



## Development Permit 24DP05-01

### ALBERTA BEACH

4935 50<sup>th</sup> Avenue

PO Box 278

Alberta Beach, Alberta

T0E 0A0

Phone: (780) 994-1883 (Development Officer)

Fax: (780) 924-3313 (Village Office)

Email: [development@albertabeach.com](mailto:development@albertabeach.com)

May 1<sup>st</sup>, 2024

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Re: Development Permit No. 24DP05-01

Lot: 6 Block: 6 Plan: 1109 TR

Municipal Address: 5629 49<sup>th</sup> Avenue R-1

Residential Single-Family District

### APPROVAL OF DEVELOPMENT PERMIT

Your application for the TEMPORARY PLACEMENT OF A 18.58 M2 (200 FT2) ACCESSORY STRUCTURE (Shed) is CONDITIONALLY APPROVED subject to the following Thirteen (13) conditions:

1. The TEMPORARY placement shall be located in accordance with the Site Plan provided by the applicant, and which forms a part of this approval.
2. This TEMPORARY placement shall be for a period of time not exceeding ten (10) years.
3. The proposed TEMPORARY accessory structure shall not exceed 9.0M in height OR the height of the principal dwelling on the property – whichever is the lower height.
4. All municipal taxes have been paid or are current with Alberta Beach.
5. The applicant shall be financially responsible during the development of any damage caused by the applicant or contractors to any public or private property.
6. The TEMPORARY Accessory Structure (shed) shall be placed a minimum of 2.0 m (6.56 ft.) from the principal building.

7. Positive grading away from the structure is required to ensure proper drainage.
8. The applicant shall complete the property's grading to ensure that all surface runoffs do not discharge from the site onto adjacent lands.
9. 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 owners shall assume full responsibility to ensure the situation does not prevail longer than necessary to complete construction.
10. 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.
11. The site shall be maintained in a clean and tidy condition during the construction of the accessory building. Receptacle for control and disposal of rubbish must be provided and regularly maintained.
12. The applicant shall prevent excess soil or debris related to the construction from spilling onto the public roadways and shall not place soil or any other material on adjacent properties without permission in writing from the adjacent property owner(s).
13. This approval is valid for twelve (12) months from the effective date. If work has not commenced within twelve (12) months a new development permit approval may be required.

Date Application Deemed Complete

April 28<sup>th</sup>, 2024

Date of Decision

May 1<sup>st</sup>, 2024

Please contact the Development Officer at (780) 994-1883 if you have questions regarding this approval.



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Development Officer

cc: Kathy Skwarchuk (CAO) Alberta Beach (property file)

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 is for development under the Village of Alberta Beach Land Use Bylaw. The applicant is responsible for obtaining any and all 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 reminded that compliance with this approval requires adherence with all approval conditions attached hereto.
- 4 The landowners are encouraged to consider prohibiting residential fertilizer use on the lands.
- 5 The development permit is valid for twelve (12) months from the Effective Date. If the development or activity has not been substantially commenced upon expiry, this permit shall be deemed expired (null and void) unless the applicant has secured an extension from the approval authority.