



## 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:	JACK & JOYCE PFAU
Name of Applicant:	same as above
Purpose of Proposed Development:	Storage yard with temporary structure shed
Legal Description:	Plan 062-0336 Block 16 Lot 2
Street Address:	830-8TH AVE W/PA

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:** August 8, 2024  
Tina Letendre, Development Officer  
Town of Beaverlodge

Attachment: Development Permit No. DP 2024-13

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. <i>DP 2024-13</i>
DATE RECEIVED <i>AUG 7 24</i>

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 <i>JACK + JOYCE PFAU</i>			NAME OF REGISTERED OWNER		
ADDRESS <i>Box 880 BEAVERLODGE, AB</i>			ADDRESS		
<i>T0H-0C0</i>					
POSTAL CODE <i>T0H-0C0</i>			POSTAL CODE		
EMAIL ADDRESS* <i>jpfau1@hotmail.com</i>			EMAIL ADDRESS*		
*By supplying the Town with an email address, you agree to receive correspondence by email.					
PHONE (CELL) <i>780-831-5443</i>	PHONE (RES) <i>780-354-2897</i>	PHONE (BUS)	PHONE (CELL)	PHONE (RES)	PHONE (BUS)

LAND INFORMATION			
Address of proposed development site: <i>830 84th Ave, WI/PA</i>			
<i>Roll 1531200</i>			
Legal description of proposed development site: REGISTERED PLAN: <i>0622336</i> <del>1531200</del> BLOCK: <i>16</i> LOT (parcel): <i>2</i>			
Other legal description: _____			
Description of the existing use of the land: <i>storage yard, partial gravel, fenced</i>			
Proposed Development: <i>storage, temporary structure shed</i>			
Does the Development Permit require and amendment to the Land Use Bylaw? Yes _____ No <input checked="" type="checkbox"/>			
If yes, has an amendment to the Land Use Bylaw been submitted? Yes _____ No _____			
Estimated:	Date of Commencement: _____	Date of Completion: _____	Value of Construction: \$ _____
	<i>AUG 1/24</i>	<i>Sept 1/24</i>	<i>est \$60,000</i>

**FOR NEW CONSTRUCTION ONLY**

LOT AREA: 149120 <sup>39 ft.</sup> LOT WIDTH: 466 LOT LENGTH: 320 PERCENTAGE OF LOT OCCUPIED: 30%

LOT TYPE:  INTERIOR  CORNER  WITH LANE  WITHOUT LANE

PRINCIPLE BUILDING YARDS: FRONT: 131 ft REAR: 145 ft SIDE (1): 100 ft SIDE (2): 100 ft

BUILDING HEIGHT ABOVE FINISHED GRADE: 17 ft NUMBER OF PARKING STALLS: One gravel

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

SPECIAL CHARACTERISTICS OF LAND (agricultural, swampy, bush): Partially gravelled

PROVISIONS FOR WATER SERVICE: N/A Municipal  Private Well   
PROVISIONS FOR SANITARY SEWER: N/A Municipal  Onsite System

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

USE OF ADJACENT PROPERTIES: Industrial storage

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 N/A

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

Aug 6/24  
DATE

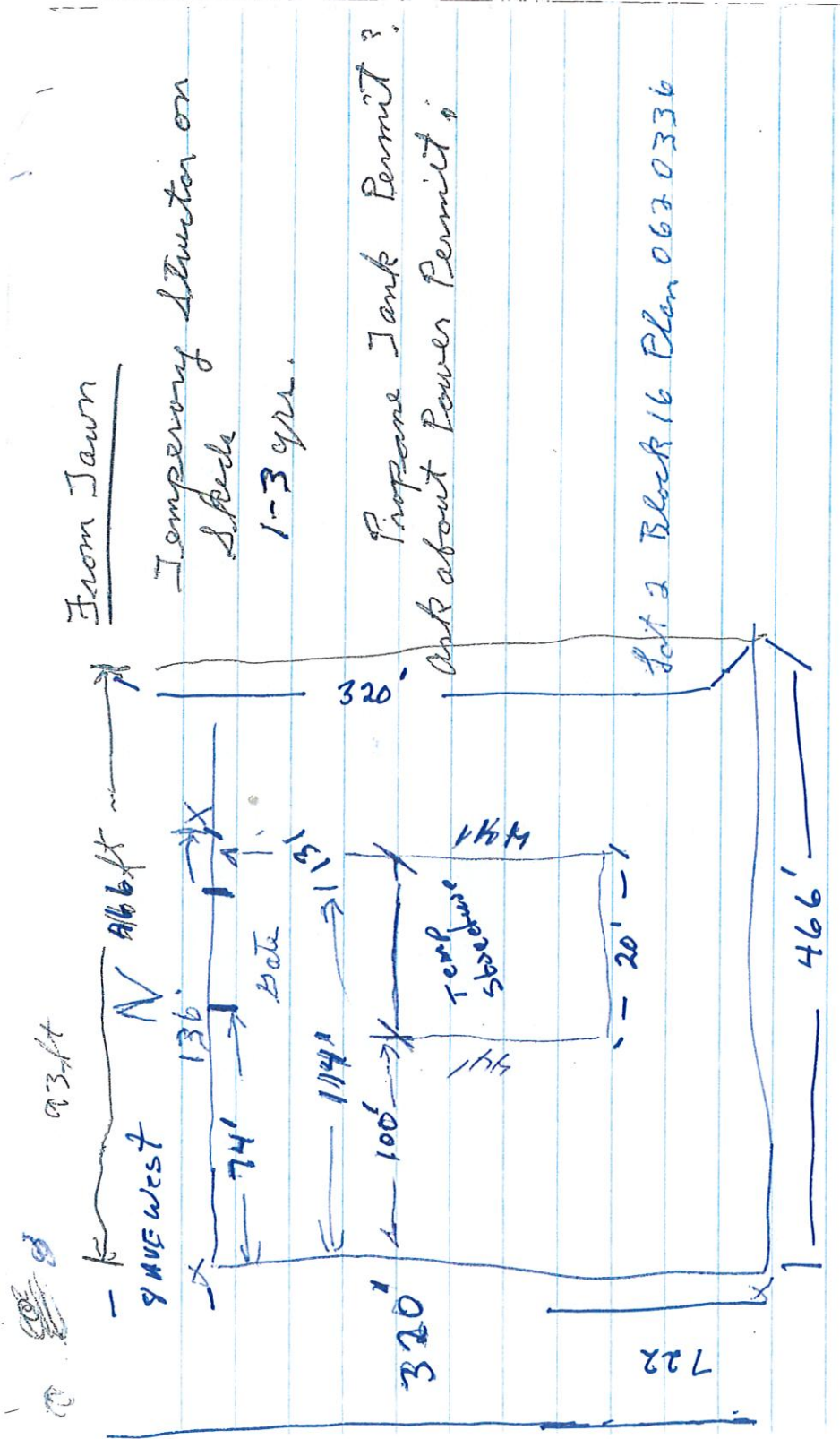
Joyce M. Daw - Jack L. Han  
SIGNATURE OF APPLICANT

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

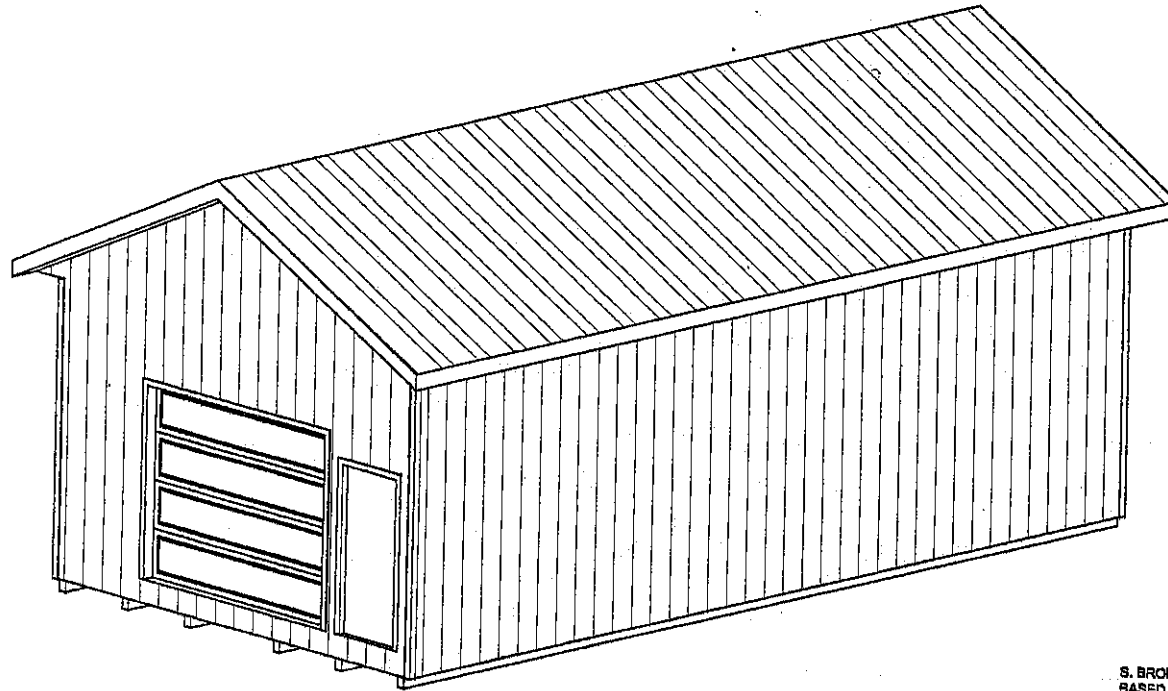
Aug 6/24  
DATE

Joyce M. Daw - Jack L. Han  
SIGNATURE OF REGISTERED

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Lot 2 Block 16 Plan 0670336




**DRAWING LEGEND**

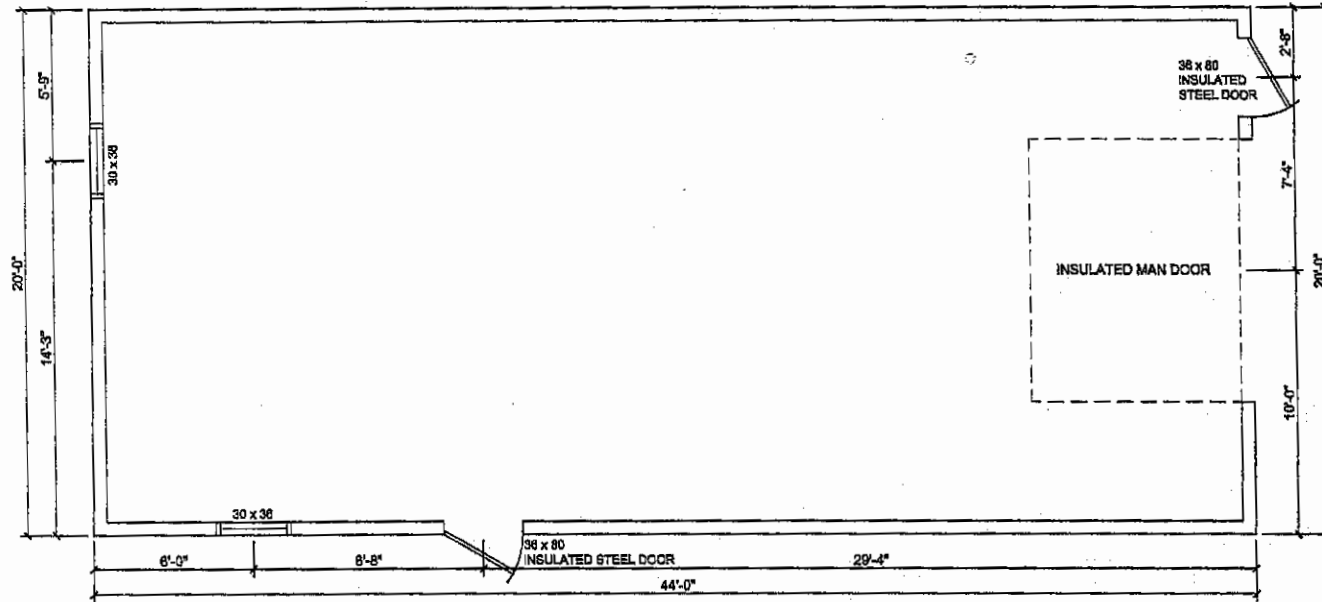
- A0 Title Page
- A1 Main Floor Garage Plan
- A2 Main Floor - Futura Cabin
- A3 Loft & Building Section
- A4 Elevation - Front / Side (Garage / Cabin)
- A5 Elevation - Side (Garage / Cabin)

S. BRONS DRAFTING HAS PREPARED THESE PLANS BASED ON INFORMATION PROVIDED. S. BRONS DRAFTING HAS NOT PERFORMED ANY ENGINEERING OR DESIGN SERVICES FOR THIS PROJECT. THE PLANS PREPARED ARE GENERAL RECOMMENDATIONS AND HAVE MET THE PROFESSIONAL STANDARDS AND PRACTICES. AN DESIGN ENGINEER MAY BE REQUIRED TO REVIEW AND IS RESPONSIBLE TO ENSURE MEETS OR EXCEEDS APPLICABLE BUILDING REQUIREMENT.

THESE DRAWINGS ARE NOT TO BE SCALED. THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO S. BRONS DRAFTING PRIOR TO COMMENCING THE WORK.

REV.	DATE	DESCRIPTION
1	07-20-24	Issued for Review / Construction

		Box 145 La Grange, Alberta T0H 1A0 780-275-0918 heritagebarn@rednet.com
<b>S. BRONS DRAFTING</b> 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100		
<b>GARAGE / CABIN PLAN</b> for <b>JP2044-CSGA-24</b>		
NAME:		TITLE PAGE
DATE:	JULY 2024	JOB #: SB24004
DRAWN BY:		S. Brone SHEET: A0




**GARAGE FLOOR PLAN**

S. BRONS DRAFTING HAS PREPARED THESE PLANS BASED ON INFORMATION PROVIDED. S. BRONS DRAFTING HAS NOT PERFORMED ANY ENGINEERING OR DESIGN SERVICES FOR THIS PROJECT. THE PLANS PREPARED ARE GENERAL RECOMMENDATIONS AND HAVE MET THE PROFESSIONAL STANDARDS AND PRACTICES. AN DESIGN ENGINEER MAY BE REQUIRED TO REVIEW AND IS RESPONSIBLE TO ENSURE MEETS OR EXCEEDS APPLICABLE BUILDING REQUIREMENT.

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REV.	DATE	DESCRIPTION
1	07-20-24	Issued for Review / Construction



Box 148  
 La Grana, Idaho  
 784-278-0818  
 heritage@herald.com

S. BRONS DRAFTING  
LA GRANA, IDAHO

GARAGE / CABIN PLAN  
 for  
**JP2044-CSGA-24**

NAME: <b>GARAGE MAIN FLOOR PLAN</b>	
DATE: <b>JULY 2024</b>	JOB #: <b>8824904</b>
DRAWN BY: <b>S. Brons</b>	SHEET: <b>A1</b>



County of  
Grande Prairie No. 1  
Alberta, Canada

# Pfau

County of Grande Prairie No. 1



Scale 1:1,683

### Legend

Provincial  
Highways



Road Labels

Address Labels



N



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