

	<p>Development Permit 21DP52-01</p> <p><b>ALBERTA BEACH</b></p> <p>4935 50<sup>th</sup> Avenue PO Box 278 Alberta Beach, Alberta T0E 0A0</p> <p>Phone: (780) 994-1883 (Development Officer) Fax: (780) 924-3313 (Village Office) Email: <a href="mailto:development@albertabeach.com">development@albertabeach.com</a></p>
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November 1<sup>st</sup>, 2021

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**Re: Development Permit No. 21DP52-01**

Lot: 10 Block: B Plan: 3510 BZ

Municipal Address: 4424 50<sup>th</sup> Avenue

R-1 Residential Single Family District

**APPROVAL OF DEVELOPMENT PERMIT**

You are hereby notified that your application for the DEMOLITION OF EXISTING CABIN is CONDITIONALLY APPROVED subject to the following Twelve (12) conditions:

1. All municipal taxes have been paid or are current with the Village of 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 attached Notice.
3. The site has an existing Tri-Village Regional Sewage Services Commission system connection. Please contact the commission prior to commencing demolition to confirm your obligations at (780) 974-7341.
4. The applicant shall be financially responsible during the demolition for any damage by the applicant, or contractors, to any public or private properties.
5. The site is to be secured against public entry during the demolition to protect the public from danger.
6. The applicant shall be responsible for contacting all utility providers that may be impacted by this development for the disconnection and/or relocation of power lines and other utilities.

7. The applicant shall control the dust or other nuisance that would negatively affect the adjacent properties, or adjacent property owner(s), to the Development Officer's satisfaction.
8. The applicant shall prevent excess soil or debris related to the demolition and construction 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).
9. The site shall be maintained in a clean and tidy condition during the demolition and construction. Receptacle for control and disposal of rubbish must be provided, and regularly maintained.
10. Any changes or additions to this permit shall require a new development permit application.
11. Failure to comply with the conditions of this permit may result in the permit being cancelled, suspended, or modified.
12. That all improvements shall be completed within twelve (12) months of this permit's effective date.

<b>Date Application Deemed Complete</b>	<b><u>October 20<sup>th</sup>, 2021</u></b>
<b>Date of Decision</b>	<b><u>November 1<sup>st</sup>, 2021</u></b>
<b>Effective Date of Development Permit</b>	<b><u>November 22<sup>nd</sup>, 2021</u></b>

Please contact the Development Officer at (780) 994-1883 if you have questions regarding this approval.



**Development Officer**

cc: Kathy Skwarchuk (CAO) Alberta Beach (property file)  
Bruce Parno (Public Works Manager) Alberta Beach

**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 is for development under the Village of Alberta Beach Land Use Bylaw. The applicant is responsible for obtaining any and all 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 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.

**Compliance Monitoring**

AGENCIES AUTHORIZED BY ALBERTA MUNICIPAL AFFAIRS TO ISSUE BUILDING, ELECTRICAL, GAS, PLUMBING AND SEPTIC PERMITS AS WELL AS PROVIDE COMPLIANCE MONITORING IN NON-ACCREDITED MUNICIPALITIES SUCH AS ALBERTA BEACH INCLUDE::

<b>SUPERIOR SAFETY CODES INC.</b> Contact Numbers: (780) 489-4777 1 (866) 999-4777  Fax Numbers: (780) 489-4711 1 (866) 900-4711	<b>INSPECTIONS GROUP INC.</b> Contact Numbers: (780) 454-5048 1 (866) 554-5048  Fax Numbers: (780) 454-5048 1 (866) 454-5222
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# PUBLIC NOTICE

## Development Permit 21DP52-01

Please note that the Development Officer CONDITIONALLY APPROVED Development Permit Number 21DP52-01 on November 1<sup>st</sup>, 2021, for the **DEMOLITION OF AN EXISTING CABIN** on the property located at 4424-50<sup>th</sup> Avenue.

If you have any questions regarding this decision, please contact the Development Officer at (780) 994-1883.