



NOTICE OF DEVELOPMENT PERMIT DECISION FORM C

Town of Beaverlodge, 400-10th Street, Box 30, Beaverlodge, AB, T0H 0C0
W: beaverlodge.ca | E: 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:	Woods, Adam
Name of Applicant:	Design Works Engineering
Purpose of Proposed Development:	Commerical Building
Legal Description:	Plan 8358ET Block 2 Lot 3, 4, 5
Street Address:	508-5th 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: April 26, 2024
Tina Letendre, Development Officer
Town of Beaverlodge

Attachment: Development Permit No. DP 2024-06

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 2024-06
DATE RECEIVED April 9, 2024

Town of Beaverlodge, 400-10th Street, Box 30, Beaverlodge, AB, T0H 0C0
 W: beaverlodge.ca | E: development@beaverlodge.ca | T: (780) 354-2201 | F: (780) 354-2207

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 DESIGN WORKS ENGINEERING			NAME OF REGISTERED OWNER ADAM WOODS		
ADDRESS 10130 103 ST. SUITE 1250 EDMONTON, AB			ADDRESS 10607 114A Street. Grand Prairie, Alberta		
POSTAL CODE T5J 3N9			POSTAL CODE T8V 6L7		
EMAIL ADDRESS* ericd@designworkseng.com			EMAIL ADDRESS* dr.woods@dentistryon43.ca		
*By supplying the Town with an email address, you agree to receive correspondence by email.					
PHONE (CELL) 587-5948821	PHONE (RES)	PHONE (BUS)	PHONE (CELL) 780-9339032	PHONE (RES)	PHONE (BUS)

LAND INFORMATION			
Address of proposed development site: <u>LOT 3,4, & 5 BOCK 2, PLAN 8358 ET</u>			
Legal description of proposed development site: REGISTERED PLAN: <u>8358 ET</u> BLOCK: <u>2</u> LOT (parcel): <u>3,4,5</u>			
Other legal description: <u>COMMERCIAL ESTABLISHMENT</u>			
Description of the existing use of the land: <u>DENTAL CLINIC</u>			
Proposed Development: <u>COMMERCIAL ESTABLISHMENT</u>			
Does the Development Permit require and 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: <u>2024</u>	Date of Completion: <u>2025</u>	Value of Construction: <u>\$ 2.5 MILLION</u>

FOR NEW CONSTRUCTION ONLY

LOT AREA: 1725.29 m2 LOT WIDTH: 27.72 m LOT LENGTH: 62.24 m PERCENTAGE OF LOT OCCUPIED: 41 %

LOT TYPE: INTERIOR CORNER WITH LANE WITHOUT LANE

PRINCIPLE BUILDING YARDS: FRONT: 30.31 REAR: 30.31 SIDE (1): 62.24 SIDE (2): 62.24

BUILDING HEIGHT ABOVE FINISHED GRADE: 16 FEET NUMBER OF PARKING STALLS: 10

ACCESSORY BUILDING YARDS: FRONT: 30.31 REAR: 30.31 SIDE (1): 62.24 SIDE (2): 62.24

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: N.A.

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

2024 - 04 - 08
DATE

Onfile JL
SIGNATURE OF APPLICANT

NOTE:

Signature of Registered
Landowner required if different
LANDOWNER/LEASEHOLDER
From Applicant

SIGNATURE OF REGISTERED

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