

**AGENDA**  
**SUBDIVISION AND DEVELOPMENT APPEAL BOARD**  
**SUMMER VILLAGE OF GHOST LAKE**

Date: Thursday, March 12, 2026  
Time: 6:30 p.m.  
Location: Virtual, via Microsoft Teams

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**1. Development Appeal – File: DP2025-12-15**

Appeal filed with the Subdivision and Development Appeal Board for the Summer Village of Ghost Lake against the Development Authority's decision to refuse the development application #DP2025-12-15 for an Accessory Building (C-Can).

Location: 206 Summer Village of Ghost Lake (Lot 2, Block 6, Plan 6490EL)

**Appellant (s):** John and Marie Walsh  
**Applicant (s):** John Walsh  
**Owner (s):** John and Marie Walsh

LETTER OF APPEAL

To

Summer Village of Ghost Lake – Development Appeal Board

Notice of Refusal for DP 2025 – 12-15, refused on 2026-01-26

John and Marie Walsh are appealing the decision of refusal of the application.

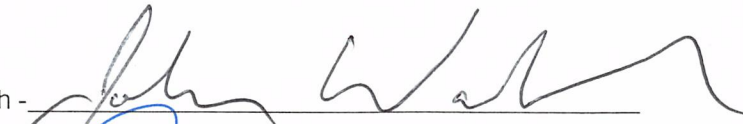
John Walsh

Marie Walsh

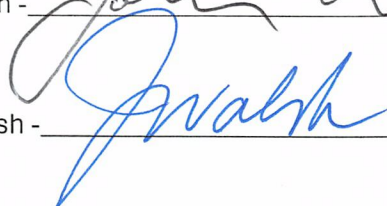
See attached letter for details of refusal and rationale for appeal

Applicants Signatures

John Walsh -



Marie Walsh -



Submitted with payment on February 12, 2026



January 26, 2026

John Walsh



## Re : Development Permit

*Lot 2, Block 6, Plan 6490EL  
# 206 Ghost Lake Village*

Upon review of the submitted Development Permit Application dated December 15 , 2025 the following has been noted pursuant to Ghost Lake Land Use Bylaw 195 ("Land Use Bylaw") and amendments thereto:

### Accessory Building C- Can – as per the attached drawings

This application has been reviewed with respect to existing land use Bylaw 195.

There are several bylaw contraventions which do not allow this Development Permit to be approved therefore this development Permit is REFUSED.

Sited below are the relevant section of the land use bylaw 195 which support this Refusal .

- 1) Sections 4.7.2 (a) which state that only one accessory building can exceed 199 sq.ft. This application exceeds that requirement.
- 2) Section 9.5.4(b) states that the minimum sideyard setback for an accessory building must be 1.5 meters this development proposes 0.33 (a 1.17 m shortfall)
- 3) Also 9.6.1(b)(i) states that the combined total of accessory buildings must not exceed 65% of the square footage of the principle building or in this case not more than 78.7 m<sup>2</sup> (847.18 ft<sup>2</sup>). This application substantially exceeds this amount before calculating in this proposed accessory building or the tepee.

### NON COMPLIANCE of Section 4.7.2 (a) & 9.5.4(b) & 9.6.1(b)(i) of Bylaw 195.

The above comments are made solely upon review of the application as submitted by John Walsh, dated December 15, 2025. This letter of REFUSAL relates only to the Application as submitted. If you have any questions regarding this review, please contact the undersigned.

The above noted Development Permit application has been REFUSED by the Summer Village of Ghost Lake on January 26, 2026.

Pursuant to Section 685 (2) of the Municipal Government Act, a person affected by this decision has a right of appeal. ***Appeal notices are to be received no later than February 16, 2026*** and are to be addressed:

**Development Appeal Board Secretary  
PO Box 19554 RPO South Cranston  
Calgary Alberta, T3M0V4**

Notices of appeal shall be in writing together with application fee of \$990. The notice of appeal may be mailed, but if it is received after the 21 day period has expired, the appeal will be invalid. Faxed notices of appeal WILL NOT be accepted.

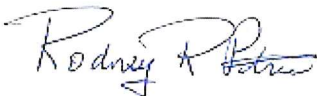
Further Information May be Obtained From:

Rodney Potrie - Development Officer

Phone: (403) 703 1726

Should you have any questions regarding this decision from the Development Officer you may the Summer Village of Ghost Lake or the undersigned

Regards;



**Rodney Potrie**, RPP, MCIP, BaSc., CET, APPI, ACP, ODOA  
Planning and Development Officer  
Summer Village of Ghost Lake

**CC:** *Mustafa Hushimi, Municipal Administrator, Summer Village of Ghost Lake*

**Subject:** Re: SDAB Hearing #2026-01  
**Date:** Monday, March 9, 2026 at 3:25:22 PM Mountain Daylight Time  
**From:** Rod Potrie  
**To:** Policy Ghostlake.ca  
**CC:** Admin Ghostlake.ca, Finance Ghostlake.ca  
**Attachments:** John Walsh D P Applic Jan 2026.pdf, Site Plan #206.jpg, DP written refusal Jan 26.26 .pdf, C can location on site.jpg, 206 SVGL survey with water and septic (2).jpg

HI **Hassan Saeed**

**re : John Walsh C- Can DP appeal**

**I received and application for an accessory building DP from John Walsh and his wife .**

**Please find attached a copy of the application information that I received .**

**i have also included a copy of my development officers decision also attached .**

**That is all that I have at this time .**

**I would also suggest if the SDAB is considering approving this DP then I would suggest that the standard DP conditions be attached along with a request for a current real property report locating ALL of the existing and proposed buildings and there setbacks accurately located on this site ?**

**call if you have any questions?**

**Thanks**

**Rodney Potrie  
Development Officer  
Summer Village of Ghost lake**

On Sat, Mar 7, 2026 at 3:31 PM Policy Ghostlake.ca <[policy@ghostlake.ca](mailto:policy@ghostlake.ca)> wrote:

Good day,

A Subdivision and Development Appeal Board (SDAB) hearing respective to an appeal filed by John and Marie Walsh against a decision of the development authority, has been scheduled for Thursday, March 12<sup>th</sup>, 2026 at 6:30 p.m. The hearing will be held virtually, via Microsoft Teams, and a meeting link and agenda package will be circulated 2 days prior.

Please submit any exhibits and supporting documents for the Board's consideration by 6 p.m. on Tuesday, March 10<sup>th</sup>, 2026.

If you have any questions, please don't hesitate to contact me.

Regards,

**Hassan Saeed**

Planning & Development Technologist

**Summer Village of Ghost Lake**

Box 1806 | Cochrane, Alberta T4C 1B6

Phone: 403-397-2804

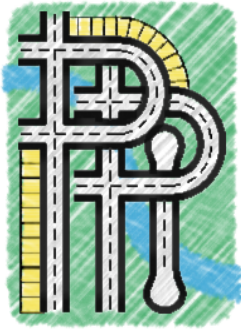
Email: [policy@ghostlake.ca](mailto:policy@ghostlake.ca)

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**Helpful Links**

[Summer Village of Ghost Lake](#) | [Bylaws & Policies](#) | [Planning & Development](#)

**Please note the change of address** Rodney R. Potrie APPI,  
MCIP, RPP, BaSc, ACP, ADOA  
President & CEO  
**Planning Protocol**



#3250 4310 -104 Ave NE Calgary, AB. T3N 1W3  
email: [rod@planningprotocol2.com](mailto:rod@planningprotocol2.com)  
website: [www.planningprotocol2.com](http://www.planningprotocol2.com)  
Mobile: (403) 703 1726

**SUMMER VILLAGE OF GHOST LAKE  
DEVELOPMENT PERMIT APPLICATION**

Application # \_\_\_\_\_ Fee \$ 570.00  
Deposit to SVGL \$600.00

I/We hereby make application for a development permit under the provisions of Land Use Bylaw No. 94 and amendments thereto, in accordance with the plans and supporting information submitted herewith which form a part of this application. I/We understand that a 14 day appeal period which follows notice of approval must elapse before a Building Permit may be issued and before development may begin. It is understood that incomplete applications will not be accepted by the Summer Village of Ghost Lake.

*Please print all information*

Applicant: John Walsh Telephone No.: [REDACTED]

Mailing Address: [REDACTED] Postal Code: [REDACTED]

Land Use District: R1 Permitted Use  or Discretionary Use

Legal Description: Lot(s): 2, Block(s) Six, Plan(s) 6490 EL

Registered Owner: Same as above Telephone No. [REDACTED]

Signature: John Walsh

Mailing Address: Same as above Postal Code: \_\_\_\_\_

Description of Proposed Development:

Permanent installation of C-Can  
as an accessory building in NE  
corner of #206 SVGL between  
existing garage and fence  
Height 2.005m Width 2.435m Length 6.096m  
Area 14.864 m<sup>2</sup>

Setback from North property line 3.175m


This will bring total lot coverage to 21.19%

Required Supporting Plans Attached and Drawn to Scale:

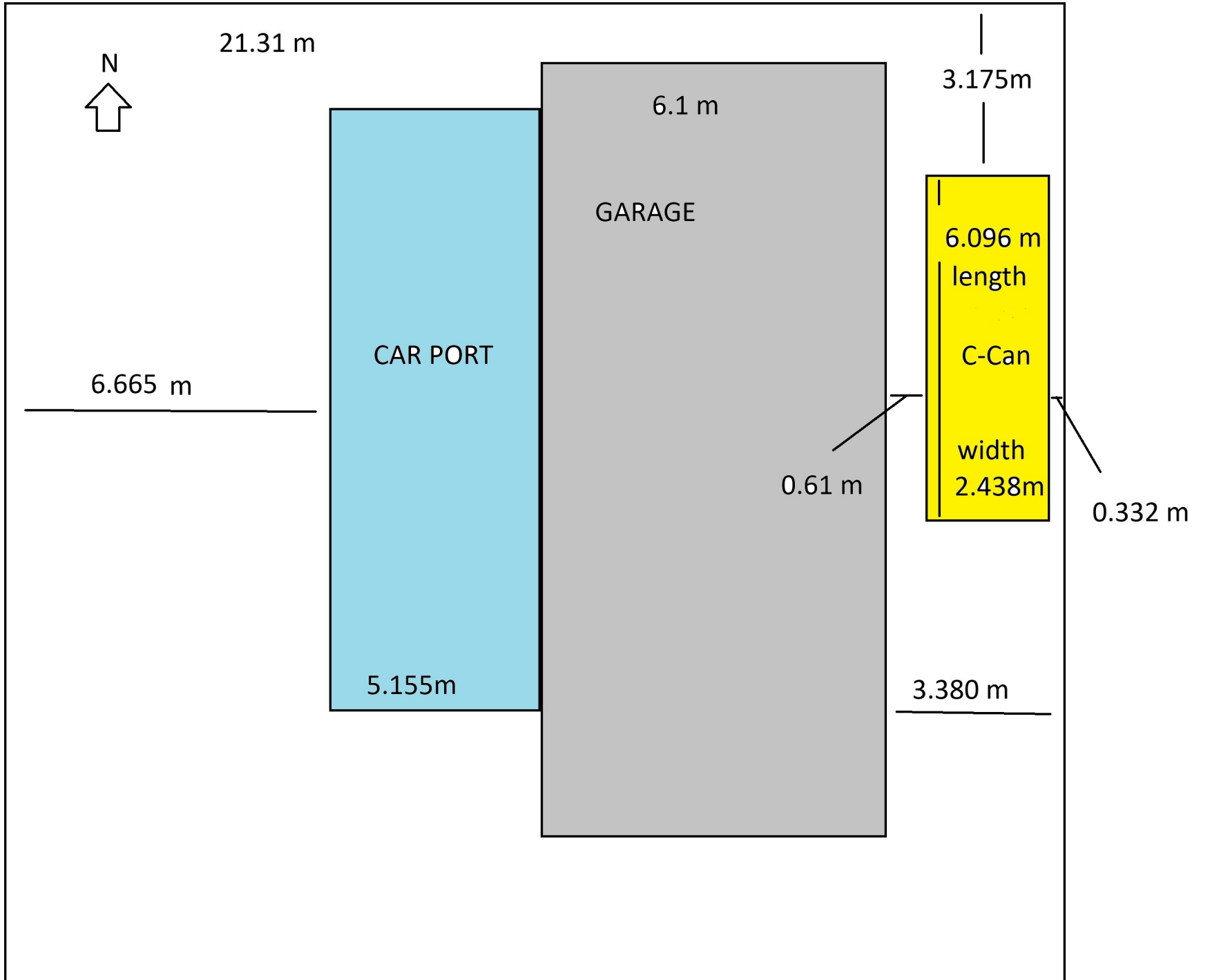
- Site Plan including Water Supply and Sewage Facilities
- Architectural Elevations

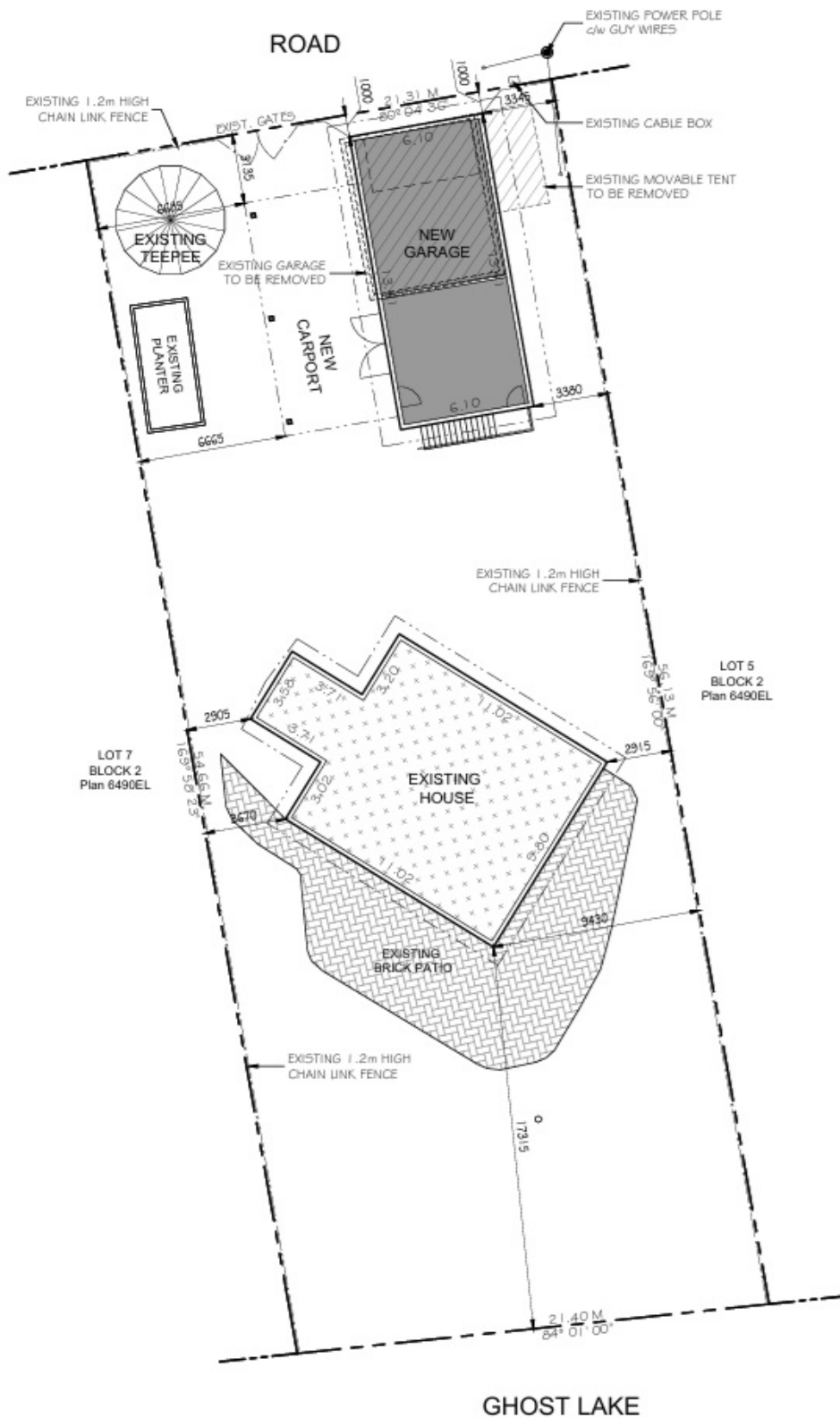
## SUMMER VILLAGE OF GHOST LAKE DEVELOPMENT PERMIT APPLICATION

Land Use Bylaw No. 94 Requirements in Residential Single-Family District (R-1):

	Minimum	Provided
Area of Site:	1858 m <sup>2</sup> (20,000 sq. ft.)	<u>1181.33</u>
Width of Site:	30.48 m (100 ft.)	<u>21.31</u>
Front Yard: <b>LAKEFRONT</b>	6 m (19.69 ft.)	_____
Side Yards:	<b>15</b> m (49.2 ft.)	_____
Rear Yard: <b>ROAD SIDE</b>	3 m (9.84 ft.)	_____
Habitable Ground Floor Area:		
Cottages:	37 m <sup>2</sup> (2497.31 sq. ft.)	_____
Dwellings:	55 m <sup>2</sup> (592.03 sq. ft.)	<u>121.29 m<sup>2</sup></u>
	Maximum	Provided
Ground Floor Area:		
Dwelling and Attached Garage:	232 m <sup>2</sup> (2497.31 sq. ft.)	_____
<i>Current</i> All Accessory Buildings:	58 m <sup>2</sup> (624.33 sq. ft.)	<u>114.27</u>
<i>= Garage with Car Port</i>		_____
Height of Principal Building:	5.5 m (18.04 ft.)	_____
Height of Accessory Building(s):	3.96 m (13 ft.)	_____
Top of Main Floor Above Grade:	1 m (3.28 ft.)	<u>3.05m</u>
<i>Proposed additional Accessory Building</i>		Height <del>2.1m</del> Area 14.864m
	Applicant's Signature	<u>2025-12-15</u> Date

Date Complete Application Received:	_____
Date Decision Rendered:	_____
Development Appeal Board Meeting:	_____





important notes:  
 - ALL DIMENSIONS, SPECIES OR COMMENTS TO BE REFERRED TO THE DRAWINGS PRIOR TO CONSTRUCTION.  
 - DO NOT SCALE THIS DRAWING.

revisions:  
 -  
 -  
 -

project ID#:  
 WALSH'S NEW GARAGE  
 GHOST LAKE . AB

drawing title:  
 PROPOSED SITE PLAN

drawn by:  
 E.C

date:  
 JULY 2023

scale:  
 1:200

job no.:  
 F23-002





On January 26, 2026 the Development Permit for an Accessory Building C-Can was refused.

The Development officer made the following statement in his decision

*“Sited below are the relevant section of the land use bylaw 195 which support this Refusal.*

- 1) Sections 4.7.2 (a) which state that only one accessory building can exceed 199 sq. ft. This application exceeds that requirement.*
- 2) Section 9.5.4 (b) states that the minimum sideyard setback for an accessor building must be 1.5 meters this development proposes 0.33 (a 1.17m shortfall)*
- 3) Also 9.6.1 (b)(i) states that the combined total of accessory buildings must not exceed 65% of the square footage of the principle building or in this case not more than 78.7 m2 (847.18 ft2). This application substantially exceeds this amount before calculating in this proposed accessory building g or the tepee.”*

### **With respect to Statement 1**

Unfortunately, it appears that the Development officer has not read our application or misinterpreted it with respect to the size of the proposed Accessory Building. It very clearly states on the Development permit application that the size of the building proposed is 14.864 m2 (160 sq. ft.).

It is clear that the size of the proposed building is within the limits permitted in the current Land Use Bylaw (Bylaw 195). See Appendix A

### **With respect to Statement 3**

It also appears that the Development officer has not clearly read or interpreted Section 9.6.0 Maximum limits (See Appendix B). The size limitation of 65% of the principal building applies only to the large accessory building on the property. It does not apply to any of the other accessory buildings or the composite / aggregate of all accessory buildings on the property. The only portion of the 9.6.0 Maximum limits that applies to our proposal is 9.6.2 Lot Coverage.

114.27 m2	The current large Accessory building with attached car port
18.0 m2	The teepee currently on site
14.864 m2	The proposed accessory building = C-Can
121.24 m2	Residential dwelling / principal building
268.374 m2	COMBINED TOTAL of Principal and Accessory Buildings

1181.33 m2 Is the area of the development Site / Lot 2 Block 5 Summer Village of Ghost Lake

The total of all gross building areas is 22.72% of the total area of the lot, which does not exceed 35% maximum per the Land Use ByLaw. See Appendix B

## **With respect to Statement 2**

We acknowledge that the LUB section Section 9.5.4 (b) states that the minimum side yard setback for an accessor building must be 1.5 meters. We therefore expected that the Development officer would be refusing the requested development permit on those grounds.

We understand that there are multiple purposes of a side yard setbacks including:

- privacy
- provide space for property maintenance and access.
- reduction risk of fire spreading between properties
- aesthetics

Immediately adjacent to the proposed site for the C-can is a fabric tent on the neighbouring property to the east. Neither the C-can nor the existing neighbour's fabric tent have any windows or doors on the sides that face each other. There are no privacy issues to be concerned about for either us or the neighbour.

The C-can is a metal structure that does not require any maintenance.

There are no doors, windows or other access points on the north, south or east sides of the C-can. Therefore, the fact that it is close to the property line on the east does not create any access issues. By placing the C-can close to the east property border and creating a space of 0.61 m between it and the large accessory building to the west, we are able to preserve access to the large accessory building.

The C-Can is completely metal and non-flammable providing an effective fire barrier to the neighbouring property.

The proposed location for the C-can is further setback from the north than the large accessory building on our property to the west and the fabric garage on the adjacent property to the east (205 SVGL). The C can iis painted to match the large accessory building on our property and lower in height than both that accessory building and the neighbour's fabric garage. This combination of factors results in a minimal visual impact and no adverse aesthetics. See attached photos, Appendix C.

We have contacted / emailed the adjacent property owners 205, 207, 604 (see Appendix D for locations) If/When they provide letter of support or concern, we will attach them to our appeal documents or present them at the appeal board hearing. At the time of this document we have had an email response from 207 indicating that they have no concerns. We have had verbal discussions with 205 indicating that they do not have any concerns but have not had any form of written communication from them. We have had no response from 604. See Appendix E

In summary we do not feel that the proposed development will negatively impact the neighbouring properties. We do not feel that it will interfere with the amenities of the neighbourhood, or materially interfere with or affect the use, enjoyment or value of neighbouring parcels of land. Therefore, we request that you revoke the decision of the development officer and grant our requested development permit.

John and Marie Walsh  
206 Summer Village of Ghost Lake



## **Appendix A 4.7.0 Conditions of Development**

4.7.2 The Development Officer shall ensure that the following conditions are imposed on the construction or erection of all accessory buildings.

- (a) Only one accessory building shall exceed 18.5 m<sup>2</sup> (199.13 sq ft) in area.
- (b) The accessory building that is larger than 18.5 m<sup>2</sup> (199.13 sq ft) shall be constructed with exterior building materials complementary to those of the principal building.
- (c) There shall be a maximum of one teepee per lot, not larger than 18.5m<sup>2</sup> (199.13 sq ft)
- (d) There shall be a maximum of one fabric garage per lot, not larger than 18.5m<sup>2</sup> (199.13 sq ft)

## **Appendix B      9.6.0 MAXIMUM LIMITS**

### **9.6.1 Gross Ground Floor Area:**

(a) Single-Detached Dwelling: 232 m<sup>2</sup> (2,497.31 sq ft)

#### **(b) Accessory Buildings:**

(i) One accessory building of 58 m<sup>2</sup> (624.33 sq ft);

(ii) Notwithstanding (i) above, for lots with principal buildings greater than 90m<sup>2</sup> (968.78 sq ft) the size of this accessory building may be increased to 65% of the principal building size, to a maximum of 116m<sup>2</sup> (1248.66 sq ft).

(iii) Additional Accessory Buildings: 47 m<sup>2</sup> (505.95 sq ft) total of all additional accessory buildings subject to Section 4.7.2 and 9.6.4(c).

### **9.6.2 Lot Coverage**

The total of all gross building areas shall not exceed 35% of the total area of the lot, or 395 m<sup>2</sup> (4251.92 sq ft), whichever is less.

### **9.6.3 Height of Buildings:**

(a) Principal Buildings: 5.5 m (18.04 ft)

(b) Accessory Buildings: 4.3 m (14.11 ft)

(c) Main Floor of dwelling unit above finished grade: 1.40 m (4.59 ft)

### **9.6.4 Number of Buildings on the Same Lot:**

(a) one principal building.

(b) one accessory building larger than 18.5 m<sup>2</sup> (199.13 sq ft);

(c) four accessory buildings, each of which is less than 18.5 m<sup>2</sup> (199.13 sq ft)

(d) six (6).

**Appendix C**

**Photos taken from north side of property**















## Appendix D Neighbouring locations

604 North, 207 West, 205 East



## Appendix E Letters of support

**From:** Iris Morgan [REDACTED]  
**Date:** March 5, 20[REDACTED]  
**To:** John Walsh <[johnmwash@shaw.ca](mailto:johnmwash@shaw.ca)>  
**Subject:** Re: C -can for #206 SVGL

Hi John and MJ,

Hope our reply is still in time. We have no concerns regarding your application for a c-can on #206 SVGL. Good luck with your appeal.

Regards,  
Iris and Scott Morgan (207 SVGL)