



## Development Permit 21DP31-01

### **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 17<sup>th</sup>, 2021

**Re: Development Permit No. 21DP31-01  
Lot: 13 Block: 3-4 Plan: 201 BT  
5012 - 54 Street  
R1 – Single Family Residential**

### APPROVAL OF DEVELOPMENT PERMIT

You are hereby notified that your application for the **CONSTRUCTION OF A 2<sup>nd</sup> FLOOR BALCONY** 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 demolition for any damage by the applicant or contractors to any public or private property.
3. 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.
4. The applicant shall prevent excess soil or debris related to the demolition 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).
5. 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.
6. The site shall be maintained in a clean and tidy condition during the development. Receptacle for control and disposal of rubbish must be provided and regularly maintained.
7. 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 expiry of the appeal period is done so entirely at the applicant's 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/or watercourse;**

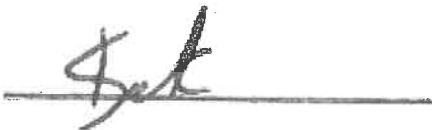
**Alberta Energy Regulator related to natural gas lines, pipelines, and power lines located on the lands; and**

**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 landowner(s) are encouraged to consider prohibiting residential fertilizer use on the lands to protect the shoreline.
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 shall be secured separately.

Date Application Deemed Complete	<u>May 17<sup>th</sup>, 2021</u>
Date of Decision	<u>May 17<sup>th</sup>, 2021</u>
Effective Date of Development Permit	<u>June 7<sup>th</sup>, 2021</u>

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 written notice of 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 June 6<sup>th</sup>, 2021**:

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

### Compliance Monitoring

Agencies authorized by Alberta Municipal Affairs to issue **Permits** and provide Compliance Monitoring in Non-accredited municipalities include:

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

