



## Development Permit 21DP19-01

### **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)

May 2<sup>nd</sup>, 2021

Re: Development Permit No. 21DP19-01  
Lot: 11 Block: 10 Plan: 201BT  
Municipal Address: 5719-51<sup>st</sup> Avenue  
R-1 – Residential Single Family District

### APPROVAL OF DEVELOPMENT PERMIT

You are hereby notified that your application for the **DEMOLITION AND CONSTRUCTION OF A DETACHED 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 applicant 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 building to protect the public from danger.
5. The accessory building shall be located and constructed in accordance with the documentation provided by the applicant 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. (There shall be no openings in the building below 723.8m ASL).
8. 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 any utilities.

9. 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.
10. Positive grading away from the structure is required to ensure proper drainage.
11. The applicant shall complete the property's grading to ensure that all surface runoffs do not discharge from the site onto adjacent properties.
12. 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.
13. 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.
14. The site shall be maintained in a clean and tidy condition during the demolition and construction of the accessory building. Receptacle for control and disposal of rubbish must be provided and regularly maintained.
15. 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,
16. The applicant shall prevent excess soil or debris related to the demolition and construction from being spilled on public roadways and shall not place soil or any other material on adjacent properties without permission in writing from the adjacent property owner(s).
17. 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.***

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.*
5. *The development permit is valid for twelve (12) months from the Effective Date. If the development or activity has not been substantially commenced or has not been completed upon expiry, 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 shall be secured separately.*

**Date Application Deemed Complete** April 26<sup>th</sup>, 2021

**Date of Decision** May 2<sup>nd</sup>, 2021

**Effective Date of Development Permit** May 23<sup>rd</sup>, 2021

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

  
 \_\_\_\_\_  
 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 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 May 22<sup>nd</sup>, 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:

<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>
---	--



## Development Permit 21DP19-01

**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)

# PUBLIC NOTICE

## Development Permit 21DP19-01

Please note that the Development Officer **CONDITIONALLY APPROVED** Development Permit Number 21DP19-01 on **May 2<sup>nd</sup>, 2021**, for the **Demolition and Construction of a Detached Garage**, on the property located at **5719-51<sup>st</sup> Avenue**.

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