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 20, 2025

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Re: Development Permit Application No. 25DP01-14
Plan 2224 HW; Block 3; Lot 3 : 963 – 1st Avenue North (the "Lands")
R1A – Residential–Single Detached - Summer Village of Seba Beach

APPROVAL OF DEVELOPMENT PERMIT

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

CONSTRUCTION OF A GUESTHOUSE-OVER GARAGE (80.0 M^2), INSTALLATION OF, OR UTILIZATION OF EXISTING, A WATER SUPPLY AND SEPTIC SYSTEM.

has been APPROVED subject to the following conditions:

1- All municipal taxes must be paid.

2- **SEPTIC SYSTEM:**
Approval of any plans or installation standards for an on-parcel sewage collection system by an approved Plumbing Inspector. The on-site sewage disposal system shall comply with the Private Sewage Systems Standard of Practice - 2021 as adopted by legislation for use in the Province of Alberta.

3- **WATER SUPPY:**

The Well shall be drilled in conformance with Alberta's Water Act (the Act) and Water (Ministerial) Regulations (the "Regulations") that regulate water well drilling activities in the Province of Alberta and / or certification provided by a professional engineer or certified hydrologist or certified plumbing inspector attesting an adequate flow of water of potable quality.

4- Three (3) Off-Street parking spaces must be provided on site.

5- 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.

6- The applicants are required to have a Real Property Report (RPR), prepared and signed by an Alberta Land Surveyor, and submitted to the Development Officer. The RPR is to be completed at foundation stage and prior to commencement of framing of the development, for evaluating the compliance of the development against all Land Use regulations relating to the building(s) that are the subject of this development permit application.

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7- 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.

8- 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.

9- 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.

10- ACCESS:
Access to the Lands shall be located and constructed to the satisfaction of the Summer Village of Seba Beach. Contact the Summer Village at (780) 797-3863 prior to undertaking any works upon the Municipal Rodway.

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

- Minimum ground floor elevation above the 725.42 metres ASL contour;
- Front Yard (Lake Side) setback shall be a minimum of 7.5 metres;
- Side Yard setback shall be a minimum of 1.5 metres;
- Rear Yard setback where the garage main doors face the Municipal Roadway (1st Avenue North) shall 6.0 metres. Where the garage main doors face either side yard the rear yard shall be a minimum of 1.5 metres; and
- Maximum Height shall be 9.0 metres (average grade to peak).

Note: Where walls are located within 2.4 metres of the property line they shall be constructed as a fire separation of not less than 45 minutes. (Alberta Fire Code -Article 9.10.15.5).

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

13- Applicant is responsible for grading the site of the proposed development to the design lot grades and direction(s) of drainage and for ensuring that surface runoff water does not discharge from the site to an adjacent property.

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

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

16- 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.

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17- 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 7, 2025
Date of Decision	May 20, 2025
Effective Date of Permit	June 18, 2025
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.