



## **Development Permit 21DP04-01**

### **ALBERTA BEACH**

4935-50<sup>th</sup> Avenue  
PO Box 278  
Alberta Beach, Alberta  
T0E 0A0

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

March 19<sup>th</sup>, 2021

Re: Development Permit No. 21DP04-01  
Plan: 3321BQ Block: R (4819-46<sup>th</sup> Avenue)  
C-1 – Commercial District

## **APPROVAL OF DEVELOPMENT PERMIT**

You are hereby notified that your application for the **RETAIL GARDEN MARKET AND SIGN** has been **Conditionally Approved** with the following conditions:

1. All municipal taxes have been paid or are current with Alberta Beach.
2. The applicants shall be financially responsible during the construction for any damage done by the applicants, their suppliers, agents, or contractors, to any public or private property.
3. Any further development will require additional development permit approval.
4. Any further development for the business may require the applicants to enter into a Development Agreement regarding any road improvement.
5. The applicants shall ensure that surface runoff does not discharge from the site onto adjacent properties.
6. The applicants 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).
7. The location of the retail centre (grain bin), greenhouse, and sea can shall comply with Section 5.9 C1 – Commercial District, Subsection 4(b)(d).
8. The exterior elevations of all structures are to be provided to the Development Authority.

9. The setbacks from all structures to property lines are required to be in accordance with the Land Use Bylaw.
10. The development shall be aesthetically pleasing.
11. The access and gravel parking area shall be built to the satisfaction of the Development Authority and Public Works Manager.
12. The culvert must be of Corrugated Steel Pipe and be the following diameters:
  - Minimum of 400 mm (16") and a minimum length of 4.267 m (14'),
  - Must have 5% slope,
  - Must be sitting on a clay bed and be covered with 19.05 mm (¾ inches) crushed gravel, and
  - Edge of Culvert must be a minimum of 1 m (3 ft.) back from the Side of the property line.

Please contact the Public Works Manager if you have any questions at 780-924-3322.

13. There shall be 1 handicapped parking stall.
14. The location of the 10 parking stalls and loading zone shall be as shown on the site plan dated March 8<sup>th</sup>, 2021.
15. All delivery trucks are to enter and exit from 47<sup>th</sup> Street.
16. The sign shall be constructed to the sizes identified on the draft of sign layout and shall be painted to a standard that does not interfere with traffic.
17. The compost and stockpile area may be required to be screened from public view or enclosed for safety purposes.
18. The landscaping shall consist of trees and/or shrubs in the amount of at least 1 tree and/or shrub for every 185.8 sq. m (2000.0 sq. ft.) of parking lot area.
19. All required landscaping and planting must be carried out within 1 year (weather permitting) of commencement of operation of the proposed development.
20. The business shall not create any nuisance by way of noise, odour, or smoke, or anything of an offensive or objectionable nature.
21. The applicants shall be aware of the corner site triangle regulations of the Land Use Bylaw.
22. The applicants shall obtain and comply with the requirements of the appropriate authority; permits relating building, electricity, plumbing, septic, and all other's that may be required.
23. That all improvements shall be completed within 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 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 applicants have secured an extension from the approval authority.*
3. *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 and/or Agencies. The applicants are 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 (98.4 ft.) 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.***

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

4. *The landowners are encouraged to consider prohibiting residential fertilizer use on the lands.*
5. *The applicants are responsible for ensuring compliance with the Restrictive Covenant(s) registered on Title.*

Please contact the Development Officer at 587-988-7668 if you should have any questions regarding this approval.

<b>Date Application Deemed complete</b>	<b><u>March 17<sup>th</sup>, 2021</u></b>
<b>Date of Decision</b>	<b><u>March 19<sup>th</sup>, 2021</u></b>
<b>Effective date of Development Permit</b>	<b><u>April 10<sup>th</sup>, 2021</u></b>



Kim Kozak, Development Officer

cc: Kathy Skwarchuk (CAO) Alberta Beach

Bruce Pamo (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, to be received **no later than April 9<sup>th</sup>, 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><b>SUPERIOR SAFETY CODES INC.</b></p> <p>Contact Numbers: 780-489-4777 1-866-999-4777</p> <p>Fax Numbers: 780-489-4711 1-866-900-4711</p>	<p><b>INSPECTIONS GROUP INC.</b></p> <p>Contact Numbers: 780-454-5048 1-866-554-5048</p> <p>Fax Number: 780-454-5048</p>
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