



Development Permit 26DP17-01

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 29th, 2026

6008 52nd Avenue

Beaumont, Alberta T4X 1V5

via email:

Re: Development Permit No. 26DP17-01

Municipal Address: 5128 49th Avenue

Lot: 10, Block: 3, Plan: 3321 BQ

R-1 Residential Single-Family District

APPROVAL OF DEVELOPMENT PERMIT

You are hereby notified that your application for the **DEMOLITION OF AN ACCESSORY STRUCTURE (SHED)** is **CONDITIONALLY APPROVED** subject to the following Eleven (11) general conditions:

1. Authorization to demolish an Accessory Structure is for the “Shed” located in the rear yard as noted, and highlighted, on the attached Site Plan.
2. All municipal taxes have been paid or are current with the Village of Alberta Beach.
3. The applicant shall be financially responsible during the demolition for any damage by the applicant, or contractors, to any public or private properties.
4. The site is to be secured against public entry during the demolition to protect the public from danger.
5. The applicant shall be responsible for contacting all utility providers that may be impacted by this development for the disconnection and/or relocation of power lines and other utilities prior to the commencement of demolition activities.
6. The applicant shall control the dust or other nuisance that would negatively affect the adjacent properties, or adjacent property owner(s), to the Development Officer’s satisfaction.

7. The applicant shall prevent excess soil or debris related to the demolition and construction from being spilled on public streets and lanes and shall not place soil or any other material on adjacent properties without permission in writing from the adjacent property owner(s).
8. The site shall be maintained in a clean and tidy condition during the demolition and construction. Receptacle for control and disposal of rubbish must be provided, and regularly maintained
9. Upon completion of demolition activities, the applicant shall ensure that all debris is removed from the property and the site is filled, graded and seeded to the satisfaction of the Village.
10. Any changes or additions to this permit shall require a new development permit application.
11. Failure to comply with the conditions of this permit may result in the permit being cancelled, suspended, or modified.

Date Application Deemed Complete

August 27th, 2026

Date of Decision

August 29th, 2026

Effective Date of Development Permit

August 29th, 2026

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



Paul Hanlan RPP MCIP CMML
Development Officer

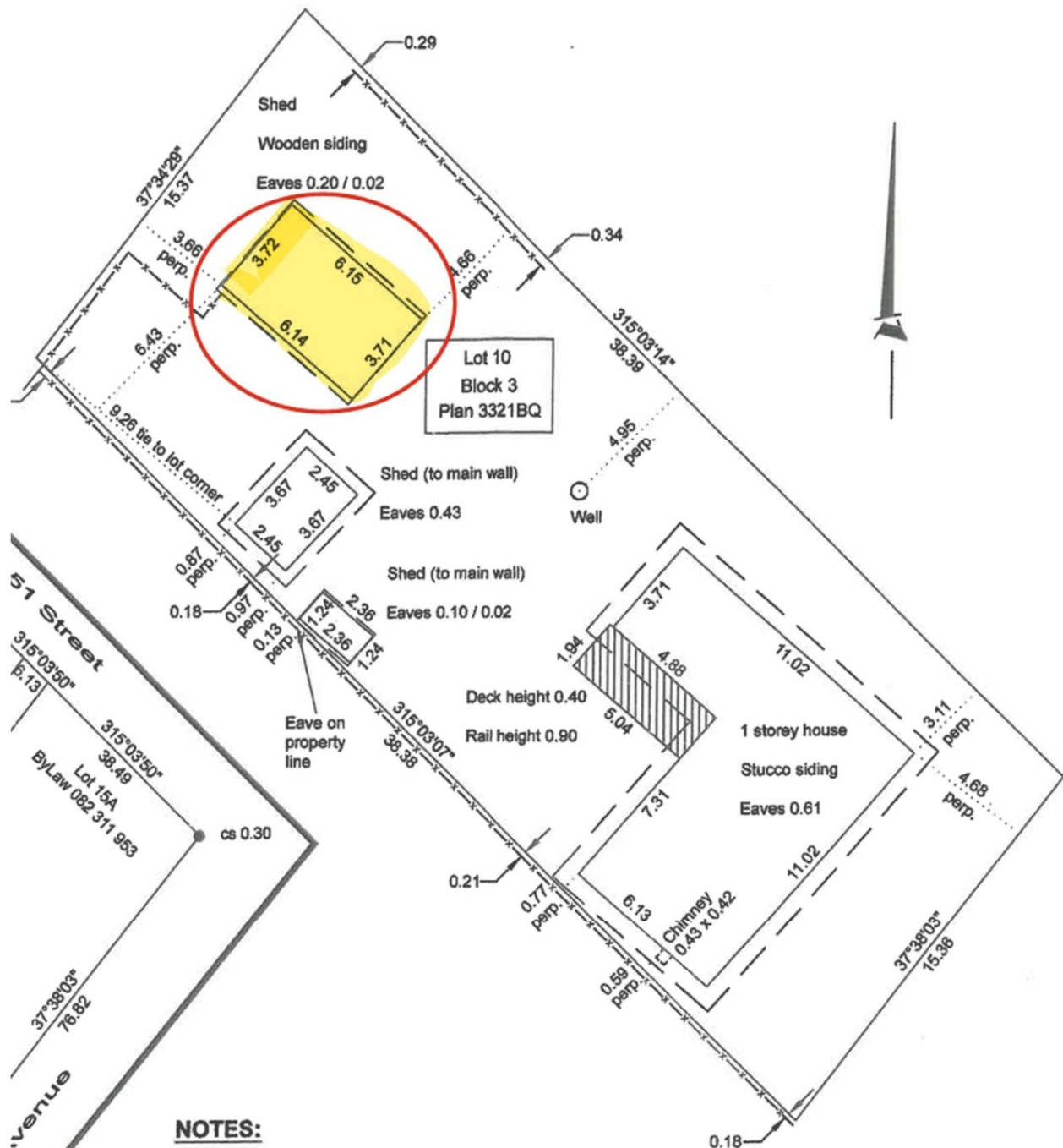
cc: Administrator (CAO) Alberta Beach (property file)
Patrol (patrol@albertabeach.com)
Assessor

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 25th, 2026.**

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

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 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.
- 4 The landowners are encouraged to consider prohibiting residential fertilizer use on the lands.
- 5 This is NOT A BUILDING PERMIT and where required by any regulation, all necessary Safety Code Permits shall be secured separately.



NOTES:

House - measured to the line of siding
Sheds - measured to the line of siding or main wall (as the case may be)
Eaves - measured to the line of fascia or drip line (as the case may be)
Deck - measured to the line of railing
All fences are within 0.20 of the property line or as noted
Bearings are GNSS derived
Scale: 1:200; Boundary survey plan 1:1000
Dimensions are shown in metres and decimals thereof.
Found no Marks, unless otherwise shown, Re-established
Survey performed in winter conditions