

	<p style="text-align: center;"><u>Development Permit 21DP49-01</u></p> <p>ALBERTA BEACH 4935-50th Avenue PO Box 278 Alberta Beach, Alberta T0E 0A0</p> <p>Phone: 587-291-9686 (Planner/DO) Fax: 780-924-3313 Email: development@albertabeach.com</p>
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September 23, 2021

Re: Development Permit No. 21DP49-01
Plan: 3210 TR Block: 5 Lot: 2 (4603 - 46 Avenue)
R-1 – Residential District

APPROVAL OF DEVELOPMENT PERMIT

You are hereby notified that your application for the **TEMPORARY INSTALLATION OF A PROPANE GAS SUPPLY** has been **Conditionally Approved** with the following conditions:

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 during the construction of the retaining wall for any damage by the applicant, their servants, or suppliers, agents or contractors, to any public or private property.
4. The proposed development shall not be moved or altered except where authorized or directed through this permit approval.
5. Applicant(s) shall prevent excess soil or debris 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).
6. The site shall be maintained in a clean and tidy condition during construction. Receptacle for control and disposal of rubbish must be provided, and regularly maintained.

7. That all improvements shall be installed within twelve (12) months of the effective date of this permit. If the propane is still required after that time, the applicant must re-apply.

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 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.
3. The applicant is reminded that compliance with this approval requires adherence with all approval conditions attached hereto.
4. This Permit approval authorization for development under the Land Use Bylaw but is not an approval under any other applicable regulations. Additional approvals may be required from Provincial and/or Federal Departments 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:

Alberta Environment and Parks for any development activities within 30 metres of a wetland or watercourse,

Alberta Energy Resources Conservation Board related to natural gas lines, pipelines, and power lines located on the lands,

Alberta Utilities and Telecommunications related to telephone lines and utility services located on the lands, and

Inspection Agency for building, electrical, plumbing, septic, and any other approval required.

Additional approvals may be required from Provincial and/or Federal Departments or Agencies. The applicant is responsible for making themselves aware of any further requirements and secure approvals where required prior to commencing any development.

5. The applicant is responsible for ensuring compliance with the Restrictive Covenant(s) registered on Title.

Please contact the Planner/Development Officer at 587-291-9686 if you have any questions regarding this approval.

Date Application deemed complete September 21st, 2021
 Date of Decision September 23th, 2021
 Effective date of Development Permit October 14th, 2021

L. Henrickson, Planner/DO

Planner, Alberta Beach

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 October 13th, 2021:**

Secretary of the Subdivision and Development Appeal Board – Alberta Beach
 PO Box 278
 Alberta Beach, Alberta T0E 0A0 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 Permits	Electrical Permits	Gas Permits	Plumbing Permits
Superior Safety Codes Inc.	780-489-4777 1-866-999-4777	780-489-4711 1-866-900-4711	YES	YES	YES	YES
Inspections Group Inc.	780-454-5048 1-866-554-5048	780-454-5048 1-866-554-5048	YES	YES	YES	YES



ALBERTA BEACH

4935-50th Avenue

PO Box 278

Alberta Beach, Alberta T0E 0A0

Phone: 1 (587) 291-9686 (collect)

L. Henrickson, Planner

Email: development@albertabeach.com

PUBLIC NOTICE

Development Permit 21DP49-01

Please note that the Development Officer **CONDITIONALLY APPROVED** Development Permit Number 21DP49-01 on September 23rd, 2021, for the **installation of a temporary propane gas supply** on the property located at 4603 – 46 Avenue, Alberta Beach.

If you have any questions regarding this decision, please contact the Planner/DO at 587-291-9686 (collect)

L. Henrickson, Planner