



Development Permit 21DP12-02

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

April 7th, 2021

**Re: Development Permit No. 21DP12-02
Plan 3321BQ Block 17 Lot 1
4715- 47th Street Alberta Beach
C-1 – Commercial District**

APPROVAL OF DEVELOPMENT PERMIT

You are hereby notified that your application for a **WALL SIGN**, has been **CONDITIONALLY APPROVED**, subject to the following conditions:

1. All municipal taxes have been paid or are current with Alberta Beach.
2. The Wall Signs shall not project more than 1.0 metre (3.3 feet) from the building wall, nor project above the roof or parapet.
3. The area around sign structures shall be kept clean and free of refuse material.
4. The Development Officer, Municipal Planning Commission, or Council may require the removal of any Sign which, in their opinion, is or has become unsightly or is such state of disrepair as to constitute a hazard.
5. The Signs shall not be moved, altered, or enlarged except with the approval of the Development Authority, which may require separate development permit approval.
6. The site shall be maintained in a clean and tidy condition during any construction. Receptacle for control and disposal of rubbish must be provided and regularly maintained.
7. Failure to comply with the conditions of this permit may result the permit being cancelled, suspended or modified.

8. That all improvements shall be completed within twelve (12) months of the effective date of this permit.

NOTES:

1. Any development or activity commenced prior to expiry of the appeal period is done so entirely at the applicant's risk.
2. The development permit is valid for twelve (12) months from the Effective Date. 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.
3. The applicant is reminded that compliance with this approval requires adherence with all approval conditions attached hereto.
4. This Permit approval authorization for development under the Land Use Bylaw but is not an approval under any other applicable regulations:

Alberta Utilities and Telecommunications related to telephone lines and utility services located on the lands, and

Inspection Agency for building, electrical, plumbing, septic, and any other approval required.

Additional approvals may be required from Provincial and/or Federal Departments or Agencies. The applicant is responsible for making themselves aware of any further requirements and secure approvals where required prior to commencing any development.

5. The landowners are encouraged to consider prohibiting residential fertilizer use on the lands to protect the shoreline.
6. The applicant is responsible for ensuring compliance with the Restrictive Covenant(s) registered on Title.

Please contact the Development Officer at 587-988-7668. if you have any questions regarding this approval.

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| Date Application deemed complete | <u>April 7th, 2021</u> |
| Date of Decision | <u>April 7th, 2021</u> |
| Effective date of Development Permit | <u>April 29th, 2021</u> |



Kim Kozak
Development Officer

cc Kathy Skwarchuk (CAO) Alberta Beach

NOTES:

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 April 28th, 2021**:

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

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:

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| <p>SUPERIOR SAFETY CODES INC.</p> <p>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.</p> <p>Contact Numbers: 780-454-5048 1-866-554-5048</p> <p>Fax Number: 780-454-5048 1-866-454-5222</p> |
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