



Development Permit 25DP26-01

ALBERTA BEACH

4935 50th 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

April 21st, 2026

PO Box 847

Alberta Beach, Alberta T0E 0A0

Re: Development Permit No. 25DP26-01

Lot: 11B Block: 8 Plan: 162 2843

Municipal Address: 4908 50th Avenue

C-1 Commercial District

APPROVAL OF DEVELOPMENT PERMIT 25DP26-01

OPERATION OF A COMMERCIAL GYM (PERSONAL SERVICE) within the existing commercial building is CONDITIONALLY APPROVED by the Municipal Planning Commission of the Village of Alberta Beach subject to the following twelve (12) conditions:

1. The applicant shall provide four (4) new on-site parking stalls to the satisfaction of the Development Authority on the north-west end of the property – or – the creation of six (6) new off-site parking stalls as per condition #2 and following to the satisfaction of the Village of Alberta Beach.
2. If condition #1 (above) is not chosen to satisfy the parking requirements then the applicant shall ensure creation of six (6) new off-site parking stalls on 49th Street (north-east of the property) to the satisfaction of the Development Authority and the Village of Alberta Beach. These new off-site parking stalls shall be achieved through agreed elimination of current “No Parking” area on 49th Street which historically provided access to this building’s two overhead vehicle doors.
3. If condition #2 is chosen by the applicant they shall be responsible to ensure that the existing “No Parking” painting is removed from within the 49th Street ROW and that five new parking bars shall be painted creating six (6) new off-site parking stalls in this same area to the satisfaction of Village of Alberta Beach. After the initial creation of these six (6) new off-site parking stalls the Village shall assume future required repainting of the new line work.



4. If condition #2 is selected by the applicant the Village of Alberta Beach shall permit identification of three (3) of the newly created off-site parking stalls for the use of this property. However; the Village shall not enforce any parking restrictions – nor shall any tickets or towing (by any parties) – be permitted from these public lands by the Village of Alberta Beach in conjunction with this approval condition.
5. If condition #2 is selected by the applicant and the applicant (or a future owner) then request to reestablish one – or both – of the “No Parking” areas the equivalent number of on-site parking stalls must first be provided to the satisfaction of the Village of Alberta Beach before reestablishing use of either “No Parking” areas within Village right-of-way.
6. All municipal taxes have been paid or are current with Alberta Beach.
7. The Commercial Use (Personal Service) is a permitted use in the C1 – Commercial District.
8. The “Minor Building Alterations” shall proceed as per the attached three (3) Building Plans which form a part of this conditional approval.
9. The Commercial Use (Personal Service) shall have no business activities occurring on Village of Alberta Beach property without the written consent of the Village’s CAO.
10. No residential use is approved in conjunction with this approval.
11. All signage shall require approval from the Village through a separate Development Permit application.
12. The applicant shall display the enclosed Public Notice in a conspicuous place on the subject property for no less than twenty-one (21) days after the permit’s decision date.

Date Application Deemed Complete	<u>December 12th, 2025</u>
Date of Decision	<u>April 21st, 2026</u>
Effective Date of Development Permit	<u>May 20th, 2026</u>

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



Paul Hanlan RPP MCIP CMML
Development Officer

cc: Administrator (CAO) Alberta Beach (property file)
Village’s Contracted Assessor

NOTE (1):

An appeal of any of the conditions of this approval may be made to the Subdivision and Development Appeal Board (SDAB) by serving an 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 May 19th, 2026.

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

NOTES (6):

- 1 Any development or activity commenced prior to the expiry of the appeal period is done so entirely at the applicants' risk.
- 2 This Permit approval authorization is for development under the Village of Alberta Beach Land Use Bylaw. The applicant is responsible for obtaining any and all licenses and/or approvals that may be required prior to commencing any development from Provincial and/or Federal Departments or Agencies, which may include, but not limited to:
 - Alberta Environment and Parks for any development within 30 metres of a wetland and watercourse;
 - Alberta Energy Regulator related to natural gas lines, pipelines, and power lines located on the lands; and
 - Alberta Utilities and Telecommunications related to telephone lines and utility services located on the lands.
- 3 The applicant is reminded that compliance with this approval requires adherence with all approval conditions attached hereto.
- 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 the development or activity has not been substantially commenced upon expiry, 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 Code Permits shall be secured separately.

Required Safety Codes AND Compliance Monitoring

AGENCIES AUTHORIZED BY ALBERTA MUNICIPAL AFFAIRS to issue required building, electrical, gas, plumbing and septic permits as well as providing required Compliance Monitoring in non-accredited municipalities (such as the Village of Alberta Beach) include the following:

IJD Inspections Ltd. Phone: (403) 346-6533 Toll Free: 1 (877) 617-8776 Email: permits@ijd.ca www.ijd.ca
Superior Safety Codes Inc. Phone: (780) 489-4777 Toll Free: 1 (866) 999-4777 Fax: 1 (866) 900-4711 Email: info@superiorsafetycodes.com www.superiorsafetycodes.com
The Inspections Group Inc. Phone: (780) 454-5048 Toll Free: 1 (866) 554-5048 Fax: 1 (866) 454-5222 Email: questions@inspectionsgroup.com www.inspectionsgroup.com

PLEASE NOTE: Failure to secure, and adhere to, Safety Codes Permits may result in legal action, and correction of unpermitted construction, including the to the demolition of activities completed without issued permits. Don't forget your permits and call for all inspections.

REMEMBER – CALL BEFORE YOU DIG!

ALBERTA FIRST CALL
Phone: 1 (800) 242-3447
Website: www.albertaonecall.com



PUBLIC NOTICE

Development Permit 25DP26-01

Please note that the Municipal Planning Commission CONDITIONALLY APPROVED Development Permit Number 25DP26-01 on April 21st, 2026, for the operation of a Commercial Gym (Personal Service) located at 4908 50th Avenue.

With the following variance to Village of Alberta Beach Land Use Bylaw 251-17.

1. Sec. 4.16.2(a) of Land Use Bylaw 251-17 requiring the creation of a minimum of four (4) new on-site parking stalls. A conditionally approved variance request of 79.71 M² (858 FT²) or 41.7%. Rather – the property owner has cooperated with the Village of Alberta Beach to create six (6) new off-site parking stalls.

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