



Development Permit 22DP04-01

**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 2<sup>nd</sup>, 2022

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**Re: Development Permit No. 22DP04-01**

Lot: 13 Block: 4 Plan: 4696 MC

Municipal Address: 4516 46<sup>th</sup> Street

R-1 Residential Single Family District

**APPROVAL OF DEVELOPMENT PERMIT**

Your application for the **CONSTRUCTION OF A 77.29 M2 (832 FT2) DETACHED GARAGE** is **CONDITIONALLY APPROVED** subject to the following sixteen (16) conditions:

1. With a variance to Section 4.10 1) b of Land Use Bylaw 252-17 to allow the construction of the detached garage further into this property's front yard than the principal building (dwelling).
2. This Development Permit is issued subject to the following minimum yard setbacks:
  - i. West (FRONT) > or = to 7.6 Metres
  - ii. East (REAR) > or = to 5.4 Metres (Rear Lane)
  - iii. North (SIDE) > or = to 1.2 Metres
  - iv. West (SIDE) > or = to 1.2 Metres
3. The development shall be located and constructed in accordance with the documentation provided by the applicant, and which forms a part of this approval.
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 applicant shall display the enclosed Public Notice in a conspicuous place on the subject property for no less than fourteen (14) days after the permit's decision date.
7. The accessory building shall be a minimum of 2.0 m (6.56 ft.) from the principal building.
8. There shall be no openings in the building below 723.8m ASL.
9. Positive grading away from the structure is required to ensure proper drainage.
10. The applicant shall complete the property's grading to ensure that all surface runoffs do not discharge from the site onto adjacent lands.
11. 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.
12. 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.
13. 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.
14. The arrangements for the provision of sanitary facilities for the project site must be provided and maintained throughout construction, to the satisfaction of the Development Authority,
15. 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).
16. 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.

<b>Date Application Deemed Complete</b>	<b><u>April 9<sup>th</sup>, 2022</u></b>
<b>Date of Decision</b>	<b><u>May 2<sup>nd</sup>, 2022</u></b>
<b>Effective Date of Development Permit</b>	<b><u>May 24<sup>th</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  
 Dan Kanuka

**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 23<sup>rd</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:

### **SUPERIOR SAFETY CODES INC.**

Contact Numbers:

(780) 489-4777

1 (866) 999-4777

Fax Numbers:

(780) 489-4711

1 (866) 900-4711

### **INSPECTIONS GROUP INC.**

Contact Numbers:

(780) 454-5048

1 (866) 554-5048

Fax Numbers:

(780) 454-5048

1 (866) 454-5222



# PUBLIC NOTICE

## Development Permit 22DP04-01

Please note that the Development Officer CONDITIONALLY APPROVED Development Permit Number 22DP04-01 on May 2<sup>nd</sup>, 2022, for the construction of a 77.29 M2 (832 FT2) detached garage located at 4516-46<sup>th</sup> Street.

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