

# SUMMER VILLAGE OF SUNSET POINT

office@sunsetpoint.ca

August 21<sup>st</sup> 2023

File:346

**Re: Development Permit Application No 2023-  
DP-08 2060mc Lot 2 Block 3  
5435 Sunset Dr.  
Summer Village of Sunset Point**

## APPROVAL OF DEVELOPMENT PERMIT

You are hereby notified that your application for a development permit with regard to the following application was conditionally approved on August 21<sup>st</sup> 2023 by the Development Authority

### Development Permit Residential Lands

Application to construct a Cabin 644 sqft cabin.

1. Shall comply with all property setbacks in accordance to the Land Use Bylaw
2. The applicant shall obtain and adhere to the requirements where applicable, from the appropriate authority, permits relating to building, electricity, plumbing and drainage, and all other permits required in connection with the proposed development.
3. The property must be landscaped in such a manner to prevent surface drainage onto adjacent properties.
4. Must provide a lot grading plan from a licensed professional outlining compliance with condition 3.
5. The applicant shall be financially responsible during construction for any damage by the applicant, his servants, his suppliers, agents or contractors, to any public or private property.
6. Shall connect the cabin to the TriVillage sewer system to the satisfaction of the TriVillage Sewer Commission. No other form of Private Sewage system is allowed on the property.
7. The applicant shall prevent excess soil or debris from being spilled on public streets and lanes, and shall not place soil or any other material on adjacent properties without permission in writing from the adjacent property owner(s).
8. Shall Upgrade the Approach to the satisfaction of the village.
9. Any excess soil or debris that ends up on Village Roads shall be cleaned up by the Applicant at their sole cost.
10. All municipal taxes must be paid.
11. All improvements approved hereby must be completed within twenty four months of the effective date of the permit.

12. During the construction of the cabin a single RV may be allowed to be on site. RV shall comply with side yard setbacks of 1.5m from property line.

Matthew Ferris  
Development Officer Summer Village of Sunset Point

cc      Kevin Lawerence, Assessor, Municipal Assessment Services (assessment)

**Important notices concerning the approval of a Development Permit**

- **This is not a safety code permit (those must be obtained separately). A Building Permit may be required, please contact the Village's accredited safety codes provider for more information.**
- A person applying for, or in possession of a valid development permit is not relieved from full responsibility for ascertaining and complying with or carrying out development in accordance with the conditions of any covenant, caveat, easement, bylaw, regulation (municipal or provincial) or instrument affecting a building or land.
- Any development carried out prior to the appeal expiry date is at the sole risk of the applicant.
- This development may be appealed within 21 days of the issuance of this permit with a written submission to the Summer Village.

**Appeals must be submitted to :**

Secretary of the Subdivision and Development Appeal Board c/o Lac Ste. Anne County Planning & Development Department Box 219, Sangudo, Alberta T0E 2A0