



Development Permit 26DP04-01

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

9508 227 Street
Edmonton, Alberta T5T 7H4

Re: Development Permit No. 26DP04-01
Lot: 7 Block: 17 Plan: 3321 BQ
Municipal Address: 4639 47A Avenue
R-1 Residential Single-Family District

APPROVAL OF DEVELOPMENT PERMIT

Your application for the CONSTRUCTION OF A 97.55 M2 (1050 FT2) ACCESSORY STRUCTURE (DETACHED GARAGE) AND TWO (2) APPROACHES LOCATED WITHIN VILLAGE ROAD RIGHT-OF-WAY was CONDITIONALLY APPROVED by the Municipal

Planning Commission subject to the following Sixteen (16) conditions:

1. A variance is granted to Sec. 4.10.1(a) of Land Use Bylaw 251-17 which restricts the maximum combined floor area of all accessory buildings on a property to 111.5 M2 (1200 FT2) to allow the proposed combined floor area of 191.20 M2 (2058 FT2). A variance request of 79.71 M2 (858 FT2) or 41.7% at 4643 47A Avenue (Lot: 7, Block: 17, Plan: 3321 BQ) is approved.
2. This Development Permit is issued subject to the following minimum yard setbacks:
 - i. South (REAR) > or = 1.5 Metres (Vehicle Access Doors facing roadway)
 1. Variance granted to Sec. 4.10.1(f) of Land Use Bylaw 251-17 which requires a minimum setback (in such an instance) of 6.0 M
 - i. North (FRONT) > or = to 7.6 Metres
 - ii. East (SIDE) > or = to 1.2 Metres
 - iii. West (SIDE) > or = to 1.2 Metres
3. Correction of unauthorized access(es) to Village Roadways and or Right-of-Ways
 - a. Removal of historic shared driveway access to 47th Avenue (North-east side)
 - i. Existing driveway and access must be removed entirely from Village ROW to the satisfaction of the Village of Alberta Beach.
 - ii. Once removed Village ROW must be regraded and seeded to the satisfaction of the Village of Alberta Beach.

- b. Removal of historic driveway access to 47th Avenue (North-west side)
 - i. Upon the future written request by the Village of Alberta Beach the existing north-west driveway and access must be removed entirely from Village ROW to the satisfaction of the Village.
 1. This removal (Condition 3(b)i) must be completed within forty-five days of the written request to remove which will be provided by the Village.
 - ii. Once removed Village ROW must be regraded and seeded to the satisfaction of the Village of Alberta Beach.
 - c. Removal or reconstruction of temporary driveway access to existing RV Cover
 - i. Existing driveway and access must be removed entirely from Village ROW to the satisfaction of the Village of Alberta Beach.
 - ii. If existing temporary driveway access is not removed then Applicant shall ensure that it is reconstructed to the satisfaction of the Village of Alberta Beach as follows:
 1. Install an engineered 200 mm culvert or provide suitable engineering for current culvert,
 2. Have invert elevation for culvert (west end) confirmed by physical inspection by Manager of Public Works prior to cover,
 3. Reduce access surface width to no greater than 3.6 M as measured from the eastern property line,
 4. Ensure that culvert extends 0.6 M west beyond finished surface of access, and 5. Provide rip rap on western face of slope protecting culvert end.
 - d. Removal or reconstruction of unauthorized driveway access to new detached garage
 - i. Existing driveway and access must be removed entirely from Village ROW to the satisfaction of the Village of Alberta Beach.
 - ii. If this unauthorized driveway access is not removed then Applicant shall ensure that it is reconstructed to the satisfaction of the Village of Alberta Beach as follows:
 1. Install an engineered 200 mm culvert or provide suitable engineering for current plastic culvert,
 2. Have invert elevation for culvert (both ends) confirmed by physical inspection by Manager of Public Works prior to recovering,
 3. Reduce access surface width to no greater than 6.1 M,
 4. Ensure that culvert extends 0.6 M beyond finished surface of both ends of rebuilt access, and
 5. Provide rip rap on western and eastern faces of slope to protect culvert ends.
4. The Village of Alberta Beach shall reserve the right to remove any unauthorized driveway accesses (as per condition #3 to this conditional approval) – if not completed satisfactorily by the applicant – within 45 days of the “Effective Date” noted for this Development Permit (see below).
 - a. Removal of the existing driveway on 47th Avenue (north-west corner) shall be exempted to a future date from this condition (as noted in Condition 3(b)i) and as required elsewhere.
 5. If required the Village of Alberta Beach shall assign, and collect, all costs for enforcement of Condition #4 or Condition #3(b)i (see above) against the Village of Alberta Beach property taxes.
 6. All development shall proceed consistent with the Building Elevations submitted by the applicant.
 7. All municipal taxes have been paid or are current with Alberta Beach.
 8. The applicant shall be financially responsible during the development of any damage caused by the applicant or contractors to any public or private property.
 9. 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.
 10. Positive grading away from the new construction is required to ensure proper drainage.

11. The applicant shall complete the property's grading to ensure that all surface runoffs do not discharge from the site onto adjacent lands.
12. No person shall keep or permit to be kept in any part of a yard any excavation, storage, or piling of materials required during construction unless all safety measures are undertaken. The property owners shall assume full responsibility to ensure the situation does not prevail longer than necessary to complete construction.
13. The applicant shall control the dust or other nuisance that would negatively affect the adjacent properties or the adjacent property owner(s) to the Development Officer's satisfaction.
14. The site shall be maintained in a clean and tidy condition during the construction of the accessory building. Receptacle for control and disposal of rubbish must be provided and regularly maintained.
15. The arrangements for the provision of sanitary facilities for the project site must be provided and maintained throughout construction, to the satisfaction of the Development Authority,
16. The applicant shall prevent excess soil or debris related to the construction from spilling onto the public roadways and shall not place soil or any other material on adjacent properties without permission in writing from the adjacent property owner(s).

Date Application Deemed Complete March 17th, 2026

Date of Decision April 21st, 2026

Effective Date of Development Permit May 20th, 2026

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 26DP04-01

Please note that the Municipal Planning Commission CONDITIONALLY APPROVED Development Permit Number 26DP04-01 on April 21st, 2026, for the construction of a 97.55 M² (1,050 FT²) Accessory Structure (Detached Garage) located at 4639 47A Avenue.

With the following two (2) variances to Village of Alberta Beach Land Use Bylaw 251-17.

1. Sec. 4.10.1(a) of Land Use Bylaw 251-17 restricting the maximum combined floor area of all detached accessory buildings to 111.5 M² (1200 FT²) to allow a proposed combined total floor area of 191.20 M² (2058 FT²). A conditionally approved variance request of 79.71 M² (858 FT²) or 41.7%.
2. Sec. 4.10.1(f) of Land Use Bylaw 251-17 requiring a minimum setback to a roadway or lane (when the vehicle door faces roadway or lane) of 6.0 M. A conditionally approved variance request of up to 4.5M (14.76 FT) or up to 75%.

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