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

November 6, 2024

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Re: Development Permit Application No. 24DP16-14
Plan 5976 AF; Block 11; Lot 20 + N 21,22 : 113 – 8th Street South (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:

DEMOLITION OF AN EXISTING DETACHED DWELLING AND ACCESSORY BUILDING

has been APPROVED subject to the following conditions:

1- All municipal taxes must be paid.

2- **DEMOLITION:**
The applicant shall contact the Public Works Supervisor for the Summer Village of Seba Beach at (780) 797-3863 72 hours prior to commencement of works to address the Lane Control on the Municipal roadways adjacent to the development.

3- **WORKS UPON ADJACENT LANDS (ROADWAY):**

The applicant is herein advised that no works are to be undertaken upon the adjacent Municipal Roadways (Eighth Street South and First Avenue) without the express, written, authorization of the Summer Village of Seba Beach. This includes the construction of a driveway, cutting of trees, or any other manipulation of the roadway or promenade.

4- 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.

5- 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.

6- 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.

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7- 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.

8- The demolition of the Accessory Building and removal of all demolition debris from the site shall be completed within six (6) months of the effective date of the permit.

9- 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.

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

Date Application Deemed Complete	November 6, 2024
Date of Decision	November 6, 2024
Effective Date of Permit	December 5, 2024
Signature of Development Officer	T. Sonnleitner

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.