



Development Permit 26DP14-01

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 25th, 2026

PO Box 847
Alberta Beach, Alberta T0E 0A0

Via Email:

Re: Development Permit No. 26DP14-01
4908 50th Avenue
Lot: 11B, Block: 8, Plan: 162 2843
C1 – Commercial District

APPROVAL OF DEVELOPMENT PERMIT

You are hereby notified that your application for the approval of an additional or accessory use (Liquor Sales) has been CONDITIONALLY APPROVED subject to the following Six (6) specific conditions:

1. All municipal taxes have been paid or are current with the Village of Alberta Beach.
2. The Commercial Use ("Bar") is deemed as a permitted use in the C1 – Commercial District.
3. The Commercial Use ("Bar") is approved as an additional or accessory use (Liquor Sales) to the approved "Beach Grind" Coffee Shop approval.
4. The approved additional or accessory use (Liquor Sales) does not allow for retail "off-sales" from the approved "Beach Grind" Coffee Shop for off-site consumption.
5. That the applicant(s) display for no less than twenty-one (21) days after the permit is issued, in a conspicuous place on the subject property, the attached Public Notice (page 3).
6. All signage shall require approval from the Village through a separate Development Permit application.

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

Date Application Deemed Complete

August 16th, 2026

Date of Decision

August 25th, 2026

Effective Date of Development Permit

August 25th, 2026



Paul Hanlan RPP MCIP CMML
Development Officer

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

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 September 21st, 2026.**

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

NOTES (6):

- 1 Land Use Bylaw 252-17 defines “Bar” as, “a premise licensed for the sale and consumption of alcoholic beverages, which may include food, services and entertainment.” **This use does not allow for the retail sale of liquor for “off-site” consumption.**
- 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 26DP14-01

Please note that the Development Officer **CONDITIONALLY APPROVED** Development Permit Number 26DP14-01 on August 25th, 2026, for an **accessory use (Liquor Sales)** located at 4908 50th Avenue (Beach Grind Coffee Shop)

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