



Development Permit 21DP13-01

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

April 12th, 2021

Re: **Development Permit No.: 21DP13-01**
Plan: 3321BQ Block: 13 Lot: 5A
Municipal Address: 4712-52nd Street
R-1 – Residential District

APPROVAL OF DEVELOPMENT PERMIT

You are hereby notified that your application for the **CONSTRUCTION OF A DETACHED GARAGE** has been **Conditionally Approved** with 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 construction for any damage done by the applicant, their suppliers, agents or contractors, to any public or private property.
3. The proposed development shall not be moved, altered or enlarged except where authorized or directed through this permit approval.
4. The finished first-floor elevation, or opening in the building, shall be greater than the 1:100 year flood plain contour (723.8 m ASL).
5. The applicant shall ensure that surface runoff does not discharge from the site onto adjacent properties.
6. 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 owner of the property shall assume full responsibility to ensure the situation does not prevail longer than necessary to complete construction.
7. Applicant(s) shall prevent excess soil or debris 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).

8. 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.
9. 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 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 but is not approved under any other applicable regulations. Additional approvals **may be** required from Provincial and/or Federal Departments and/or Agencies. The applicant is responsible for making themselves aware of any further requirements and secure approvals where required prior to commencing any development, including but not limited to the following:
 - Inspection Agency for building, electrical, plumbing, gas, and any other approval required;**
 - Alberta Environment and Parks for any development activities within 30 metres of a wetland or watercourse;**
 - Alberta Energy Resources Conservation Board related to energy resources: oil, natural gas, and pipelines located on the lands; and**
 - Alberta Utilities and Telecommunications related to telephone lines and utility services located on the lands.**
3. The applicant is responsible for ensuring compliance with the Restrictive Covenant(s) registered on Title.
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 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.
6. 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: April 6th, 2021

Date of Decision: April 12th, 2021

Effective Date of Development Permit: May 4th, 2021

Please contact the Development Officer if you have any questions regarding this approval.



Kim Kozak (Development Officer)

cc: Kathy Skwarchuk (CAO)
Bruce Parno (Public Works Manager)

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 grounds for the appeal and may be directed by fax, mail, or delivered personally to the Secretary, to be received **no later than May 3rd, 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:

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



Development Permit 21DP13-01

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

PUBLIC NOTICE

Development Permit 21DP13-01

CONSTRUCTION OF A DETACHED GARAGE

Please note that the Development Officer **CONDITIONALLY APPROVED** Development Permit Number 21DP13-01 on **April 12th, 2021**, for the construction of a Single-Family Dwelling, on the property **located at 4712-52nd Street**.

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