

	<p>Development Permit 22DP02-01</p> <p>ALBERTA BEACH</p> <p>4935 50th Avenue PO Box 278 Alberta Beach, Alberta T0E 0A0</p> <p>Phone: (780) 994-1883 (Development Officer) Fax: (780) 924-3313 (Village Office) Email: development@albertabeach.com</p>
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February 27th, 2022

Re: Development Permit No. 22DP02-01
Block: R Plan: 3321 BQ
Municipal Address: 4819 46th Avenue
C-1 Commercial District

APPROVAL OF DEVELOPMENT PERMIT

You are hereby notified that your application for the PERMANENT PLACEMENT OF OFF-SITE SIGN is CONDITIONALLY APPROVED subject to the following Five (5) conditions:

1. All municipal taxes have been paid or are current with the Village of Alberta Beach.
2. The applicant shall control all nuisance that would negatively affect the adjacent properties, or adjacent property owner(s), to the Development Officer's satisfaction.
3. The sign placement shall be maintained in a clean and tidy condition during the length of this placement.
4. Any changes or additions to this permit shall require a new development permit application.
5. Failure to comply with the conditions of this permit may result in the permit being cancelled, suspended, or modified.

Date Application Deemed Complete
Date of Decision
Effective Date of Development Permit

January 20th, 2022
February 27th, 2022
March 22nd, 2022

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



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/or 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.
- 6 This is NOT A BUILDING PERMIT and where required by any regulation, all necessary Safety Code Permits shall be secured separately.