

**SUMMER VILLAGE OF WHITE SANDS
DEVELOPMENT PERMIT APPLICATION #745
LAND USE BYLAW # 186-22**

NOTICE OF DECISION

NAME: Blake Robson
ADDRESS: 215 Cantree Bay SW
Calgary, AB T2W 2L3

LEGAL DESCRIPTION OF DEVELOPMENT SITE: Lot 61, Block 3, Plan 4117MC

CIVIC ADDRESS OF DEVELOPMENT SITE: 53 Lakeview Avenue

DEVELOPMENT: Retaining Wall & Fence

DECISION: Approved with conditions;

As described on the application for development, and plans submitted by the applicant(s). It refers only to work outlined above and is subject to the following condition(s) being met to the satisfaction of the Summer Village of White Sands.

1. These conditions include, but are not limited to minimum land use bylaw requirements:
 - a. Front Yard maximum fence height = 1.2 m
 - b. Side and Rear Yard maximum fence height = 2.0 m
2. Any retaining wall over 1.2 m in height must be designed and inspected after construction by a professional engineer. The landowner shall provide to the municipality the design and inspection report, both bearing the seal and signature of a professional engineer;
3. Any retaining wall over 1.2 m in height is subject to obtaining a building permit and complying with the Alberta Building Code, provided the retaining wall is:
 - a. Adjacent to public property
 - b. Adjacent to an access to a building; or
 - c. On private property which is accessible to the public
4. The owner/applicant must comply with all the provisions of the Summer Village of White Sands Land Use Bylaw #186-22;
5. The proposed development (Retaining Wall & Fence) shall be located in accordance with the approved plan; any changes to this site plan must be approved by the Summer Village of White Sands;
6. Compliance with the provisions of Land Use Bylaw # 186-22 does not exempt the applicant from compliance with any provincial, federal or other municipal legislation.
7. The owner/applicant is responsible for the cost and repair of any damage to public property or works located thereon that may occur as a result of undertaking work regulated by the Alberta Building Code;
8. The owner/applicant is responsible for ensuring all development is outside of active utility right-of-ways;
9. The owner/applicant is responsible for making suitable arrangements with the utility companies for provision of services and/or necessary easements.
10. The owner/applicant must ensure any excavation does not affect adjoining properties and cause minimal environmental disruption;
11. It is the owner/applicant's responsibility to ensure that lot grading and drainage are compliant with Schedule B, Section 10 of Land Use Bylaw #186-22; and

12. The owner/applicant shall ensure all construction waste is to be hauled directly to the Stettler Regional Landfill.

Should an appeal be made against this decision to the Subdivision & Development Appeal Board, the Development Permit shall cease to be effective.

DATE OF DECISION: July 10, 2025

DATE OF ISSUE OF NOTICE OF DECISION: July 31, 2025



Leann Graham
Development Officer

SEE OVER FOR IMPORTANT NOTICES

Development Appeals

A decision or order of the Development Officer can be appealed.

Who Can Appeal?

Development appeals may be filed by anyone who is affected by the decision of the Development Authority in relation to a development proposal. Appeals may not be filed for a permitted use unless the Development Authority has relaxed, varied or misinterpreted the Land Use Bylaw.

How to Appeal

Anyone wishing to appeal must complete the Notice of Appeal form. The appeal must contain the following information:

- Legal land description and municipal address, if applicable, of the land proposed to be developed or subdivided;
- The reason for appeal including the issues in the decision or the conditions imposed in the approval that are subject to the appeal;
- Applications must be accompanied by the applicable fee.
- Notice of Appeal forms may be obtained during business hours from: Summer Village Office (Phone 403.740.1572, located at [#8 Front Street, White Sands, AB](#)). Office hours are 9:00 a.m. to 4:00 p.m. Monday to Thursday

Note

1. The issuance of a Development Permit in accordance with the Notice of Decision is subject to the condition that it does not become effective until 21 days following the date of advertisement.
2. 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.
3. This permit is effective for a period of 12 months from the date of its issue, or the date of decision of the Subdivision & Development Appeal Board confirming it. If at the expiry of this period, the development has not been commenced or carried out with reasonable diligence, as determined by the Development Officer, this permit ceases to be effective, unless an extension to this period, being no longer than an additional 12 months, has previously been granted by the Development Officer.
4. Compliance with the requirements of the Land Use Bylaw does not exempt any person from the requirements or any Federal, Provincial, or Municipal legislation or complying with any easement, covenant, agreement or contract affecting the development.