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

April 25, 2023 File: 23DP01-45

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Re: Development Permit Application No. 23DP01-45
Plan 2183 KS, Block 4, Lot 8 : 8 Birch Lane (the "Lands")
R – Residential : Summer Village of Betula Beach

Preamble: The development encompasses the construction of a 2.4 metre tall fence extending along the west boundary from the south side of the garage, southward a distance of 7.3 metres.

APPROVAL OF DEVELOPMENT PERMIT

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

CONSTRUCTION OF A FENCE (2.4 M. TALL)

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

1- All municipal taxes must be paid.

2- The applicant shall display for no less than twenty-one (21) days after the permit is issued, in a conspicuous place on the site or on streets abutting the site, the enclosed notice.

3- The applicant shall provide a certified copy of plan of subdivision to determine all easements and restrictive covenants on the parcel, and 8.5 X 11 copies of site plans of a quality satisfactory to the Development Officer.

4- The applicant shall obtain and adhere to 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.

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

6- The applicant 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.

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7- The improvements take place in accordance with the plans and sketch submitted as part of the permit application.

8- All improvements shall be completed within twelve (12) months of the effective date of the permit.

9- The applicant is responsible for determining if there are any special considerations required for building foundation construction.

10- Positive grading must be provided to ensure drainage. A minimum gradient of two percent (and greater if possible) is recommended.

11- The site and improvements thereon shall be maintained in a clean and tidy condition during construction, free from rubbish and debris. Receptacles for the purpose of disposing of rubbish and debris shall be provided to prevent scatter of debris and rubbish.

12- No person shall keep or permit to be kept in any part of a yard any excavation, storage or piling of materials required during the construction stage unless all necessary safety measures are undertaken. The owner of such materials or excavation must assume full responsibility to ensure the situation does not prevail any longer than reasonably necessary to complete a particular stage of construction.

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

Date Application Deemed Complete	**April 25, 2023**
Date of Decision	**April 25, 2023**
Effective Date of Permit	**May 23, 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.