



Development Permit 21DP50-01

ALBERTA BEACH

4935 50th Avenue
PO Box 278
Alberta Beach, Alberta
T0E 0A0

Phone: (780) 994-1883 (Development Officer)
Fax: (780) 924-3313 (Village Office)
Email: development@albertabeach.com

October 20th, 2021

Re: Development Permit No. 21DP50-01

Lot: 6 Block: 18 Plan: 4593 MC

Municipal Address: 4627-47th Avenue

R-1 Residential Single Family District

APPROVAL OF DEVELOPMENT PERMIT

You are hereby notified that your application for the **PLACEMENT OF A 101.6M2 (1094 FT2) MODULAR HOME – WITH A 7.4% VARIANCE TO THE REAR YARD SETBACK – AND THE CONSTRUCTION OF A 29.7M2 (320 FT2) DETACHED GARAGE** is **CONDITIONALLY APPROVED** subject to the following **FIFTEEN (15) conditions**

- 1 This Development Permit is issued with a 7.4% variance to the required rear yard setback of the Modular Home. Allowing a rear yard setback of just 7.04 M rather than 7.60 M.
- 2 All municipal taxes have been paid or are current with the Village of Alberta Beach.
- 3 The applicant shall be financially responsible during the development of any damage caused by the applicant or contractors to any public or private property.
- 4 The applicant shall display the attached Public Notice in a conspicuous place on the subject property for no less than fourteen (14) days after this permit's decision date.
- 5 The development shall be located and constructed in accordance with the documentation provided by the applicant, and which forms a part of this approval.
- 6 The accessory building (detached garage) shall be a minimum of 2.0 m (6.56 ft.) from the principal building.
- 7 There shall be no openings in the building below 723.8m ASL.

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 is for development under the Village of Alberta Beach Land Use Bylaw. The applicant is responsible for obtaining any and all 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 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 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 the development or activity has not been substantially commenced upon expiry, 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.

Compliance Monitoring

AGENCIES AUTHORIZED BY ALBERTA MUNICIPAL AFFAIRS TO ISSUE BUILDING, ELECTRICAL, GAS, PLUMBING AND SEPTIC PERMITS AS WELL AS PROVIDE COMPLIANCE MONITORING IN NON-ACCREDITED MUNICIPALITIES SUCH AS ALBERTA BEACH INCLUDE:

SUPERIOR SAFETY CODES INC. Contact Numbers: (780) 489-4777 1 (866) 999-4777 Fax Numbers: (780) 489-4711 1 (866) 900-4711	INSPECTIONS GROUP INC. Contact Numbers: (780) 454-5048 1 (866) 554-5048 Fax Numbers: (780) 454-5048 1 (866) 454-5222
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PUBLIC NOTICE

Development Permit 21DP50-01

Please note that the Development Officer CONDITIONALLY APPROVED Development Permit Number 21DP50-01 on October 21st, 2021, for the **PLACEMENT OF A 101.6M² (1094 FT²) MODULAR HOME – WITH A 7.4% VARIANCE TO THE REAR YARD SETBACK – AND THE CONSTRUCTION OF A 29.7M² (320 FT²) DETACHED GARAGE** on the property located at 4627-47th Avenue.

If you have any questions regarding this decision, please contact the Development Officer at (780) 994-1883.