



Development Permit 26DP16-02

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

October 6th, 2026

Premier Built Garages

ATTN: [REDACTED]

3407 Calgary Trail NW
Edmonton, Alberta T0E A0A

email: [REDACTED]

Re: Development Permit No. 26DP16-02

Owner: [REDACTED]

Lot: 8 Block: 2 Plan: 3321 BQ

Municipal Address: 5231 50th Avenue

R-1 Residential Single-Family District

APPROVAL OF DEVELOPMENT PERMIT

Your application for the **CONSTRUCTION OF A 49.05 M2 (528 FT2) ACCESSORY STRUCTURE (GARAGE)** is **CONDITIONALLY APPROVED** subject to the following Thirteen (13) general conditions:

1. This Development Permit is issued subject to the following minimum yard setbacks as shown in the attached Site Plan prepared by Gillmore Surveys (Arctic) LTD (File # EDM-105726-01) which is attached and forms a part of this approval:
 - i. South (REAR) > or = 6.0 Metres (Vehicle Access Doors facing rear laneway)
 - ii. North (FRONT) > or = to 2.0 Metres (separation distance to dwelling)
 - iii. West (SIDE) > or = to 1.2 Metres
 - iv. **East (SIDE) > or = to 0.6 Metres**
 1. A 50% Major Variance is granted to Sec. 4.10.1(d) of Land Use Bylaw 251-17 which otherwise requires a minimum setback of 1.2 M
2. This development shall be constructed in accordance with the attached Floor Plan prepared by the applicant dated July 27th, 2026, which forms a part of this approval.
3. This development shall be constructed in accordance with the attached Building Elevations prepared by the applicant dated July 17th, 2026, which form a part of this approval.
4. All municipal taxes have been paid or are current with Alberta Beach.

5. The applicant shall be financially responsible during the development of any damage caused by the applicant or contractors to any public or private property.
6. The applicant shall display the enclosed Public Notice (page 5) in a conspicuous place on the subject property for no less than twenty-one (21) days after the decision date.
7. Positive grading away from the structure is required to ensure proper drainage.
8. The applicant shall complete the property's grading to ensure that all surface runoffs do not discharge from the site onto adjacent lands.
9. 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.
10. 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.
11. The site shall be maintained in a clean and tidy condition during the construction of the accessory building. Receptacle for control and disposal of rubbish must be provided and regularly maintained.
12. The arrangements for the provision of sanitary facilities for the project site must be provided and maintained throughout construction, to the satisfaction of the Development Authority,
13. The applicant shall prevent excess soil or debris related to the 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).

Date Application Deemed Complete

September 25th, 2026

Date of Decision

October 6th, 2026

Final date to appeal this decision

November 3rd, 2026

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



Paul Hanlan RPP MCIP CMML
Development Officer

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

An appeal of the noted conditions of appeal, 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 November 2nd, 2026**

Secretary of the Subdivision and Development Appeal
Board PO Box 278
Alberta Beach, Alberta TOE OAO 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

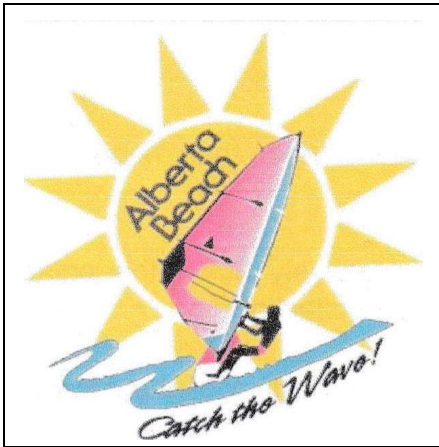
PLEASE NOTE: Failure to secure, and adhere to, Safety Codes Permits may result in legal action, and correction of unpermitted construction, including the to the demolition of activities completed without issued permits. **Don't forget your permits and call for all inspections.**

REMEMBER – CALL BEFORE YOU DIG!

ALBERTA FIRST CALL

Phone: 1 (800) 242-3447

Website: www.albertaonecall.com



PUBLIC NOTICE

Development Permit 26DP16-02

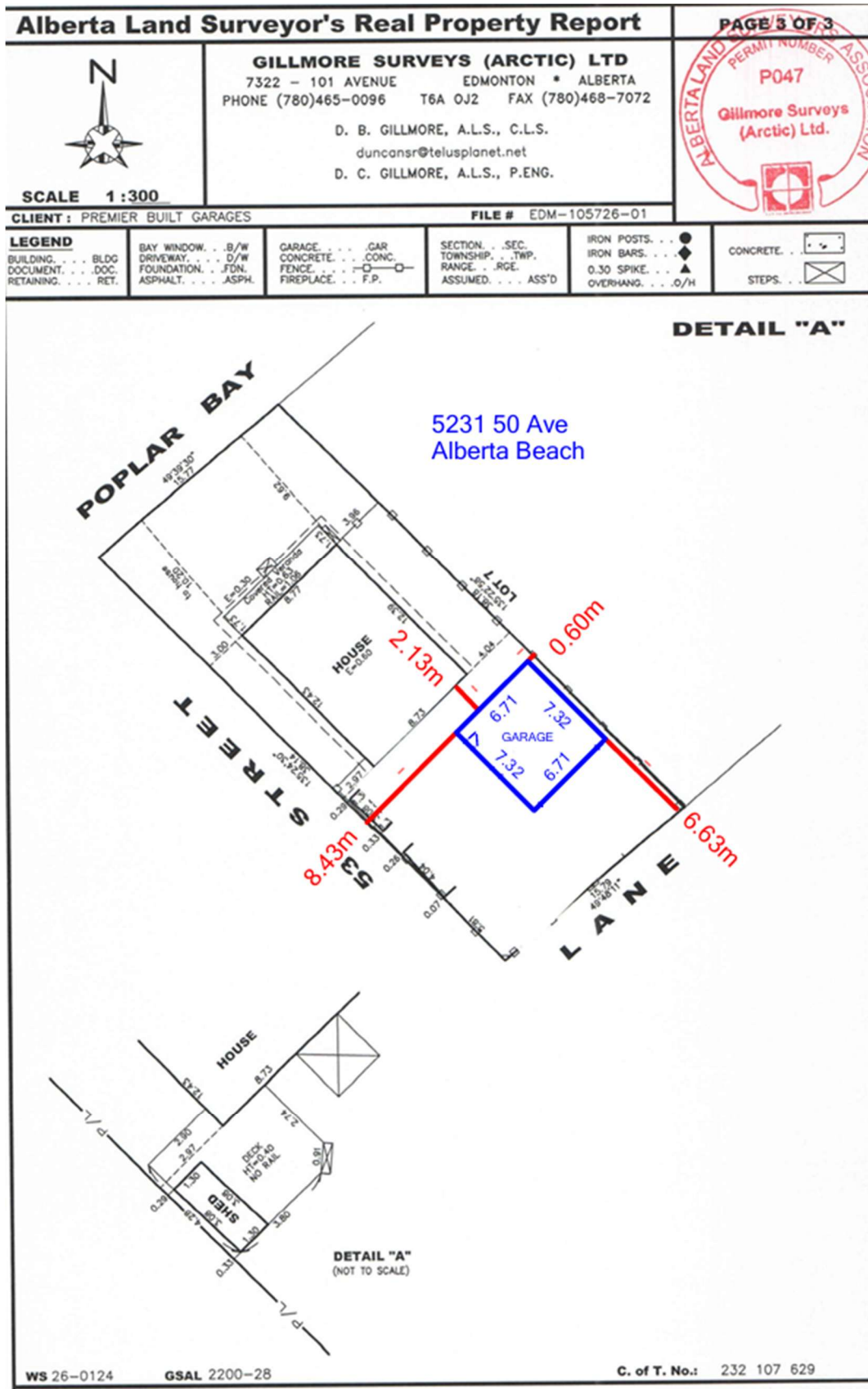
Please note that the Municipal Planning Commission CONDITIONALLY APPROVED Development Permit Number 26DP16-02 on October 6th, 2026, for the **CONSTRUCTION OF A 49.05 M² (528 FT²) ACCESSORY STRUCTURE (DETACHED GARAGE)** at 5231 50th Avenue.

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

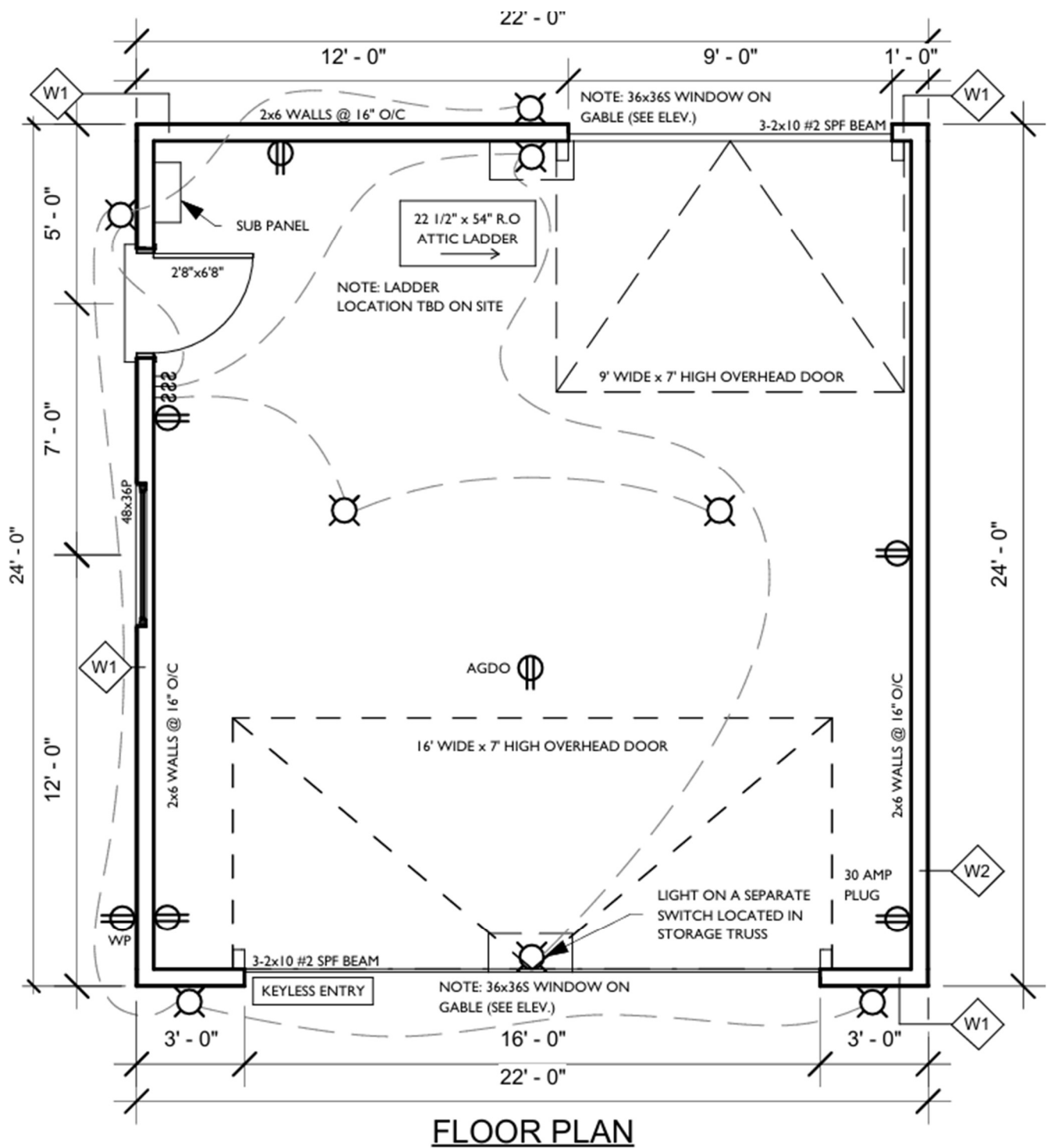
1. Sec. 4.10.1(d) of Land Use Bylaw 251-17 requiring a minimum setback to a side yard of 1.2 M. A conditionally approved variance request of up to 0.6 M (2.0 FT) or up to 50%.

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

Attachment #1 – Site Plan 26DP16-02

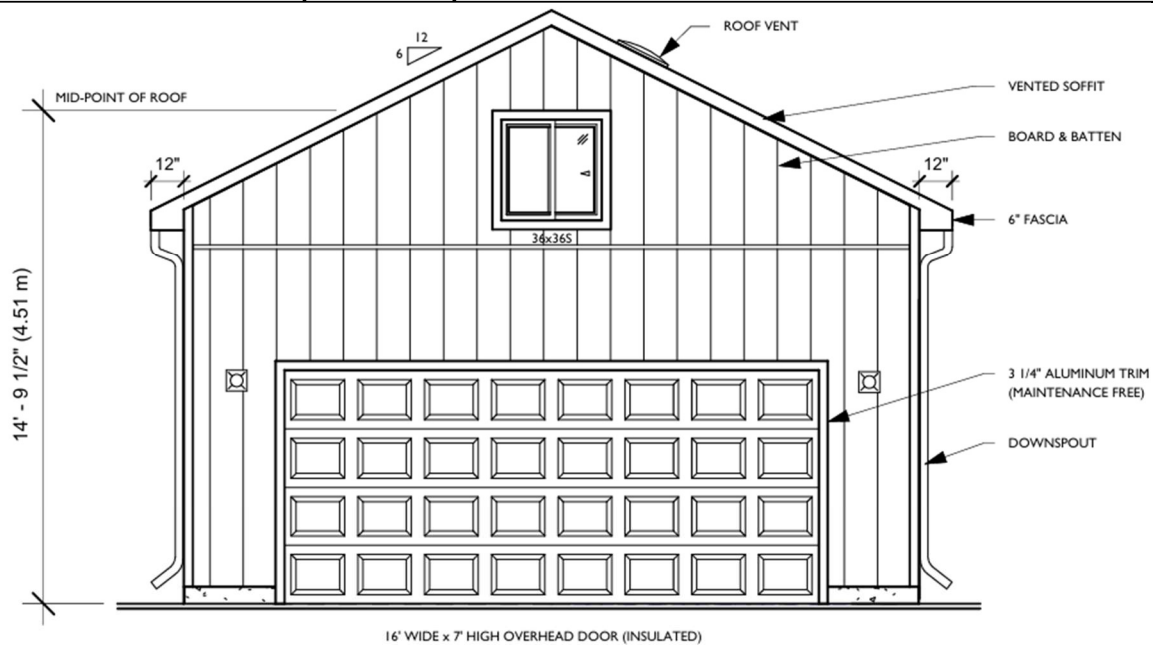


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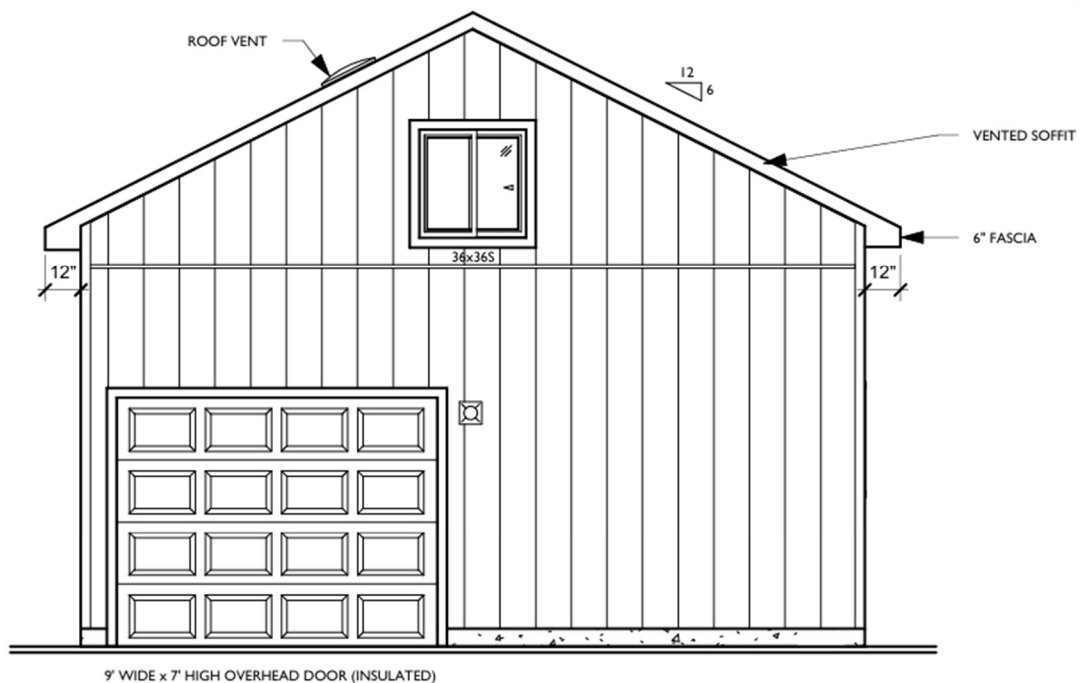
Attachment #3 Elevations 26DP16-02 (Page 1 of 2)

Front Elevation (South) Towards Lane



FRONT ELEVATION

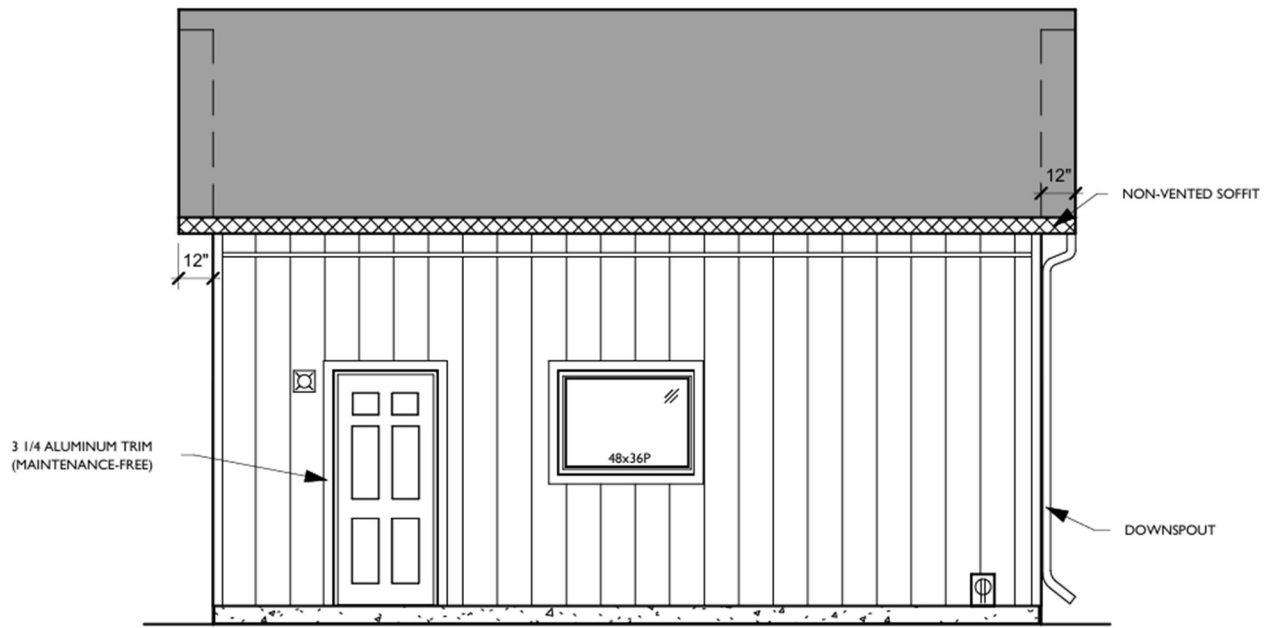
Rear Elevation (North) Towards House



REAR ELEVATION

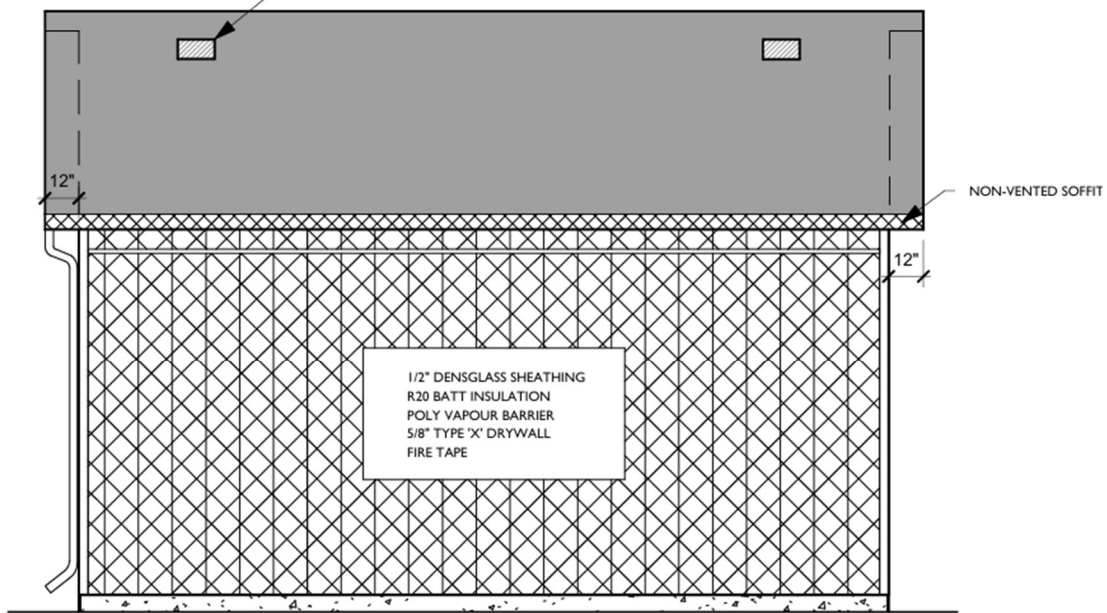
Attachment #3 Elevations 26DP16-02 (Page 2 of 2)

Left Elevation (West)



LEFT ELEVATION

Right Elevation (East)



RIGHT ELEVATION