

	<p><b><u>Development Permit 21DP08-03</u></b></p> <p><b>ALBERTA BEACH</b> 4935-50<sup>th</sup> Avenue PO Box 278 Alberta Beach, Alberta T0E 0A0</p> <p>Phone: 587-988-7668 (Development Officer) Fax: 780-924-3313 Email: <a href="mailto:development@albertabeach.com">development@albertabeach.com</a></p>
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April 7<sup>th</sup>, 2021

Re: Development Permit No. 21DP08-02  
Lot 1 Block A Plan 3510BZ (4324-50<sup>th</sup> Avenue)  
R-1 – Residential District

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## **APPROVAL OF DEVELOPMENT PERMIT**

You are hereby notified that your application for the **Placement of a Modular Home and Deck** has been **Conditionally Approved** subject to the following conditions:

1. All municipal taxes have been paid or are current with Alberta Beach.
2. **The applicants shall provide to the Village a refundable security deposit in the amount of \$5000.00.**
3. The Dwelling shall be in accordance with the plans and elevations provided by the applicants dated March 12<sup>th</sup>, 2021, submitted as part of the permit application and which forms as a part of this approval.
4. The Dwelling shall be sited as per the following approved setbacks:
  - Front yard setback shall be a minimum of 8 m (26 ft.);
  - Side yard setback (NORTH) shall be a minimum of 1.5 m (5 ft.);
  - Side yard setback (SOUTH) shall be a minimum of 2.4 m (8 ft.); and - Rear yard setback (EAST) shall be a minimum of 8.53 m (28 ft.).

5. The applicants shall obtain and comply with the requirements, where applicable, from the appropriate authority, permits relating to building, electricity, plumbing, and all other permits which may be required in connection with the proposed development.
6. The applicants shall notify all utility providers for disconnect and reconnect of the services.
7. The applicants shall provide a notification of the route, date, and time that the relocation is to take place, to the Alberta Beach Public Works Manager (780-924-3322).
8. The applicants are responsible for the design and construction of a building foundation that satisfies the requirement of the separately issued Building Permit.
9. The applicants are responsible for the design and construction of a house foundation drainage system adequate for the existing soil conditions.
10. Sump pumps are required in all Dwellings which require weeping tile. Weeping tile flows must not be connected to the property's sanitary sewer service. Sump pump discharge must be directed outside and to the ground and not flowing toward adjacent private properties.
11. The applicants shall complete grading of the property to the design lot grades and directions of drainage to ensure that all surface runoffs do not discharge from the site onto adjacent properties.
12. 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 owner of the property shall assume full responsibility to ensure the situation does not prevail longer than necessary to complete construction.
13. 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.
14. Arrangements for the provision of sanitary facilities for the project site, satisfactory to the Development Authority, must be provided and maintained throughout construction.
15. 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).
16. Any changes or additions to this permit shall require a new development permit application.
17. Failure to comply with the conditions of this permit may result in the permit being canceled, suspended, or modified.
18. 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 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 to protect the lakeshore.
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.

**Date Application Deemed complete** April 7<sup>th</sup>, 2021

**Date of Decision** April 7<sup>th</sup>, 2021

**Effective date of Development Permit** April 29<sup>th</sup>, 2021



Kim Kozak, Development Officer

cc: Kathy Skwarchuk (CAO) Alberta Beach  
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, to be received **no later than April 28<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
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### **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:

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