



## **Development Permit 21DP07-01**

### **ALBERTA BEACH**

4935-50<sup>th</sup> Avenue  
PO Box 278  
Alberta Beach, Alberta  
T0E 0A0

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

March 27<sup>th</sup>, 2021

Re: Development Permit No. 21DP07-01  
Lot: 8 Block: 1 Plan: 3321BQ (5011 – 53<sup>rd</sup> Street)  
R-1 – Residential District

### **APPROVAL OF DEVELOPMENT PERMIT**

You are hereby notified that your application for the **DEMOLITION OF AN ACCESSORY BUILDING (GARAGE & SHED) AND THE CONSTRUCTION OF A GARAGE** 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 the development of any damage caused by the applicants or contractors to any public or private property.
3. The applicant shall display the enclosed Public Notice in a conspicuous place on the subject property for no less than fourteen (14) days after the permit's decision date.
4. The property is to be secured against public entry during the demolition of the accessory buildings to protect the public from any danger.
5. The accessory building shall be located and constructed in accordance with the documentation provided by the applicants as part of the permit application and which forms a part of this approval.
6. The accessory building shall be a minimum of 2.0 m (6.56 ft.) from the principal building.
7. The finished first-floor elevation shall be greater than the 1:100 year flood plain
8. There shall be no openings below 723.8 m ASL contour.
9. The applicant shall be responsible for contacting all utility providers that may be impacted by this demolition and construction activity for the disconnection, relocation, or reconnection of power lines and any other utilities.

10. The applicant shall obtain and comply with the requirements, where applicable, from the appropriate authority, permits relating to building, electricity, gas, or plumbing, and all other permits which may be required in connection with the proposed development.
11. There shall be no second access construction without the Development Authority's approval and the Road Authority's satisfaction, being the Alberta Beach.
12. Positive grading away from the structure is required to ensure proper drainage.
13. The applicant shall complete the property's grading to ensure that all surface runoffs do not discharge from the site onto adjacent properties.
14. 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.
15. 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.
16. 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.
17. 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,
18. The applicant shall prevent excess soil or debris related to the demolition and construction from being spilled on public streets or lanes, and shall not place soil or any other material on adjacent properties without permission in writing from the adjacent property owner(s).
19. That all improvements shall be completed within twelve (12) months of this permit's effective date.

**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.***





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# PUBLIC NOTICE

## Development Permit 21DP07-01 DEMOLITION/CONSTRUCTION

Please note that the Development Officer **CONDITIONALLY APPROVED** Development Permit Number **21DP07-01** on March 27<sup>th</sup>, 2021, for the **Demolition of a Shed and Detached Garage/ Construction of a Detached Garage** on the property located at 5011-53<sup>rd</sup> Street.

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