



## NOTICE OF DEVELOPMENT PERMIT DECISION FORM C

Town of Beaverlodge, 400-10<sup>th</sup> Street, Box 30, Beaverlodge, AB, T0H 0C0  
W: [beaverlodge.ca](http://beaverlodge.ca) | E: [development@beaverlodge.ca](mailto:development@beaverlodge.ca) | T: (780) 354-2201 | F: (877) 309-9281

Take notice that the following development permit for the proposed use listed below has been APPROVED by the Development Officer for the Town of Beaverlodge:

Name of Registered Owner:	Terry McQuade
Name of Applicant:	Majorie Flohr
Purpose of Proposed Development:	July 2, 2023
Legal Description:	Plan 7720127 Block 19 Lot 7
Street Address:	410-7th Avenue

Any person claiming to be affected by the decision of the Development Officer may appeal to the Clerk of the Intermunicipal Subdivision and Development Appeal Board c/o County of Grande Prairie, 10001 – 84 Avenue, Clairmont, AB, T8X 5B2. Such an appeal shall be in writing and delivered personally, by email, or by registered mail to the Clerk **within fourteen (14) days of the date of this notice of decision**. The notice of appeal shall contain a statement indicating the reasons for the appeal. The appeal form shall be accompanied by a fee of \$500.00.

Date of Notice of Decision: June 26, 2023

Tina Letendre, Development Officer  
Town of Beaverlodge

Attachment: Development Permit No. DP 2023-08

The personal information on this form is collected under the authority of Section 33 ( c) of the Freedom of Information and Protection of Privacy Act, Section 642 of the Municipal Government Act and or the Safety Code Act. The information will be used to process your application(s) and your name and or address of where the development is being proposed may be made available to the public upon request or at a public meeting. If you have questions on the collection and use of this information, please contact the Town Office.



## DEVELOPMENT PERMIT APPLICATION FORM A

FOR ADMINISTRATIVE USE

APPLICATION NO.

DP 2023-08

DATE RECEIVED

June 21/23

Town of Beaverlodge, 400-10<sup>th</sup> Street, Box 30, Beaverlodge, AB, T0H 0C0  
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I / We hereby make application under the provisions of the Land Use Bylaw for a Development Permit in accordance with the plans and supporting information submitted herewith and form part of this application. I / We understand that this application will not be accepted without the following:

- (a) application fee;
- (b) site plan sketch that includes all relevant detail to the proposed development (e.g.: proposed and existing structures, property lines, creeks/ravines, parking and vehicle access, building plans, etc.)

APPLICANT INFORMATION			COMPLETE IF DIFFERENT FROM APPLICANT		
NAME OF APPLICANT MARTORIE FLOHR			NAME OF REGISTERED OWNER		
ADDRESS Box 331			ADDRESS		
Beaverlodge, AB					
POSTAL CODE T0H 0C0			POSTAL CODE		
EMAIL ADDRESS* myfdesigns59@gmail.com			EMAIL ADDRESS*		
*By supplying the Town with an email address, you agree to receive correspondence by email.					
PHONE (CELL)	PHONE (RES)	PHONE (BUS)	PHONE (CELL)	PHONE (RES)	PHONE (BUS)
403-499-9037					

LAND INFORMATION			
Address of proposed development site: 410-7 <sup>th</sup> Ave			
Legal description of proposed development site: REGISTERED PLAN: 7720127 BLOCK: 19 LOT (parcel): 1			
Other legal description:			
Description of the existing use of the land: Vacant Residential (MHR)			
Proposed Development: Single family home - off grid			
Does the Development Permit require an amendment to the Land Use Bylaw? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>			
If yes, has an amendment to the Land Use Bylaw been submitted? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>			
Estimated:	Date of Commencement: July 2/23	Date of Completion: Dec 31/23	Value of Construction: \$100,000



**FOR NEW CONSTRUCTION ONLY**LOT AREA: 7700 LOT WIDTH: 55 LOT LENGTH: 140 PERCENTAGE OF LOT OCCUPIED: \_\_\_\_%LOT TYPE: ☒ INTERIOR ☐ CORNER ☐ WITH LANE ☐ WITHOUT LANEPRINCIPLE BUILDING YARDS: FRONT: 20 REAR: 25 SIDE (1): 5 SIDE (2): 5

BUILDING HEIGHT ABOVE FINISHED GRADE: \_\_\_\_\_ NUMBER OF PARKING STALLS: \_\_\_\_\_

ACCESSORY BUILDING YARDS: FRONT: \_\_\_\_\_ REAR: \_\_\_\_\_ SIDE (1): \_\_\_\_\_ SIDE (2): \_\_\_\_\_

SPECIAL CHARACTERISTICS OF LAND (agricultural, swampy, bush): \_\_\_\_\_

PROVISIONS FOR WATER SERVICE: Municipal ☒ Private Well  
PROVISIONS FOR SANITARY SEWER: Municipal ☒ Onsite System

(Note if you are connecting to Municipal services you will need to complete our Service Connection Application)

USE OF ADJACENT PROPERTIES: MHR

ON AN ATTACHED SHEET, PLEASE PROVIDE A SCALED PLAN INDICATING THE LOCATION AND DIMENSIONS OF EXISTING AND PROPOSED IMPROVEMENTS, INCLUDING:

- Property lines surround the site
- Parking, roads, sidewalks
- Above ground utilities and direction of storm water drainage off the site
- Building and structures
- Landscaping, fences and screening

**FOR NEW SIGNAGE**☐ Free Standing/Pylon Sign☐ Temporary Sign☐ Fascia/Wall Sign☐ Permanent Sign☐ Billboard Sign

Dimensions of Sign: Horizontal: \_\_\_\_\_ Vertical: \_\_\_\_\_ Depth: \_\_\_\_\_

☐ Canopy or Awning Sign

Height from ground to highest point of sign: \_\_\_\_\_

**DECLARATION**

I/WE HEREBY AUTHORIZE REPRESENTATIVES OF THE TOWN TO ENTER MY/OUR LAND FOR THE PURPOSE OF CONDUCTING A SITE INSPECTION IN CONNECTION WITH THIS APPLICATION

I/WE HEREBY DECLARE THAT THE ABOVE INFORMATION IS, TO THE BEST OF MY/OUR KNOWLEDGE, FACTUAL AND CORRECT

21.06.23  
DATE*Majorie J. Bl...*  
SIGNATURE OF APPLICANT

NOTE:

Signature of Registered

Landowner required if different

LANDOWNER/LEASEHOLDER

From Applicant

DATE

SIGNATURE OF REGISTERED

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