Summer Village of Bondiss

64 Newcastle Road, Sherwood Park, AB, T8A 6K8 *Phone: (780) 239-7323* *Email: svbondiss@outlook.com*

NOTICE OF DECISION--2026 DP 006
DEVELOPMENT PERMIT APPROVAL

Date of Issue: October 28, 2026

APPLICANT: Al Brake and Suzanne Smith-Brake

ADDRESS OF DEVELOPMENT:1127 Old Timers Drive

Proposed Development: Adding a 26' x 20' Garage.

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

(a) Garage Door must face to the side as indicated on the site plan, it MUST NOT face the roadway.

(b) Professional stakeout by a surveyor is required to ensure that roadside property line is properly marked. Garage must be a minimum of 3' from the roadside property line as indicated on the site plan.

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

(d) That construction shall not begin until 21 days after the date of Issue of Notice of Decision; and

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

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

(g) 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.

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

(i) 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

(j) 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 21 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

SUMMER VILLAGE OF BONDISS PROVINCE OF ALBERTA INCORPORATED 1983