DEVELOPMENT SERVICES
FOR THE
SUMMER VILLAGE OF
BETULA BEACH

BOX 2945, STONY PLAIN, AB., T7Z 1Y4, PHONE (780) 718-5479 FAX (866) 363-3342
EMAIL: PCM1@TELUSPLANET.NET

May 12, 2023 File: 23DP02-45

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Re: Development Permit Application No. 23DP02-45
Plan 2183 KS, Block 5, Lot 16 : 16 Spruce Street (the "Lands")
R – Residential : Summer Village of Betula Beach

APPROVAL OF DEVELOPMENT PERMIT

You are hereby notified that your application for a development permit with regard to the following:

DEMOLITION OF EXISTING BUILDINGS UPON THE SITE.

has been **APPROVED** subject to the following conditions:

1- All municipal taxes must be paid.

2- That the property be leveled and landscaped in such a manner as to prevent surface drainage onto adjacent properties or the pooling of water on the subject lands.

3- **All refuse and demolition debris shall be hauled from the site by December 31, 2023 and disposed of in an appropriate manner.**

4- No refuse or construction debris may be buried on the site.

5- The applicants provide a certified copy of plan of subdivision to determine all easements and restrictive covenants on the parcel.

6- The applicants shall obtain and comply with the requirements, where applicable, from the appropriate authority, permits relating to demolition, building, electricity, plumbing and drainage, and all other permits required in connection with the proposed development. Copies of all permits shall be submitted to the Summer Village of Betula Beach for review.

7- The applicants shall be financially responsible during demolition for any damage by the applicant, his servants, his suppliers, agents or contractors, to any public or private property.

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8- The applicants shall be responsible for any and all costs associated with repair of damage to municipal infrastructure as a result of the demolition of the buildings.

9- The applicant shall be responsible for contact to all utility companies that may be impacted by the demolition of the building for the relocation of power lines, telephone lines, and other utilities.

10- The applicants shall prevent excess soil or debris 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 adjacent property owners.

11- That all improvements shall be completed by December 31, 2023.

Should you have any questions please contact this office at (780) 718-5479.

Date Application Deemed Complete	**May 12, 2023**
Date of Decision	**May 12, 2023**
Effective Date of Permit	**June 10, 2023**
Signature of Development Officer	

Tony Sonnleitner, Development Officer, Summer Village of Betula Beach
cc Emily House, Municipal Administrator, Summer Village of Betula Beach
cc Kevin Lawrence, KCL Consulting, Municipal Assessor

Note: An appeal of any of the conditions of approval may be made to the Subdivision and Development Appeal Board by serving written notice of appeal to the Clerk of the Subdivision and Development Appeal Board. Such an appeal shall be made in writing and shall be delivered either personally or by mail so as to reach the Clerk of the Subdivision and Development Appeal Board no later than twenty-one (21) days after the notice of decision. The appeal should be directed to this office (780) 718-5479 and should include a statement of the grounds for the appeal.