



Development Permit 23DP12-01

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

July 12th, 2023

Re: Development Permit No. 23DP12-01

Lot: 3 Block: 3 Plan: 68 HW

Municipal Address: 4735 48th Street

R-3 Single Family Special Lot District

APPROVAL OF DEVELOPMENT PERMIT

You are hereby notified that your application for the FILLING AND GRADING of this property is CONDITIONALLY APPROVED subject to the following Eleven (11) conditions:

1. All municipal taxes have been paid or are current with the Village of Alberta Beach.
2. The applicant shall display for no less than fourteen (14) days after the permit is issued, in a conspicuous place on the subject property, the attached Notice.
3. All filling and grading of this property shall proceed as per the plans prepared by Quantum Geomatics Ltd. Dated November 28th, 2021 and which attached hereto and form a part of this approval.
4. The applicant shall be financially responsible during the grading for any damage by the applicant, or contractors, to any public or private properties.
5. The site is to be secured against public entry during regrading to protect the public from danger.
6. The applicant shall be responsible for contacting all utility providers that may be impacted by this regrading for the disconnection and/or relocation of power lines and other utilities.

7. The applicant shall control the dust or other nuisance that would negatively affect the adjacent properties, or adjacent property owner(s), to the Development Officer's satisfaction.
8. The applicant shall prevent excess soil or debris related to the regrading from being spilled on public streets and lanes and shall not place soil or any other material on adjacent properties without permission in writing from the adjacent property owner(s).
9. Any changes or additions to this permit shall require a new development permit application.
10. Failure to comply with the conditions of this permit may result in the permit being cancelled, suspended, or modified.
11. That all improvements shall be completed within three (3) months of this permit's effective date.

Date Application Deemed Complete	<u>July 9th, 2023</u>
Date of Decision	<u>July 12th, 2023</u>
Effective Date of Development Permit	<u>August 3rd, 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 (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 August 2nd, 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 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 three (3) 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.
- 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:

<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 23DP12-01

Please note that the Development Officer
CONDITIONALLY APPROVED Development Permit
Number 23DP12-01 on July 12th, 2023, for the FILLING AND
GRADING of this property located at 4735 48th Street.

If you have a question regarding this approval, please contact
the Development Officer at (780) 994-1883.

A handwritten signature in blue ink, appearing to read "Paul [unclear]", is written over a horizontal line.

Development Officer