



## Development Permit 21DP40-01

### **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)

July 4<sup>th</sup>, 2021

Re: Development Permit No. 21DP40-01

Lot 5 Block 5 Plan 3321BQ

The area of land adjoining the north eastern boundary between the public washrooms (water well) and the lake shore approximately six (6) metres by twenty four (24) metres in length

P- Park District

### APPROVAL OF DEVELOPMENT PERMIT

You are hereby notified that your application for the **PLACEMENT OF A MODULAR STRUCTURE FOR RETAIL AND RENTAL SERVICES INTENDED FOR OUTDOOR ACTIVITIES** is **CONDITIONALLY APPROVED** subject to the following conditions:

1. The applicant shall be financially responsible during the development of any damage caused by the applicant or contractors to any public or private property.
2. There shall be no further development on the said Lands without obtaining the approval from Alberta Beach and the Province.
3. The applicant may erect and maintain a fence on the said Lands. The fence will be of chain link, black in color and six (6) feet in height.
4. **The applicant shall provide a copy of the approved permits, from the appropriate authority, (permits relating to building are electricity, gas, or plumbing, and all other permits which may be required in connection with the proposed development.)**
5. The applicant shall keep the said Lands in such condition as to comply with all Federal, Provincial and Municipal laws and regulations.
6. The applicant, their servants, employees, agents, invitees, or licensees shall not use or occupy the said Lands or any part thereof or permit them to be used or occupied for any unlawful purpose.
7. The applicant shall maintain the said Lands in a safe, clean, and tidy manner including any watercraft that is moored and further that all mooring regulations through the Government of Alberta are followed.
8. The applicant shall obtain a property insurance policy to cover any personal losses.

9. The applicant shall carry Comprehensive and General Liability Insurance with limits of no less than \$2,000,000.
10. The applicant shall indemnify the Municipality against all liability, claims, damages, or expenses due to or arising out of any act or neglect by the applicant, their servants, employees, agents, invitees, or licensees on or about the said Lands.
11. The applicant covenant that they will not assign, sublet, or part with possession of the said Lands without first having obtained in writing the consent from the Council of Alberta Beach.
12. This approval is valid for twelve (12) months from the effective date. If work has not commenced within twelve (12) months a new development permit approval may be required.

**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 said Lands; and***
  - Alberta Utilities and Telecommunications related to telephone lines and utility services located on the said Lands.***
3. *The applicant is reminded that compliance with this approval requires adherence with all approval conditions attached hereto.*
4. *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.*
5. *This is **NOT A BUILDING PERMIT** and where required by any regulation, all necessary Safety Code Permits shall be secured separately.*

<b>Date Application Deemed Complete</b>	<b><u>June 29<sup>th</sup>, 2021</u></b>
<b>Date of Decision</b>	<b><u>July 4<sup>th</sup>, 2021</u></b>
<b>Effective Date of Development Permit</b>	<b><u>July 26<sup>th</sup>, 2021</u></b>

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

  
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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 July 25<sup>th</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:

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

## Development Permit 21DP40-01

Please note that the Development Officer **CONDITIONALLY APPROVED** Development Permit Number 21DP40-01 on **July 4<sup>th</sup>, 2021**, for the **PLACEMENT OF A MODULAR STRUCTURE FOR RETAIL AND RENTAL SERVICES INTENDED FOR OUTDOOR ACTIVITIES**, on the lands adjoining the north eastern boundary between the public washrooms (water well) and the lake shore approximately six (6) metres by twenty four (24) metres in length.

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