

	<p><u>Development Permit 21DP06-01</u></p> <p>ALBERTA BEACH 4935-50th Avenue PO Box 278 Alberta Beach, Alberta T0E 0A0</p> <p>Phone: 587-988-7668 (Development Officer) Fax: 780-924-3313 Email: development@albertabeach.com</p>
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March 29th, 2021

**Re: Development Permit No. 21DP06-01
Part of Plan: 3210TR Block: 5 Lot: 2
Municipal Address: 4603-46th Avenue
R-1 – Residential District**

APPROVAL OF DEVELOPMENT PERMIT

You are hereby notified that your application for a **DEMOLITION OR REMOVAL OF A DWELLING AND CONSTRUCTION OF A SINGLE-FAMILY DWELLING WITH A FRONT YARD SETBACK VARIANCE** has been **CONDITIONAL APPROVED** subject to the following conditions:

1. All municipal taxes have been paid or are current with Alberta Beach.
2. The applicant shall display for no less than fourteen (14) days after the permit is issued, in a conspicuous place on the subject property, the enclosed Notice.
3. The applicant shall be financially responsible during the demolition and construction for any damage by the applicant or contractors to any public or private property.
4. The property is to be secured against public entry during the demolition to protect the public from danger.
5. The applicant shall be responsible for contacting all utility providers that may be impacted by this development for the disconnection, reconnection, and relocation of power lines and other utilities.
6. The applicant shall control the dust or other nuisance that would negatively affect the adjacent properties or the adjacent property owner(s) to the Development Officer's satisfaction.

7. The applicant shall prevent excess soil or debris related to the demolition and construction 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 the adjacent property owner(s).
8. The applicant shall obtain and comply with the requirements, where applicable, from the appropriate authority, permits relating to building, electricity, plumbing, and all other permits which may be required in connection with the proposed development.
9. The applicant is responsible for the designing and constructing a house foundation drainage system adequate for the existing soil conditions.
10. The applicant shall complete the property's grading to ensure that all surface runoffs do not discharge from the site onto adjacent properties.
11. Sump pumps are required in all Dwellings which require weeping tile. Weeping tile flows must not be connected to the property's sanitary sewer service. Sump pump discharge must be directed outside and to the ground and not flowing toward adjacent private properties.
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 construction unless all safety measures are undertaken. The property owner shall assume full responsibility to ensure the situation does not prevail longer than necessary to complete construction.
13. The site shall be maintained in a clean and tidy condition during the demolition and construction. Receptacle for control and disposal of rubbish must be provided, and regularly maintained.
14. The arrangements for the provision of sanitary facilities for the project site, satisfactory to the Development Authority, must be provided and maintained throughout construction.
15. Any changes or additions to this permit shall require a new development permit application.
16. Failure to comply with the conditions of this permit may result in the permit being cancelled, suspended, or modified.
17. That all improvements shall be completed within eighteen (18) months of this permit's effective date.

NOTES:

1. *Any development or activity commenced prior to the expiry of the appeal period is done so entirely at the applicants' risk.*
2. *This Permit approval authorization for development under the Land Use Bylaw. The applicant is responsible for obtaining any licenses and/or approvals that **may be** required prior to commencing any development from Provincial and/or Federal Departments or Agencies, which may include, but not limited to:*

Alberta Environment and Parks for any development within 30 metres of a wetland and watercourse;

Alberta Energy Regulator related to natural gas lines, pipelines, and power lines located on the lands; and

Alberta Utilities and Telecommunications related to telephone lines and utility services located on the lands.

3. *The applicant is responsible for ensuring compliance with the Restrictive Covenant(s) registered on Title.*
4. *The landowners are encouraged to consider prohibiting residential fertilizer use on the lands.*
5. *The development permit is valid for eighteen (18) months from the Effective Date. If upon expiry, the development or activity has not been substantially commenced or has not been completed, this permit shall be deemed expired (null and void) unless the applicant has secured an extension from the approval authority.*
6. *This is **NOT A BUILDING PERMIT** and where required by any regulation, all necessary Safety Code Permits must be secured separately.*

Please contact the Development Officer at 587-988-7668 if you have any questions regarding this approval.

Date Application deemed complete March 26th, 2021

Date of Decision March 29th, 2021

Effective date of Development Permit April 20th, 2021



Kim Kozak
Development Officer

cc: Kathy Skwarchuk (CAO) Alberta Beach
Bruce Parno (Public Works Manager) Alberta Beach

NOTE:

An appeal of any of the conditions of this approval may be made to the Subdivision and Development Appeal Board (SDAB) by serving an appeal to the Secretary of the SDAB. Any appeal must be forwarded in writing (accompanied by the **\$150.00 plus GST**, Appeal Fee), stating grounds for the appeal and may be directed by fax, mail, or delivered personally to the Secretary, to be received **no later than April 19th, 2021:**

Secretary of the Subdivision and Development Appeal Board – Alberta Beach PO Box 278 Alberta Beach, Alberta T0E 0A0	Fax to 780-924-3313
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Compliance Monitoring

Agencies authorized by Alberta Municipal Affairs to issue Permits and provide Compliance Monitoring in Non-accredited municipalities include:

Agency Name	Phone	Fax	Building Permits	Electrical Permits	Gas Permits	Plumbing Permits
Superior Safety Codes Inc.	780-489-4777 1-866-999-4777	780-489-4711 1-866-900-4711	YES	YES	YES	YES
The Inspections Group Inc.	780-454-5048 1-866-554-5048	780-454-5222 1-866-454-5222	YES	YES	YES	YES



Development Permit 21DP06-01

ALBERTA BEACH
4935-50th Avenue
PO Box 278
Alberta Beach, Alberta
T0E 0A0

Phone: **587-988-7668** (Development Officer)
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Email: development@albertabeach.com

PUBLIC NOTICE

Development Permit 21DP06-01

DEMOLITION OR REMOVAL OF A DWELLING AND CONSTRUCTION OF A SINGLE-FAMILY DWELLING ON EXISTING FOUNDATION WITH A FRONT YARD SETBACK VARIANCE

Please note that the Development Officer **CONDITIONALLY APPROVED** Development Permit Number 21DP06-01 on **March 29th, 2021**, for a Dwelling, on the property located at **4603-46th Avenue**.

If you have any questions regarding this decision, please contact the Development Officer.