



# Summer Village of South View

## SUBDIVISION AND DEVELOPMENT APPEAL BOARD

Box 1075, Onoway, AB T0E 1V0

February 27, 2024

Our File: 24SDAB001

Mr. Tony Sonnleitner  
Development Officer – Summer Village of West Cove  
Box 2945  
Stony Plain, Alberta T7Z 1Y4

**RE: NOTICE OF SUBDIVISION & DEVELOPMENT APPEAL BOARD HEARING  
DEVELOPMENT PERMIT NO. 18-01SV  
WITH RESPECT TO DEVELOPMENT ON LANDS DESCRIBED AS  
PLAN 1720210, BLOCK 1, LOT 12A : 42 HILLSIDE STREET, SUMMER VILLAGE OF SOUTH VIEW, AB (THE "LANDS")**

This is your notice of a Subdivision and Development Appeal Board hearing with respect to development upon lands within the Summer Village of South View. An appeal has been brought forth on Development Permit No. 18-01SV issued on March 18, 2018 by the Development Authority for the Summer Village of South View for the completion of the exterior of an existing building. The Subdivision and Development Appeal Board has scheduled a Hearing as follows:

Date: Thursday, March 14, 2024  
Time: 6:30 P.M.  
Place: Village of Spring Lake Office  
990 Bauer Avenue  
Spring Lake, AB T7Z 2S9

This hearing is being held for the purpose of determining the basis of the appeal, as well as the reasons for the decision given by the Development Authority. You are, therefore, requested to attend this Hearing.

If you should have any written submissions to be presented at the hearing, please submit them to the Clerk of the Subdivision and Development Appeal Board by email or by mail to be received no later than Monday, March 11 at 4:00pm.

Mail: Milestone Municipal Services Inc., Attn. Emily House, Box 1075, Onoway, AB T0E 1V0  
Courier: 990 Bauer Avenue, Spring Lake, AB T7Z 2S9  
Email: [emily@milestonemunicipalservices.ca](mailto:emily@milestonemunicipalservices.ca)

Any written materials submitted to the Subdivision and Development Appeal Board will become part of the agenda package and will be available to the public.

If you should have any questions, please feel free to contact me.

Sincerely,

A handwritten signature in cursive script that reads "Emily House".

Emily House  
Subdivision and Development Appeal Board Clerk  
[emily@milestonemunicipalservices.ca](mailto:emily@milestonemunicipalservices.ca)  
Phone: (780) 914-0997

:ejh

James Woslyng  
[REDACTED]

February 16, 2024

Secretary of the Subdivision and Development Appeal Board  
c/o Summer Village of South View  
Box 8  
Alberta Beach, AB T0E 0A0

Dear Sirs/Madam:

I am writing this letter to ask that the subdivision and appeal board to review the documents sent to me, dated March 13, 2018, by the development authority of the Summer Village of South View, claiming to be a development permit stating "Your Application For: Completion of an existing building. This was confirmed in the April 11, 2018, Summer Village of South View council meeting (See attached page 4 of the minutes).

Later, I received a falsified supposed development permit with the same date (March 13, 2018 and the same file number 18-01 SV. This one was Your Application for: Completion of the exterior of existing unfinished buildings. I have never made a development permit application for the Completion of the exterior of existing unfinished buildings. None of the supposed development permits had any appeal information in them.

An Order to Remedy Contravention was sent to me dated September 4, 2019. It had no information in it on how to appeal to the development appeal board and according to our Land Use bylaws, it MUST. My question to the board is whether these are valid development permits and a valid contravention order.

Please feel free to contact me at [REDACTED]

Sincerely,

James Woslyng



Encl.



Box 8, Alberta Beach, Alberta T0E 0A0  
Phone: 587-873-5765 Fax: 780-967-0431  
Email: administration@wildwillowenterprises.com

### Application for Development Appeal

James Woslyns  
NAME OF APPELLANT:

NAME OF LANDOWNER OR AGENT:

[REDACTED]

ADDRESS

ADDRESS  
[REDACTED]

CITY POSTAL CODE

CITY POSTAL CODE

[REDACTED]

AREA CODE & PHONE NUMBER

AREA CODE & PHONE NUMBER

[REDACTED]

E-MAIL ADDRESS

E-MAIL ADDRESS

#### LAND INFORMATION:

Lot: 12A Block: 1 Plan: 1720210

Municipal Address: 42 Hillside Street.

Development Permit Number: 18-015U

Reason for the appeal including the issues in the decision (approval or refusal) or the conditions imposed on the approval that is subject of the appeal:

Review Supposed Development Permits Missing Information, NO Date of Decision, NO IN effect Date. NO Appeal Information, Contravention Order had NO Appeal Information to the Development Appeal Board or it as required by the ~~Land~~ land use bylaw.

Signature of the Appellant: J W J

Date: Feb 15/24

The personal information is being collected in accordance with section 33(e) of the Freedom of Information and Protection of Privacy (FOIP) Act. It will be used to process your request for a hearing and to assist in the administration of a development appeal hearing before the Subdivision and Development Appeal Board. This information will form part of a file that is publicly available on request. IF you have any questions about the collection, use or disclosure of this personal information, please contact the Summer Village of South View at 587-873-5765.

**IMPORTANT INFORMATION:**

This form and any supporting documentation must be forwarded to:  
Secretary of the Subdivision and Development Appeal Board  
c/o of Summer Village of South View  
Box 8  
Alberta Beach, Alberta T0E 0A0

Your appeal must be filed within fourteen (14) days of the receipt of the written notice of decision of the Development Authority or deemed refusal date (NOTE: the date of the receipt of the written decision is deemed to be five (5) days from the date the decision is mailed), along with an application fee in the amount of \$200.

If you provide a written submission, the information you provide may be made public, subject to the provisions of the Freedom of Information and Protection of Privacy Act.



This is Exhibit "X" referred to in the Affidavit of

James Woslyng  
Sworn before me this 16 day  
of November A.D. 2018

A Notary Public / A Commissioner for Oaths  
in and for the Province of Alberta



Box 8, Alberta Beach, Alberta T0E 0A0  
Phone: 587-873-5765 Fax: 780-967-0431  
Email: administration@wildwillowenterprises.com

March 13, 2018

File # 18- 01 SV

Mr. James Woslyng



Dear Mr. Woslyng

YOUR APPLICATION FOR: Completion of an existing building at Plan 172 0210, Block 1, Lot 12A Municipal Address 42 Hillside Street was considered by the Development Officer and approved subject to the following conditions:

General Conditions for All Development Permits

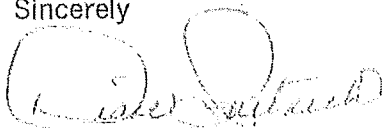
1. Failure to conform to the conditions of a development permit will render the permit null and void.
2. Prior to construction or commencement of any development, the Owner/Applicant or contractor is responsible to obtain building, electric, plumbing, sewage, and gas permits, if required. Permits must be obtained from Parkland County. The Applicant is required to consult with the permit issuer to ensure that there are no conflicts between homeowner/contractor permits and the person(s) responsible for performing the actual work. PLEASE CONTACT VICKY AT PARKLAND COUNTY, 780 968-8443 EXT 8378 AS A NEW BUILDING PERMIT MUST BE OBTAINED.
3. The Applicant shall be responsible for obtaining and complying with any required permits from federal, provincial, or other regulatory bodies. The Applicant shall also be responsible for complying with the condition of any easement, covenant, building scheme, or development agreement affecting the site.
4. The development that is the subject of the permit, must have the exterior completed within twelve (12) months of the issue date of this permit. NO FURTHER EXTENSIONS WILL BE GRANTED ON THIS PERMIT ISSUED BY THE DEVELOPMENT AUTHORITY OF SUMMER VILLAGE OF SOUTH VIEW.
5. All development shall be landscaped and graded in a manner that all surface run-off is either contained on-site, directed into an existing water

body (i.e. a lake or stream) or public drainage system (i.e. a municipal ditch).

6. The Applicant shall remove all garbage and waste at his/her own expense and keep the site in a neat and orderly manner.
7. Any field work or construction undertaken prior to the effective date of the development permit is at the risk of the Owner(s)/Applicant(s).
8. The Applicant must obtain Summer Village approval for all approaches required for the proposed development.
9. Any changes, amendments, or additions to this development permit shall require a new development permit application, including but not limited to an expansion or intensification of the use.
10. The proposed development shall be sited and conform to all building setbacks as shown on the submitted drawing, shall not be moved or enlarged except where authorized and conform to all building setbacks as required as per the Land Use Bylaw #179.
11. Any and all arrears that may be owed by the Applicant to the Summer Village are to be paid in full.

Please don't hesitate to contact me if you have any questions or concerns regarding the development permit and conditions.

Sincerely



Diane Burtnick  
Development Officer  
SV South View

Cc: Administration SV South View  
Wendy Wildman, CAO, SV South View  
Dan Kanuka, Assessor

SUMMER VILLAGE OF SOUTH VIEW  
REGULAR COUNCIL MEETING MINUTES  
WEDNESDAY, APRIL 11, 2018  
TOWN OF ONOWAY COUNCIL CHAMBERS

<b>8.</b>	<b>COUNCIL REPORTS</b> 63-18	<p><b>MOVED</b> by Deputy Mayor Johnson that Council accept for information the verbal Council reports as presented.</p> <p style="text-align: right;"><b>CARRIED</b></p>
<b>9.</b>	<b>CAO REPORT</b> 64-18	<p><b>MOVED</b> by Deputy Mayor Johnson that Council accept for information the verbal Chief Administrative Officer report as presented.</p> <p style="text-align: right;"><b>CARRIED</b></p>
<b>10.</b>	<b>INFORMATION AND CORRESPONDENCE</b> 65-18	<p><b>MOVED</b> by Deputy Mayor Johnson that the following information and correspondence be accepted:</p> <ul style="list-style-type: none"> <li>a) Community Peace Officer Report for February 2018</li> <li>b) MSI Capital Funds – a March 16<sup>th</sup>, 2018 email from the Minister of Municipal Affairs is attached which speaks about additional MSI C funding in 2018 – for Silver Sands this equates to \$14,405.00. But as Heather points out let’s be cautious with this as the last time the Provincial Government came out with a similar announcement they simply discontinued a different grant program and funneled it into this program. I understand the talk at the AAMDC Convention was that this additional funding is just coming out of our 2019 allocation.</li> <li>c) MSI Additional Funding Allocation 2018 – please refer to Heather’s March 17<sup>th</sup>, 2018 email and allocation report – South View is to receive an additional \$14,405.00 in MSI Capital funds. And you will see from Heather’s further report the comparison of 2017 to 2018 total allocation.</li> <li>d) Application for completion of an existing building at Plan 172 0210, Block 1, Lot 12A Municipal Address 42 Hillside Street was considered by the Development Officer and approved subject to attached conditions.</li> <li>e) Alberta Environment and Parks – March 7<sup>th</sup>, 2018 letter to ASVA President Peter Pellat on unmanaged use of piers and boat hoists along shorelines</li> <li>f) Legalization of Cannabis Regulation – attached is a March 18<sup>th</sup>, 2018 email from ASVA Executive Director Bev Smith on the February 16<sup>th</sup>, 2018 Alberta Governments Public Safety Focus on Legal Cannabis Regulations publication</li> <li>g) Town of Peace River – March 17<sup>th</sup>, 2018 email on Alberta Health Services Air Ambulance RFP Concerns</li> <li>h) Government of Alberta – Drought Code Projections for April 2018</li> </ul>

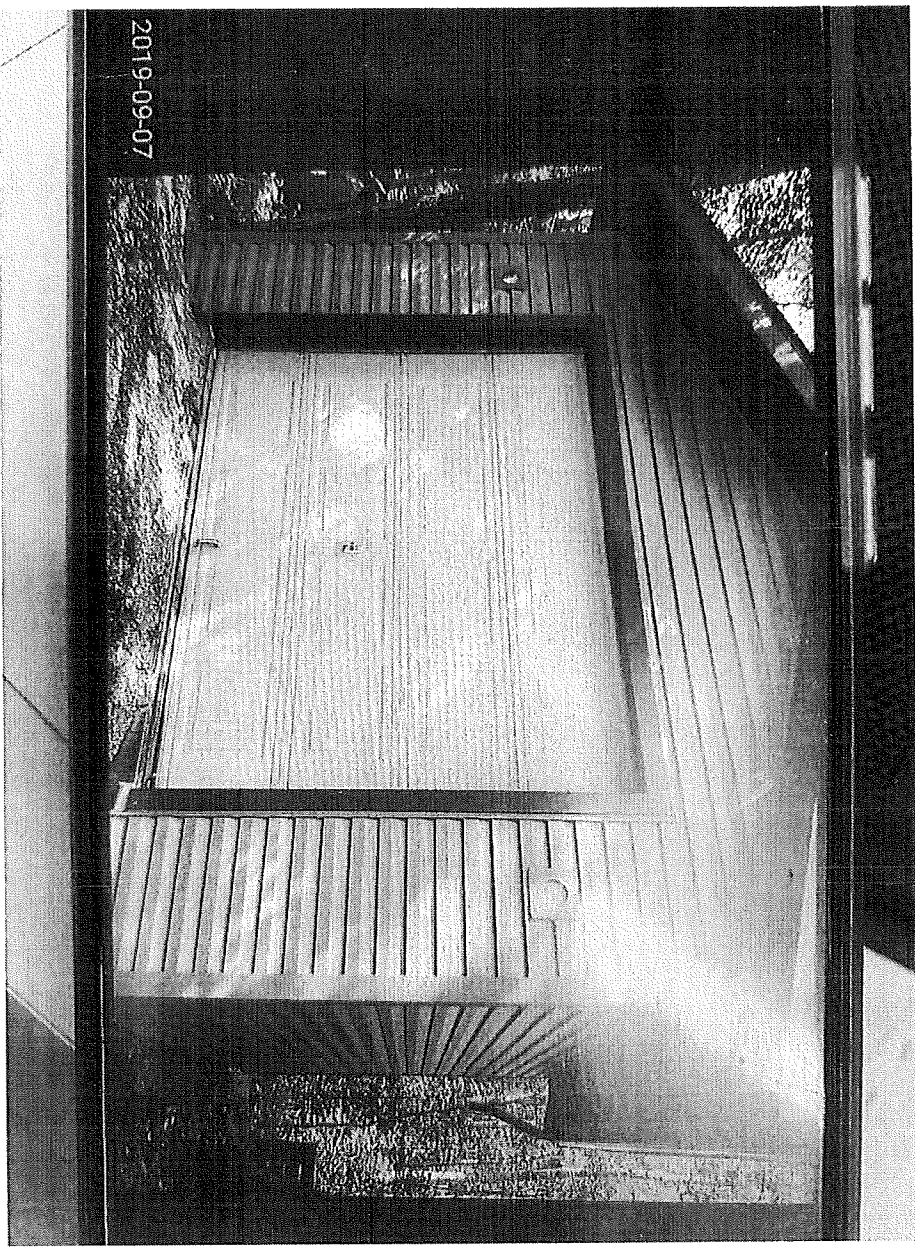


This is Exhibit " Y " referred to in the Affidavit of

James Wosung

Sworn before me this 16 day of November A.D. 2002

A Notary Public, A Commissioner of the Peace in and for the Province of Alberta  
Dwight J. Regan  
Barrister & Solicitor





This is Exhibit "AA" referred to in the Affidavit of

James Woslyng  
Sworn before me this 16. day  
of NOVEMBER A.D. 2018

A Notary Public/Commissioner for Oaths  
in and for the Province of Alberta

Aizlynn J. Regan  
Barrister & Solicitor



Box 8, Alberta Beach, Alberta T0E 0A0  
Phone: 587-873-5765 Fax: 780-967-0431  
Email: administration@wildwillowenterprises.com

March 13, 2018

File # 18- 01 SV

Mr. James Woslyng



Falsified Copy.

Dear Mr. Woslyng

YOUR APPLICATION FOR: Completion of the exterior of existing unfinished buildings at Plan 172 0210, Block 1, Lot 12A Municipal Address 42 Hillside Street was considered by the Development Officer and approved subject to the following conditions:

General Conditions for All Development Permits

1. Failure to conform to the conditions of a development permit will render the permit null and void.
2. Prior to construction or commencement of any development, the Owner/Applicant or contractor is responsible to obtain building, electric, plumbing, sewage, and gas permits, if required. Permits must be obtained from Parkland County. The Applicant is required to consult with the permit issuer to ensure that there are no conflicts between homeowner/contractor permits and the person(s) responsible for performing the actual work. PLEASE CONTACT VICKY AT PARKLAND COUNTY, 780 968-8443 EXT 8378 AS A NEW BUILDING PERMIT MUST BE OBTAINED.
3. The Applicant shall be responsible for obtaining and complying with any required permits from federal, provincial, or other regulatory bodies. The Applicant shall also be responsible for complying with the condition of any easement, covenant, building scheme, or development agreement affecting the site.
4. The development that is the subject of the permit, must have the exterior completed within twelve (12) months of the issue date of this permit. NO FURTHER EXTENSIONS WILL BE GRANTED ON THIS PERMIT ISSUED BY THE DEVELOPMENT AUTHORITY OF SUMMER VILLAGE OF SOUTH VIEW.
5. All development shall be landscaped and graded in a manner that all surface run-off is either contained on-site, directed into an existing water

body (i.e. a lake or stream) or public drainage system (i.e. a municipal ditch).

6. The Applicant shall remove all garbage and waste at his/her own expense and keep the site in a neat and orderly manner.
7. Any field work or construction undertaken prior to the effective date of the development permit is at the risk of the Owner(s)/Applicant(s).
8. The Applicant must obtain Summer Village approval for all approaches required for the proposed development.
9. Any changes, amendments, or additions to this development permit shall require a new development permit application, including but not limited to an expansion or intensification of the use.
10. The proposed development shall be sited and conform to all building setbacks as shown on the submitted drawing, shall not be moved or enlarged except where authorized and conform to all building setbacks as required as per the Land Use Bylaw #179.
11. Any and all arrears that may be owed by the Applicant to the Summer Village are to be paid in full.

Please don't hesitate to contact me if you have any questions or concerns regarding the development permit and conditions.

Sincerely



Diane Burtnick  
Development Officer  
SV South View

Cc: Administration SV South View  
Wendy Wildman, CAO, SV South View  
Dan Kanuka, Assessor

This is Exhibit Z referred to in the Affidavit of James Woslyng Sworn before me this 10 day of November A.D. 2019  
A Notary Public, A Commissioner for Oaths In and for the Province of Alberta



Aizlynn J. Regan  
Barrister & Solicitor

Box 8, Alberta Beach, Alberta T0E 0A0  
Phone: 587-873-5765 Fax: 780-967-0431  
Email: administration@wildwillowenterprises.com

September 4, 2019

Mr. James Woslyng  
[REDACTED]

**ORDER TO REMEDY CONTRAVENTION**

Dear Sir:

RE: 42 Hillside Street  
Lot 12A, block 1, Plan 172 0210  
Summer Village of South View (the "Property")

As Designated Officer for the Summer Village of South View, I am hereby issuing this Order to Remedy Contraventions pursuant to s. 545 of the Municipal Government Act, R.S.A. 2000, c. M-26, as amended (the "Act") with respect to the Property.

Section 545 (1) of the Act states that:

"If a designated officer finds that a person is contravening this or any other enactment that the municipality is authorized to enforce or a bylaw, the designated officer may, by written order, require the person responsible for the contravention to remedy it if the circumstances so require."

The development on your property is in contravention of the Summer Village of South View Land Use Bylaw 179 as outlined further below.

I am aware that the exterior of your garage as well as the building considered as garage/garage suite do not have the exterior of either building completed. You are therefore in contravention of Development Permit # 18-01 SV which stated:

YOUR APPLICATION FOR: Completion of the exterior of existing unfinished buildings at Plan 172 0210, Block 1, Lot 12A Municipal Address 42 Hillside Street was considered by the Development Officer and approved subject to the following conditions:

General Conditions for All Development Permits

#4 The development that is the subject of the permit, must have the exterior completed within twelve (12) months of the issue date of this permit. No further extensions will be granted on this permit issued by the Development Authority of Summer Village of South View.

This permit expired in March of 2019 with neither of the buildings being completed. Accordingly, you are hereby ordered to comply with the conditions set out in Development Permit #18 – 01 SV by finishing the exterior of both unfinished buildings by September 30<sup>th</sup>, 2019.

You are hereby advised that you may, by written notice, request that the Municipal Council of the Summer Village of South View review this Order within fourteen (14) days after the date the Order is received, in which case, Council may confirm, vary, substitute or cancel the Order.

You are also advised that if you do not comply with this Order, within the time specified, September 30<sup>th</sup>, 2019, the Summer Village of South View may take the action required by this Order at your expense, and add those expenses to the tax roll of the Property.

Yours truly,

Summer Village of South View

Per: Diane Burtnick, Development Officer

cc: Wendy Wildman, CAO Summer Village of South View  
cc: Sandi Benford, Mayor  
cc: Brian Johnson, Deputy Mayor  
cc: Garth Ward, Councillor