**SUMMER VILLAGE OF WHITE SANDS**
**DEVELOPMENT PERMIT APPLICATION #751**
**LAND USE BYLAW # 186-22**

**NOTICE OF DECISION**

**NAME:** **Kyle Bruggencate**
**ADDRESS:** 2992 Signal Hill Dr.
Calgary, AB T3H 2X5

**LEGAL DESCRIPTION OF DEVELOPMENT SITE:** Lot 1, Block 1, Plan 7822467
**CIVIC ADDRESS OF DEVELOPMENT SITE:** 10 Blue Bell Place
**DEVELOPMENT:** Sewage Septic Installation & Site Work
**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 Setback of 9.0 m;
    b. Side Yard Setback of 3.0 m;
    c. Rear Yard Setback of 10.0 m;
    d. Building Height not to exceed 10.0 m;
    e. Minimum Floor Area of 70.0 m²;
    f. Maximum Parcel Coverage of 15%.
2. Safety Codes permits must be obtained prior to construction. Building permits can be obtained via the 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. Additional Safety Codes Permits may be obtained directly from the Safety Codes provider, IJD Inspections Ltd. Their phone number is 403.346.6533. Permits which may be required for this development include: BUILDING, PLUMBING, GAS, ELECTRICAL AND PRIVATE SEWAGE.
3. 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.
4. The applicant is responsible for ensuring all development is outside of active utility right-of-ways;
5. The developer is responsible for making suitable arrangements with the utility companies for provision of services and/or necessary easements.
6. Any excavation must not affect adjoining properties and cause minimal environmental disruption;
7. 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;
8. It is the owner/applicant's responsibility to ensure compliance with the provisions of Bylaw 188-22: Disposal of Sewage and Wastewater (Attached); and
9. 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: May 27, 2026
DATE OF ISSUE OF DEVELOPMENT PERMIT: June 17, 2026

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 that 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.

## ATTACHMENT 2 – BYLAW 188-22: DISPOSAL OF SEWAGE AND WASTEWATER

A BYLAW OF THE SUMMER VILLAGE OF WHITE SANDS TO REGULATE THE DISPOSAL OF SEWAGE AND WASTEWATER WITHIN THE SUMMER VILLAGE.

WHEREAS authority is granted under the *Municipal Government Act*, R.S.A. 2000, Chapter M-26, as amended or replaced from time to time, to regulate and prohibit for Municipal purposes respecting the safety, health and welfare of people and property; and

WHEREAS authority is granted under the *Private Sewage Disposal Systems Regulation*, AR 229/97, as amended or replaced from time to time, that a municipality may make bylaws restricting the type of systems recognized in the Alberta Private Sewage Systems Standard of Practice in force that can be constructed or used in new installations of private sewage disposal systems.; and

WHEREAS there is a concern about the risk of contamination caused by private sewage systems and/or sewage holding tanks which are not constructed of reinforced pre-cast concrete; and

WHEREAS the Municipal Council of the Summer Village of White Sands deems it desirable to prohibit the disposal of sewage and waste water into the ground upon lands within the Summer Village;

NOW THEREFORE THE COUNCIL OF THE SUMMER VILLAGE OF WHITE SANDS ENACTS AS FOLLOWS:

1. In this bylaw,

    a) "Council" means the Council of the Summer Village of White Sands.
    b) "Owner" shall mean the person or persons registered as the owner or owners of a parcel of land within the Summer Village of White Sands.
    c) "Sewage" is as defined in the current Private Sewage Disposal System Regulation.
    d) "Sewage System" means a sewage system authorized by Section 5 of this Bylaw.
    e) "Summer Village" means the Summer Village of White Sands.

2. Any Sewage System shall be installed and maintained in compliance with the provisions of the Alberta Safety Codes Act, R.S.A. 2000, c. S-1, the Alberta Private Sewage Systems Standard of Practice 2015, and the regulations thereunder as amended or repealed and replaced from time to time.

3. A Sewage System shall be installed and maintained on all those properties within the Summer Village of White Sands which are being used as permanent residences, cottages or for parking of recreational vehicles.

4. Notwithstanding Section 2 of this bylaw, a Sewage System shall be installed and maintained on all those properties within the Summer Village which have a Water System on them and or an outdoor privy.

5. Only Self-contained Sewage Systems will be permitted to be installed or replaced on parcels of land within all areas of the Summer Village of White Sands. Self-contained Sewage Systems include, connection to a municipal system and private sewage holding tanks that are constructed of reinforced pre-cast concrete and meet applicable/relevant CAN/CSA standards, but do not include non-concrete self-contained sewage holding tanks, disposal fields, treatment mounds, pit privies, or any other Approved System for the

disposal of sewage or waste water on a parcel of land which results in the disposal of sewage and/or waste water into the ground.



6. A Bylaw Enforcement Officer or any designated officer of the Summer Village of White Sands shall, subject to compliance with the requirements of Sections 542 and 543 of the Municipal Government Act (Alberta) R.S.A. 2000, Chapter M-26, be entitled to enter any lands within the Summer Village for the purpose of carrying out an inspection to determine compliance with this bylaw.

7. When the designated officer finds that a sewage system has been installed in a manner that contravenes this bylaw, the officer may, by notice in writing, order the registered owner, the person in possession of the land or buildings, or the person responsible for the contravention to :

    a) demolish, remove or replace the system or
    b) take such other measures so that the installation conforms with this bylaw

8. Where a person fails or refuses to comply with an order directed to him under this bylaw within the time specified in the notice the designated officer may enter upon the land or building and take such action as is necessary to carry out the order.

9. When the designated officer carries out an order, the Council shall cause the costs and expenses incurred in carrying out the order to be placed on the tax roll as an additional tax against the property concerned and that amount shall be collected in the same manner as taxes on land.

10. Any owner of a parcel of land which contravenes this bylaw is guilty of an offence and liable on conviction:

    a) for the first offence, to a fine of $500.00;
    b) for the second offence, to a fine of $1,000.00; and
    c) for the third and each subsequent offence, to a fine of $2,500.00;

    and in addition to those fines, for each offence the owner of the parcel of land is additionally liable to a fine of $100.00 per day for each day that the property remains in contravention of this bylaw.

11. Each separate provision of this Bylaw shall be deemed independent of all other provisions, and if any provisions of this Bylaw are declared invalid all other provisions shall remain valid and enforceable.

12. Bylaws No. 125-09, 124-09, 102-05, 101-05, 87-01, 84-99, 78, 72, 57 and 155-16 are hereby repealed.

This bylaw shall come into force and effect on the date of its final reading.

READ a first time this 4th day of May, 2022

READ a second time this 4th day of May , 2022

READ a third time and finally passed this 4th day of May , 2022

_____
Mayor

_____
CAO