**SUMMER VILLAGE OF WHITE SANDS**
**DEVELOPMENT PERMIT APPLICATION #754**
**LAND USE BYLAW # 186-22**

**NOTICE OF DECISION**

**NAME:** **Gerard Lord**
**ADDRESS:** PO Box 1004
Stettler, AB T0C 2L0

**LEGAL DESCRIPTION OF DEVELOPMENT SITE:** Lot 18, Block 7, Plan 0627127
**CIVIC ADDRESS OF DEVELOPMENT SITE:** #28 Earl's Way
**DEVELOPMENT:** Accessory Building – Detached Garage
**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 2.0 m
    c. Rear Yard Setback of 2.0 m;
    d. Building Height not to exceed 6.5 m;
    e. Maximum Parcel Coverage of 12% (Combined area of all accessory buildings cannot exceed 12% parcel coverage).

2. The owner/applicant shall ensure all roofing materials have a minimum Class C Underwriters Laboratory Canada fire rating;

3. The owner/applicant shall ensure that the building is constructed of new materials only and exterior finish shall be of permanent material;

4. The owner/applicant shall ensure the building is **not** constructed with the use of portable storage units;

4. The owner/applicant must comply with all the provisions of the Summer Village of White Sands Land Use Bylaw #186-22;

4. 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.

5. The proposed development (Detached Garage) 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: June 16, 2026
DATE OF ISSUE OF NOTICE OF DECISION: July 7, 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.