



## Development Permit 21DP41-01

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

**Re: Development Permit No. 21DP41-01  
Lot: 4 Block: 20 Plan: 6269CG (5231-48 Avenue)  
R-1- Residential District**

### APPROVAL OF DEVELOPMENT PERMIT

You are hereby notified that your application for the **CONSTRUCTION OF A DWELLING, SINGLE DETACHED** has been **Conditionally Approved** with 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 for any and all damages to any public or private property due to the development.
4. There shall be no openings in the building below 723.8 m ASL.
5. All landscaping must be completed within 12 months, weather permitting.
6. 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.
7. The applicant shall not place soil or any other material on adjacent properties without permission in writing from the adjacent property owner(s).
8. The applicant shall complete the property's grading to ensure that all surface runoffs do not discharge from the site onto adjacent properties.

9. 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.
10. 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.
11. The arrangements for the provision of sanitary facilities for the project site, satisfactory to the Development Authority, must be provided and maintained throughout construction.
12. Any changes or additions to this permit may require a new development permit application.
13. Failure to comply with the conditions of this permit may result in the permit being cancelled, suspended, or modified.
14. 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 lake.*
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** July 14<sup>th</sup>, 2021

**Date of Decision** July 27<sup>th</sup>, 2021

**Effective Date of Development Permit** Aug 18<sup>th</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 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 August 17<sup>th</sup>, 2021:**

Secretary of the Subdivision and Development Appeal Board  
PO Box 278  
Alberta Beach, Alberta T0E 0A0 Fax to 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>
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# **PUBLIC NOTICE**

## **Development Permit 21DP41-01**

### **THE CONSTRUCTION OF A DWELLING, SINGLE DETACHED**

Please note that the Development Officer **CONDITIONALLY APPROVED** Development Permit Number 21DP41-01 on **July 27<sup>th</sup>, 2021**, for the construction of a dwelling, single detached, on the property located at **5231-48<sup>th</sup> Avenue**.

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