



## Development Permit 24DP04-01

### ALBERTA BEACH

4935 50<sup>th</sup> Avenue

PO Box 278

Alberta Beach, Alberta

T0E 0A0

Phone: (780) 994-1883 (Development Officer)

Fax: (780) 924-3313 (Village Office)

Email: [development@albertabeach.com](mailto:development@albertabeach.com)

April 16<sup>th</sup>, 2024

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Re: Development Permit No. 24DP04-01

Lot: 4 Block: 4 Plan: 4569HW

Municipal Address: 4407 47<sup>th</sup> Avenue

R-1 Residential Single-Family District

### MAJOR VARIANCES GRANTED

At the April 16<sup>th</sup>, 2024 meeting of the Municipal Planning Commission a motion was passed permitting the following three (3) Major Variances:

1. A reduction in the required western (Front yard) setback of 2.71 Metres (35.65%) from 7.6 Metres to 4.89 Metres;
2. A reduction in the required northern (Flanking yard) setback of 4.54 Metres (59.73%) from 7.6 Metres to 3.06 Metres; and
3. A reduction to the northern (Front yard) setback of 1.85 Metres (24.34%) from 7.6 Metres to 5.75 Metres.

### APPROVAL OF DEVELOPMENT PERMIT

Thereby you are notified that your application for the construction of a 114.39 M2 (1,231 FT2) SINGLE FAMILY HOME and 53.24 M2 (573 FT2) DETACHED GARAGE has been conditionally approved subject to the following SEVENTEEN (17) conditions:

- 1 This Development Permit for the construction of a 114.39 M2 (1,231 FT2) SINGLE FAMILY HOME is issued subject to the Site Plan prepared by Don Wilson Surveys Ltd. dated March 6<sup>th</sup>, 2024 which is attached and forms a part of this conditional approval. Confirming the following minimum side yard setbacks:
  - i North (FLANKING) > or = to 3.06 Metres
  - ii South (SIDE) > or = to 2.44 Metres
  - iii East (REAR) > or = to 1.5 Metres
  - iv West (FRONT) > or = to 4.89 Metres

- 2 This Development Permit for the construction of a 53.24 M2 (573 FT2) DETACHED GARAGE is issued subject to the Site Plan prepared by Don Wilson Surveys Ltd. dated March 6<sup>th</sup>, 2024 which is attached and forms a part of this conditional approval. Confirming the following minimum side yard setbacks:
  - i North (FLANKING) > or = to 5.75 Metres
  - ii South (SIDE) > or = to 1.2 Metres
  - iii East (REAR) > or = to 1.0 Metres
  - iv West (FRONT) > or = to 7.6 Metres
- 3 This Development Permit for the construction of a 114.39 M2 (1,231 FT2) Single Family Home is issued subject to the new home's Floor Plan and Building Elevations prepared by RG Drafting and Design dated March 11<sup>th</sup>, 2024 which are attached and form a part of this conditional approval.
- 4 The new home must be connected to the Tri-Village Municipal Sewage System.
- 5 All municipal taxes have been paid or are current with the Village of Alberta Beach.
- 6 The applicant shall be financially responsible during the development of any damage caused by the applicant or contractors to any public or private property.
- 7 The applicant shall display the attached Public Notice in a conspicuous place on the subject property for no less than fourteen (14) days after this permit's decision date.
- 8 The development shall be located and constructed in accordance with the documentation provided by the applicant, and which forms a part of this approval.
- 9 The accessory building (detached garage) shall be a minimum of 2.0 m (6.56 ft.) from the There shall be no openings in the building below 723.8m ASL.
- 10 Positive grading away from all structures is required to ensure proper drainage.
- 11 The applicant shall complete the property's grading to ensure that all surface runoff does not discharge from the site onto adjacent private properties.
- 12 No person shall keep or permit to be kept in any part of a yard any excavation, storage, or piling of materials required during construction unless all safety measures are undertaken. The property owners shall assume full responsibility to ensure the situation does not prevail longer than necessary to complete construction.
- 13 The applicant shall control the debris, dust or other nuisance that would negatively affect adjacent properties or the adjacent property owner(s) to the satisfaction of the Development Officer.
- 14 The site shall be maintained in a clean and tidy condition during placement of the modular home and construction of the accessory building. A receptacle for control and disposal of rubbish must be provided and regularly maintained.
- 15 Arrangements for the provision of sanitary facilities for the project site must be provided and maintained throughout construction, to the satisfaction of the Development Officer.
- 16 The applicant shall prevent excess soil or debris related to construction from spilling onto the public roadways and shall not place soil or any other material on adjacent properties without permission in writing from the adjacent property owner(s) or as applicable the Village.
- 17 This approval is valid for twelve (12) months from the effective date shown below. If work has not commenced within twelve (12) months a new development permit approval may be required.

Date Application Deemed Complete March 19<sup>th</sup>, 2024  
Date of Decision April 16<sup>th</sup>, 2024  
Effective Date of Development Permit May 8<sup>th</sup>, 2024

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



Development Officer

cc: Kathy Skwarchuk (CAO) Alberta Beach (property file)  
Dan Kanuka - Assessor

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 May 7<sup>th</sup>, 2024.

Secretary of the Subdivision and Development Appeal Board  
PO Box 278  
Alberta Beach, Alberta TOE OAO Fax: 780-924-3313

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 Code Permits shall be secured separately.

## Required Safety Codes AND Compliance Monitoring

AGENCIES AUTHORIZED BY ALBERTA MUNICIPAL AFFAIRS to issue required building, electrical, gas, plumbing and septic permits as well as providing required Compliance Monitoring in non-accredited municipalities (such as the Village of Alberta Beach) include the following:

<p>IJD Inspections Ltd. Phone: (403) 346-6533 Toll Free: 1 (877) 617-8776 Email: <a href="mailto:permits@ijd.ca">permits@ijd.ca</a> <a href="http://www.ijd.ca">www.ijd.ca</a></p>
<p>Superior Safety Codes Inc. Phone: (780) 489-4777 Toll Free: 1 (866) 999-4777 Fax: 1 (866) 900-4711 Email: <a href="mailto:info@superiorsafetycodes.com">info@superiorsafetycodes.com</a> <a href="http://www.superiorsafetycodes.com">www.superiorsafetycodes.com</a></p>
<p>The Inspections Group Inc. Phone: (780) 454-5048 Toll Free: 1 (866) 554-5048 Fax: 1 (866) 454-5222 Email: <a href="mailto:questions@inspectionsgroup.com">questions@inspectionsgroup.com</a> <a href="http://www.inspectionsgroup.com">www.inspectionsgroup.com</a></p>

PLEASE NOTE: Failure to secure, and adhere to, Safety Codes Permits may result in legal action, and correction of unpermitted construction, including the to the demolition of activities completed without issued permits. Don't forget your permits and call for all inspections.

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REMEMBER – CALL BEFORE YOU DIG!

ALBERTA FIRST CALL  
Phone: 1 (800) 242-3447  
Website: [www.albertaonecall.com](http://www.albertaonecall.com)



# PUBLIC NOTICE

## Development Permit 24DP04-01

Please note that the Municipal Planning Commission CONDITIONALLY APPROVED Development Permit Number 24DP04-01 on April 16<sup>th</sup>, 2024, for the CONSTRUCTION OF 114.39 M<sup>2</sup> (1,231 FT<sup>2</sup>) SINGLE FAMILY HOME and 53.24 M<sup>2</sup> (573 FT<sup>2</sup>) DETACHED GARAGE located at 4407 47<sup>th</sup> Avenue.

### VARIANCES GRANTED

At the April 16<sup>th</sup>, 2024 meeting of the MPC a motion was passed permitting the following three (3) Variances:

1. A reduction in the required front yard setback of 2.71 Metres (35.65%) from 7.6 Metres to 4.89 Metres;
2. A reduction in the required flanking yard setback of 4.54 Metres (59.73%) from 7.6 Metres to 3.06 Metres; and
3. A reduction to the required front yard setback of 1.85 Metres (24.34%) from 7.6 Metres to 5.75 Metres.

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