</sup>, 2024 for the **CONSTRUCTION OF A PERMITTED 14.86 M2 (160 FT2) ACCESSORY STRUCTURE (SHED)**

Located at 611 6<sup>th</sup> Street.  
Lot: 13B, Block: 6, Plan: 072 7358

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

(4th STREET) 6th STREET



APPROVED  
 APR 13 2011  
*Carrie Schubert*