



Development Permit 26DP06-01

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

July 3rd, 2026

PO Box 240
Alberta Beach, Alberta T0E 0A0

Re: Development Permit No. 26DP06-01
Lot: 1, Block: 1, Plan: 172 0649
4661 46th Avenue
“UR” – Urban Reserve District

APPROVAL OF DEVELOPMENT PERMIT

You are hereby notified that your application for the OPERATION OF A CAMPGROUND (7 TENTS) – PHASE ONE is CONDITIONALLY APPROVED subject to the following Seventeen (17) conditions:

1. All municipal taxes have been paid, or are current, with the Village of Alberta Beach.
2. This Development Permit is conditionally approved as a discretionary use in the “UR” Urban Reserve Land Use District.
3. The Development shall proceed as per the attached SITE PLAN prepared by the applicant which forms a part of this approval which approves seven (7) seasonal “Army Style” tents with a maximum capacity per tent of six (6) persons.
4. Any expansion of this approval (such as the addition of more tents or additional Accessory Uses) requires a new Development Permit application and approval – prior to any expansion or activity.
5. As the Road Authority the Village requires that the newly expanded access/entrance into this property off 45th Avenue must be maintained to the satisfaction of the Village.
6. Any proposed signage shall require approval from the Village through a separate Development Permit application.
7. This approval does not allow for the sale or serving of alcoholic beverages anywhere on these lands.

8. Per Section 4.16.2(a) of Land Use Bylaw 252-17 the campground operation shall provide, and maintain, ten (10) on-site parking stalls to the satisfaction of the Development Authority.
9. All other tents on the property (**other than additional tents specifically identified in conjunction with the following approved Accessory Uses**) must be dismantled and not utilized for any further unauthorized uses.

10. The attached SITE PLAN also approves the following Eleven (11) Accessory Uses to the approved Campground (Phase One) use:

a. Welcome Tent	b. Bathroom (2 nd)
c. Hydrotherapy Spa	d. BBQ Pits (X2)
e. Outdoor Movie Theatre (seating for 30)	f. Greenhouse
g. Common Area and Games Tent	h. Pony Pen
i. Recreational Pond	j. Goat Pen
k. Cookshack (Washrooms inside)	

11. Approved Accessory Uses (Condition #10 – above) are restricted solely for the use and enjoyment of campground guests (maximum capacity 42 guests with Phase 1). Any use by others – not staying in one of the seven (7) approved tents – shall be grounds for immediate revocation of this Development Permit approval and the immediate cessation of all Campground activities.
12. The “Recreational Pond” (Accessory Use 10.i) is not approved for swimming or wading by anyone.
13. Applicant must provide evidence to the Village of all necessary approvals for the Hydrotherapy Spa and Recreational Pond – prior to any campground guest use.
14. The applicant shall be financially responsible during the development for the repair of any damage caused by the applicant or contractors to any public or private property.
15. 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.
16. 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.
17. 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.

Date Application Deemed Complete	<u>June 23rd, 2026</u>
Date of Decision	<u>July 3rd, 2026</u>
Effective Date of Development Permit	<u>July 31st, 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: Kathy Skwarchuk (CAO) Alberta Beach (property file)
Assessor

NOTE (1):

An appeal of this Decision 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 July 30th, 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



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PUBLIC NOTICE

Development Permit 26DP06-01

Please note that the Development Officer **CONDITIONALLY APPROVED** Development Permit #26DP06-01 on July 3rd, 2026, for the **OPERATION OF A CAMPGROUND (7 TENTS) – PHASE ONE** with the following exclusive Accessory Uses:

a. Welcome Tent	b. Bathroom (2 nd)
c. Hydrotherapy Spa	d. BBQ Pits (X2)
e. Outdoor Movie Theatre	f. Greenhouse
g. Common Area and Games Tent	h. Pony Pen
i. Recreational Pond	j. Goat Pen
k. Cookshack (Washrooms inside)	

Located at 4661 45th Avenue.

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

Site Plan 26-DP06-01 (Campground – Phase 1)

