



## Development Permit 21DP02-01

### **ALBERTA BEACH**

4935-50<sup>th</sup> Avenue  
PO Box 278  
Alberta Beach, Alberta T0E 0A0

Phone: 587-988-7668 (Development Officer)  
Fax: 780-924-3313  
Email: [development@albertabeach.com](mailto:development@albertabeach.com)

March 1<sup>st</sup>, 2021

**Re: Development Permit No. 21DP02-01**  
Plan 6269CG Block 20 Lot 7 (5244-47A Avenue)  
Residential District - R-1

## REFUSAL OF DEVELOPMENT PERMIT

You are hereby notified that your application for a **SECOND ACCESS** has been **REFUSED** for the following reasons:

1. The design of the properties within the area of the subject lands are approved for one access.
2. In accordance with the Land Use Bylaw 252-17, Section 4.4.2 states, "Vehicle access onto a public road or lane shall be to municipal standards and to the satisfaction of Alberta Beach."
  - The access off 47A Avenue was not approved; therefore, Alberta Beach had no opportunity to confirm the access is built to municipal standards and to the satisfaction of Alberta Beach.
3. Section 4.16.5 of the LUB states:
  - a) A residential development will be permitted only one access or driveway at the front, rear or side of the lot, except that the Development Authority may permit additional driveways."
    - Alberta Beach does not support a second access to properties.

Therefore, for the above mentioned reason, the Development Permit Application is refused and the **access off 47A Avenue is to be closed no later than March 30<sup>th</sup>, 2021.**

**Date Application Deemed Complete:** February 1<sup>st</sup>, 2021  
**Date of Decision:** March 8<sup>th</sup>, 2021  
**Date of Notice of Decision Issued:** March 8<sup>th</sup>, 2021

Please contact the Development Officer by email or phone, if you have any questions regarding this approval.

  
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Kim Kozak  
Development Officer

cc: Kathy Skwarchuk (CAO) Alberta Beach

Bruce Parno (Public Works Manager) Alberta Beach

**NOTE:**

An appeal of the decision 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 March 29<sup>th</sup>, 2021**:

Secretary of the Subdivision and Development Appeal Board – Alberta Beach  
PO Box 278  
Alberta Beach, Alberta T0E 0A0

Fax to 780-924-3313