



Development Permit 22DP18-02

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

November 2nd, 2022

Re: Development Permit No. 22DP18-02
Lot: 1 Block: 14 Plan: 3321BQ
Municipal Address: 4832 52nd Street
R-1 Residential Single Family District

APPROVAL OF DEVELOPMENT PERMIT - UPDATED

Your application for the CONSTRUCTION OF A 12' X 39' BY 6' X 24' DECK (548 FT² IN TOTAL AREA), AND PLACEMENT OF A HOT TUB is CONDITIONALLY APPROVED subject to the following eleven (11) conditions:

1. The development shall be located and constructed in accordance with the documentation provided by the CONTRACTOR in their email dated October 26th, 2022.
2. All municipal taxes have been paid or are current with Alberta Beach.
3. The applicant shall be financially responsible during the development of any damage caused by the applicant or contractors to any public or private property.
4. Positive grading away from the structure is required to ensure proper drainage.
5. The applicant shall complete the property's grading to ensure that all surface runoffs do not discharge from the site onto adjacent lands.

6. 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.
7. The applicant shall control the dust or other nuisance that would negatively affect the adjacent properties or the adjacent property owner(s) to the Development Officer's satisfaction.
8. The site shall be maintained in a clean and tidy condition during the construction of the accessory building. Receptacle for control and disposal of rubbish must be provided and regularly maintained.
9. The arrangements for the provision of sanitary facilities for the project site must be provided and maintained throughout construction, to the satisfaction of the Development Authority,
10. 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.

Date Application Deemed Complete	<u>August 17th, 2022</u>
Date of UPDATED Decision	<u>November 22nd, 2022</u>
Effective Date of Development Permit	<u>September 13th, 2022</u>

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)
Dan Kanuka

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:

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