



Development Permit 26DP05-01

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

May 5th, 2026

PO Box 240
Alberta Beach, Alberta T0E 0A0

Re: Development Permit No. 26DP05-01
4661 – 45th Avenue
Lot: 1, Block: 1 Plan: 172 0649 UR –
Urban Reserve District

APPROVAL OF DEVELOPMENT PERMIT

You are hereby notified that your application for a HOME OCCUPATION (Telecommunications Company) has been **CONDITIONALLY APPROVED ON A TEMPORARY BASIS with the noted two (2) variances** and subject to the following Fourteen (14) conditions:

1. That the Home-Based Business operates as a “Telecommunications Company (dba Switch Inc.)” as per the attached “submission email dated April 27th” from the applicant, and to the satisfaction of the Development Authority.
2. **A variance to Sec. 4.19.1(f) (Home Occupations) is granted allowing “outdoor storage of material or equipment associated with the home occupation allowed on the site” on a temporary basis and all of which must be removed by no later than July 31st, 2026.**
3. All temporary storage of Telecommunication Company equipment as noted in the attached “submission email dated April 27th” from the applicant must be stored within the area as noted in this attached image.



4. A variance to Sec. 4.19.1(m) (Home Occupations) is granted allowing “the number of nonresident employees or business partners working on the site at any time to exceed two (2) persons” on a temporary basis until no later than July 31st, 2026.
5. As per Sec. 4.19.1(c) (Home Occupations) this temporary approval is valid until no later than July 31st, 2026.
6. The Development Authority shall not extend any further the approval date for this Home Occupation beyond July 31st, 2026.
7. All municipal taxes have been paid or are current with the Village of Alberta Beach.
8. The Home Occupation shall operate as an accessory use only and must not change the residential character or external appearance of the dwelling unit.
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. The Home Occupation shall have no customer vehicles parked on public rights of way (roads) adjacent to the property.
11. The Home Occupation shall not create any nuisance by way of noise, dust, odour, smoke, or otherwise deemed to be offensive or objectionable to the Development Authority.
12. The Home Occupation approval shall be terminated if the applicant vacates the property or relocates to another property.
13. No signage is approved in conjunction with this temporary approval. Any signage placed on the property must be applied for separately and approved by the Village.
14. This Development Permit for the Home Occupation may be revoked at any time by the Development Authority if there is any change or intensification of the Home Occupation from that which was originally approved.

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

Date Application Deemed Complete

May 26th, 2026

Date of Decision

May 5th, 2026

Effective Date of Development Permit

May 26th, 2026



Paul Hanlan RPP MCIP CMLL
Development Officer

cc: Administrator (CAO) – Village of Alberta Beach
Property File

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 25th, 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.



PUBLIC NOTICE

Development Permit 26DP05-01

Please note that the Development Officer CONDITIONALLY APPROVED Development Permit Number 26DP05-01 on May 5th, 2026, for the TEMPORARY OPERATION of a HOME OCCUPATION (Telecommunications Company) located at 4661 45th Avenue.

This Development Permit was approved with the following two (2) variances to Land Use Bylaw 252-17

1. A variance to Sec. 4.19.1(f) allowing “outdoor storage of material or equipment associated with the home occupation allowed on the site” on a temporary basis.
2. A variance to Sec. 4.19.1(m) allowing “the number of non-resident employees or business partners working on the site at any time to exceed two (2) persons”.

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