



Development Permit 21DP35-01

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 28th, 2021

Re: Development Permit No. 21DP35-01
Plan: 3321 BQ, Block: 11, Lot: 7 (4802 – 51st Street)
R1 – Residential District

APPROVAL OF DEVELOPMENT PERMIT

You are hereby notified that your application for a **HOME OCCUPATION (HOME BASED BUSINESS) – OFFICE (New Dawn Compassion and Care)** has been **CONDITIONALLY APPROVED** subject to the following conditions:

1. All municipal taxes have been paid or are current with Alberta Beach.
2. That the applicant(s) display for no less than fourteen (14) days after the permit issued, in a conspicuous place on the subject property, the enclosed Notice.
3. The Home Occupation (Office) shall operate as an accessory use only and must not change the residential character or external appearance of the dwelling unit.
4. The Home Occupation (Office) shall have no materials, goods or finished products for business purposes stored on-site.
5. The Home Occupation (Office) shall not create any nuisance by way of noise, dust, odour, smoke, or otherwise deemed to be offensive or objectionable to the Development Authority.
6. There shall be no client or customer is received in the dwelling unit for business purposes.
7. The Home Occupation (Office) shall have no individual other than the permanent resident of the dwelling unit operates the home office.
8. There shall be no on-site exterior signs or advertisements of the Home Occupation (Office).
9. The Home Occupation (Office) approval shall be terminated if the applicant vacates the property.

10. This Development Permit for the Home Occupation (Office) may be revoked at any time by the Development Authority if there is any change or intensification of the Home Occupation (Office) from that which was originally approved.
11. The home office is operated as an accessory use only and must not change the residential character or external appearance of the dwelling unit.

NOTES:

1. *Any development or activity commenced prior to the expiry of the appeal period is 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>June 22nd, 2021</u>
Date of Decision	<u>June 28th, 2021</u>
Effective Date of Development Permit	<u>July 20th, 2021</u>

Kim Kozak Development Officer

cc: Kathy Skwarchuk (CAO) 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 written notice of 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 July 19th, 2021:**

Secretary of the Subdivision and Development Appeal Board
PO Box 278
Alberta Beach, Alberta T0E 0A Fax to 780-924-3313

Compliance Monitoring

Agencies authorized by Alberta Municipal Affairs to issue **Permits** and provide Compliance Monitoring in Non-accredited municipalities include:

Agency Name	Phone	Fax	Building	Electrical	Gas	Plumbing
Superior Safety Codes Inc.	780-489-4777 1-866-999-4777	780-489-4711 1-866-900-4711	YES	YES	YES	YES
The Inspections Group Inc.	780-454-5048 1-866-554-5048	780-454-5222 1-866-454-5222	YES	YES	YES	YES



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PUBLIC NOTICE

Development Permit 21DP35-01

HOME OCCUPATION (HOME BASED BUSINESS) – OFFICE

(New Dawn Compassion and Care)

Please note that the Development Officer **CONDITIONALLY APPROVED** Development Permit Number 21DP35-01 on June 28th, 2021, for a Home Occupation on the property located at 4802-51st Street.

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