



Development Permit 21DP01-01

ALBERTA BEACH

4935-50th Avenue
PO Box 278
Alberta Beach, Alberta
T0E 0A0

Phone: 587-988-7668 (Development Officer)
Fax: 780-924-3313
Email: development@albertabeach.com

February 3rd, 2021

Re: **Development Permit No.: 21DP01-01**
Plan: 3321BQ Block: 9 Lot: 5 (4812-50th Ave)
R1 - Residential – Single Family

APPROVAL OF DEVELOPMENT PERMIT

You are hereby notified that your application for an addition to the existing dwelling (mudroom, covered porch, and two decks), has been **Conditionally Approved** with the following conditions:

1. All municipal taxes have been paid or are current with Alberta Beach.
2. The applicant shall be financially responsible during the construction for any damage done by the applicant, their suppliers, agents or contractors, to any public or private property.
3. The proposed development shall not be moved, altered or enlarged except where authorized or directed through this permit approval.
4. The applicant shall ensure that surface runoff does not discharge from the site onto adjacent properties.
5. 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.
6. The owner of the property shall assume full responsibility to ensure the situation does not prevail longer than necessary to complete construction

7. Applicant(s) shall prevent excess soil or debris 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).
8. The site shall be maintained in a clean and tidy condition during construction. Receptacle for control and disposal of rubbish must be provided, and regularly maintained.
9. That all improvements shall be completed within twelve (12) months of the effective date of this permit.

NOTES:

1. *Any development or activity commenced prior to expiry of the appeal period is done so entirely at the applicant's risk.*
2. *The development permit is valid for twelve (12) months from the Effective Date. If upon expiry, the development or activity has not been substantially commenced or has not been completed, this permit shall be deemed expired (null and void) unless the applicant has secured an extension from the approval authority.*
3. *The applicant is reminded that compliance with this approval requires adherence with all approval conditions attached hereto.*
4. *This Permit approval authorization for development under the Land Use Bylaw but is not an approval under any other applicable regulations. Additional approvals **may be** required from Provincial and/or Federal Departments or Agencies. The applicant is responsible for making themselves aware of any further requirements and secure approvals where required prior to commencing any development, including but not limited to the following:*

Alberta Environment and Parks for any development activities within 30 metres of a wetland or watercourse,

Alberta Energy Resources Conservation Board related to natural gas lines, pipelines, and power lines located on the lands,

Alberta Utilities and Telecommunications related to telephone lines and utility services located on the lands, and

Inspection Agency for building, electrical, plumbing, septic, and any other approval required.

5. *Landowners are encouraged to consider prohibiting residential fertilizer use on the lands to protect the shoreline.*
6. *The applicant is responsible for ensuring compliance with the Restrictive Covenant(s) registered on Title.*

*This is **NOT A BUILDING PERMIT** and, where required by any regulation, all necessary Safety Code Permits must be secured separately.*

Date Application Deemed Complete: January 29th, 2021
Date of Decision: February 3rd, 2021
Effective Date of Development Permit: February 25th, 2021

Please contact the Development Officer if you have any questions regarding this approval.



Kim Kozak (Development Officer)

cc: Kathy Skwarchuk (CAO)

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 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 February 24th, 2021**.

Secretary of the Subdivision and Development Appeal Board – Alberta Beach
PO Box 278
Alberta Beach, Alberta T0E 0A0

Fax to 780-924-3313

Compliance Monitoring

AGENCIES AUTHORIZED BY ALBERTA MUNICIPAL AFFAIRS TO ISSUE BUILDING, ELECTRICAL, GAS, PLUMBING, AND SEPTIC PERMITS AND PROVIDE COMPLIANCE MONITORING IN NON-ACCREDITED MUNICIPALITIES INCLUDE:

<p>SUPERIOR SAFETY CODES INC.</p> <p>Contact Numbers: 780-489-4777 1-866-999-4777</p> <p>Fax Numbers: 780-489-4711 1-866-900-4711</p>	<p>INSPECTIONS GROUP INC.</p> <p>Contact Numbers: 780-454-5048 1-866-554-5048</p> <p>Fax Number: 780-454-5048</p>
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