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

August 12, 2025 File: 25DP06-14

WALKER RIDGE CUSTOM BUILDERS LTD.
BOX 441
SEBA BEACH, AB T0E 2B0

Re: Development Permit Application No. 25DP06-14
Plan 5976 AF; Block 4; Lot 18 : 125 – 3rd 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:

CONSTRUCTION OF A DETACHED GARAGE (44.9 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.

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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:

- Front Yard setback, the building shall be behind the front line of the Principal Building upon the site;
- Rear Yard setback, where the Garage main doors face either side yard, shall be a minimum of 1.5 m.; and
- Side yard setback shall be a minimum of 1.2 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 scatter of 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	August 12, 2025
Date of Decision	August 12, 2025
Effective Date of Permit	September 10, 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.

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NOTE:

1. *The issuance of a Development Permit in accordance with the notice of decision is subject to the condition that it does not become effective until twenty-nine (29) days after the date of the order, decisions or development permit is issued.*

2. *The Land Use Bylaw provides that any person claiming to be affected by a decision of the Development Officer may appeal to the Development Appeal Board by serving written notice of appeal to the Clerk of the Subdivision and Development Appeal Board within twenty-one (21) days after notice of the decision is given.*

3. *A permit issued in accordance with the notice of the decision is valid for a period of twelve (12) months from the date of issue. If at the expiry of this period, the development has not been commenced or carried out with reasonable diligence, this permit shall be null and void.*

IMPORTANT NOTES

1. *Any development proceeded with prior to the expiry of the appeal period is done solely at the risk of the Applicant even though an application for Development has been approved and a Development Permit has been issued. The period allowed for an appeal to be filed is 21 days after a development permit is issued.*

2. *Any person claiming to be affected by a decision regarding an application for a development permit may appeal by serving written notice to the Clerk of the Development Appeal Board within twenty-one (21) days after a development permit or notice of decision was issued.*

3. *This Development Permit is valid for a period of 12 months from the date it was issued, or the date of an approval order being granted by the Development Appeal Board. If at the expiry of this period, the development has not been commenced or carried out with reasonable diligence, the permit becomes invalid unless an extension has been granted by the Development Officer.*

4. *The applicant is reminded that compliance with this Permit requires compliance with all conditions affixed thereto.*

5. *A development permit is an authorization for development under the Land Use Bylaw; but is not an approval under any other regulations that may be applicable.*

6. ***In the interest of public safety and as required by the Safety Codes Act construction projects must be covered by the appropriate permits prior to commencement of construction (Demolition, Building, Electrical, Gas, Plumbing, Private Sewage, and Water). The issuance of these permits is under the jurisdiction of Agencies Authorized by Alberta Municipal Affairs to Issue Permits and Provide Compliance Monitoring.***

Within the municipal limits of the Summer Village of Seba Beach, the authorized agency is Inspections Group Inc., and may be contacted at

Edmonton:
12010 - 111 Ave.
Edmonton, Alberta T5G 0E6

Phone: *(780) 454-5048*
Fax: *(780) 454-5222*
Toll-Free: *(866) 554-5048*
Toll-Free Fax: *(866) 454-5222*
Email: questions@inspectionsgroup.com

7. *Development in proximity to gaslines, other pipelines, powerlines, or telephone lines require approvals from: The Gas Protection Branch - Alberta Labour, Alberta Energy Resources Conservation Board, Alberta Utilities and Telecommunications.*

8. *All plans submitted for the construction, or alteration, of a commercial or industrial building as specified under the Alberta Architects Act, shall be authorized by a registered architect or a professional engineer.*

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Public Notice

DEVELOPMENT APPLICATION NUMBER: 25DP06-14
APPROVAL OF DEVELOPMENT PERMIT

An application for a development permit, for this property, Plan 5976 AF; Block 4; Lot 18 : 125 – 3rd Street South with regard to the following:

CONSTRUCTION OF A DETACHED GARAGE (44.9 m²).

has been CONDITIONALLY APPROVED by the Development Officer.

Any person who objects to the proposed use of the parcel may deliver to the Clerk of the Subdivision and Development Appeal Board a written statement of their objection to such use indicating the following:

1. **His/ her full name and mailing address, for the delivery of any notices to be given with respect of the objection; and**

2. **The reasons for his/her objection to the proposed use.**

The statement must be received by the Clerk of the Subdivision and Development Appeal Board by no later than 4:30 pm on September 2, 2025.

Statements of concern with regard to this development permit should be addressed to:
Summer Village of Seba Beach
Box 190
Seba Beach, Alberta, T0E 2B0
Attention: Clerk of the Subdivision and Development Appeal Board

Should you have any questions please contact the Development Officer at (780) 718-5479

Date Application Deemed Complete	**August 12, 2025**
Date of Decision	**August 12, 2025**
Effective Date of Permit	**September 10, 2025**
Signature of Development Officer	T. Sh

Note: This permit does not come into effect until twenty-nine (29) days after the date of issuance.

Note: Any development undertaken prior to the expiry of the appeal period is done solely at the risk of the applicant. The period allowed for an appeal to be filed is twenty-one (21) days after a development permit has been issued.

Note: This permit is valid for a period of twelve (12) months from the date of issue. If at the expiry date of this period the development has not been commenced and carried out with reasonable diligence, this permit shall be null and void.

THIS IS NOT A BUILDING PERMIT