

SUMMER VILLAGE OF ROCHON SANDS

Development Permit No. 2021-003

Form C1
Land Use Bylaw #244-19

DEVELOPMENT PERMIT

Development Involving: New Dwelling Unit placement with Removal of Existing Cabin and changing Primary Residence Garage Unit to Guest House Status.

Municipal Address: 36 Beach Street East

Lot: 34A Block: 5 Registered Plan: 992 0392

Registered Owner: Dale and Lorrie Bauman (Contractor Tremmel Construction)

(as further described in Application No. 2021-003 has been

APPROVED with the following conditions:

- **New Principal Dwelling Unit is approved for construction with the condition that the existing Cedar Cabin must be removed by October 1, 2021.**
- **Primary Residence Garage Unit to Guest House variance deviation of 616 sqft is approved [versus 68m2, Part 8, Section 8.8.3(f)ii]**
- **As per Land Use Bylaw #244-19 this development permit approval does not grant permission for any further variances.**
- **As per Land Use Bylaw 244-19, Part 10 definitions Principal Dwelling and Accessory Building Garage Guest House is approved with no other deviations permitted for any other use in the future.**
- **Cabin Removal deadline of October 1, 2021 condition that the site be properly cleaned with all debris removed and site is left in a graded condition that removes or fills in any excavations and is in accordance with the site drainage requirements of the land use Bylaw.**
- **Plan set back requirements adhere to Land Use Bylaw #244-19 and must be referenced for further clarification.**
- **Maintain all construction products and debris within the development area,**

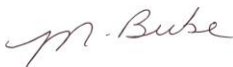
You are hereby authorized to proceed with the development specified, provided: that any stated conditions are complied with; that development is in accordance with any approved plans and applications, and that other permits are obtained.

OTHER PERMITS ARE REQUIRED

In the interest of public safety and as required by the Safety Codes Act construction projects must be covered by the appropriate permits prior to commencement of construction (Building, Electrical, Gas, Plumbing and Private Sewer).
For information regarding how to obtain the required permits, contact **IJD Inspections Ltd.** at 1-877-617-8776

Should an appeal be made against the decision to the Subdivision and Development Appeal Board, the Development Permit shall cease to be effective.

Date of Decision and Issue of Development Permit:: June 18,2021



Signature of Development Officer

Note:

1. The issuance of a Development Permit in accordance with the Notice of Decision is subject to the condition that does not become effective until 21 days after the 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 Subdivision and Development Board by serving written notice of appeal to the Secretary of the Subdivision and Development Appeal Board within 21 days after the date the Development Permit is issued.
3. Any development proceeded with by the Applicant prior to the expiry of the 21-day period is done solely at the risk of the Applicant.
4. **This Permit is effective for a period of six (6) months.** If at the expiry of this period, the development has not been commenced or carried out with reasonable diligence, as determined by the Development Officer, this Permit ceases to be effective, unless an **extension to this period, being no longer than an additional 12 months,** has previously been granted by the Development Officer.
5. Compliance with the requirements of the Land Use Bylaw does not exempt any person from the requirements of any Federal, Provincial, or Municipal legislation or complying with any easement, covenant, agreement, or contract affecting the development.