



Development Permit 23DP04-01

ALBERTA BEACH

4935 50th 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

March 30th, 2023

Re: Development Permit No. 23DP04-01

Lot: 4 Block: 17 Plan: 3321BQ

Municipal Address: 4703 47th Street

R-1 Residential Single-Family District

APPROVAL OF DEVELOPMENT PERMIT 23DP04-01

CONSTRUCTION OF A 38.65 M2 (416 FT2) DETACHED GARAGE within the property's front yard was CONDITIONALLY APPROVED by the Municipal Planning Commission of the Village of Alberta Beach on March 21st, 2023 subject to the following eighteen (18) conditions:

1. This Development Permit is issued subject to the following minimum yard setbacks:
 - i. South (FRONT) > or = to 4.5 Metres (vehicle door oriented to 47th Avenue)
 - ii. North (REAR) > or = to 1.8 Metres (directly adjacent private property)
 - iii. West (SIDE) > or = to 1.8 Metres (towards 47th Street)
 - iv. East (SIDE) > or = to 6.0 Metres (towards rear lane)
2. The detached garage must be relocated, at any such time as the property is redeveloped, to bring the property into full compliance with the governing Land Use Bylaw.
3. The development shall be located and constructed in accordance with the Site Plan provided by the applicant (and as was further confirmed by the Development Officer), and which form parts of this approval.
4. The driveway to the new garage accessing 47th Avenue shall be constructed directly across from the existing access on the south side of the roadway and to the satisfaction of the Village.

5. The property owner is required to supply and install a culvert of a suitable size, and in the appropriate location, to the satisfaction of the Village's Public Works department.
6. The garage shall not exceed the height of the existing principal dwelling as measured to its' highest point.
7. All municipal taxes have been paid or are current with the Village of Alberta Beach.
8. The applicant shall be financially responsible during the development of any damage caused by the applicant or contractors to any public or private property.
9. The applicant shall display a Public Notice (final page of this Permit) in a conspicuous place on the subject property for no less than fourteen (14) days after the decision date.
10. The accessory building shall be a minimum of 2.0 m (6.56 ft.) from the principal building.
11. Positive grading away from the structure is required to ensure proper drainage.
12. The applicant shall complete the property's grading to ensure that all surface runoff does not discharge from the site onto adjacent private lands and is directed to Village drainage infrastructure to the satisfaction of the Village's Public Works department.
13. 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.
14. 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.
15. 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.
16. 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.
17. 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).
18. 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	<u>December 12th, 2022</u>
Date of Decision	<u>March 30th, 2023</u>
Effective Date of Development Permit	<u>April 21st, 2023</u>

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 Manager of Public Works
Dan Kanuka - Assessor

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 April 20th, 2023.

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 Code Permits shall be secured separately. Please carefully review the following page for details.

Required Safety Codes AND Compliance Monitoring

AGENCIES AUTHORIZED BY ALBERTA MUNICIPAL AFFAIRS to issue required building, electrical, gas, plumbing and septic permits as well as providing required Compliance Monitoring in non-accredited municipalities (such as the Village of Alberta Beach) include the following:

<p>IJD Inspections Ltd. Phone: (403) 346-6533 Toll Free: 1 (877) 617-8776 Email: permits@ijd.ca www.ijd.ca</p>
<p>Superior Safety Codes Inc. Phone: (780) 489-4777 Toll Free: 1 (866) 999-4777 Fax: 1 (866) 900-4711 Email: info@superiorsafetycodes.com www.superiorsafetycodes.com</p>
<p>The Inspections Group Inc. Phone: (780) 454-5048 Toll Free: 1 (866) 554-5048 Fax: 1 (866) 454-5222 Email: questions@inspectionsgroup.com www.inspectionsgroup.com</p>

PLEASE NOTE: Failure to secure, and adhere to, Safety Codes Permits may result in legal action, and correction of unpermitted construction, including the to the demolition of activities completed without issued permits. Don't forget your permits and call for all inspections.

REMEMBER – CALL BEFORE YOU DIG!

ALBERTA FIRST CALL
Phone: 1 (800) 242-3447
Website: www.albertaonecall.com



PUBLIC NOTICE

Development Permit 23DP04-01

Please note that the Municipal Planning Commission CONDITIONALLY APPROVED Development Permit Number 23DP04-01 on March 21st, 2023, for the construction of a 38.65 M2 (416 FT2) detached garage located at 4703 47th Street to be placed entirely within the front yard, and ahead of the existing principal dwelling.

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