



Development Permit 23DP08-01

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

May 29th, 2023

Re: Development Permit No. 23DP08-01
Lot: 6A Block: 11 Plan: 862 1419
Municipal Address: 5607 51 Avenue
R-1 Residential Single Family District

APPROVAL OF DEVELOPMENT PERMIT

Your application for the INSTALLATION OF AN ACCESSORY STRUCTURE (8' X 8' Hot tub) is CONDITIONALLY APPROVED subject to the following eight (8) conditions:

1. The development shall be located in accordance with the Site Plan provided by the applicant, and which forms a part of this approval.
2. All municipal taxes have been paid or are current with Alberta Beach.
3. The applicant shall be financially responsible during the development of any damage caused by the applicant or contractors to any public or private property.
4. 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.
5. Positive grading away from the structure is required to ensure proper drainage.

6. 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.
7. The site shall be maintained in a clean and tidy condition during the installation of the accessory structure (Hot Tub).
8. 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>May 23rd, 2023</u>
Date of Decision	<u>May 29th, 2023</u>
Effective Date of Development Permit	<u>June 20th, 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)
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 June 19th, 2023.

Secretary of the Subdivision and Development Appeal Board
PO Box 278
Alberta Beach, Alberta T0E 0A0
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 applicant's 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.

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:

IJD Inspections Ltd.
Phone: (403) 346-6533
Toll Free: 1 (877) 617-8776
Email: permits@ijd.ca www.ijd.ca

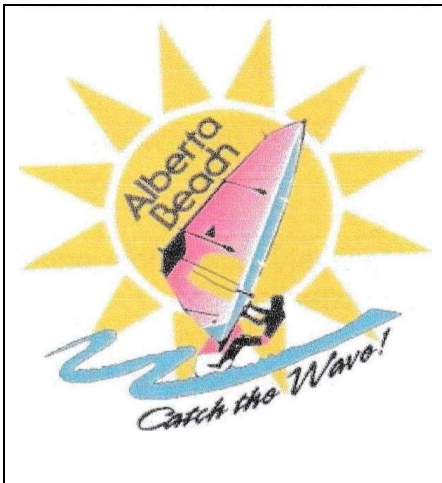
Superior Safety Codes Inc.
Phone: (780) 489-4777
Toll Free: 1 (866) 999-4777
Fax: 1 (866) 900-4711
Email: info@superiorsafetycodes.com
www.superiorsafetycodes.com

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

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 23DP08-01

Please note that the Development Officer CONDITIONALLY APPROVED Development Permit Number 23DP08-01 on May 9th, 2023, for the installation of n Accessory Structure (8' X 8') Hot Tub at 5607 51st Avenue.

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