



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:	Sneha Sharma
Name of Applicant:	Westward Property Management Inc.
Purpose of Proposed Development:	Liquor Store & Vape Shop
Legal Description:	Plan 729EO Block 3 Lot <u>1-3</u>
Street Address:	1022 1st 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: March 17, 2026

Tina Letendre, Development Officer
Town of Beaverlodge

Attachment: Development Permit No. DP 2026-07

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>DP2026-07</i>
DATE RECEIVED <i>March 12/26</i>

Town of Beaverlodge, 400-10th 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>SNEHA SHARMA</i>		NAME OF REGISTERED OWNER <i>Westward Property Management Ltd.</i>			
ADDRESS <i>8941 - 107A AVE</i>		ADDRESS <i>103-10126 120 Ave</i>			
<i>GRANDE PRAIRIE - AB</i>		<i>Grande Prairie, Alberta</i>			
POSTAL CODE <i>T8X 1J8</i>		POSTAL CODE <i>T8W 8H9</i>			
EMAIL ADDRESS* <i>THEVAPESHOPGP@GMAIL.COM</i>		EMAIL ADDRESS* <i>shawna@gpsubway.com</i>			
*By supplying the Town with an email address, you agree to receive correspondence by email.					
PHONE (CELL) <i>647-719-2009</i>	PHONE (RES)	PHONE (BUS)	PHONE (CELL) <i>780-933-1205</i>	PHONE (RES)	PHONE (BUS)

LAND INFORMATION	
Address of proposed development site: <u>1022 1 Ave</u> <u>Beaverlodge</u>	
Legal description of proposed development site: REGISTERED PLAN: <u>729EO</u> BLOCK: <u>3</u> LOT <u>1,2,3</u>	
(parcel): _____ Other legal description: _____	
existing use of the land: <u>Subway store</u> and Vacant space <u>Going to be VAPE STORE & SMALL LIQUOR STORE</u>	
Does the proposed development require an amendment to the Land Use Bylaw? Yes _____ No <u>X</u> If yes, has an amendment to the Land Use Bylaw been submitted? Yes _____ No _____	
Estimated:	Date of Commencement: <u>APRIL 1, 2026</u>
Date of Completion: <u>APRIL 15, 2026</u>	
Value of Construction: \$ <u>2000</u> <u>DOING PAINT & FRONT DOOR ONLY.</u>	

FOR NEW CONSTRUCTION ONLY

LOT AREA: 11,700 sq ft LOT WIDTH: 130ft LOT LENGTH: 325 ft PERCENTAGE OF LOT OCCUPIED: 20 % LOT

TYPE: INTERIOR CORNER WITH LANE WITHOUT LANE

PRINCIPLE BUILDING YARDS: FRONT: _____ REAR: _____ SIDE (1): _____ SIDE (2): _____

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: PARKING LOT

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: _____

4 FT WIDE & 2 FT HIGH

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

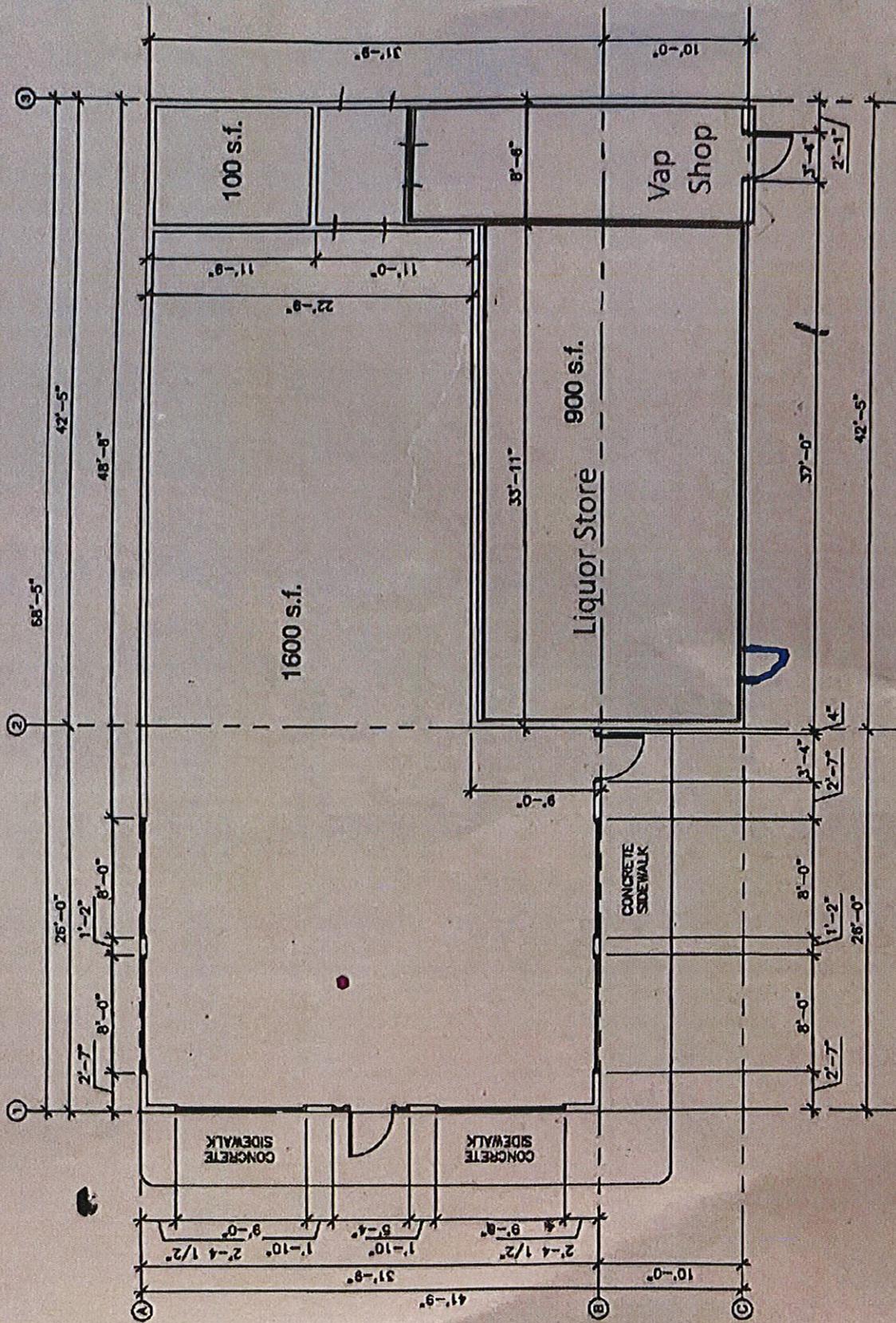
12 MARCH 2012
DATE

Suchi Shew
SIGNATURE OF APPLICANT

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

SIGNATURE OF REGISTERED

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1. NEW FLOOR PLAN
 1/8" = 1'-0"