



Summer Village of Crystal Springs

605 – 2nd Avenue, Box 100, Ma-Me-O Beach, Alberta, T0C 1X0

Email: information@svofficepl.com Phone: 780-586-2494

Subject: Notice to Prospective Purchasers – Vegetation Retention Requirements

Dear Realtor and Prospective Purchaser,

The Summer Village of Crystal Springs would like to ensure that all prospective purchasers of the property at **LOT 77 SVCS** are fully informed of the vegetation protection and landscaping requirements that apply under the **Summer Village of Crystal Springs Land Use Bylaw**.

Where vegetation is removed to facilitate construction or development, a **Development Permit is required**, and the Development Authority will require a landscaping plan identifying how vegetation will be replaced.

Section 9.12.4 of the Land Use Bylaw establishes minimum landscaping and vegetation coverage requirements for residential lots. Specifically:

- **A minimum of 30% of the total lot area must remain covered in vegetation,**
- **incorporating native vegetation; and**
- **At least 10% of the total lot area must be covered by trees and shrubs.**

Based on the current condition of the lot, the Village wishes to clearly advise that **no further tree clearing can occur** without placing the property in non-compliance with the Land Use Bylaw requirements. Further additional plantings will be required to conform to the bylaws so a total of 30% is attained.

Prospective purchasers should therefore be aware that:

- **A current stop work order will remain in effect until a suitable and**
- **compliant building and landscape plan is approved.**
- **Additional tree clearing on the lot will not be permitted and**
- **no further development can occur till such time as a development permit is issued. The lot remains “as is” until permit is issued.**
- **Any proposed development on the property will require a**
- **Development Permit and full landscape plan as per bylaw regulations.**
- **Approval of a Development Permit will**
- **only be granted if the proposed development complies with all**
- **applicable provisions of the Land Use Bylaw, including the vegetation retention**
- **requirements noted above.**
- **The Development Authority will require a**
- **landscaping plan demonstrating how the lot will maintain/restore**
- **the required 30% vegetation coverage, including the required proportion of trees**
- **and shrubs.**



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This letter is provided to ensure that **all prospective purchasers are aware of these requirements prior to purchasing the property**, and to avoid any misunderstanding regarding tree removal or landscaping expectations.

Please ensure that this information is shared with all interested parties considering the purchase of this lot. If you or any prospective purchaser has questions regarding these requirements, please contact the **Summer Village of Crystal Springs Administration Office**.

Sincerely,

Development Authority

Summer Village of Crystal Springs
Pigeon Lake, Alberta