

DEVELOPMENT PERMIT

Development involving Application No. 25-02 for the purposes of building demolition on Lot 10 Block 9 Plan 290 HW (4905 3rd Street South) has been APPROVED, and subject to the following conditions:

1. The proposed demolition must comply with all federal, provincial, and municipal regulations.
2. Any necessary permits, including building electrical, plumbing, and gas, must be obtained from the municipality.
3. The owner /developer is responsible for ensuring that the construction site is kept clean, free of debris.
4. All waste is to be delivered to an approved waste management facility.
5. Prior to the demolition of the building, the contractor shall contact Public Works at 780-213-2121 to discuss hazard assessment and plan of action for the water and sewer utilities.
6. An Alberta one-call must be completed before the start of the project.
7. Adequate signage and a safety fence shall be erected to protect the public.
8. If adjacent to public access/thoroughfare, a plan to indicate how the public will be protected from the demolition process must be submitted.
9. The loading zone for safe removal shall be as stipulated in the permit application.
10. The owner /developer ensures that the landscaping is done in such a manner as not to negatively impact adjacent property. The property must be landscaped to the Village of Boyles' satisfaction.
11. Any and all damages that occur to existing infrastructure during the demolition process will be billed back at replacement cost to the applicant named on the demolition permit application form.
12. A signed Fire Safety Plan must be submitted to the Village of Boyle prior to the start of the demolition.

You are hereby authorized to proceed with the specified development, provided that any stated conditions are complied with; that development is in accordance with any approved plans and applications; and that all applicable permits are obtained. Should an appeal be made against this decision to the Development Appeal Board, the development permit does not come into effect until the appeal has been determined and the permit may be modified and nullified.

Date of Decision: April 10, 2025

Date of Issue of Development Permit: April 10, 2025

Development Officer: _____



A Development Permit is subject to the condition that it does not become effective until twenty-one (21) days after the date of issue.

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

A permit issued in accordance with the notice of 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.

NOTE: THIS PERMIT DOES NOT EXCUSE VIOLATION OF ANY REGULATION OR ACT WHICH MAY AFFECT THIS PROJECT. MANDATORY INSPECTIONS WILL BE CONDUCTED BY THE INSPECTIONS GROUP INC. LANDOWNER OR CONTRACTOR PLEASE PHONE TOLLFREE 1-866-554-5048 TO ARRANGE.