

Application for Development Approval

(Required by Lacombe County)



SANDY POINT

THE RESORT



For you to install your Park/Cottage Model Home or construct a Covered Deck/Sunroom on your lot at Sandy Point Resort you will first be required to submit this application to the Condominium Corporation for approval and then forward that approval to Lacombe County for a Building Permit. Your unit or addition must also meet all Alberta Building Codes and be placed on the lot in a manner that will meet the required setback distances from property lines. This application is meant to help expedite the process and make sure all lot owners are meeting the required By-Laws. Listed are the 3 approvals and permits you will be required to obtain.

- Development Approval Condominium Association
 - Development Permit Lacombe County
 - Building Permit 3rd Party Building Regulators (see attached list)
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- As per Lacombe County By-Laws all structures with roof cover must total no more than 40% of the lot to a maximum of 1450 square feet on lots less than 4,000 sq. ft and a maximum of 1600 square feet on lots over 4,000 sq. ft.
 - A development permit from Lacombe County is required for all Park/Cottage Model homes and Sunrooms/Covered decks.
 - All structures must meet approved Alberta building codes and have a building permit from a registered agency.

Lot Owner Information (include phasing plan with your lot highlighted)

Lot Owners Names: _____, _____

Lot #: _____ Condominium Plan: 1422139

Phone #: _____ Email: _____



Type of Unit

Cottage Model

Park Model

Covered Deck/Sunroom

Unit Dimensions: Length _____ Width _____ Height _____

Exterior Finishes: (type of material) _____ Total Square Footage _____

Walls: _____ Color: _____

Roof: _____ Color: _____

Skirting: _____ Color: _____

Model Year: _____

(Must be 8 years or newer)

- Professional drawings **MUST** be included in proposal and contain total square footage, length, width and height of unit measured from grade level to peak of roof.
- Must meet or exceed all building code standards accepted by Lacombe County. (Please contact Lacombe County's Planning & Development department for additional information)
- Must be a minimum of 28' in length
- Make: _____ Model: _____
- Serial Number: _____ CSA Standard: _____

Type of Base/Foundation (if applicable)

Blocking on Grade: _____

Pilings (Style): _____ Depth: _____

- No Pilings can be located directly over utility right of ways.
- All Services must be located (Alberta One Call) prior to any excavation or piling.



Unit Site Placement (use included template)

Distance from property lines:

Front Setback: _____

Rear Setback: _____

Side Setbacks: Left Side _____ Right Side _____

Sunroom/Covered Deck

Dimensions: _____ Square Feet: _____

- All sunrooms or covered decks must meet or exceed By-Law 32.4 (k) (v.)
 - Sunroom must match or compliment home.
-

Project Start Date: _____

(All work must be completed and approved within 1 year of start date)

Date Submitted: _____ Signed: _____



Please submit revisions to administration office

Requires Changes

Not Approved

Required Changes:

Reasons for Non-Approval:

Signed By: _____
(Condominium Corporation Representative)

Date: _____

- *Please resubmit as soon as possible if changes are*



Sandy Point Development Permit Approval

Southview Resort at Sandy Point Condominium Corporation Development Approval

- *Only applications approved by the Condominium Corporation will be processed by Lacombe County.*
- *This development approval is valid for 1 year from authorization.*

Lot Owner Information

Owners Names: _____, _____

Lot #: _____ Condominium Plan: 1422139

Phone #: _____ Email: _____

Type of Development

Cottage Model

Park Model

Covered Deck/Sunroom

Approved by: _____ Date: _____
(Southview at Sandy Point Condominium Corporation)

***Submit this page along with a detailed drawing of the proposed development, the site map indicating your lot and Lacombe County's Development Permit application to the Planning and Development Department at Lacombe County's office.**



The following lot improvements “Do Not” require a Building Permit from Lacombe County but “Do” require an approval from the Condominium Corporation.

* Please choose the following items that will be included in your lot development.

Sheds

Please submit drawing and dimensions of proposed shed for approval.
Shed color must match or compliment the home siding color.

Shed Dimensions: Width_____ Length_____ Height_____ Sq. Ft._____

Siding Material: Vinyl Stucco Hardie Plank Other Approved Material

Fencing

All fencing around lots must be 4’ Black Chain Link. Vinyl privacy slats are optional but must also be black in color. Privacy slats are allowed on side yard fencing only. All fencing is to be placed directly on property lines and not within front of lot setback.

Fire Pit

Fire Pits must be located a minimum distance of 5 meters from any property line and must have spark arrestor grates on at all times and are to be above ground. Circular fire pits constructed of Allan Block or Stone are acceptable. Decorative or Ornamental fire pits are acceptable upon board approval. No fire pit will be larger than 36” in diameter. Anyone with a fire pit must adhere to Lacombe County fire bans when in place.

**No tire rims, crusher cones, washing machine drums, etc. will be allowed.*

Fire Wood Storage

All fire wood must be stored in approved storage boxes which are no greater than 4’ in height and no larger than 32 sq. ft.

Landscaping Plan

Please attach a landscape sketch that includes a list of trees and shrubs. Any and all landscaping must not alter the flow of stormwater across the lot. The resort stormwater management plan has been designed and approved by Alberta Environment and must be strictly adhered to. Additional information can be found on our website within the Owners Lounge or at the general office.

**If unsure, always check with the Condominium Association before proceeding.*