



Development Permit 21DP22-01

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

May 8th, 2021

Re: Development Permit No. 21DP22-01
Block OT Plan 8722787
Municipal Address: 4925-46A Avenue
M1 – Light Industrial District

APPROVAL OF DEVELOPMENT PERMIT

You are hereby notified that your application for **LOT GRADING** has been **CONDITIONAL APPROVED** subject to the following conditions:

1. All municipal taxes paid or are current with Alberta Beach.
2. The applicant shall display for no less than fourteen (14) days after the permit is issued, in a conspicuous place on the subject property, the enclosed Notice.
3. The applicant shall be financially responsible during for any damage by the applicant or contractors to any public or private roadway or property.
4. The area graded shall be in accordance with the documentation provided by the applicant, submitted as part of the permit application, and which forms as part of this approval, and shall not be moved, altered, or enlarged except where authorized or directed through this permit approval.
5. The grading of the property shall be done to the satisfaction of the Development Authority in consultation with Alberta Beach's Public Works Manager.
6. The applicant is responsible for providing appropriate safety measures on the subject lands related to the proposed development. Safety measures may include (but not limited to) erection of a fence, safety/warning, and traffic signage on and about the subject lands and road accesses, installed to the satisfaction of the Development Authority.
7. The applicant shall control the dust or other nuisance that would negatively affect the adjacent properties or property owner(s) to the Development Officer's satisfaction.
8. The applicant shall prevent excess soil or debris from spilling onto the public roadways.

9. The applicant shall not place soil or any other material on adjacent properties without permission in writing from the adjacent property owner(s).
10. The applicant shall complete the property's grading to ensure that all surface runoffs do not discharge from the site onto adjacent properties.
11. That 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 owner shall assume full responsibility to ensure the situation does not prevail longer than necessary to complete construction.
12. The site shall be maintained in a clean and tidy condition during the construction. Receptacle for control and disposal of rubbish must be provided, and regularly maintained.
13. The arrangements for the provision of sanitary facilities for the project site, satisfactory to the Development Authority, must be provided and maintained throughout construction.
14. Any changes or additions to this permit shall require a new development permit application.
15. That all improvements shall be completed within twelve (12) months of this permit's effective date.
16. Failure to comply with the conditions of this permit may result in the permit being cancelled, suspended, or modified.

NOTES:

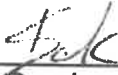
1. *Any development or activity commenced prior to the expiry of the appeal period are done so entirely at the applicants' risk.*
2. *This Permit approval authorization for development under the Land Use Bylaw but is not approved under any other applicable regulations. Additional approvals **may be** 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.*

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

Date Application deemed complete April 27th, 2021

Date of Decision May 8th, 2021

Effective Date of Development Permit May 30th, 2021



Kim Kozak, Development Officer

cc: Kathy Skwarchuk, Chief Administrative Officer
Bruce Parno, Public Works Manager

NOTE:

An appeal of any 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 29th, 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:

<u>SUPERIOR SAFETY CODES INC.</u> Contact Numbers: 780-489-4777 1-866-999-4777 Fax Numbers: 780-489-4711 1-866-900-4711	<u>INSPECTIONS GROUP INC.</u> Contact Numbers: 780-454-5048 1-866-554-5048 Fax Number: 780-454-5048 1-866-454-5222
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PUBLIC NOTICE

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LOT GRADING

Please note that the Development Officer **CONDITIONALLY APPROVED** Development Permit Number 21DP22-01 on May 8th, 2021, for lot grading, on the property located at 4925-46A Avenue.

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