

SUMMER VILLAGE OF

# GHOST LAKE

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Office of the Development Officer

# 3250 4310 – 104 Ave NE, Calgary Alberta T3N 1W3  
Phone (403) 703 1726 email: rod@planningprotocol2.com

March 27, 2026

Peter & Michelle Attalla

Your File: \_\_\_\_\_

P.O. Box 601 Cochrane, AB. T4C 1A2

Our File: DP2026-03-27

email : attallapm@gmail.com

Cell : 403 – 200-6043

Dear Mr. & Mrs. Attalla

**RE: Development Permit Application for Accessory Building Lot 8, Block 1, Plan 6490EL**

**Development Permit for a 160 sq ft (14.86 m2) Accessory building (C – Can)**

**Municipal Address –108 Summer Village of Ghost Lake**

Your Development Permit application for an accessory building to the existing Home is

**CONDITIONALLY APPROVED (as assessed under the old landuse bylaw 195) as the application was submitted and paid for before the new landuse bylaw came into affect. This conditional approval is subject to the following conditions: PRIOR TO ISSUANCE**

1. A Performance Security Deposit of \$ 600.00, as required under *Summer Village of Ghost Lake Land Use Bylaw 195* for the Development Permit. **(Condition not Met)**. This deposit will be refunded upon completion and final approval of the development, as per the outlined conditions.
2. Payment of the application fee of \$570.00 plus GST **(Condition Met)**
3. Proof (a photo) of this Conditionally Approved Development Permit being posted on site and on the SVGL webpage for 21 days must be forwarded to this office for our records. **(Condition NOT MET)**

## PERMANENT CONDITIONS

4. Applicant must ensure that access to the site be maintained at all times.

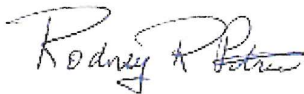
5. Applicant must ensure that any Construction material will be contained within the lot itself and not encroach onto adjacent properties.
6. The color and condition of this Accessory Storage Shed should be such that it matches the existing home in color and is NOT offensive in any way to adjacent landowners.
7. Any changes to the landscaping and surface grading completed as a result of this Development Permit approval must NOT cause direct or indirect surface water drainage onto an adjoining site(s). Such work is to be contained solely within the above-described lot.
8. This Development Permit Approval does not guarantee subsequent Building Permit approval. **If applicable Applicant must obtain the required Building & Other Permits approval(s) prior to commencement of any new construction on the site.**
9. (If applicable) the applicant to obtain all necessary connection permits, including but not limited to building plumbing and gas, and electrical permits?
10. The Development Permit is to be completed in accordance with these approved plans and all other applicable Municipal and Provincial Regulations and Acts.
11. Approval is subject to ongoing site inspections by the Municipality and/or its Agents.
12. As applicable the site must be kept clean, and all debris generated from construction and any debris must be properly disposed to a legal land fill.
13. The address of the site must be clearly identified and remain visible at all times.
14. The approval of this Development Permit is valid for one (1) year from the date of issuance, and must be completed within two (2) years of approval unless a request for a time extension is submitted and approved.
15. Upon successful completion of the Construction the applicant must provide the Development Officer and Summer Village copies of pictures of all four elevations and surrounding area which indicates that the Accessory building, has been successfully completed as per approved plans.
16. At no time, as a result of this approval, will the applicant or its contractors, employees or representatives cause damage to the Village's infrastructure; including but not limited to roads, easements, pavement (if applicable), landscaping, municipal reserves, environmental reserves, structures on or beneath the surface. Any and all damages as a result of such actions will be the responsibility of the landowner and be charged back to the land owner at the discretion of the Municipality. Any Legal, Consulting, Inspections, Engineering costs incurred by the Municipality which may occur as a result of such damages will also be charged to the landowner.
17. Security Deposit (\$ 600.00 Dollars) will be refunded upon successful completion and inspection and approval by the appropriate Village representative.
18. (If applicable) copies of the approved Building Permit, electrical inspection, plumbing, gas, once completed and approved must be forwarded to SVGL and will form part of this Development Permit Application.
19. At no time will storm water from this site be directed towards other lots or affect any other lots in a negative way. Stormwater must be contained onsite at all times.
20. A final Real Property Report shall be produced indicating all setback have been successfully met as per land use bylaw requirements side yard must be 1.5 meters, or more , the rear yard must be 3.0 meters or more .

21. **Posting of this approval** must be mounted at the front of the lot in an, all-weather, rainproofed, transparent, envelope, fully visible to public view for 21 days. Proof of such posting must be emailed to this office with an attached photograph. This approval will also be posted on the SVGL website for a 21 day appeal period. Your appeal period will commence upon receipt of this office receiving an emailed copy of the photograph. If no appeals are received before 4:30 pm on the 21<sup>st</sup> day of appeal, this permit will be considered valid.
22. **Because this site is within 300 meters of a provincial highway (Hwy 1A) the applicant must apply for and get approval for a Roadside Development Permit from Alberta Transportation and economic corridors prior to commencement of construction. A copy of this approval must be sent to me and cc'd to the Summer Village of Ghost Lake. Condition NOT MET**
23. The applicant or any person deemed to be affected by this decision on this development permit may submit a written appeal with the associated fee to:

Summer Village of Ghost Lake  
Box 1806  
Cochrane, AB T4C 1B6  
Ph. 825-735-7224

within **21 days** from the date of the Notice of Decision in accordance with the procedures as set out in the Municipal Government Act. Statements should explain why the filer is directly affected and provide the full printed name, phone number and/or email address; postal address and legal land location of the filer.

If you have any further questions relating **only** to this approval, its conditions or the process involved, please contact Rodney Potrie. His contact information can be found below. Yours truly,



**Rodney R. Potrie**, MCIP, RPP, BaSc, CET, APPI, ACP, ADOA

Planning and Development Officer

Email [rod@planningprotocol2.com](mailto:rod@planningprotocol2.com)

Office (403) 703 1726

• CC: Administrator , Summer Village of Ghost Lake

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