



Development Permit 21DP20-01

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 10th, 2021

**Re: Development Permit No. 21DP20-01
Lot 4 Block 1 Plan 0820136
Municipal Address: 3800 Museum Road
M1 – Light Industrial District**

APPROVAL OF DEVELOPMENT PERMIT

You are hereby notified that your application for an **ADDITON OF A SUNROOM AND DECK TO THE DWELLING** has been **CONDITIONAL APPROVED** subject to the following conditions:

1. All municipal taxes paid or are current with Alberta Beach.
2. The applicant shall display for no less than fourteen (14) days after the permit is issued, in a conspicuous place on the subject property, the enclosed Notice.
3. The applicant shall be financially responsible during for any damage by the applicant or contractors to any public or private property.
4. The exterior of the dwelling shall be to the satisfaction of the Development Authority.
5. There shall be no openings in the building below 723.8 M ASL.
6. 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.
7. The applicant shall not place soil or any other material on adjacent properties without permission in writing from the adjacent property owner(s).
8. The applicant shall complete the property's grading to ensure that all surface runoffs do not discharge from the site onto adjacent properties.
9. 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.

10. The site shall be maintained in a clean and tidy condition during the construction. Receptacle for control and disposal of rubbish must be provided, and regularly maintained.
11. The arrangements for the provision of sanitary facilities for the project site, satisfactory to the Development Authority, must be provided and maintained throughout construction.
12. Any changes or additions to this permit shall require a new development permit application.
13. Failure to comply with the conditions of this permit may result in the permit being cancelled, suspended, or modified.
14. That all improvements shall be completed within twelve (12) months of this permit's effective date.

NOTES:

1. *Any development or activity commenced prior to the expiry of the appeal period are done so entirely at the applicants' risk.*
2. *This Permit approval authorization for development under the Land Use Bylaw but is not approved under any other applicable regulations. Additional approvals **may be** required from Provincial and/or Federal Departments and/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:*
 - Inspection Agency for building, electrical, plumbing, gas, and any other approval required;***
 - Alberta Environment and Parks for any development activities within 30 metres of a wetland or watercourse;***
 - Alberta Energy Resources Conservation Board related to energy resources: oil, natural gas, and pipelines located on the lands; and***
 - Alberta Utilities and Telecommunications related to telephone lines and utility services located on the lands.***
3. *The applicant is responsible for ensuring compliance with the Restrictive Covenant(s) registered on Title.*
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 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.*
6. *This is **NOT A BUILDING PERMIT**, and where required by any regulation, all necessary Safety Code Permits must be secured separately.*

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

Date Application deemed complete	<u>April 27th, 2021</u>
Date of Decision	<u>May 10th, 2021</u>
Effective Date of Development Permit	<u>June 1st, 2021</u>

Kim Kozak, Development Officer

cc: Kathy Skwarchuk, Chief Administrative Officer

Bruce Parno, Public Works Manager

NOTE:

An appeal of any 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 31st, 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

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ADDITON OF A SUNROOM AND DECK ON THE DWELLING UNIT

Please note that the Development Officer **CONDITIONALLY APPROVED** Development Permit Number 21DP20-01 on **May 10th, 2021**, for an addition to the Dwelling, on the property located at **3800 Museum Road**.

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