



Development Permit 23DP02-01

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

February, 13th, 2023

Re: Development Permit No. 23DP02-01

Lot: 7 Block: 14 Plan: 201 BT

Municipal Address: 5311 51st Avenue

R-1 Residential Single Family District

APPROVAL OF DEVELOPMENT PERMIT

You are hereby notified that your application for a variance to the height of the 100.52 M² (1,082 FT²) SINGLE FAMILY HOME with a variance to the height of the structure has been approved subject to the following SIXTEEN (16) CONDITIONS:

- 1 This Development Permit is granted with a variance to Section 5.2(5) of Land Use Bylaw 252-17 to the overall height of the proposed Single Family Home to no higher than 10.8M (35.4 Ft) as measured from this property's finished grade.
- 2 Positive grading away from all structures is required to ensure proper drainage.
- 3 The applicant shall not alter the height of this property's finished grade (i.e. import quantities of additional fill material) without first receiving permission in writing from the Development Authority to allow this importation.
- 4 The applicant shall complete the property's grading to ensure that all surface drainage does not discharge from the site onto adjacent private properties and towards the rear lane.

- 5 This Development Permit is issued subject to the Site Plan prepared by the applicant which was attached and formed a part of previously conditionally approved 22DP08-02. Confirming the following minimum side yard setbacks for the SINGLE FAMILY HOME currently under construction which remain in force:
- i North (FRONT) > or = to 8.0 Metres (Lake)
 - ii South (REAR) > or = to 7.6 Metres
 - iii East (SIDE) > or = to 2.5 Metres
 - iv West (SIDE) > or = to 2.5 Metres
- AND:
Reaffirming the following minimum side yard setbacks for the detached BOAT HOUSE:
- i North (FRONT) > or = to 8.0 Metres (Lake)
 1. And not closer to the lake than the SINGLE FAMILY HOME
 - ii South (REAR) > or = to 7.6 Metres
 - iii East (SIDE) > or = to 1.2 Metres
 - iv West (SIDE) > or = to 1.2 Metres
- 6 This Development Permit for the construction of a 100.52 M2 (1,082 FT2) Single Family Home is issued subject to the new home's Floor Plan and Building Elevations prepared by Build Blueprint (Project BB-HP0010) which were attached and formed parts of conditional approval 22DP08-02.
- 7 The development shall be located and constructed in accordance with the documentation which was provided by the applicant, and which formed a part of approval 22DP08-02.
- 8 All municipal taxes remain paid, or are current, with the Village of Alberta Beach.
- 9 The applicant shall be financially responsible during the development of any damage caused by the applicant or contractors to any public or private property.
- 10 There shall be no openings in the building below 723.8m ASL.
- 11 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.
- 12 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 Village.
- 13 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.
- 14 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.
- 15 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.
- 16 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 January 20th, 2023
Date of Decision February 13th, 2023
Effective Date of Development Permit March 7th, 2023

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)

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 March 6th, 2023.

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