



Development Permit 26DP18-01

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

October 3rd, 2026

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14746 48th Avenue
Edmonton, Alberta T6H 5N2

Re: Development Permit No. 26DP18-01

Municipal Address: 5007 59th Street
Lot: 14 Block: 9 Plan: 3653
R-1 Residential Single-Family District

APPROVAL OF DEVELOPMENT PERMIT

You are hereby notified that your application for the DEMOLITION OF A DWELLING and ACCESSORY STRUCTURES is CONDITIONALLY APPROVED subject to the following Ten (10) general conditions:

1. All municipal taxes have been paid or are current with the Village of Alberta Beach.
2. The applicant shall be financially responsible during the demolition for any damage by the applicant, or contractors, to any public or private properties.
3. The site is to be secured against public entry during the demolition to protect the public from danger.
4. 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.
5. 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.
6. 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).

7. 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
8. 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.
9. Any changes or additions to this permit shall require a new development permit application.
10. Failure to comply with the conditions of this permit may result in the permit being cancelled, suspended, or modified.

Date Application Deemed Complete	<u>October 1st, 2026</u>
Date of Decision	<u>October 3rd, 2026</u>
Effective Date of Development Permit	<u>October 3rd, 2026</u>

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 October 24th, 2026.**

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