

SUMMER VILLAGE OF ROCHON SANDS

Development Permit No. 2021-006

Form C1
Land Use Bylaw #244-19

DEVELOPMENT PERMIT

Development Involving: New Detached Dwelling Unit (primary residence) and changing existing dwelling unit to Guest House Status.

Municipal Address: 47 Bayview Street

Lot: 9A Block: 5 Registered Plan: 992 0392

Registered Owner: Mark and Jennifer Macleod (Sorento Custom Homes Ltd)

(as further described in Application No. 2021-006 has been

APPROVED with the following conditions:

- **New Principal Dwelling Unit is approved for construction with the condition that the existing dwelling unit is granted Guest House Status as outlined in Land Use Bylaw #244-19.**
- **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.**
- **All set back requirements adhere to Land Use Bylaw #244-19 and must be referenced for further clarification.**
- **Maintain all landscaping and drainage within the development property, so as not to affect adjacent properties.**
- **Safety Codes permits must be obtained prior to construction. Building permits can be obtained through IJD Inspections Ltd with a copy of the Municipal Development Permit.**
- **Compliance with the provisions of Land Use Bylaw # 244-19 does not exempt the applicant from compliance with any provincial, federal or other municipal legislation.**
- **The developer is responsible for making suitable arrangements with the utility companies for provision of services and/or necessary easements.**
- **Any excavation must not affect adjoining properties and cause minimal environmental disruption; and**
- **All construction products and debris must be maintained with the development area and all construction waste is to be hauled directly to the Stettler Regional Landfill.**

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 or 403.346.6533

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:: Sept 14, 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.