



Development Services  
for the

## Summer Village of Sunrise Beach

Box 2945, Stony Plain, AB., T7Z 1Y4, Phone (780) 718-5479 Fax (866) 363-3342  
Email: [pcm1@telusplanet.net](mailto:pcm1@telusplanet.net)

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June 26, 2020

File: 20DP01-44

**Re: Development Permit Application No. 20DP01-44  
Plan 5672 KS, Block 3, Lot 2 : 6302 Shedden Drive (the "Lands")  
R – Residential : Summer Village of Sunrise Beach**

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### APPROVAL OF DEVELOPMENT PERMIT

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

## **CONSTRUCTION OF A DETACHED GARAGE (58.0 SQ. M.)**

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

- 1- All municipal taxes must be paid.
- 2- That the applicant shall display for no less than twenty-one (21) days after the permit is issued, in a conspicuous place on the site or on streets abutting the site, the enclosed notice.
- 3- Approval of any plans or installation standards for an on-parcel sewage collection system by an approved Plumbing Inspector.
- 4- The applicants provide a certified copy of plan of subdivision to determine all easements and restrictive covenants on the parcel.
- 5- The applicants shall obtain and comply with 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. Copies of all permits shall be submitted to the Summer Village of Sunrise Beach for review.
- 6- Arrangements, satisfactory to the Development Authority, must be in place to provide sanitary facilities for the contractors working on the site.



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- 7- The applicants 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.
- 8- The applicants 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.
- 9- That all improvements shall be completed within twelve (12) months of the effective date of the permit.

**10- Development shall conform to the following site requirements:**

- **Rear Yard Setback shall be a minimum of 8.0 metres;**
- **Front Yard Setback shall be a minimum of 7.0 metres; and**
- **Side Yard Setback shall be a minimum of 1.5 metres or greater distance as required under the Alberta Safety Codes Act.**

Note: Please be reminded that where walls are located within 2.4 metres of the property line they shall be constructed as a fire separation of not less than 45 minutes. (Alberta Fire Code -Article 9.10.15.5).

Note: Development shall also conform to the Alberta Electrical and Communication Utility Code. A copy of TABLE 9 – Minimum Design Clearances From Wires and Conductors not Attached to Buildings, Signs and Similar Plants is attached to the permit for your information.

- 11-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.
- 12-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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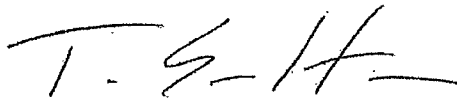
Should you have any questions please contact this office at (780) 718-5479.

Date Application Deemed **June 26, 2020**  
Complete

Date of Decision **June 26, 2020**

Effective Date of  
Permit **July 25, 2020**

Signature of Development  
Officer



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Tony Sonleitner, Development Officer, Summer Village of Sunrise Beach

cc Wendy Wildman, Municipal Administrator, Summer Village of Sunrise Beach  
Superior Safety Codes  
Ian Ferguson, MASG

**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 and shall be delivered either personally or 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 this office at:

Town of Onoway  
Box 1197  
Onoway, AB T0E 1V0

and should include a statement of the grounds for the appeal and have attached an Appeal fee in the amount of \$150.00.



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### **NOTE:**

1. *The issuance of a Development Permit in accordance with the notice of decision is subject to the condition that it does not become effective until twenty-nine (29) days after the date of the order, decisions or development permit is issued.*
2. *The Land Use Bylaw provides that any person claiming to be affected by a decision of the Development Officer may appeal to the Development Appeal Board by serving written notice of appeal to the Clerk of the Development Appeal Board within twenty-one (21) days after notice of the decision is given.*
3. *A permit issued in accordance with the notice of the decision is valid for a period of twelve (12) months from the date of issue. If at the expiry of this period, the development has not been commenced or carried out with reasonable diligence, this permit shall be null and void.*

### **IMPORTANT NOTES**

1. Any development proceeded with prior to the expiry of the appeal period is done solely at the risk of the Applicant even though an application for Development has been approved and a Development Permit has been issued. The period allowed for an appeal to be filed is twenty-one (21) days after a development permit is issued.
2. Any person claiming to be affected by a decision regarding an application for a development permit may appeal by serving written notice to the Secretary of the Development Appeal Board within twenty-one (21) days after a development permit or notice of decision was issued.
3. This Development Permit is valid for a period of 12 months from the date it was issued, or the date of an approval order being granted by the Development Appeal Board. If at the expiry of this period, the development has not been commenced or carried out with reasonable diligence, the permit becomes invalid unless an extension has been granted by the Development Officer.
4. The applicant is reminded that compliance with this Permit requires compliance with all conditions affixed thereto.
  - a. This is not a Building Permit and, where required by any regulation, a Building Permit, and all other permits in connection with this development, shall also be obtained from:



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### **Superior Safety Codes Inc. Edmonton Office**

14613 – 134 Avenue  
Edmonton, Alberta T5L 4S9  
E-mail: [info@superiorsafetycodes.com](mailto:info@superiorsafetycodes.com)  
Phone: 780 489 4777  
Fax: 780 489 4711  
Toll Free Ph: 1 866 999 4777  
Toll Free Fax: 1 866 900 4711

6. A development permit is an authorization for development under the Land Use Bylaw, but is not an approval under any other regulations that may be applicable.
  - (a) Water and sewage systems are under the jurisdiction of Superior Safety Codes (780) 489-4777 or 1-866-999-4777.
  - (b) Development in proximity to gaslines, other pipelines, powerlines, or telephone lines require approvals from: The Gas Protection Branch - Alberta Labour, Alberta Energy Resources Conservation Board, Alberta Utilities and Telecommunications.
  - (c) All plans submitted for the construction or alteration of a commercial or industrial building as specified under the Alberta Architects Act, shall be authorized by a registered architect or a professional engineer.



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## Public Notice

DEVELOPMENT APPLICATION NUMBER: 20DP01-44

### APPROVAL OF DEVELOPMENT PERMIT

An application for a development permit for this property, Plan 5672 KS, Block 3, Lot 2 : 6302 Shedden Drive, with regard to the following:

## CONSTRUCTION OF A DETACHED GARAGE (58.0 SQ. M.)

has been **CONDITIONALLY APPROVED** by the Development Officer.

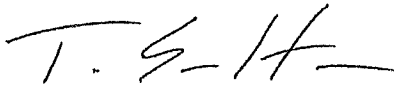
Any person who objects to the proposed use of the parcel may deliver to the Clerk of the Subdivision and Development Appeal Board a written statement of their objection to such use indicating the following:

1. His/ her full name and mailing address, for the delivery of any notices to be given with respect of the objection; and
2. The reasons for his/her objection to the proposed use.

The statement must be received by the Clerk of the Subdivision and Development Appeal Board by no later than **4:30 pm on July 17, 2020**.

Statements of concern with regard to this development permit should be addressed to:  
Summer Village of Sunrise Beach  
Box 1197  
Onoway, Alberta, T0E 1V0  
Attention: Clerk of the Subdivision and Development Appeal Board

Should you have any questions please contact the Development Officer at (780) 718-5479

Date Application Deemed Complete	June 26, 2020
Date of Decision	July 26, 2020
Effective Date of Permit	July 25, 2020
Signature of Development Officer	

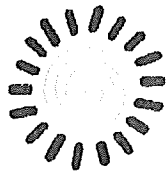
Note: This permit does not come into effect until twenty-nine (29) days after the date of issuance.

Note: Any development undertaken prior to the expiry of the appeal period is done solely at the risk of the applicant. The period allowed for an appeal to be filed is twenty-one (21) days after a development permit has been issued.

Note: This permit is valid for a period of twelve (12) months from the date of issue. If at the expiry date of this period the development has not been commenced and carried out with reasonable diligence, this permit shall be null and void.

**THIS IS NOT A BUILDING PERMIT**

# DEVELOPMENT PERMIT APPLICATION



**Summer Village of Sunrise Beach**  
 Development Services  
 Box 2945, Stony Plain, Alberta T7Z 1Y4  
 Phone: 1-780-718-5479  
 Fax: 1-866-363-3342  
 Email: pcm1@telusplanet.net

Application Number: 20DP01-44  
 Application Received Date: June 26, 2020  
 Application Deemed Complete: June 26, 2020  
 Issued: June 26, 2020

### PROJECT LOCATION - REQUIRED

Suite: \_\_\_\_\_ Street Address: 6302 Street Name: SHEDDEN DRIVE  
 Legal Description: Unit / Lot / Block / Plan or Quarter / Section / Township / Range / Meridian  
LOT 2 / BLOCK 3 / PLAN 56TRK1

Appeal End: July 17, 2020  
 Valid: July 25, 2020

### TYPE OF USE - REQUIRED

- |  |  |  |                             |
|--|--|--|-----------------------------|
| <input type="radio"/> New Construction           | <input type="radio"/> Addition                       | <input type="radio"/> Fence              | <input type="radio"/> Other |
| <input checked="" type="radio"/> Garage          | <input type="radio"/> Well / Cistern / Septic System | <input type="radio"/> Temporary Business |                             |
| <input type="radio"/> Accessory Building / Shed  | <input type="radio"/> Change of Occupancy or Use     | <input type="radio"/> Variance           |                             |
| <input type="radio"/> Accessory Structure / Deck | <input type="radio"/> Secondary Suite                | <input type="radio"/> Sign               |                             |

### PROJECT DESCRIPTION - REQUIRED

COST OF PROJECT - REQUIRED \$ 20,000

24' x 26' GARAGE  
7.31M x 7.92M

### NEW CONSTRUCTION - REQUIRED

- |  |   |   |                                  |                                     |
|--|---|---|----------------------------------|-------------------------------------|
| <input type="radio"/> Residential        | <input type="radio"/> Multi-family Dwelling | <input type="radio"/> Commercial                        | <input type="radio"/> Industrial | <input type="radio"/> Institutional |
| <input type="checkbox"/> Single Detached | <input type="checkbox"/> Semi Detached      | Number of units: _____ Total Area: _____ m <sup>2</sup> |                                  |                                     |

### GARAGES/ACCESSORY BUILDINGS/ADDITIONS/ STRUCTURES /DECKS / FENCES - REQUIRED

Total Area (m<sup>2</sup>): 57.97 m<sup>2</sup> Height (If applicable): 3.66 m  Residential  Commercial  Industrial  Institutional

### CHANGE OF OCCUPANCY OR USE - COMPLETE ONLY IF APPLYING FOR CHANGE OF USE OR OCCUPANCY OR FAMILY DAY HOME

Total Area (m<sup>2</sup>): \_\_\_\_\_

### FAMILY DAY HOME - COMPLETE ONLY IF APPLYING FOR A FAMILY DAY HOME

Are room alterations involved:  YES  NO If yes - Number of Rooms: \_\_\_\_\_ List Rooms: \_\_\_\_\_  
 Describe alterations: \_\_\_\_\_

Provide a detailed description of materials, equipment and/or vehicles including utility trailer(s) that will be used and where they will be stored:

Number of resident employees: (employees that reside in the home): _____	Number of children (including children under the age of 5 who are otherwise permanent residents of the dwelling): _____
Hours of Operation: _____	Number of daily business visits to the property: _____
Number of household vehicles: _____	Number of onsite parking stalls: _____

# DEVELOPMENT PERMIT APPLICATION 20DP01-44



**Summer Village of Sunrise Beach**  
**Development Services**  
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**Phone: 1-780-718-5479**  
**Fax: 1-866-363-3342**  
**Email: pcm1@telusplanet.net**

### SIGNS – COMPLETE ONLY IF APPLYING FOR A SIGN PERMIT

- Temporary:
- Balloon
  - Billboard
  - Portable - # of 30 day periods \_\_\_\_\_
  - Developer Marketing
  - Development Directional
  - Other

- Permanent :
- Freestanding
  - Fascia / Wall / Projecting / Roof / Canopy
  - Changeable Copy
  - Other

### SECONDARY SUITE – COMPLETE ONLY IF APPLYING FOR A SECONDARY SUITE

The proposed secondary suite is located within:

- The principal dwelling unit
- The second story of a detached garage
- An accessory building
- Other (describe): \_\_\_\_\_

Floor area of the secondary suite (m<sup>2</sup>): \_\_\_\_\_ Number of bedrooms in the secondary suite: \_\_\_\_\_

Floor area of the principal dwelling unit (m<sup>2</sup>): \_\_\_\_\_

Number of parking stalls available on site: \_\_\_\_\_

### OWNER OR REPRESENTATIVE – REQUIRED

I am the registered owner of the land described above

I have been designated as the representative of the owner (written consent attached)

Owner Name: \_\_\_\_\_

Agent Name: \_\_\_\_\_

Signature: \_\_\_\_\_

### MAILING ADDRESS (OWNER) – REQUIRED

Mailing address: \_\_\_\_\_

City: \_\_\_\_\_

Province: **AB**

Postal Code: **510**

Phone no.: \_\_\_\_\_

Builders License # \_\_\_\_\_

Email Address: \_\_\_\_\_

### APPLICANT SAME AS OWNER/REPRESENTATIVE – REQUIRED

Applicant Name: \_\_\_\_\_

Phone no.: \_\_\_\_\_

Builders License no.: \_\_\_\_\_

Company Name: \_\_\_\_\_

Email Address: \_\_\_\_\_

Mailing address: \_\_\_\_\_

City: \_\_\_\_\_

Province: \_\_\_\_\_

Postal Code: \_\_\_\_\_

I acknowledge that if the development permit application is approved it is subject to an appeal period pursuant to Section 678 of the Municipal Government Act, RSA 2000, Chapter M-26 and that the decision may be ultimately overturned or amended. I accept that if I commence development prior to the appeal expiry date, I am doing so with the appropriate development and building permits issued and at my own risk accepting all legal responsibilities.

*Applicant's signature*

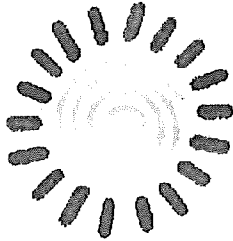
*June 25, 2020*  
Date



# RIGHT OF ENTRY AUTHORIZATION

MUNICIPAL GOVERNMENT ACT, R.S.A. 2000, Chapter M-26

## Summer Village of Sunrise Beach



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Box 2945, Stony Plain, Alberta T7Z 1Y4  
Phone: 1-780-718-5479 Fax: 1-866-363-3342  
Email: pcm1@telusplanet.net

Owner(s) consent to the Right of Entry by an authorized person of the Summer Village of Sunrise Beach for the purpose of a land site inspection relative to a proposed development permit application or Land Use Bylaw amendment.

Section 542 of the Municipal Government Act, R.S.A. 2000, Chapter M-26 stipulates that:

542(1) If this or any other enactment or a bylaw authorizes or requires anything to be inspected, remedied, enforced or done by a municipality, a designated officer of the municipality may, after giving reasonable notice to the owner or occupier of land or the structure to be entered to carry out the inspection, remedy, enforcement or action,

(a) enter on that land or structure at any reasonable time, and carry out the inspection, enforcement or action authorized or required by the enactment or bylaw,

(b) request anything to be produced to assist in the inspection, remedy, enforcement or action, and

(c) make copies of anything related to the inspection, remedy, enforcement or action.

(1.1) A consent signed under section 653 is deemed to be a reasonable notice for the purposes of subsection (1).

(2) The designated officer must display or produce on request identification showing that the person is authorized to make the entry. (3) In an emergency or in extraordinary circumstances, the designated officer need not give reasonable notice or enter at a reasonable hour and may do the things in subsection (1)(a) and (c) without the consent of the owner or occupant.

In accordance with the above Section and the Summer Village of Sunrise Beach Land Use Bylaw requirements, it is necessary that this form be completed and returned with your application submission in order that an authorized person from the Summer Village may be able to do a site inspection if required on the property.

I/We grant consent for an authorized person of the Summer Village of Sunrise Beach to enter upon the subject land for a site inspection.

Legal Land Description

LOT 2, BLOCK 3, PLAN 5672 K5

Registered Owners Name as  
Per Certificate of Title  
Name of Signing Authority  
(If owner is a numbered  
company)

Property Address

Signature

Print

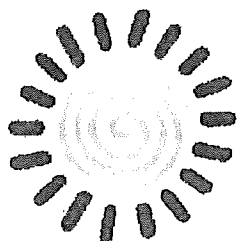
Date

JUNE 25, 2020

# ELECTRONIC COMMUNICATION

MUNICIPAL GOVERNMENT ACT, R.S.A. 2000, Chapter M-26

## Summer Village of Sunrise Beach



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Box 2945, Stony Plain, Alberta T7Z 1Y4  
Phone: 1-780-718-5479 Fax: 1-866-363-3342 Email:  
pcm1@telusplanet.net

Owner(s) consent to communicate with the Summer Village of Sunrise Beach and its applicable contractors through electronic means.

Section 608(1) of the Municipal Government Act, R.S.A. 2000, Chapter M-26 provides that:

608(1) Where this Act or a regulation or bylaw made under this Act requires a document to be sent to a person, the document may be sent by electronic means if

(a) the recipient has consented to receive documents from the sender by those electronic means and has provided an e-mail address, website or other electronic address to the sender for that purpose, and

(b) it is possible to make a copy of the document from the electronic transmission.

I/We being the registered owner(s) or Agents for the lands described below, for the purpose of Development Permit Approval, desire to enter into an agreement with the Summer Village of Sunrise Beach and its applicable contractors to communicate through electronic means:  
Email Address:

Legal Land Description

Registered Owners Name

as Per Certificate of Title

Name of Signing Authority

(If owner is a numbered company)

Property Address

Signature

Print

Date