



Development Permit 21DP37-01

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

July 24th, 2021

Re: Development Permit No. 21DP37-01
Lot: 13 Block: 4 Plan: 4696MC
Municipal Address: 4516-46th Street
R-1 – Residential Single Family District

APPROVAL OF DEVELOPMENT PERMIT

You are hereby notified that your application for the **SEA CAN TO REMAIN ON SITE ON A ONE (1) YEAR TEMPORARY BASIS** is **CONDITIONALLY APPROVED** by Municipal Planning Commission, 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 the development of any damage caused by the applicant or contractors to any public or private property.
3. The applicant shall display the enclosed Public Notice in a conspicuous place on the subject property for no less than fourteen (14) days after the permit's decision date.
4. The permit is on a temporary basis of one (1) year from the effected date of the development permit, in which time this permit shall be deemed expired (null and void) unless the applicant has secured an extension from the approval authority.
5. The development shall be located and constructed in accordance with the documentation provided by the applicant, and which forms a part of this approval.
6. The applicants shall obtain and comply to all required permit approvals relating to building, electricity, plumbing, and gas, agencies authorized by the Alberta Safety Codes Authority to issue permits and provide compliance monitoring in non-accredited municipalities.
7. The accessory building shall be a minimum of 2.0 m (6.56 ft.) from the principal building.
8. There shall be no openings in the building below 723.8m ASL.
9. Positive grading away from the structure is required to ensure proper drainage.

10. The applicant shall complete the property's grading to ensure that all surface runoffs do not discharge from the site onto adjacent lands.
11. The applicant shall control any nuisance that would negatively affect the adjacent properties or the adjacent property owner(s) to the Development Officer's satisfaction.
12. This approval is valid for twelve (12) months from the effective date. If work has not commenced within twelve (12) months a new development permit approval may be required.

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. 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 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 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 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.
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 26th, 2021</u>
Date of Decision	<u>July 20th, 2021</u>
Effective Date of Development Permit	<u>August 11th, 2021</u>

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


Municipal Planning Commission

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 August 10th, 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:

SUPERIOR SAFETY CODES INC. Contact Numbers: 780-489-4777 1-866-999-4777 Fax Numbers: 780-489-4711 1-866-900-4711	INSPECTIONS GROUP INC. 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 21DP37-01

Please note that Municipal Planning Commission **CONDITIONALLY APPROVED** Development Permit Number 21DP37-01 on **July 20th, 2021**, for a **Sea Can** to **remain as site on the property located at 4516-46th Street**, on a temporary basis.

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