



Development Permit 21DP05-01

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

March 17th, 2021

**Re: Development Permit No. 21DP05-01
Lot: 6 Block: 17 Plan: 3321BQ (4643-47A Avenue)
R1 – Single Family Residential**

APPROVAL OF DEVELOPMENT PERMIT

You are hereby notified that your application for the **DEMOLITION OF THE DWELLING** is **CONDITIONALLY APPROVED** subject to the following conditions:

1. All municipal taxes have been paid or are current with Alberta Beach.
2. The applicant shall be financially responsible during demolition for any damage by the applicant or contractors to any public or private property.
3. **The applicant shall provide testing results completed by a professional, confirming of any Asbestos within the building, to the Development Officer prior to any work commencing.**
4. The property is to be secured against public entry during the development, to protect the public from any danger.
5. The area's final reclamation shall be landscaped, or through a separate development permit, the construction for a dwelling,
6. 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.
7. The applicant shall be responsible for contacting all utility providers that may be impacted by this demolition activity for the termination or relocation of power lines and any other utilities.
8. The applicant shall prevent excess soil or debris related to the demolition 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).


Kim Kozak
Development Officer

cc: Kathy Skwarchuk (CAO) Alberta Beach

Bruce Parno (Public Works Manager) 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 written notice of 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 April 6th, 2021**:

Secretary of the Subdivision and Development Appeal Board – Alberta Beach
PO Box 278
Alberta Beach, Alberta T0E 0A0

Fax to 780-924-3313

Compliance Monitoring

Agencies authorized by Alberta Municipal Affairs to issue Permits and provide Compliance Monitoring in Non-accredited municipalities include:

Agency Name	Phone	Fax	Building	Electrical	Gas	Plumbing
Superior Safety Codes Inc.	780-489-4777 1-866-999-4777	780-489-4711 1-866-900-4711	YES	YES	YES	YES
The Inspections Group Inc.	780-454-5048 1-866-554-5048	780-454-5222 1-866-454-5222	YES	YES	YES	YES