



Development Permit 26DP07-01

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 28th, 2026

4303 McMullen Way
Edmonton, Alberta T6W 1K7

Re: Development Permit No. 26DP07-01

Lot: 9 Block: 8 Plan: 3321 BQ

Municipal Address: 4916 50th Avenue

R-1 Residential Single-Family District

APPROVAL OF DEVELOPMENT PERMIT

Your application for the **INSTALLATION OF A NEW HOT TUB** is **CONDITIONALLY APPROVED** subject to the following Four (4) conditions:

1. All municipal taxes have been paid or are current with Alberta Beach.
2. The applicant shall be financially responsible during the development of any damage caused by the applicant or contractors to any public or private property.
3. 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.
4. 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

May 17th, 2026

Date of Decision

May 28th, 2026

Effective Date of Development Permit

May 28th, 2026

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



Paul Hanlan RPP MCIP CMML
Development Officer

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

NOTES (5):

- 1 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.
- 2 The applicant is reminded that compliance with this approval requires adherence with all approval conditions attached hereto.
- 3 The landowners are encouraged to consider prohibiting residential fertilizer use on the lands.
- 4 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.
- 5 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