

DEVELOPMENT PERMIT

Development Permit Number:	DP 2024-02
Proposed Development:	Demolition of an existing Detached Dwelling and Accessory Building (detached garage) and Construction of a New Detached Dwelling with Attached Garage
Civic Address of Development:	23 Sands Street
Legal Address of Development:	Lot 7C, Block 1, Plan 032 3614
Land Use Designation:	Residential District (R1)
Date of Decision:	September 10, 2024
Date of Issuance:	October 1, 2024

You are hereby notified that Development Permit Application No. DP 2024-02 for the purpose of the **Demolition of an existing Detached Dwelling and Accessory Building (detached garage) and the Permitted Use of a new Detached Dwelling and Attached Garage, with a 7.8 m (25'6") overall height, a 1.5 m (5') north side yard setback and a 4.5 m (14'7") rear yard setback** has been **APPROVED** subject to compliance with the Land Use Bylaw 244-19, applicable Municipal Bylaws and Policies, subject to the following conditions:

1. This permit indicates that only the development to which it relates is authorized with the provisions of the Land Use Bylaw and in no way relieves or excuses compliance with the Land Use Bylaw or any other bylaws, orders and/or regulations, including but not limited to the *Safety Codes Act*, Building Permit Bylaw and Business License Bylaw, affecting such development.
2. All development must conform to the conditions of this Development Permit and the approved plans, application and materials submitted on August 28, 2024, and any revisions thereto as required pursuant to this approval. Any revisions to the approved plans must be approved by the Development Authority.
3. The Developer is responsible for the site engineering and use of cement pilings and/or grade beams to support the new construction foundation.

NOTES:

- a. Safety codes and building permits must be obtained prior to construction. Building Permits can be obtained through IJD Inspections Ltd with a copy of the Municipal Development Permit.
- b. The developer is responsible for making suitable arrangements with the utility companies for provision of services and/or necessary easements.
- c. Any excavation of the site must not affect adjoining properties and cause minimal environmental disruptions, to the Municipal Roadway, and the Provincial Owned Recreation Lease.
- d. All construction products and debris must be maintained within the development area and all construction waste is to be hauled directly to the Stettler Regional Landfill.
- e. 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 or 21 days after the approved development permit has been posted.
- f. 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.
- g. 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.
- h. If the development authorized by this permit is not started within six months from the effective date of the permit and/or completed within 18 months from the effective date of the permit, the Development Officer may declare the permit void, unless an extension has been granted.
- i. 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.
- j. In the case of Buffalo Lake lakefront properties that are adjacent to the lakefront, Provincial of Alberta owned property, or the Alberta Environment Recreation Lease or License of Occupation (LOC), Right of Way (ROW) properties. The property owner, and his builder/contractor are responsible for notifying Alberta Environment Lands department for regulations and any needed approvals.



Signature of Development Officer
Summer Village of Rochon Sands

September 10, 2024
Date