



Development Permit 21DP03-01

ALBERTA BEACH

4935-50th Avenue
PO Box 278
Alberta Beach, Alberta T0E 0A0

Phone: 587-988-7668 (Development Officer)
Fax: 780-924-3313
Email: development@albertabeach.com

February 1st, 2021

**Re: Development Permit No. 21DP03-01
Plan: 722MC, Block: 5, Lot: 41 (5904-49th Avenue)
Residential District - R-1**

APPROVAL OF DEVELOPMENT PERMIT

You are hereby notified that your application for RECREATIONAL VEHICLES AND TEMPORARY LIVING ACCOMMODATIONS has been **CONDITIONAL APPROVED** subject to the following conditions:

1. All municipal taxes have been paid or are current with Alberta Beach.
2. The applicant shall display for no less than fourteen (14) days after the permit issued, in a conspicuous place on the subject property, the enclosed Notice.
3. The applicant shall be financially responsible during the development of the second access for any damage by the applicant, suppliers, agents or contractors, to any public or private property.
4. **The permit is valid until August 1st, 2021, to complete the interior renovations (construction) to the existing dwelling; after August 1st, 2021, the recreational vehicle shall not be used for temporary living accommodations.**
5. The proposed development shall not be moved, altered or enlarged except where authorized or directed through this permit approval.
6. No person shall keep or permit to be kept in any part of a yard any storage, or piling of materials required during construction unless all safety measures are undertaken. The owner of the property shall assume full responsibility to ensure the situation does not prevail longer than necessary to complete construction.
7. The site shall be maintained in a clean and tidy condition during construction. Receptacle for control and disposal of rubbish must be provided, and regularly maintained.
8. Arrangements for the provision of sanitary facilities for the project site, satisfactory to the Development Authority, must be provided and maintained throughout construction.

9. The applicant shall prevent excess debris from being spilled on public streets and lanes, and shall not place any material on adjacent properties without permission in writing from the adjacent property owners.

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 for development under the Land Use Bylaw. The applicant is responsible for obtaining any 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 to protect the shoreline and lake.
5. It is the applicants' responsibility to contact Alberta One-Call at 1-800-242-3447 before any ground disturbance.
6. The development permit is valid until August 1st, 2021. If upon expiry, the development or activity has not been substantially commenced or has not been completed, this permit shall be deemed expired (null and void) unless the applicant has secured an extension from the approval authority.

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

Date Application Deemed Complete	January 25th, 2021
Date of Decision	February 1st, 2021
Effective Date of Development Permit	February 23rd, 2021

Please contact the Development Officer by email or phone, if you have any questions regarding this approval.



Kim Kozak
Development Officer

cc: Kathy Skwarchuk (CAO) Alberta Beach
Bruce Parno (Peace Officer) Alberta Beach

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 February 22nd, 2021**:

Secretary of the Subdivision and Development Appeal Board – Alberta Beach PO Box 278 Alberta Beach, Alberta T0E 0A0	Fax to 780-924-3313
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Compliance Monitoring

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

SUPERIOR SAFETY CODES INC. Contact Numbers: 780-489-4777 1-866-999-4777 Fax Numbers: 780-489-4711 1-866-900-4711	INSPECTIONS GROUP INC. Contact Numbers: 780-454-5048 1-866-554-5048 Fax Number: 780-454-5048
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PUBLIC NOTICE

Development Permit 21DP03-01 RECREATIONAL VEHICLES AND TEMPORARY LIVING ACCOMMODATIONS

Please note that the Development Officer **CONDITIONALLY APPROVED** Development Permit Number 21DP03-01 on **February 1st, 2021**, for the use of a Recreational Vehicle for temporary living accommodations until August 1st, 2021, on the property located at **5904-49th Avenue**.

If you have any questions regarding this decision, please contact the Development Officer.