



Development Permit 26DP12-01

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

August 20th, 2026

Crescent Valley Construction Ltd.

ATTENTION:

PO Box 843

Onoway, Alberta T0E 1V0

Re: Development Permit No. 26DP12-01

Property Owner:

Lot: 22 Block: 3 Plan: 6604 AO

Municipal Address: 4708 44th Street

R-1 Residential Single-Family District

APPROVAL OF DEVELOPMENT PERMIT

Your application for the **CONSTRUCTION OF AN 80.27 M2 (864 FT2) PRINCIPAL STRUCTURE (HOME) WITH ATTACHED COVERED DECK 26.76 M2 (288 FT2)** was **CONDITIONALLY APPROVED** by the Municipal Planning Commission on August 18th, 2026 subject to the following Fifteen (15) conditions:

1. A variance is granted to Sec. 4.13 of Land Use Bylaw 251-17 which requires a parcel abutting two streets shall have a front yard setback on each street. A variance request on the flanking yard (47th Avenue) from the required 7.6 Metres to 2.2 Metres of 5.4 Metres or 71.05% at 4708 44th Street (Lot: 22, Block: 3, Plan: 6604 AO) is approved.
2. This Development Permit is issued subject to the following minimum yard setbacks as confirmed by the attached SITE PLAN prepared by Don Wilson Surveys (dated July 14th, 2026) which forms a part of this approval:
 - i North (FRONT) > or = to 7.6 Metres
 - ii. East (FLANKING) > or = 7.6 Metres (varied to > or = 2.2 Metres)
 - iii South (REAR) > or = to 7.6 Metres
 - iv West (SIDE) > or = to 1.5 Metres **See Note 1**

3. This development shall be constructed in accordance with the attached Floor Plan provided by the applicant, which forms a part of this approval.
4. This development shall be constructed in accordance with the attached Building Elevations provided by the applicant, which form a part of this approval.
5. The new home must be connected to the Tri-Village Municipal Sewage System (TVRSSC) you must contact the operations manager at jasonmadge@tvrssc.com or call at 780-974-7341 to confirm all permits and requirements to connect to this system.
6. All municipal taxes have been paid or are current with the Village of Alberta Beach.
7. The applicant shall be financially responsible during the development of any damage caused by the applicant or contractors to any public or private property.
8. The applicant shall display the attached Public Notice (page 6) in a conspicuous place on the subject property for no less than twenty-one (21) days after this permit's decision date.
9. There shall be no openings in the building below 723.8m ASL.
10. Positive grading away from all structures is required to ensure proper drainage.
11. The applicant shall complete the property's grading to ensure that all surface runoff does not discharge from the site onto adjacent private properties.
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 debris, dust or other nuisance that would negatively affect adjacent properties or the adjacent property owner(s) to the satisfaction of the Development Officer.
14. Arrangements for the provision of sanitary facilities for the project site must be provided and maintained throughout construction, to the satisfaction of the Development Officer.
15. The applicant shall prevent excess soil or debris related to 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) or from the Village.

Date Application Deemed Complete

July 19th, 2026

Date of Decision

August 18th, 2026

Effective Date of Development Permit

September 15th, 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:

An appeal of any of this decision, or 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 September 14th, 2026.**

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

NOTES (10):

- 1 As per Sec. 9.10.15.3, 3.2.3.1, and A-3.2.3.1(8) of the National Building Code (2023 Alberta Edition), if a community's 10-minute fire response time is not within 10 minutes in 90% or more of cases (as is the case in the Village of Alberta Beach) greater side yard setback distances to property line(s) – or modification of side yard building elevations – may be required by the accredited provincial building inspector at the required Building Permit stage.
- 2 This decision is based on an application in the R-1 Residential Land Use District as per Land Use Bylaw No. 252-17. Issued as a permitted use with no variances granted.
- 3 You are encouraged to retain an Alberta Land Surveyor to produce an updated Real Property Report certifying that all buildings and platform structures (decks) meet the yard and setback requirements of the Land Use Bylaw No. 252-17 and the Alberta Building Code.
- 4 The Village of Alberta Beach may not issue a Compliance Certificate in the future unless all buildings on the site comply with all requirements in Bylaw No. 252-17.
- 5 Any development or activity commenced prior to the expiry of the appeal period is done so entirely at the applicants' risk.
- 6 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.

- 7 The applicant is reminded that compliance with this approval requires adherence with all approval conditions attached hereto.
- 8 The landowners are encouraged to consider prohibiting residential fertilizer use on the lands.
- 9 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.
- 10 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 26DP12-01

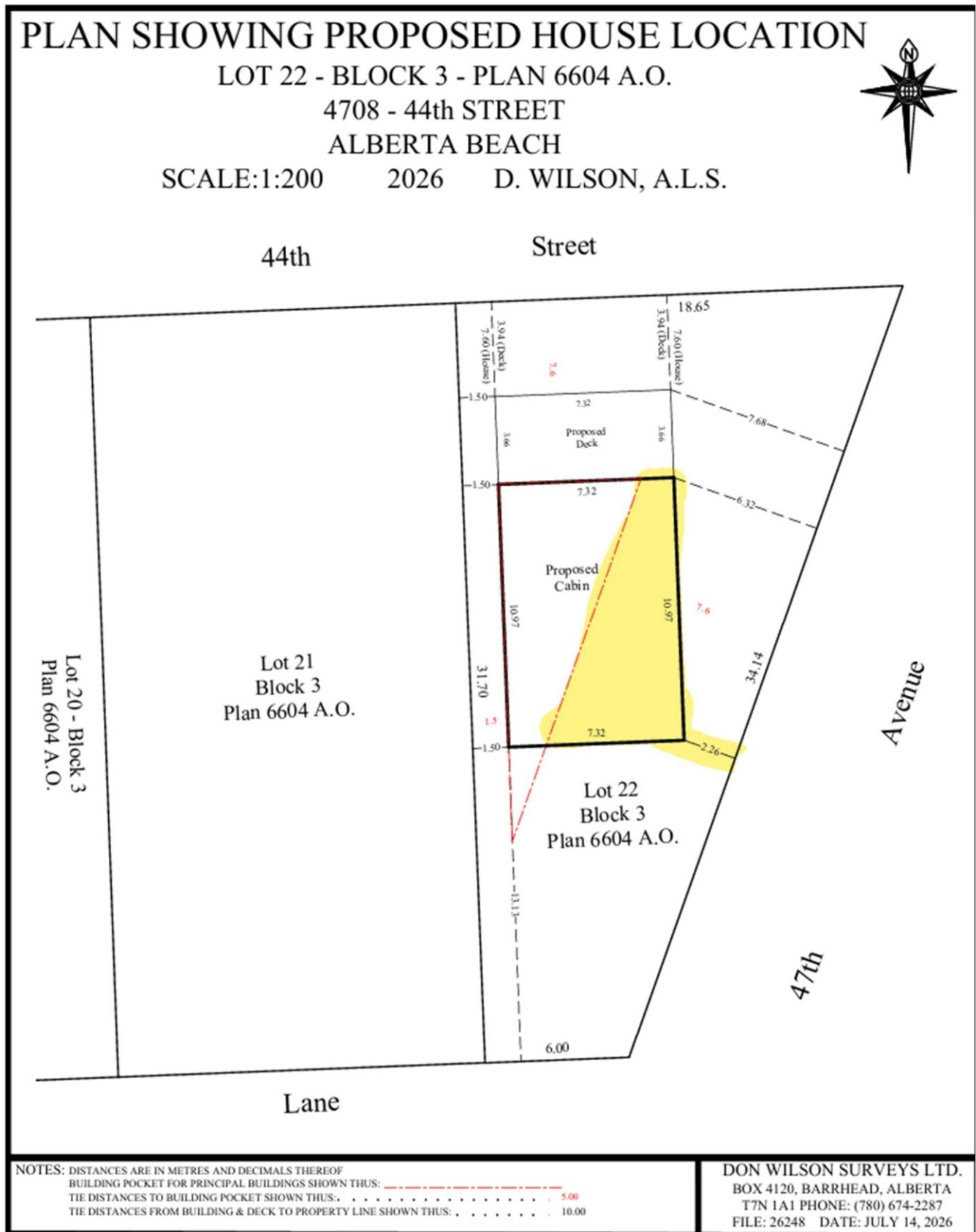
Please note that the Municipal Planning Commission **CONDITIONALLY APPROVED** Development Permit No. 26DP12-01 on August 18th, 2026, for the **construction of an 80.27 M2 (864 FT2) PRINCIPAL STRUCTURE (HOME) WITH ATTACHED COVERED DECK 26.76 M2 (288 FT2)** located at 4708 44th Street.

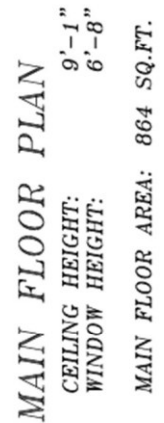
With the following variance to Village of Alberta Beach Land Use Bylaw 251-17.

Sec. 4.13 of which requires a parcel abutting two streets shall have a front yard setback on each street. A variance request on the flanking yard (47th Avenue) from the required 7.6 Metres to 2.2 Metres a reduction of 5.4 Metres or 71.05%

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

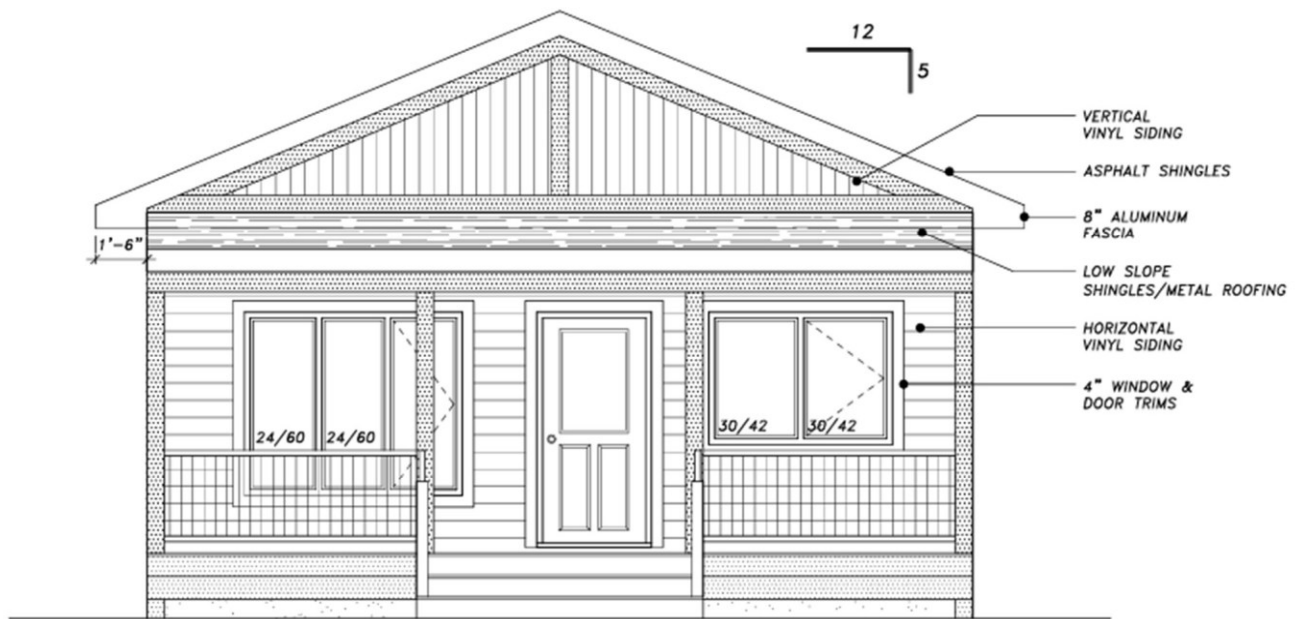
Attachment #1 – Site Plan 26DP12-01



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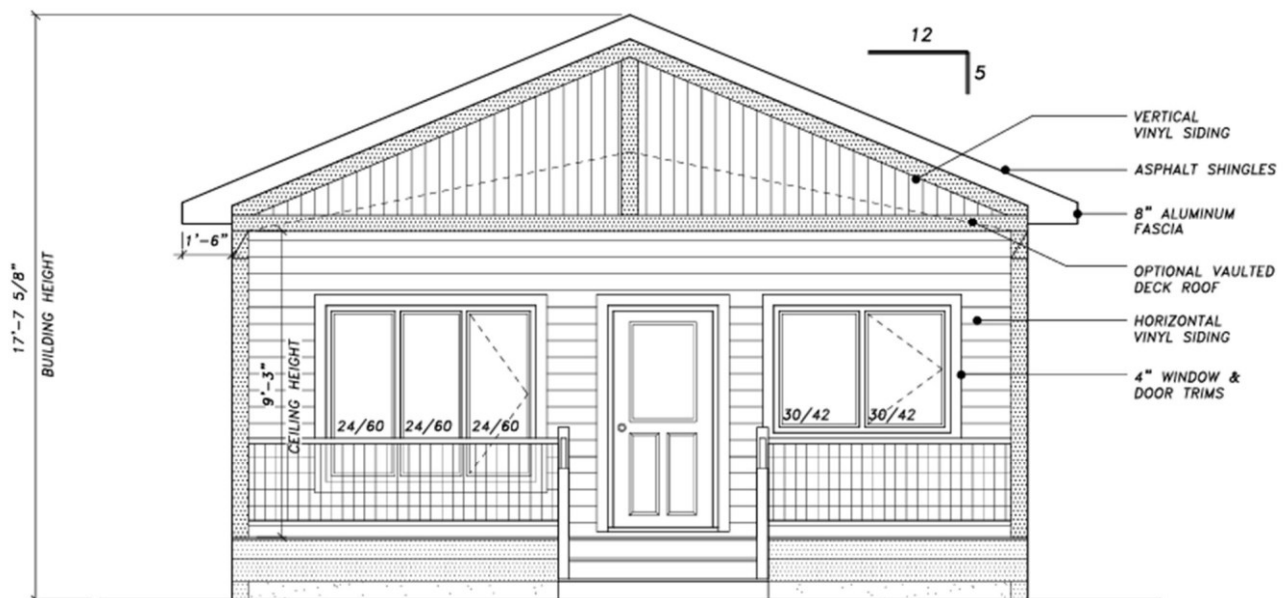
Attachment #3 Elevations 26DP12-01 (Page 1 of 2)

Front Elevation (North)



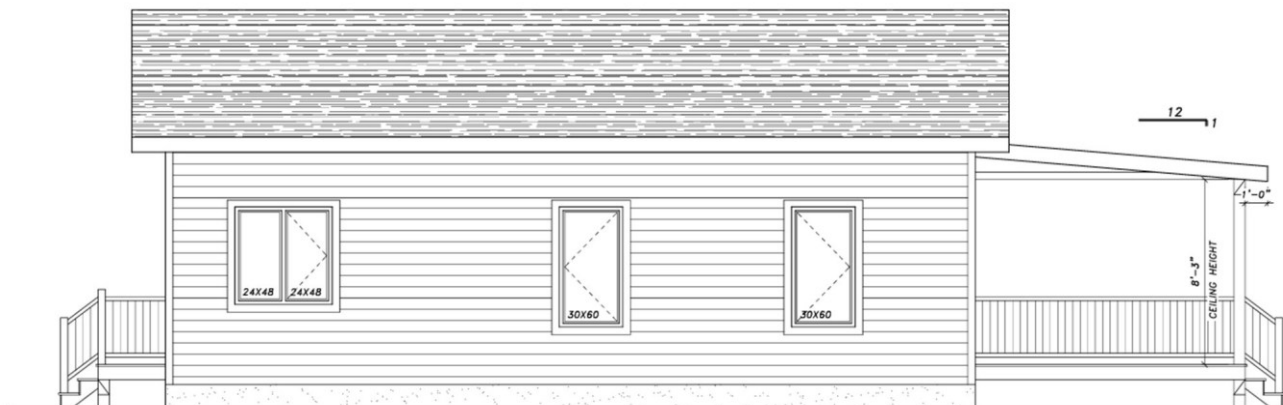
FRONT ELEVATION A

Rear Elevation (South)



FRONT ELEVATION B

Flanking Elevation (East)



LEFT ELEVATION A

Right Elevation (West)

