Summer Village of South Baptiste

17940 – 99A Avenue NW, Edmonton, Alberta T5T 3R1. (780) 938-4141 *Email: southbaptiste@gmail.com*

NOTICE OF DECISION - DEVELOPMENT PERMIT APPROVAL

Date of Issue: October 6, 2026

APPLICANT: Wendy Appleby & Steve Hamilton

ADDRESS OF DEVELOPMENT: #54 Baptiste Drive, South Baptiste

Proposed Development: Modular Home

You are hereby authorized to proceed with the development, subject to these conditions:

(a) Post a copy of the notice of the decision on the property for which the permit has been granted.

(b) That construction shall not begin until 15 days after the date of Issue of Notice of Decision; and

(c) That the development shall comply with all requirements of the current Land Use Bylaw and all other conditions contained herein; and

(d) That the development shall be carried out within the areas shown on the plans submitted; and

(e) Where clearing of trees and shrubs is required for the purpose of construction, grading must ensure that existing drainage is maintained. To the maximum extent possible, trees and shrubs and other vegetation to be retained in their natural condition on a site.

(f) Where Landscaping is required, it shall be carried out within a reasonable time period following the completion of construction; and

(g) That Safety Codes Permits as may be required be obtained from The Inspections Group in Edmonton, Alberta. Phone: (780) 454-5048 Fax: (780) 454-5522

(h) Additional conditions may be listed on the next page.

IMPORTANT NOTICES REGARDING DEVELOPMENT PERMITS

1. The applicant or any person who claims to be affected by the decision of the Development Officer may appeal the decision to the Development Appeal Board subject to a $750 appeal fee. The appeal shall be made in writing, and shall be delivered either in person or by mail along with the appeal fee to the Summer Village office not later than 14 days after the Date of Issue of Notice of Decision.
2. Should an appeal be made against the decision, the development permit shall not come into effect until the appeal has been determined by the Development Appeal Board. Should the Development Appeal Board approve the issue of the Development Permit, the permit shall be considered valid from the date of the Development Appeal Board decision and subject to any Development Appeal Board conditions.
3. This permit is valid for a period of 12 months from the date of issue or the date of an approved decision of the Development Appeal Board. If, after 12 months, the development or construction has not been started or carried out with reasonable diligence, this permit may be invalid.
4. This is a development permit only. It is not a building permit. The applicant is required to ensure that the proposed development or construction complies with all applicable municipal, provincial and federal laws, including but not restricted to the building code; electrical, plumbing and gas codes; and health and environmental regulations.

Linda Roland

Development Officer Linda Roland