



Development Permit 21DP17-01

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

May 6th, 2021

**Re: Development Permit No. 21DP017-01
Lot: 10 Block: 6 Plan: 3321BQ (5039-50 Avenue)
C2 – Commercial Mixed Use**

APPROVAL OF DEVELOPMENT PERMIT

You are hereby notified that your application for the **DEMOLITION AND CONSTRUCTION OF A COMMERCIAL BUILDING WITH SURVLIANCE SUITE** is **CONDITIONALLY APPROVED** subject to the following conditions:

GENERAL:

1. All municipal taxes have been paid or are current with Alberta Beach.
2. That the applicant shall display the enclosed Public Notice for no less than fourteen (14) days after the permit issued in a conspicuous place on the subject property.
3. The applicant shall be financially responsible for any damage by the applicant or contractors to any public or private property.
4. The development shall be completed in accordance with the drawings submitted as part of the permit application and which forms a part of this approval.
5. The applicant shall obtain and comply with the requirements, where applicable, from the appropriate authority, permits relating to building, electricity, gas, or plumbing, and all other permits which may be required in connection with the proposed developments.
6. The site shall be maintained in a clean and tidy condition during the demolition and construction. Receptacle for control and disposal of rubbish must be provided, and regularly maintained.
7. 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 owner shall assume full responsibility to ensure the situation does not prevail longer than necessary to complete construction.

8. The arrangements for the provision of sanitary facilities for the project site, satisfactory to the Development Authority, must be provided and maintained throughout construction.
9. There shall be no additional access to the property without the approval of the Development Authority.
10. Any landscaping must be completed within one (1) year decision date.
11. Any changes or additions to this permit shall require a new development permit application.
12. Failure to comply with the conditions of this permit may result in the permit being cancelled, suspended, or modified.
13. That all improvements shall be completed within twelve (12) months of this permit's effective date.

DEMOLITION:

1. The property is to be secured against public entry during the demolition to protect the public from danger.
2. The applicant shall be responsible for contacting all utility providers that may be impacted by this demolition and new construction for the disconnection, reconnection, and relocation of power lines and other utilities of power lines and any other utilities.
3. 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.
4. The applicant shall prevent excess soil or debris related to the demolition 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).
5. The area's final reclamation shall be the construction of a building,

CONSTRUCTION:

1. The proposed development shall not be moved, altered or enlarged except where authorized or directed through this permit approval.
2. There shall be no openings in the building that exceeds 723.8 M ASL.
3. The applicant is responsible for the designing and constructing a building foundation drainage system adequate for the existing soil conditions.
4. The applicant shall complete the property's grading to ensure that all surface runoffs do not discharge from the site onto adjacent properties.
5. 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.

BUSINESS:

1. The retail store shall have the appropriate number of parking stalls, in accordance with the Alberta Beach Land Use Bylaw 252-17.
2. Separate approval is required for a sign posted linked to the business.

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 the development or activity has not been substantially commenced or has not been completed upon expiry, this permit shall be deemed expired (null and void) unless the applicant has secured an extension from the approval authority.
3. This Permit approval authorization for development under the Land Use Bylaw. The applicant is responsible for obtaining any 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/or 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.**
4. The applicant is reminded that compliance with this approval requires adherence with all approval conditions attached hereto.
5. The landowner(s) are encouraged to consider prohibiting residential fertilizer use on the lands to protect the shoreline.
6. 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.
7. This is **NOT A BUILDING PERMIT**, and where required by any regulation, all necessary Safety Code Permits shall be secured separately.

Date Application Deemed Complete

May 6th, 2021

Date of Decision

May 6th, 2021

Effective Date of Development Permit

May 29th, 2021

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



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, so as to be received no later than **May 28th, 2021**.

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

<u>SUPERIOR SAFETY CODES INC.</u> Contact Numbers: 780-489-4777 1-866-999-4777 Fax Numbers: 780-489-4711 1-866-900-4711	<u>INSPECTIONS GROUP INC.</u> Contact Numbers: 780-454-5048 1-866-554-5048 Fax Number: 780-454-5048 1-866-454-5222
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PUBLIC NOTICE

Development Permit 21DP17-01

DEMOLITION AND CONSTRUCTION OF A COMMERCIAL BUILDING WITH SURVLIANCE SUITE

Please note that the Development Officer **CONDITIONALLY APPROVED** Development Permit Number 21DP17-01 on **May 6th, 2021**, for a the above-noted development, on the property located at **5039-50th Avenue**.

If you have any questions regarding this decision, please contact the Development Officer.