



Development Permit 24DP21-01

ALBERTA BEACH

4935 50th 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

October 21, 2024

Re: Development Permit No. 24DP21-01

Municipal Address: 4728 43rd Street

Lot: 18, Block: 6, Plan: 6604 AO

R-1 Residential Single-Family District

APPROVAL OF DEVELOPMENT PERMIT

You are hereby notified that your application for the DEMOLITION OF EXISTING HOME is CONDITIONALLY APPROVED subject to the following Eleven (11) conditions:

1. The property shall be graded, and reseeded, to the satisfaction of the Development Officer upon completion of this demolition and removal of all debris from the site.
2. All municipal taxes have been paid or are current with the Village of Alberta Beach.
3. The applicant shall be financially responsible during the demolition for any damage by the applicant, or contractors, to any public or private properties.
4. The site is to be secured against public entry during the demolition to protect the public from danger.
5. 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.

6. 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.
7. 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).
8. 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.
9. Any changes or additions to this permit shall require a new development permit application.
10. Failure to comply with the conditions of this permit may result in the permit being cancelled, suspended, or modified.
11. That all improvements shall be completed within four (4) months of this permit's Decision Date.

Date Application Deemed Complete

October 12th, 2024

Date of Decision

October 21st, 2024

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)
Municipal Assessment Services (Assessor)

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.
- 6 This is NOT A BUILDING PERMIT and where required by any regulation, all necessary Safety Code Permits shall be secured separately.