

NOTICE OF DECISION--2024 DP 006 DEVELOPMENT PERMIT APPROVAL

Date of Issue: January 7, 2025

APPLICANT: Tammy Guyda

ADDRESS OF DEVELOPMENT: 239 Labonte Drive, Bondiss

Proposed Development: 640 sq.ft. cabin

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

Site Specific Conditions:

- (a) Allowable rear setback from house to property line is normally 25'. A variance has been granted to allow the rear setback to be 22'. All other required setbacks must be maintained as per the Land Use Bylaw.
- (b) This cabin is to be the only dwelling on site.

Standard 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 21 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 may 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.



Kim Bancroft
Development Officer

