



## Development Permit 22DP03-01

### **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)

April 30<sup>th</sup>, 2022

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#### **Re: Development Permit No. 22DP03-01**

Lot: 3 Block: 1 Plan: 3321 BQ

Municipal Address: 5212 50<sup>th</sup> Avenue

R-1 Residential Single Family District

#### **APPROVAL OF DEVELOPMENT PERMIT**

You are hereby notified that your application for the construction of a 111.48 M2 (1,200 FT2) SINGLE FAMILY HOME subject to the following FIFTEEN (15) conditions

- 1 This Development Permit is issued subject to the Site Plan prepared by the applicant dated March 14<sup>th</sup>, 2022 and which is attached and forms a part of this conditional approval. Confirming the following minimum side yard setbacks:
  - i North (FRONT) > or = to 7.6 Metres
  - ii South (REAR) > or = to 7.6 Metres
  - iii East (SIDE) > or = to 2.5 Metres
  - iv West (SIDE) > or = to 2.5 Metres
- 2 This Development Permit for the construction of a 111.48 M2 (1,200 FT2) Single Family Home is issued subject to the new home's Floor Plan and Building Elevations which is attached and forms a part of this conditional approval.
- 3 All municipal taxes have been paid or are current with the Village of Alberta Beach.
- 4 The applicant shall be financially responsible during the development of any damage caused by the applicant or contractors to any public or private property.
- 5 The applicant shall display the attached Public Notice in a conspicuous place on the subject property for no less than fourteen (14) days after this permit's decision date.

- 6 The development shall be located and constructed in accordance with the documentation provided by the applicant, and which forms a part of this approval.
- 7 The accessory building (detached garage) shall be a minimum of 2.0 m (6.56 ft.) from the There shall be no openings in the building below 723.8m ASL.
- 8 Positive grading away from all structures is required to ensure proper drainage.
- 9 The applicant shall complete the property's grading to ensure that all surface runoff does not discharge from the site onto adjacent private properties.
- 10 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.
- 11 The applicant shall control the debris, dust or other nuisance that would negatively affect adjacent properties or the adjacent property owner(s) to the satisfaction of the Development Officer.
- 12 The site shall be maintained in a clean and tidy condition during placement of the modular home and construction of the accessory building. A receptacle for control and disposal of rubbish must be provided and regularly maintained.
- 13 Arrangements for the provision of sanitary facilities for the project site must be provided and maintained throughout construction, to the satisfaction of the Development Officer.
- 14 The applicant shall prevent excess soil or debris related to 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) or as applicable the Village.
- 15 This approval is valid for twelve (12) months from the effective date shown below. If work has not commenced within twelve (12) months a new development permit approval may be required.

<b>Date Application Deemed Complete</b>	<b><u>April 9<sup>th</sup>, 2022</u></b>
<b>Date of Decision</b>	<b><u>April 30<sup>th</sup>, 2022</u></b>
<b>Effective Date of Development Permit</b>	<b><u>May 22<sup>nd</sup>, 2022</u></b>

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)  
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 the grounds for the appeal and may be directed by fax, mail, or delivered personally to the Secretary, so as to be received no later than **May 21<sup>st</sup>, 2022**.

Secretary of the Subdivision and Development Appeal  
Board PO Box 278  
Alberta Beach, Alberta TOE OAO Fax: 780-924-3313

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

## **Compliance Monitoring**

AGENCIES AUTHORIZED BY ALBERTA MUNICIPAL AFFAIRS TO ISSUE BUILDING, ELECTRICAL, GAS, PLUMBING AND SEPTIC PERMITS AS WELL AS PROVIDE COMPLIANCE MONITORING IN NON-ACCREDITED MUNICIPALITIES SUCH AS ALBERTA BEACH INCLUDE:

<b>SUPERIOR SAFETY CODES INC.</b> Contact Numbers: (780) 489-4777 1 (866) 999-4777  Fax Numbers: (780) 489-4711 1 (866) 900-4711	<b>INSPECTIONS GROUP INC.</b> Contact Numbers: (780) 454-5048 1 (866) 554-5048  Fax Numbers: (780) 454-5048 1 (866) 454-5222
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# PUBLIC NOTICE

## Development Permit 22DP03-01

Please note that the Development Officer CONDITIONALLY APPROVED Development Permit Number 22DP03-01 on April 30<sup>th</sup>, 2022, for the CONSTRUCTION OF A 111.48M<sup>2</sup> (1,200FT<sup>2</sup>) HOME on the property located at 5212-50<sup>th</sup> Avenue.

If you have any questions regarding this decision, please contact the Development Officer at (780) 994-1883.