



Development Permit 21DP32-01

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

June 6th, 2021

**Re: Development Permit No. 21DP32-01
Lot: 17 Block: 3 Plan: 6604AO (4728-44th Street)
R1 – Single Family Residential**

APPROVAL OF DEVELOPMENT PERMIT

You are hereby notified that your application for the **DEMOLITION OF ALL STRUCTURES** is **CONDITIONALLY APPROVED** subject to the following conditions:

1. All municipal taxes have been paid or are current with Alberta Beach.
2. The applicant shall be financially responsible during demolition for any damage by the applicant or contractors to any public or private property.
3. **The applicant shall provide test results completed by a professional, or any other method the Development Authority deems acceptable, proof of no signs of Asbestos within the buildings, to the Development Officer prior to any work commencing.**
4. The property is to be secured against public entry during the development, to protect the public from any danger.
5. The area's final reclamation shall be landscaped, or through a separate development permit the construction for a dwelling,
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 be responsible for contacting all utility providers that may be impacted by this demolition activity for the disconnection of power lines and any other utilities.
8. The applicant shall prevent excess soil or debris related to the demolition from spilling onto 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).
9. The applicant shall obtain and comply with the required permits relating to building, electricity, gas, or plumbing, and all other permits which may be required in connection with the proposed development, from the appropriate authority.

10. The applicant shall complete the property's grading to ensure that all surface runoff does not discharge from the site onto adjacent properties.
11. The site shall be maintained in a clean and tidy condition. Receptacle for control and disposal of rubbish must be provided and regularly maintained.
12. 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 expiry of the appeal period is done so entirely at the applicant's risk.*
2. *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.

3. *The applicant is reminded that compliance with this approval requires adherence with all approval conditions attached hereto.*
4. *The landowner(s) are encouraged to consider prohibiting residential fertilizer use on the lands to protect the shoreline.*
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 shall be secured separately.*

Date Application Deemed Complete	<u>June 4th, 2021</u>
Date of Decision	<u>June 6th, 2021</u>
Effective Date of Development Permit	<u>June 28th, 2021</u>

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 June 27th, 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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DEMOLITION OF ALL STRUCTURES

Please note that the Development Officer **CONDITIONALLY APPROVED** Development Permit Number 21DP32-01 on June 6th, 2021, for the above-noted development, on the property located at **4728-44th Street**.

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