



## 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:	Duane & Geraldine Isaac
Name of Applicant:	Same as above
Purpose of Proposed Development:	New House with decks, garage & shop
Legal Description:	Plan 242-1121 Block 3 Lot 3
Street Address:	814 11th Street

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 2026-05

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 2026-05</i>
DATE RECEIVED <i>March 6/26</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>Duane Isaac and Cerahline Isaac</i>			NAME OF REGISTERED OWNER		
ADDRESS <i>Box 457</i>			ADDRESS		
<i>Beaverlodge, AB</i>					
POSTAL CODE <i>T0H 0C0</i>			POSTAL CODE		
EMAIL ADDRESS* <i>duanegeriisaa@gmail.com</i>			EMAIL ADDRESS*		
*By supplying the Town with an email address, you agree to receive correspondence by email.					
PHONE (CELL) <i>780-505-0209</i>	PHONE (RES)	PHONE (BUS)	PHONE (CELL)	PHONE (RES)	PHONE (BUS)

LAND INFORMATION			
Address of proposed development site: <u><i>814 11 St. Beaverlodge AB</i></u>			
Legal description of proposed development site: REGISTERED PLAN: <del><i>252-1786</i></del> BLOCK: <u><i>3</i></u> LOT (parcel): <u><i>3</i></u> <i>242-1121</i>			
Other legal description: _____			
Description of the existing use of the land: <u><i>Open Lot.</i></u>			
Proposed Development: <u><i>Build House, decks, Garage, shop</i></u>			
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: <u><i>April 15/26</i></u>	Date of Completion: <u><i>Aug 30/27</i></u>	Value of Construction: \$ <u><i>700,000.00</i></u>

**FOR NEW CONSTRUCTION ONLY**

LOT AREA: 1639.9m<sup>2</sup> LOT WIDTH: 31m LOT LENGTH: 52.9m PERCENTAGE OF LOT OCCUPIED: 19%  
= 405ac.

LOT TYPE:  INTERIOR  CORNER  WITH LANE  WITHOUT LANE

PRINCIPLE BUILDING YARDS: FRONT: 50'-0" REAR: 90'-0" SIDE (1): 10'-0" SIDE (2): 15'-0"

BUILDING HEIGHT ABOVE FINISHED GRADE: 22'-0" NUMBER OF PARKING STALLS: 2

ACCESSORY BUILDING YARDS: FRONT: 125'-0" REAR: 15'-0" SIDE (1): 54'-0" SIDE (2): 10'-0"

SPECIAL CHARACTERISTICS OF LAND (agricultural, swampy, bush): NA

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: Residential

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**

- |   |  |
|---|--|
| <input type="checkbox"/> Free Standing/Pylon Sign | <input type="checkbox"/> Temporary Sign                            |
| <input type="checkbox"/> Fascia/Wall Sign         | <input type="checkbox"/> Permanent Sign                            |
| <input type="checkbox"/> Billboard Sign           | Dimensions of Sign: Horizontal: _____ Vertical: _____ Depth: _____ |
| <input type="checkbox"/> 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

Mar 9/26  
DATE

[Signature]  
SIGNATURE OF APPLICANT

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

Mar 9/26  
DATE

[Signature]  
SIGNATURE OF REGISTERED

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