



Development Permit 23DP06-02

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

April 11th, 2023

Re: Development Permit No. 23DP06-02

Lot: 3 Block: 26 Plan: 8506ET

Municipal Address: 4811 46A Avenue

C-1 Commercial District

APPROVAL OF DEVELOPMENT PERMIT 23DP06-02

CONSTRUCTION OF EIGHT (8) VENDOR STALLS – EACH MEASURING 8’ X 10’ has been CONDITIONALLY APPROVED by the Village’s Development Officer subject to the following ten (10) conditions:

1. This Development Permit is issued subject to the following minimum yard setbacks and as per the attached Site Plan as was prepared by the applicant and which forms a part of this conditional approval:
 - i. North (REAR) > or = to 3.0 Metres
 - ii. South (FRONT) > or = to 3.0 Metres
 - iii. West (SIDE) > or = to 3.0 Metres
 - iv. East (SIDE) > or = to 6.0 Metres (towards 47th Avenue)
2. This Development Permit is issued subject to the details of the attached drawing as was prepared by the applicant and which forms a part of this conditional approval. Showing that all eight (8) Vendor Units shall be joined and enclosed on 3 sides (open to the front of the stall – south) creating a single structure eighty (80) feet in length.
3. The structure shall be no greater than ten (10) feet in height as measured to the highest point measured from finished grade.

4. 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.
5. The accessory building shall be a minimum of twenty (20) feet from the principal building (the Agliplex).
6. Positive grading away from the new structure is required to ensure proper drainage.
7. 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.
8. 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.
9. 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.
10. 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>April 5th, 2023</u>
Date of Decision	<u>April 12th, 2023</u>
Effective Date of Development Permit	<u>May 4th, 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 Pamo 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 May 3rd, 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 23DP06-02

Please note that the Village's Development Officer CONDITIONALLY APPROVED Development Permit Number 23DP06-02 on April 12th, 2023, for the construction of EIGHT (8) VENDOR STALLS – EACH MEASURING 8' X 10' located at 4811 46A Avenue.

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