



Development Permit 21DP44-01

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

August 4th, 2021

**Re: Development Permit No. 21DP44-01
Lot: 49 Block: 1 Plan: 898MC
4632-46th Avenue
R1 – Single Family Residential**

APPROVAL OF DEVELOPMENT PERMIT

You are hereby notified that your application for the **DEMOLITION AND CONSTRUCTION OF A 12' x 42' DECK ATTACHED TO EXISTING DWELLING** has been Conditionally Approved with the following conditions:

1. All municipal taxes have been paid or are current with Alberta Beach.
2. That the applicant shall display the enclosed Public Notice for no less than fourteen (14) days after the permit is issued, on a conspicuous place on the subject property.
3. The applicant shall be financially responsible during the development of any damage caused by the applicants or contractors to any public or private property.
4. The applicant shall prevent excess soil or debris related to the demolition and construction 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 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.
6. The proposed development shall not be altered or enlarged except where authorized or directed through this permit approval.
7. The applicant shall ensure that any surface runoff does not discharge from the site onto adjacent properties.
8. No person shall keep in any part of a yard any excavation, storage, or piling of materials required during construction unless all safety measures are undertaken. The owner of the property shall assume full responsibility to ensure the situation does not prevail longer than necessary to complete construction.

9. 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.
10. That all improvements shall be completed within twelve (12) months of the effective date of this permit.

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/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;

Alberta Utilities and Telecommunications related to telephone lines and utility services located on the lands; and

Safety Codes Inspection Agency for building, electrical, plumbing, gas, septic, and any other approval required.
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.
6. This is **NOT A BUILDING PERMIT**, and where required by any regulation, all necessary Safety Code Permits must be secured separately.

Date Application deemed complete	<u>August 4th, 2021</u>
Date of Decision	<u>August 4th, 2021</u>
Effective date of Development Permit	<u>August 26th, 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 August 25th, 2021:

Secretary of the Subdivision and Development Appeal Board
PO Box 278
Alberta Beach, Alberta T0E 0A 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:

<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

Development Permit 21DP44-01

DEMOLITION AND CONSTRUCTION OF A 12' x 42' DECK

Please note that the Development Officer has **CONDITIONALLY APPROVED** Development Permit Number 21DP44-01 on **August 4th, 2021**, for the **demolition and construction of a 12' x 42' deck** on the property located at **4632-46th Avenue**.

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