Development Services

Summer Village of Seba Beach

Box 2945, Stony Plain, AB., T7Z 1Y4

Phone (780) 718-5479 Fax (866) 363-3342 Email: pcm1@telusplanet.net

August 6, 2020 File: 20DP08-14

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Re: Development Permit Application No. 20DP08-14
Consolidation of: Plan 5976AF Block 3; N45' Lot 1-2 216 - 1 Avenue South;
Plan 5976AF Block 3; S95' Lot 1 104 - 3rd Street South;
Plan 5976AF Block 3; E Pt Lot 2 108 - 3rd Street South; and
Plan 5976AF Block 3; W Pt Lot 2 110 - 3rd Street South (the "Lands").
R1A – Residential–Single Detached (Class A) : Summer Village of Seba Beach

Preamble: The development approved under this Development Permit includes the construction of a detached garage with variances to the siting requirements specified in the Land Use Bylaw. The detached garage is to be located a minimum of 3.3 metres from the boundary with the Municipal Roadway (1st Avenue South) and a minimum of 6.0 metres from the boundary with the Municipal Roadway (3rd Street South).

APPROVAL OF DEVELOPMENT PERMIT

You are hereby notified that your application for a development permit with regard to the following:

CONSTRUCTION OF A DETACHED GARAGE (83.2 SQ. M.) WITH VARIANCES TO THE SITING REQUIREMENTS SPEICIFIED IN THE LAND USE BYLAW

has been APPROVED subject to the following conditions:

1- All municipal taxes must be paid.

2- The consolidation of the Lands shall be registered at the Land Titles Office for Alberta North by December 31, 2020.

3- The applicant shall obtain and adhere to the requirements where applicable, from the appropriate authority, permits relating to demolition, building, electricity, plumbing and drainage, and all other permits required in connection with the proposed development.

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4- The applicant shall be financially responsible during construction for any damage by the applicant, his servants, his suppliers, agents or contractors, to any public or private property.

5- The applicant shall prevent excess soil or debris from being spilled on public streets and lanes; and shall not place soil or any other material on adjacent properties without permission in writing from adjacent property owners.

6- The improvements take place in accordance with the plans and sketch submitted as part of the permit application, including the additional requirements for yards as follows:

- Front Yard, adjacent to 3rd Street South, setback shall be a minimum of 6.0 metres;
- Front Yard, adjacent to 1ST Avenue South, setback shall be a minimum of 3.3; and
- Rear Yard, adjacent to the Municipal Laneway, setback shall be a minimum of 6.1 metres; and side yard setback shall be a minimum of 1.2 metres.

Note: Where walls are located within 2.4 metres of the property line they shall be constructed as a fire separation of not less than 45 minutes. (Alberta Fire Code -Article 9.10.15.5).

Note: Development shall also conform to the Alberta Electrical and Communication Utility Code. A copy of TABLE 9 – Minimum Design Clearances From Wires and Conductors not Attached to Buildings, Signs and Similar Plants is attached to the permit for your information.

7- All improvements shall be completed within twelve (12) months of the effective date of the permit.

8- Applicant is responsible for grading the site of the proposed development to the design lot grades and direction(s) of drainage and for ensuring that surface runoff water does not discharge from the site to an adjacent property.

9- The applicant is responsible for determining if there are any special considerations required for building foundation construction.

10- Positive grading must be provided to ensure drainage. A minimum gradient of two percent (and greater if possible) is recommended.

11- The site and improvements thereon shall be maintained in a clean and tidy condition during construction, free from rubbish and debris. Receptacles for the purpose of disposing of rubbish and debris shall be provided to prevent scatter of debris and rubbish.

12- No person shall keep or permit to be kept in any part of a yard any excavation, storage or piling of materials required during the construction stage unless all necessary safety measures are undertaken. The owner of such materials or excavation must assume full responsibility to ensure the situation does not prevail any longer than reasonably necessary to complete a particular stage of construction.

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Should you have any questions please contact this office at (780) 718-5479.

Date Application Deemed Complete	August 6, 2020
Date of Decision	August 6, 2020
Effective Date of Permit	September 4, 2020
Signature of Development Officer	T. Sonnleitner

Tony Sonnleitner, Development Officer for the Summer Village of Seba

cc Susan Evans, Municipal Administrator, Summer Village of Seba Beach
Kevin Lawrence, Assessor – KCL Consulting Inc.
Inspections Group Inc.

Note: An appeal of any of the conditions of approval may be made to the Subdivision and Development Appeal Board by serving written notice of appeal to the Clerk of the Subdivision and Development Appeal Board. Such an appeal shall be made in writing, be accompanied by an appeal fee of $150.00, and shall be delivered by mail so as to reach the Clerk of the Subdivision and Development Appeal Board no later than twenty-one (21) days after the notice of decision. The appeal should be directed to:

Summer Village of Seba Beach
Box 190
Seba Beach, Alberta, T0E 2B0
Attention: Clerk of the Subdivision and Development Appeal Board

and should include a statement of the grounds for the appeal.

Development Services

Summer Village of Seba Beach

Box 2945, Stony Plain, AB., T7Z 1Y4

Phone (780) 718-5479 Fax (866) 363-3342 Email: pcm1@telusplanet.net

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 twenty-nine (29) days after the date of the order, decisions or development permit is issued.*

2. *The Land Use Bylaw provides that any person claiming to be affected by a decision of the Development Officer may appeal to the Development Appeal Board by serving written notice of appeal to the Clerk of the Subdivision and Development Appeal Board within twenty-one (21) days after notice of the decision is given.*

3. *A permit issued in accordance with the notice of the decision is valid for a period of twelve (12) months from the date of issue. If at the expiry of this period, the development has not been commenced or carried out with reasonable diligence, this permit shall be null and void.*

IMPORTANT NOTES

1. *Any development proceeded with prior to the expiry of the appeal period is done solely at the risk of the Applicant even though an application for Development has been approved and a Development Permit has been issued. The period allowed for an appeal to be filed is 14 days after a development permit is issued.*

2. *Any person claiming to be affected by a decision regarding an application for a development permit may appeal by serving written notice to the Clerk of the Development Appeal Board within twenty-one (21) days after a development permit or notice of decision was issued.*

3. *This Development Permit is valid for a period of 12 months from the date it was issued, or the date of an approval order being granted by the Development Appeal Board. If at the expiry of this period, the development has not been commenced or carried out with reasonable diligence, the permit becomes invalid unless an extension has been granted by the Development Officer.*

4. *The applicant is reminded that compliance with this Permit requires compliance with all conditions affixed thereto.*

5. *A development permit is an authorization for development under the Land Use Bylaw; but is not an approval under any other regulations that may be applicable.*

6. ***In the interest of public safety and as required by the Safety Codes Act construction projects must be covered by the appropriate permits prior to commencement of construction (Demolition, Building, Electrical, Gas, Plumbing, Private Sewage, and Water). The issuance of these permits is under the jurisdiction of Agencies Authorized by Alberta Municipal Affairs to Issue Permits and Provide Compliance Monitoring.***

Within the municipal limits of the Summer Village of Seba Beach, the authorized agency is Inspections Group Inc., and may be contacted at

Edmonton:
12010 - 111 Ave.
Edmonton, Alberta T5G 0E6

Phone: *(780) 454-5048*
Fax: *(780) 454-5222*
Toll-Free: *(866) 554-5048*
Toll-Free Fax: *(866) 454-5222*
Email: questions@inspectionsgroup.com

7. *Development in proximity to gaslines, other pipelines, powerlines, or telephone lines require approvals from: The Gas Protection Branch - Alberta Labour, Alberta Energy Resources Conservation Board, Alberta Utilities and Telecommunications.*

8. *All plans submitted for the construction, or alteration, of a commercial or industrial building as specified under the Alberta Architects Act, shall be authorized by a registered architect or a professional engineer.*

Development Services

Summer Village of Seba Beach

Box 2945, Stony Plain, AB., T7Z 1Y4

Phone (780) 718-5479 Fax (866) 363-3342 Email: pcm1@telusplanet.net

Public Notice

DEVELOPMENT APPLICATION NUMBER: 20DP08-14

APPROVAL OF DEVELOPMENT PERMIT

An application for a development permit, for this property:

Consolidation of:	Plan 5976AF Block 3; N45' Lot 1-2	216 - 1 Avenue South;
	Plan 5976AF Block 3; S95' Lot 1	104 - 3rd Street South;
	Plan 5976AF Block 3; E Pt Lot 2	108 - 3rd Street South; and
	Plan 5976AF Block 3; W Pt Lot 2	110 - 3rd Street South (the "Lands").

with regard to the following:

CONSTRUCTION OF A DETACHED GARAGE (83.2 SQ. M.) WITH VARIANCES TO THE SITING REQUIREMENTS SPEICIFIED IN THE LAND USE BYLAW

has been CONDITIONALLY APPROVED by the Development Officer.

Any person who objects to the proposed use of the parcel may deliver to the Clerk of the Subdivision and Development Appeal Board a written statement of their objection to such use indicating the following:

1. **His/ her full name and mailing address, for the delivery of any notices to be given with respect of the objection; and**

2. **The reasons for his/her objection to the proposed use.**

The statement must be received by the Clerk of the Subdivision and Development Appeal Board by no later than 4:30 pm on August 27, 2020.

Statements of concern with regard to this development permit should be addressed to:

Summer Village of Seba Beach
Box 190
Seba Beach, Alberta, T0E 2B0
Attention: Clerk of the Subdivision and Development Appeal Board

Should you have any questions please contact the Development Officer at (780) 718-5479

Date Application Deemed Complete	**August 6, 2020**
Date of Decision	**August 6, 2020**
Effective Date of Permit	**September 4, 2020**
Signature of Development Officer	T. Smith

Note: This permit does not come into effect until twenty-nine (29) days after the date of issuance.

Note: Any development undertaken prior to the expiry of the appeal period is done solely at the risk of the applicant. The period allowed for an appeal to be filed is twenty-one (21) days after a development permit has been issued.

Note: This permit is valid for a period of twelve (12) months from the date of issue. If at the expiry date of this period the development has not been commenced and carried out with reasonable diligence, this permit shall be null and void.

THIS IS NOT A BUILDING PERMIT

DEVELOPMENT PERMIT APPLICATION

Summer Village of Seba Beach

Development Services
Box 2945, Stony Plain, Alberta T7Z 1Y4
Phone: 1-780-718-5479 Fax: 1-866-363-3342 Email: pcm1@telusplanet.net

PROJECT LOCATION – REQUIRED

Suite: Street Address: 216 - 1st AVE Street Name:

Legal Description: Unit / Lot / Block / Plan or Quarter / Section / Township / Range / Meridian

5976AF / BL 3 / N 45' / LT 1-2 /

TYPE OF USE – REQUIRED

- O New Construction
- ✓ Garage
- O Accessory Building/ Shed
- O Accessory Structure/Deck
- O Addition
- O Show Home to Single Detached
- O Change of Occupancy or Use
- O Secondary Suite
- O Fence
- O Temporary Business
- O Variance
- O Sign
- O Other

PROJECT DESCRIPTION - REQUIRED

28.'x 32.0' GARAGE ON FLOATING SLAB

NEW CONSTRUCTION – REQUIRED

O Residential
- ☐ Single Detached
- ☐ Semi Detached

O Multi-family Dwelling

Number of units:

O Commercial O Industrial O Institutional

Total Area: ____ m^2

GARAGES/ACCESSORY BUILDINGS/ADDITIONS/ STRUCTURES /DECKS / FENCES – REQUIRED

Total Area (m^2): 83.24 m^2 Height (if applicable): 9'.0' WALLS

✓ Residential O Commercial O Industrial O Institutional

GARAGE

CHANGE OF OCCUPANCY OR USE – COMPLETE ONLY IF APPLYING FOR CHANGE OF USE OR OCCUPANCY OR FAMILY DAY HOME

Total Area (m^2): —

FAMILY DAY HOME – COMPLETE ONLY IF APPLYING FOR A FAMILY DAY HOME

Are room alterations involved: ☐YES ☐NO If yes – Number of Rooms: _____ List Rooms: _____

Describe alterations: —

Provide a detailed description of materials, equipment and/or vehicles including utility trailer(s) that will be used and where they will be stored: —

Number of resident employees: (employees that reside in the home): —

Number of children (including children under the age of 5 who are otherwise permanent residents of the dwelling):

Hours of Operation: —

Number of daily business visits to the property:

Number of household vehicles: —

Number of onsite parking stalls:

This information is being collected under the authority of section 33(c) the Freedom of Information and Protection of Privacy (FOIP) Act. It will be used to administer a development permit. The personal information provided will be protected in accordance with Part 2 of the Act. If you have any questions regarding the collection, use and disclosure of personal information, please contact the FOIP Coordinator at 780-797-3863.

DEVELOPMENT PERMIT APPLICATION

Summer Village of Seba Beach

Development Services
Box 2945, Stony Plain, Alberta T7Z 1Y4
Phone: 1-780-718-5479 Fax: 1-866-363-3342 Email: pcm1@telusplanet.net

SIGNS – COMPLETE ONLY IF APPLYING FOR A SIGN PERMIT

Temporary:
- ☐ Balloon
- ☐ Billboard
- ☐ Portable - # of 30 day periods _____
- ☐ Developer Marketing
- ☐ Development Directional
- ☐ Other

Permanent :
- ☐ Freestanding
- ☐ Fascia / Wall / Projecting / Roof / Canopy
- ☐ Changeable Copy
- ☐ Other

SECONDARY SUITE – COMPLETE ONLY IF APPLYING FOR A SECONDARY SUITE

The proposed secondary suite is located within:
- ☐ The principal dwelling unit
- ☐ The second story of a detached garage
- ☐ An accessory building
- ☐ Other (describe):

Floor area of the secondary suite (m^2):

Number of bedrooms in the secondary suite:

Floor area of the principal dwelling unit (m^2):

Number of parking stalls available on site:

OWNER OR REPRESENTATIVE – REQUIRED

☐ I am the registered owner of the land described above

☑ I have been designated as the representative of the owner (written consent attached)

Owner Name: GREG GRANT

Signature:

Agent Name: Chad Hayward

Signature:

MAILING ADDRESS (OWNER) – REQUIRED

Mailing address: 33 LANGLEY CRESCENT

City: SPRUCE GROVE

Province: AB

Postal Code: T7X 4A7

Phone no.: (780) 914-7262

Fax no.: —

Email Address: greggrant@Shaw.ca

APPLICANT ☐ **SAME AS OWNER/REPRESENTATIVE – REQUIRED**

Applicant Name: GREG GRANT

Phone no.: (780)914-7262

Fax no.:

Company Name:

Email Address: greggrant@shaw.ca

Mailing address: 33 LANGLEY CRESCENT

City: SPRUCE GROVE

Province: AB

Postal Code: T7X 4A7

I acknowledge that if the development permit application is approved it is subject to an appeal period as per the Municipal Government Act, RSA 2000, c-26.1 and that the decision may be ultimately overturned or amended. I do accept that if I commence development prior to the appeal expiry date, I am doing so with the appropriate development and building permits issued and at my own risk accepting all legal responsibilities.

Chad Hayward

Applicant's signature

JULY 28, 2020

Date

This information is being collected under the authority of section 33(c) the Freedom of Information and Protection of Privacy (FOIP) Act. It will be used to administer a development permit. The personal information provided will be protected in accordance with Part 2 of the Act. If you have any questions regarding the collection, use and disclosure of personal information, please contact the FOIP Coordinator at 780-797-3863.

RIGHT OF ENTRY AUTHORIZATION

MUNICIPAL GOVERNMENT ACT, R.S.A. 2000, c.M-26

Summer Village of Seba Beach

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Box 2945, Stony Plain, Alberta T7Z 1Y4
Phone: 1-780-718-5479 Fax: 1-866-363-3342 Email: pcm1@telusplanet.net

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Owner(s) consent to the Right of Entry by an authorized person of the Summer Village of Seba Beach for the purpose of a land site inspection relative to a proposed development permit application or Land Use Bylaw amendment.

Section 542 of the Municipal Government Act, R.S.A. 2000, c.M-26 stipulates that:

542(1) If this or any other enactment or a bylaw authorizes or requires anything to be inspected, remedied, enforced or done by a municipality, a designated officer of the municipality may, after giving reasonable notice to the owner or occupier of land or the structure to be entered to carry out the inspection, remedy, enforcement or action,

(a) enter on that land or structure at any reasonable time, and carry out the inspection, enforcement or action authorized or required by the enactment or bylaw,

(b) request anything to be produced to assist in the inspection, remedy, enforcement or action, and

(c) make copies of anything related to the inspection, remedy, enforcement or action.

(1.1) A consent signed under section 653 is deemed to be a reasonable notice for the purposes of subsection (1).

(2) The designated officer must display or produce on request identification showing that the person is authorized to make the entry. (3) In an emergency or in extraordinary circumstances, the designated officer need not give reasonable notice or enter at a reasonable hour and may do the things in subsection (1)(a) and (c) without the consent of the owner or occupant.

In accordance with the above Section and the Summer Village of Seba Beach Land Use Bylaw requirements, it is necessary that this form be completed and returned with your application submission in order that an authorized person from the Summer Village may be able to do a site inspection if required on the property.

I/We grant consent for an authorized person of the Summer Village of Seba Beach to enter upon the subject land for a site inspection.

Legal Land Description: 216-1 AVE (5976AF: BL3: N 45' LT 1-2)

Registered Owners Name as Per Certificate of Title: GREG + CHERYL GRANT

Name of Signing Authority (If owner is a numbered company):

Property Address: 216-1st AVE SEBA BEACH AB

Signature: Chad Hayward Print: Chad Hayward Date: July 28, 2020

This information is being collected under the authority of section 33(c) the Freedom of Information and Protection of Privacy (FOIP) Act. It will be used to administer a development permit. The personal information provided will be protected in accordance with Part 2 of the Act. If you have any questions regarding the collection, use and disclosure of personal information, please contact the FOIP Coordinator at 780-797-3863.

ELECTRONIC COMMUNICATION

MUNICIPAL GOVERNMENT ACT, R.S.A. 2000, c.M-26

Summer Village of Seba Beach

Development Services
Box 2945, Stony Plain, Alberta T7Z 1Y4
Phone: 1-780-718-5479 Fax: 1-866-363-3342 Email: pcm1@telusplanet.net

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Owner(s) consent to communicate with the Summer Village of Seba Beach and its applicable contractors through electronic means.

Section 608 of the Municipal Government Act, R.S.A. 2000, c.M-26 provides that:

608 Any document required by this or any other enactment or bylaw to be sent by a person may be sent by any electronic means so long as it is possible to make a copy of the document from the electronic signals used by the electronic means.

I/We being the registered owner(s) or Agents for the lands described below, for the purpose of Development Permit Approval, desire to enter into an agreement with the Summer Village of Seba Beach and its applicable contractors to communicate through electronic means:
Email Address: chadhayward1974@gmail.com

Legal Land Description: 216 1st AVE (5976AF: BL3: N 45' LT 1-2

Registered Owners Name as Per Certificate of Title: GREG + CHERYL GRANT

Name of Signing Authority (If owner is a numbered company):

Property Address: 216 1st AVE SEBA BEACH AB

Signature: [signature] Print: Chad Hayward Date: July 28, 2020

This information is being collected under the authority of section 33(c) the Freedom of Information and Protection of Privacy (FOIP) Act. It will be used to administer a development permit. The personal information provided will be protected in accordance with Part 2 of the Act. If you have any questions regarding the collection, use and disclosure of personal information, please contact the FOIP Coordinator at 780-797-3863.

ACKNOWLEDGMENT OF RESPONSIBILITY FOR DAMAGE TO MUNICIPAL ROADWAY

MUNICIPAL GOVERNMENT ACT, R.S.A. 2000, c.M-26

Summer Village of Seba Beach

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1. Owner(s) acknowledge their responsibility for damage to the Summer Village of Seba Beach infrastructure, including road, public laneway, and other services, as well as tracking mud on Summer Village roads.

2. Owner(s) agree that should any damages incurr to municipal property, roadways, infrastructure, as a result of their development, they will be held 100% liable for all costs of repair to the satisfaction of the Summer Village. In the event that repairs are required, they are to be completed within 30 days of the time of damage.

Legal Land Description: 216-1st AVE (5976AF: BL3: N 45' LT 1-2)

Registered Owners Name as Per Certificate of Title: GREG + CHERYL GRANT

Name of Signing Authority (If owner is a numbered company):

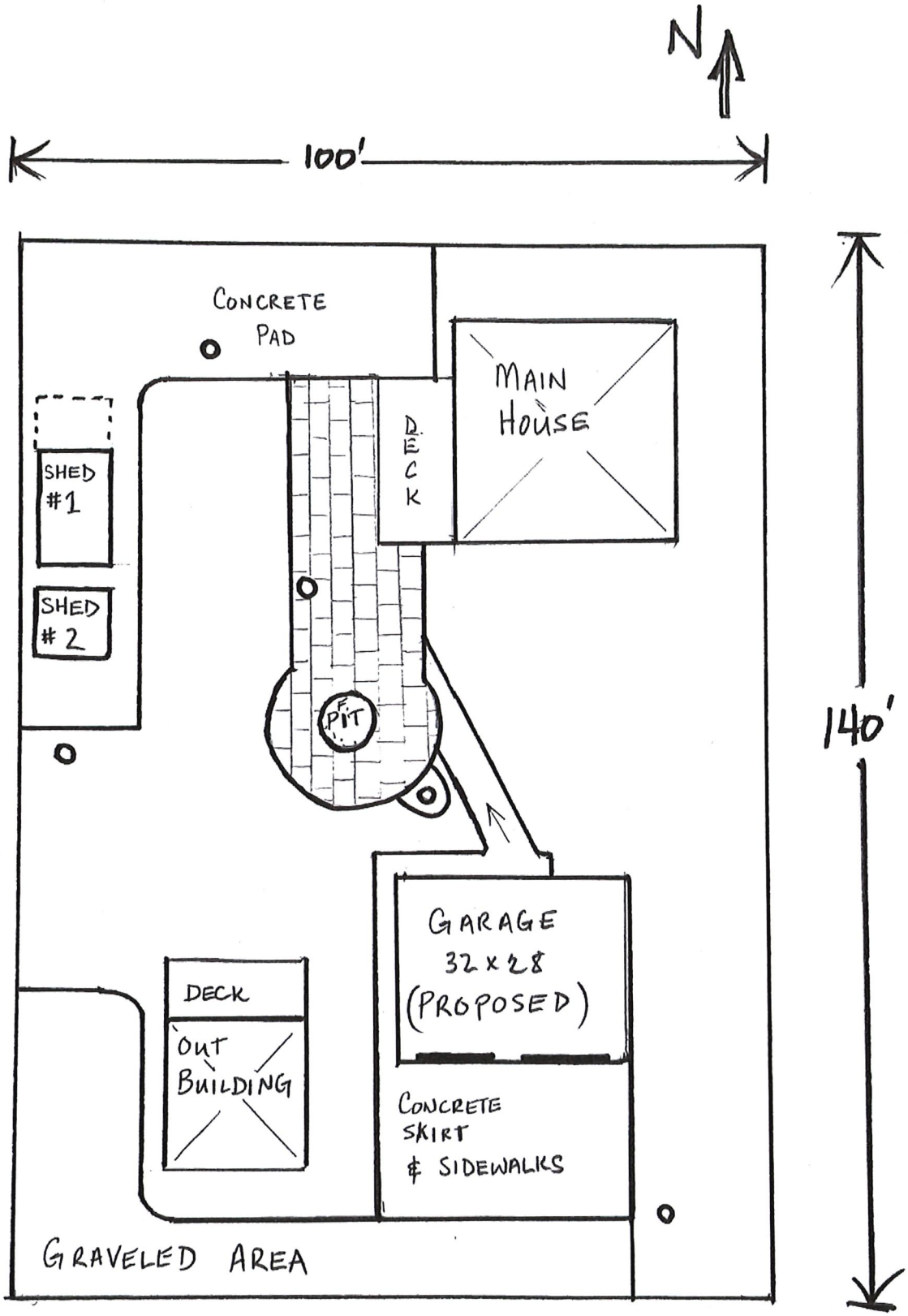
Property Address: 216-1st AVE SEBA BEACH AB.

Chad Hayward — Signature

Chad Hayward — Print

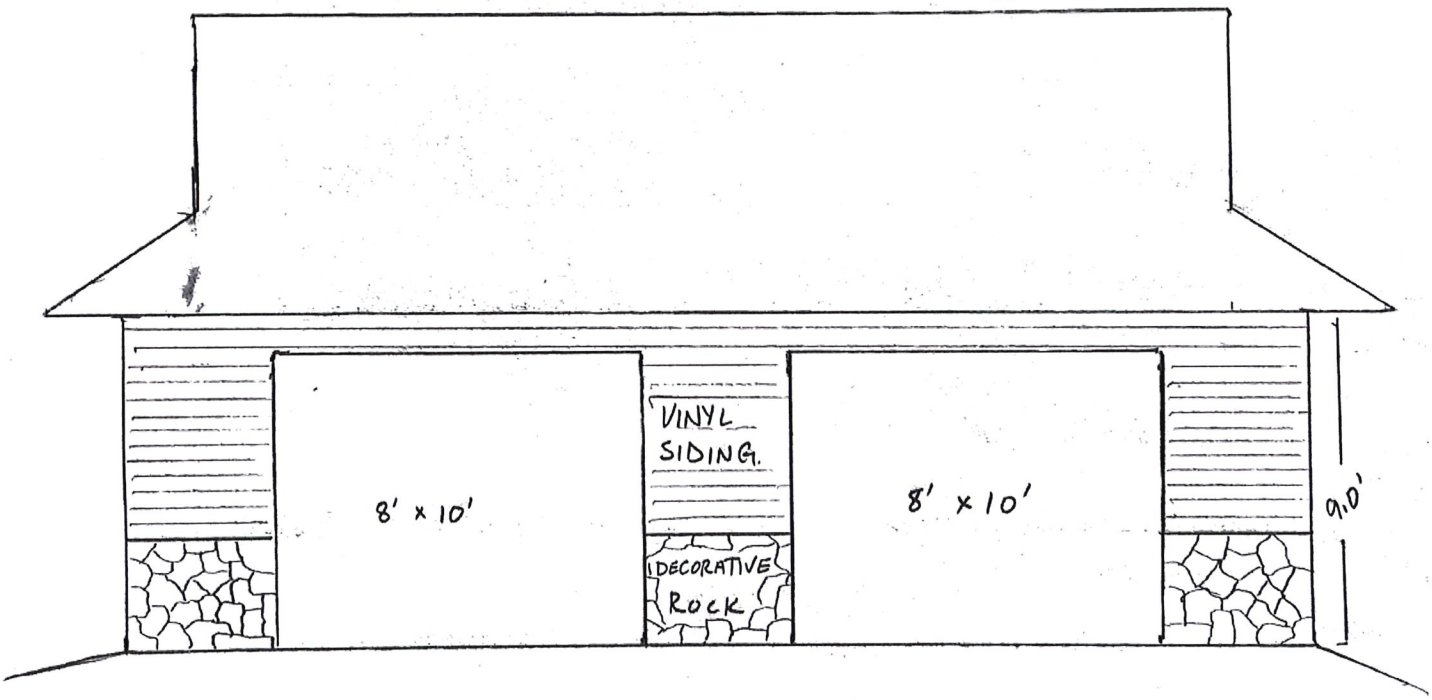
July 28, 2020 — Date

This information is being collected under the authority of section 33(c) the Freedom of Information and Protection of Privacy (FOIP) Act. It will be used to administer a development permit. The personal information provided will be protected in accordance with Part 2 of the Act. If you have any questions regarding the collection, use and disclosure of personal information, please contact the FOIP Coordinator at 780-797-3863.

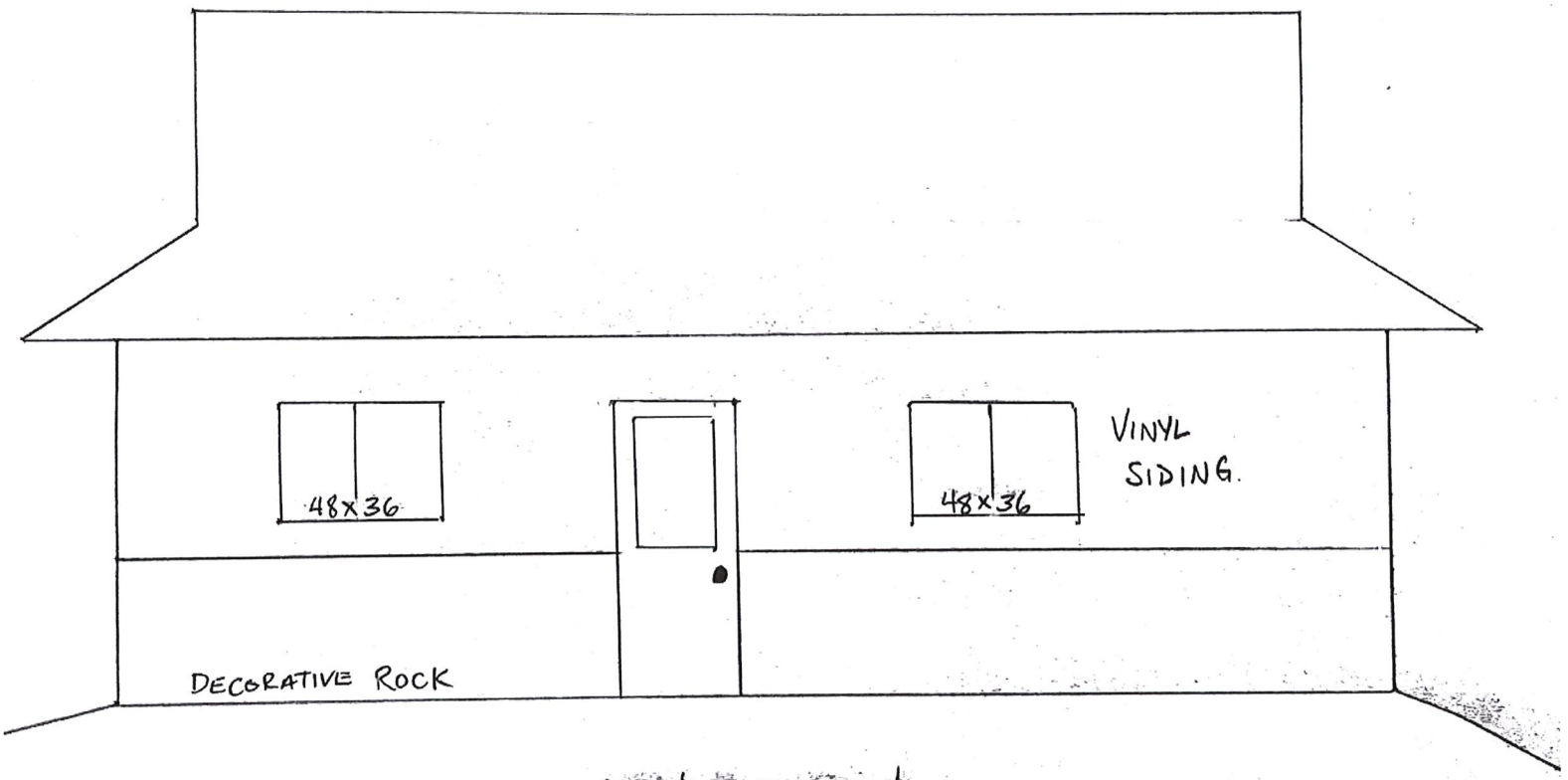


GREG & CHERYL GRANT / SEBA BEACH

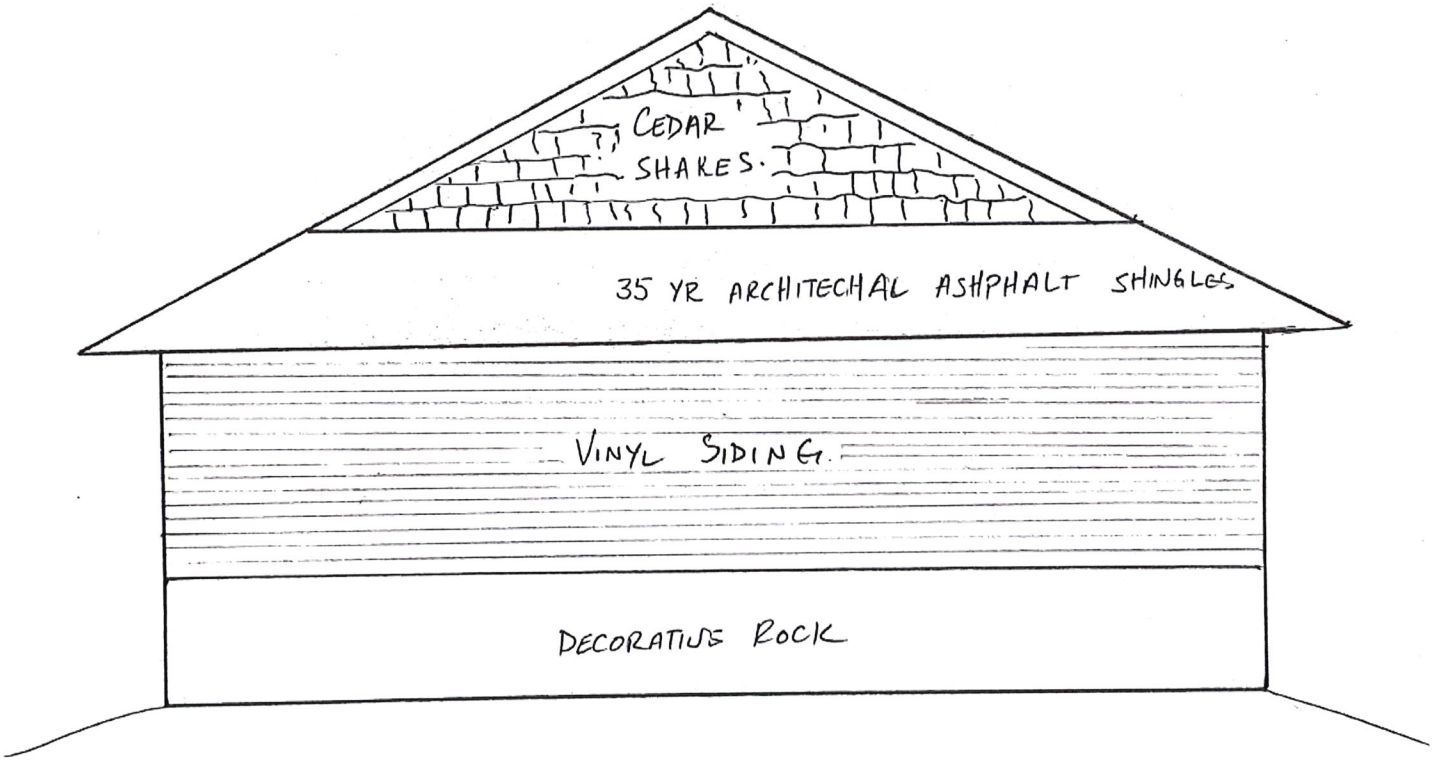
SITE PLAN.



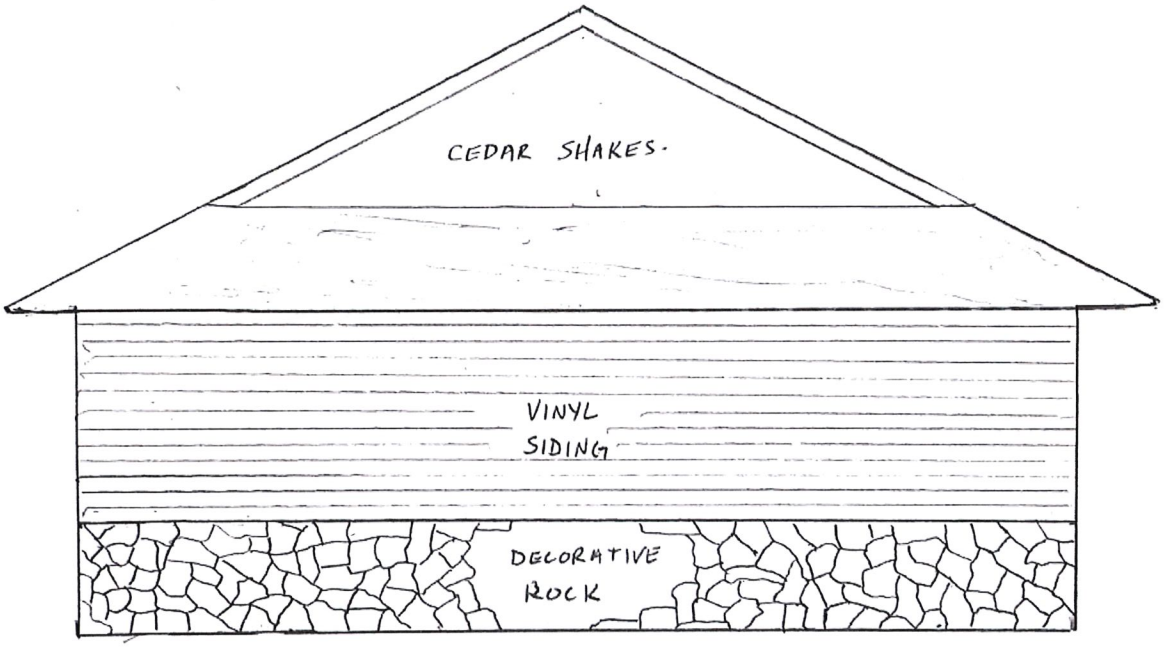
SOUTH ELEVATION



NORTH ELEVATION



EAST ELEVATION



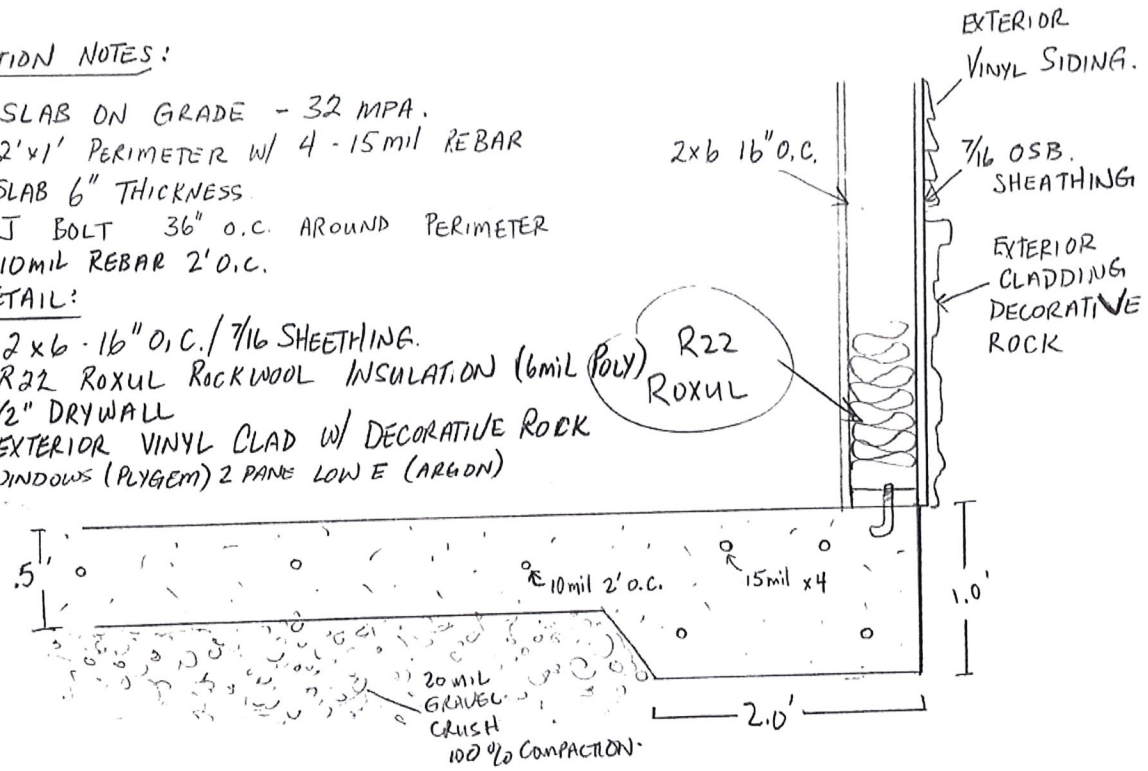
WEST ELEVATION

(1) FOUNDATION NOTES:

- SLAB ON GRADE - 32 MPA.
- 2'x1' PERIMETER W/ 4 - 15 mil REBAR
- SLAB 6" THICKNESS
- J BOLT 36" O.C. AROUND PERIMETER
- 10mil REBAR 2' O.C.

(2) WALL DETAIL:

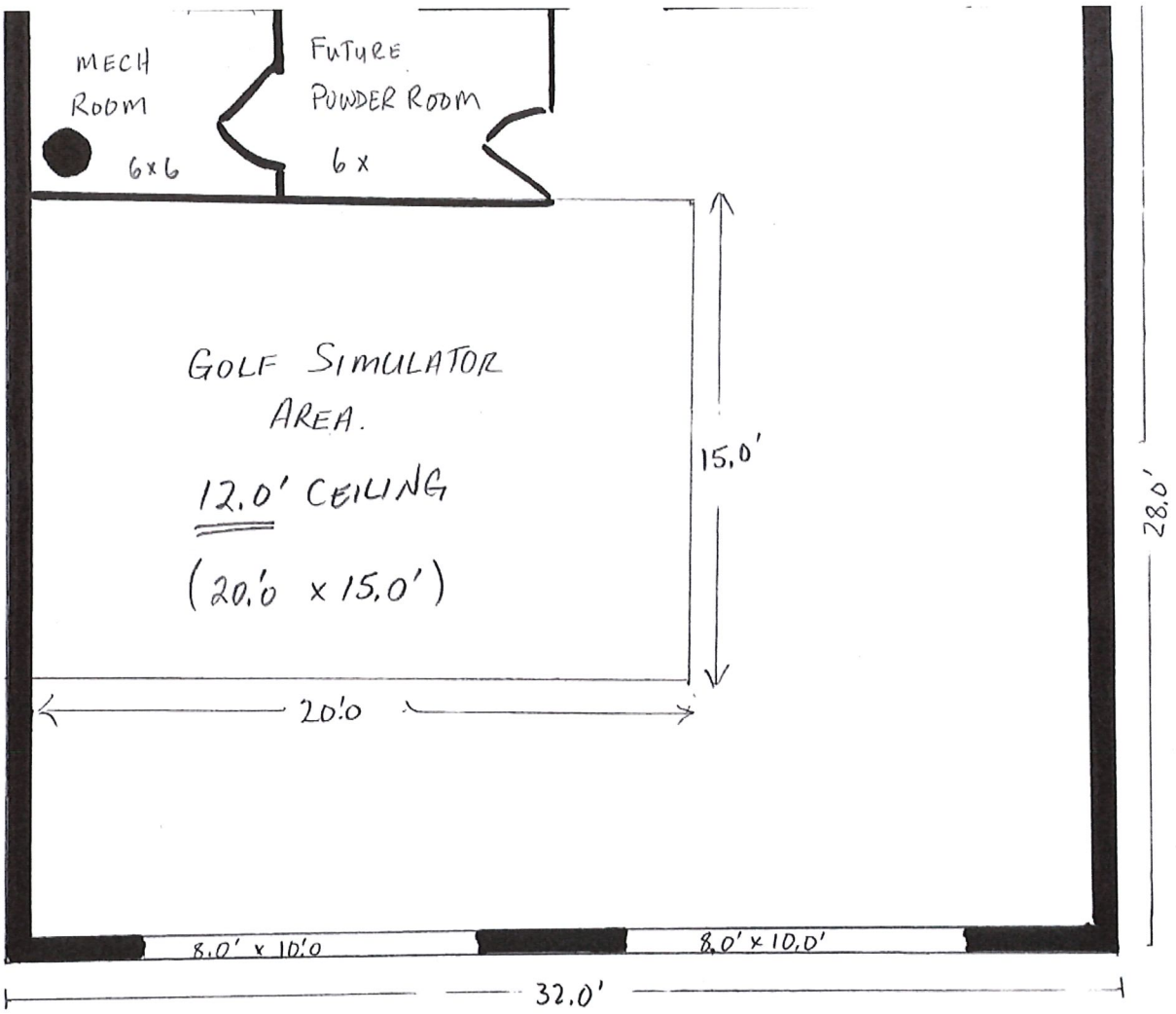
- 2x6 - 16" O.C. / 7/16 SHEETHING.
- R22 ROXUL ROCKWOOL INSULATION (6mil POLY)
- 1/2" DRYWALL
- EXTERIOR VINYL CLAD W/ DECORATIVE ROCK
- WINDOWS (PLYGEM) 2 PANE LOW E (ARGON)

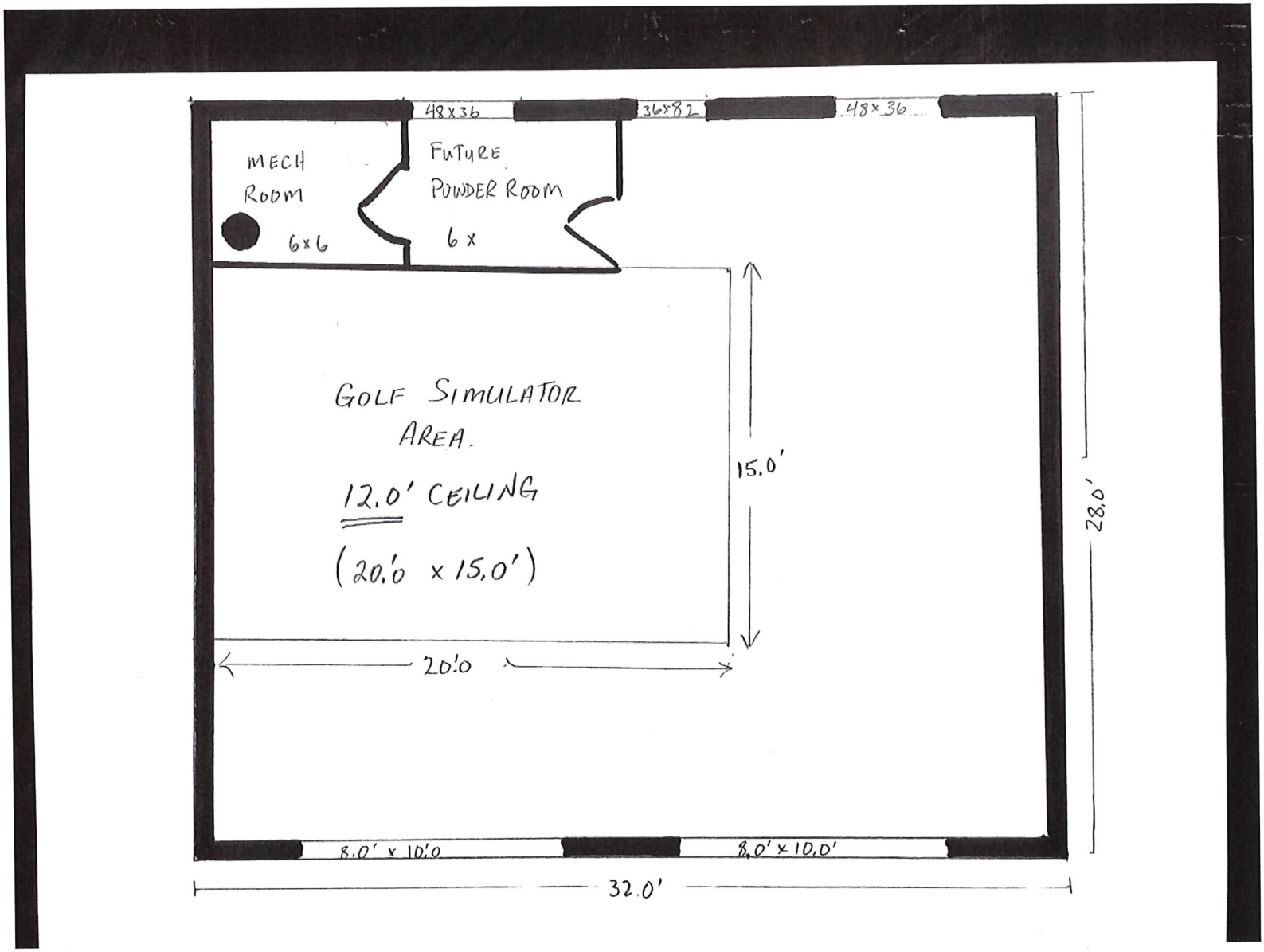


(3) TRUSS DESIGN

- ENGINEERED TRUSS DESIGN BY NELSON LUMBER 2' O.C.

- FOUNDATION DETAIL
- WALL DETAIL.


MECH
ROOM
6x6
FUTURE
POWDER ROOM
6 x
GOLF SIMULATOR
AREA.
12.0' CEILING
(20.0 x 15.0')
15.0'
20.0
28.0'
8.0' x 10.0
8.0' x 10.0'
32.0'


48x36
36x82
48x36
MECH
ROOM
6x6
FUTURE
POWDER ROOM
6 x
GOLF SIMULATOR
AREA.
12.0' CEILING
(20.0 x 15.0')
15.0'
28.0'
20.0
8.0' x 10.0
8.0' x 10.0'
32.0'

AUG 2 6 2020

August 24, 2020

To: Summer Village of Seba Beach
Box 190
Seba Beach, Alberta, T0E 2B0

Secretary of the Subdivision and Development Appeal Board, Summer Village Seba Beach.
Attention: Clerk of the Subdivision and Development Appeal Board

RE: Development Permit Application No. 20DP08-14

We the owners of property at 114 3rd St. Seba Beach are addressing this Appeal to the Secretary of the Subdivision and Development Appeal Board, Summer Village Seba Beach.

Our Items of Appeal are:

1. This proposed development will change the character of the area.
2. This will allow 2 residences on a single property, the main house" and an additional building that until recently was a cabin on one of the original lots and has now been set up again and used as an overnight dwelling.
3. If the proposed "garage" includes a suite above as many garages in the neighbourhood do, this would add a third residence of significant size. 28' X 32' is a very large garage.
4. There are already 2 "sheds" on the property each with power and water plus an outhouse. The proposed development, together with what the Applicant has already built, moved or modified, would result in 6 buildings on a single lot.
5. The proposed development allows continued development on previously unapproved and unsafe grade changes without a proper retaining wall. This improper retaining wall is failing and will damage our property in the near future. Further development on these properties should not be considered until all violations to the bylaws have been corrected specifically taking out a permit to raise the grade on that property and building a retaining wall that meets or exceeds Alberta building codes and correctly deals with the unacceptable drainage problems it has created.
6. Unnecessary relaxation of setbacks on what will be a large lot.
7. 3rd St. has been the front of these 3 lots (104, 108, 110 3rd St.) for at least the last 70 years. The proposed development would change that and make 3rd street the back of the lot.
8. The proposed change does not meet any reasonable criteria for "unique practical difficulties" for development. The consolidation of the lots will result in a 100 by 140 foot lot. There should be no difficulty siting a single accessory building in the back yard (the most any one lot is allowed) as other residents of the Summer Village of Seba Beach are limited to..
9. This Development permit was not posted on the property in question and was not posted in the Summer village office with the other development applications.

10. There can be no confidence that the lot consolidation will actually be completed or that a development permit will be followed based on the following facts:
    a. All of this work was started without a development permit application being made;

b. The work would have been completed without any development permits if a complaint had not been lodged.
c. The Applicant has already ignored the development permit requirements numerous times over the past three years in the following manner:
    i. Demolition of the bunk house accessory building on 110 3rd St.
    ii. Demolition of the cottage on 110 3rd St.
    iii. Changing the grade of 110 3rd St. by more than 2 feet without building a safe and approved retaining wall to the boundary of 114 3rd St.
    iv. Drilling a water well within 2 meters of a property line
    v. Demolition of the cottage on 108 3rd St.
    vi. Removal of the cottage on 104 3rd St. and moving it on to another lot
    vii. Changing the electrical service to dwellings on 216 1st Ave, 104 3rd St., 108 3rd St.
    viii. Effectively changing the land use of 110 3rd St. to an RV park where by on numerous occasions multiple RV's have been connected to services and used as dwellings.

Based on the history of the activities that have preceded this application on the properties in question and the established bylaws this development permit should not even be considered until the properties have been formally consolidated. Once that is completed, then a properly completed and detailed plan, not just a "back of napkin sketch" without detail, should be required, including written confirmation that the "garage" will not have an additional residence above or any sleeping facilities, and that all other aspects of the Land use By-Law will be honoured.

Don & Carolee Reid do hereby appeal this decision.

Signed

Don Reid Carolee Reid

Owners of 114 3rd St. S. Seba Beach