



Development Permit 26DP19-01

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 7th, 2026

[REDACTED]
#3 9899-112th Avenue
Grande Prairie, Alberta T8V 7T2

email: [REDACTED]

Re: Development Permit No. 26DP19-01

Lot: 3A Block: 19 Plan: 242 2156
Municipal Address: 5231 48a Avenue
R-1 Residential Single-Family District

APPROVAL OF DEVELOPMENT PERMIT

Your application for the **DEMOLITION OF AN EXISTING CABIN AND PLACEMENT OF A NEW 155.33 M2 (1672 FT2) PRINCIPAL STRUCTURE (MODULAR HOME with SUNROOM AND DECK)** is **APPROVED** subject to the following Sixteen (16) general conditions:

1. This Development Permit is issued subject to the following minimum yard setbacks:
 - i NORTH (FRONT) > or = to 7.6 M (9.14 M or 30 feet proposed)
 - ii. EAST (SIDE) > or = to 1.5 M (6.1 M or 20 feet proposed)
 - iii SOUTH (REAR) > or = to 7.6 Metres (8.53 M or 28 feet proposed)
 - iv WEST (SIDE) > or = to 1.5 Metres (much greater than 1.5 M proposed)
2. The development shall be placed in accordance with the Site Plan prepared by the applicant, which forms a part of this approval and is included in Attachment #1.
3. The development shall be placed as per the Floor Plan (Attachment #2), and Elevation photos (Attachment #3) which are attached and form a part of this conditional approval.
4. The modular home must be connected to the Tri-Village Municipal Sewage System.
5. All municipal taxes have been paid or are current with the Village of Alberta Beach.
6. The applicant shall be financially responsible during the development of any damage caused by the applicant or contractors to any public or private property.

7. The applicant shall display the attached Public Notice (page 5) in a conspicuous place on the subject property for no less than twenty-one (21) days after this permit's decision date.
8. The development shall be located and constructed in accordance with the documentation provided by the applicant, and which forms a part of this approval.
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. The site shall be maintained in a clean and tidy condition during placement of the modular home and construction of the accessory structure (deck). A receptacle for control and disposal of rubbish must be provided and regularly maintained.
15. 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.
16. 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 as applicable the Village.

Date Application Deemed Complete

September 9th, 2026

Date of Decision

October 7th, 2026

Final date to appeal this decision

November 4th, 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

An appeal of any 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 4th, 2026.**

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

NOTES (7):

- 1 This Development Permit is issued as a permitted use in this residential district with no variances granted or required.
- 2 Any development or activity commenced prior to the expiry of the appeal period is done so entirely at the applicants' risk.
- 3 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.
- 4 The applicant is reminded that compliance with this approval requires adherence with all approval conditions attached hereto.
- 5 The landowners are encouraged to consider prohibiting residential fertilizer use on the lands.
- 6 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.
- 7 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

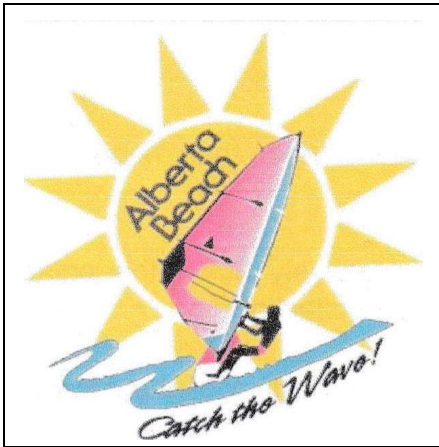
PLEASE NOTE: Failure to secure, and adhere to, Safety Codes Permits may result in legal action, and correction of unpermitted construction, including the to the demolition of activities completed without issued permits. **Don't forget your permits and call for all inspections.**

REMEMBER – CALL BEFORE YOU DIG!

ALBERTA FIRST CALL

Phone: 1 (800) 242-3447

Website: www.albertaonecall.com



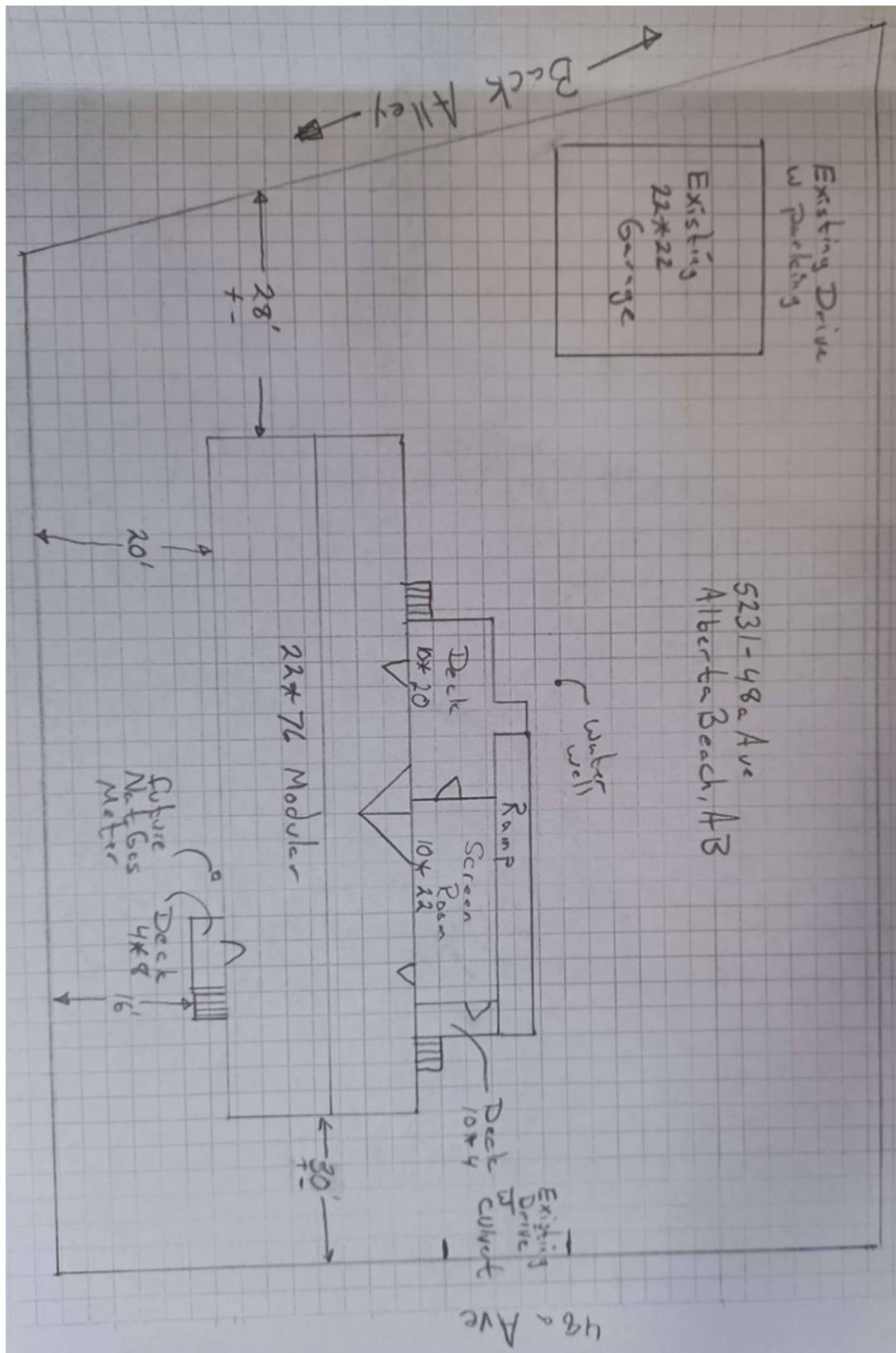
PUBLIC NOTICE

Development Permit 26DP19-01

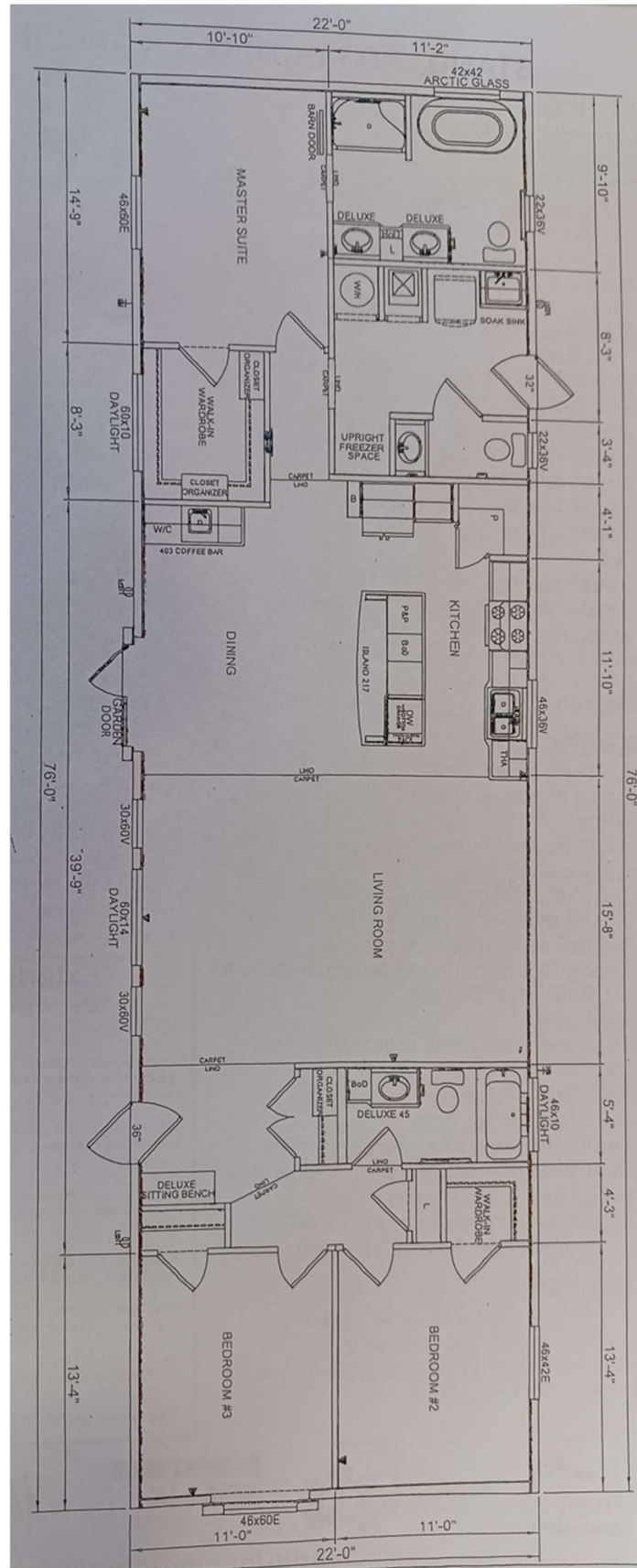
Please note that the Development Officer
CONDITIONALLY APPROVED Development Permit
Number 26DP19-01 on October 7th, 2026, for the
**DEMOLITION OF AN EXISTING CABIN AND
PLACEMENT OF A NEW 155.33 M2 (1672 FT2)
PRINCIPAL STRUCTURE (MODULAR HOME with
SUNROOM AND DECK)** located at 5231 48a Avenue.

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

Attachment #1 – Site Plan 26DP19-01



Attachment #2 – Floor Plan 26DP19-01



Attachment #3 – Elevations 26DP19-01

Front Elevation (North)



Rear Elevation



Left Elevation



Right Elevation

