



Development Permit 23DP19-01

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

September 14th, 2023

Re: Development Permit No. 23DP19-01

Lot: 6A Block: 11 Plan: 862 1419

Municipal Address: 5607 51st Avenue

R-1 Residential Single-Family District

APPROVAL OF DEVELOPMENT PERMIT

Your application for the CONSTRUCTION OF A 2ND STORY ADDITION TO EXISTING 45.0 M2 (485 FT2) DETACHED GARAGE is CONDITIONALLY APPROVED subject to the following Sixteen (16) conditions:

1. This Development Permit is issued subsequent to Development Permit 17DP15-01 for "Construction of a Detached Garage (45 SQ. M.) issued by the Village of Alberta Beach on June 8, 2017.
2. This 2nd Story Addition to the pre-existing garage shall only be for the purposes of a private studio and is not approved as a secondary suite or for any commercial purpose.
3. The development shall be located in accordance with the 2017 Site Plan which forms part of this approval and subject to the following minimum yard setbacks:
 - i. North (FRONT) \geq to 7.6 Metres
 - ii. South (REAR) \geq to 1.0 Metres
 - iii. West (SIDE) \geq to 1.2 Metres – Vehicle Entry Door
 - iv. East (SIDE) \geq to 1.2 Metres
4. The development shall be constructed in accordance with Building Plans provided by the applicant, and which forms a part of this approval.

5. All municipal taxes have been paid or are current with Alberta Beach.
6. The applicant shall be financially responsible during the development of any damage caused by the applicant or contractors to any public or private property.
7. 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.
8. The detached garage shall be a minimum of 2.0 m (6.56 ft.) from the principal building.
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.

Date Application Deemed Complete	<u>September 9th, 2023</u>
Date of Decision	<u>September 14th, 2023</u>
Effective Date of Development Permit	<u>October 6th, 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 - 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 October 5th, 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 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.

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 23DP19-01

Please note that the Development Officer CONDITIONALLY APPROVED Development Permit Number 23DP19-01 on September 14th, 2023, for the CONSTRUCTION OF A 2ND STORY ADDITION TO EXISTING 45.0 M² (485 FT²) DETACHED GARAGE located at 5607 51st Avenue.

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