Development Services

Summer Village of Seba Beach

Box 2945, Stony Plain, AB., T7Z 1Y4

Phone (780) 718-5479 Fax (866) 363-3342 Email: pcm1@telusplanet.net

May 31, 2026 File: 26DP07-14

Re: Development Permit Application No. 26DP07-14
Plan 5976 AF; Block 8; Lot 19 & 20 : 117 – 5th ST S. : LINC 0016 458 721 (the "Lands")
R1A – Residential–Single Detached - Summer Village of Seba Beach

Preamble: This Development Permit is issued on the basis that the Municipality's Land Use Bylaw 05-2025, Section 9.1.2.d ACCESSORY BUILDINGS AND USES is currently being amended to allow Accessory Buildings to have a Maximum Height of 9.0 metres; where such is to be in place by July 31, 2026.

APPROVAL OF DEVELOPMENT PERMIT

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

CONSTRUCTION OF A DETACHED GARAGE C/W LOFT (77.22 m²).

has been APPROVED subject to the following conditions:

1- All municipal taxes must be paid.

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

4- The applicant shall provide to the Inspections Group Inc., building plans for the proposed development, satisfactory to that agency.

5- The applicant shall ensure that site grading is undertaken in accordance with the site / grading plan submitted as part of the application, such that stormwater is directed from the Lands without draining onto adjacent Residential parcels.

6- The applicant shall obtain and comply with the requirements, where applicable, from the appropriate authority, permits relating to 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 Seba Beach for review.

7- Arrangements, which are satisfactory to the Development Authority, for the provision of sanitary facilities for the contractors working on the site.

8- The applicants 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.

9- 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.

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

11- The improvements take place in accordance with the plans and sketch submitted as part of the permit application, including the additional requirements for yards as follows:

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- Maximum Height, where Height is based upon an average of the height at the four corners of the Lands, shall be 9.0 metres;
- Front Yard setback, the building shall be behind the front line of the Principal Building upon the site;
- Rear Yard setback shall be a minimum of 1.5 metres; and
- Side yard setback shall be a minimum of 1.5 metres or greater distance as required under the Alberta Safety Codes Act.

12- 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 scattering debris and rubbish.

13- 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	May 31, 2026
Date of Decision	May 31, 2026
Effective Date of Permit	June 29, 2026
Signature of Development Officer	

Tony Sonnleitner, Development Officer for the Summer Village of Seba

cc Emily House, Chief Administrative Officer, Summer Village of Seba Beach
Kevin Lawrence, Assessor – KCL Consulting Inc.
Inspections Group Inc.

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, be accompanied by an appeal fee of $750.00, and shall be delivered 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:

Summer Village of Seba Beach
Box 190
Seba Beach, Alberta, T0E 2B0
Attention: Clerk of the Subdivision and Development Appeal Board

and should include a statement of the grounds for the appeal.