



## Development Permit 23DP11-01

ALBERTA BEACH  
4935-50<sup>th</sup> Avenue  
PO Box 278  
Alberta Beach, Alberta  
T0E 0A0

Phone: (780) 994-1883 (Development Officer)  
Fax: (780) 924-3313 (Village Office)  
Email: [development@albertabeach.com](mailto:development@albertabeach.com)

June 12<sup>th</sup>, 2023

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Re: Development Permit No. 23DP11-01  
Lot: 2, Block: 10, Plan: 3321 BQ (4823 – 50<sup>th</sup> Avenue)  
C1 – Commercial District

### APPROVAL OF DEVELOPMENT PERMIT

You are hereby notified that your application for a COMMERCIAL RETAIL STORE has been CONDITIONALLY APPROVED subject to the following Seven (7) conditions:

1. All municipal taxes have been paid or are current with Alberta Beach.
2. That the applicant(s) display for no less than fourteen (14) days after the permit is issued, in a conspicuous place on the subject property, the attached Public Notice (page 4).
3. The Commercial Use (Retail Store) is a permitted use in the C1 – Commercial District.
4. Per Section 4.16.2(a) of Land Use Bylaw 252-17 the Commercial Use (Retail Store) shall provide four (4) on-site parking stalls to the satisfaction of the Development Authority.
5. The Commercial Use (Retail Store) shall have no materials, goods or finished products for business purposes stored on Village of Alberta Beach property without the written consent of the Village's CAO.
6. No residential use is approved in conjunction with this approval.
7. All signage shall require approval from the Village through a separate Development Permit application.

Please contact the Development Officer at (780) 994-1883 if you have any questions regarding this conditional approval.

Date Application deemed complete June 4<sup>th</sup>, 2023

Date of Decision June 12<sup>th</sup>, 2023

Effective Date of Development Permit July 4<sup>th</sup>, 2023



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Paul Hanlan RPP MCIP CMML  
Development Officer

cc: Kathy Skwarchuk (CAO) Alberta Beach

## NOTE:

An appeal of any of the conditions of this approval may be made to the Subdivision and Development Appeal Board (SDAB) by serving written notice of appeal to the Secretary of the SDAB. Any appeal must be forwarded in writing (accompanied by the \$150.00 plus GST, Appeal Fee), stating the grounds for the appeal and may be directed by fax, mail, or delivered personally to the Secretary, so as to be received no later than July 3<sup>rd</sup>, 2023:

Secretary of the Subdivision and Development Appeal Board  
PO Box 278  
Alberta Beach, Alberta T0E 0A0                      Fax to 780-924-3313

## NOTES:

1. Any development or activity commenced prior to the expiry of the appeal period is done so entirely at the applicant's risk.
2. This Permit approval authorization for development under the Land Use Bylaw but is not approved under any other applicable regulations. Additional approvals may be required from Provincial and/or Federal Departments and/or Agencies. The applicant is responsible for making themselves aware of any further requirements and secure approvals where required prior to commencing any development, including but not limited to the following:

Inspection Agency for building, electrical, plumbing, gas, and any other approval required;

Alberta Environment and Parks for any development activities within 30 metres of a wetland or watercourse;

Alberta Energy Resources Conservation Board related to energy resources: oil, natural gas, and pipelines located on the lands; and

Alberta Utilities and Telecommunications related to telephone lines and utility services located on the lands.

3. The applicant is responsible for ensuring compliance with the Restrictive Covenant(s) registered on Title.
4. The landowners are encouraged to consider prohibiting residential fertilizer use on the lands.
5. The development permit is valid for twelve (12) months from the Effective Date. If upon expiry, the development or activity has not been substantially commenced or has not been completed, this permit shall be deemed expired (null and void) unless the applicant has secured an extension from the approval authority.
6. This is NOT A BUILDING PERMIT, and where required by any regulation, all necessary Safety Code Permits must be secured separately.

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# PUBLIC NOTICE

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COMMERCIAL RETAIL STORE

“Sun & Sand Beach Boutique”

Please note that the Development Officer **CONDITIONALLY APPROVED** Development Permit Number 23DP11-01 on June 12<sup>th</sup>, 2023, for the commencement of a Commercial Business on the property located at 4823-50<sup>th</sup> Avenue.

If you have any questions regarding this decision, please contact the Development Officer directly at (780) 994-1883.