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:	JEONG PROPERTIES HOLDINGS LTD.
Name of Applicant:	JONG SANG (JASON) JEONG
Purpose of Proposed Development:	LIQUOR STORE IN CURRENT UNUSED SPACE
Legal Description:	PLAN 792-2561 BLOCK 15 LOT 16
Street Address:	116 6A 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: October 21, 2026
Tina Letendre, Development Officer
Town of Beaverlodge

Attachment: Development Permit No. DP 2026-27

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 2026-27
DATE RECEIVED	October 4, 2026

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

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 Jong Sang (Jason) Jeong			NAME OF REGISTERED OWNER		
ADDRESS 116 6A St. Beaverlodge			ADDRESS		
AB					
POSTAL CODE T0H 0C0			POSTAL CODE		
EMAIL ADDRESS* bnihotel.1@gmail.com			EMAIL ADDRESS*		
*By supplying the Town with an email address, you agree to receive correspondence by email.					
PHONE (CELL) 403-462-3700	PHONE (RES)	PHONE (BUS) 780.354.2291	PHONE (CELL)	PHONE (RES)	PHONE (BUS)

LAND INFORMATION

Address of proposed development site: 116 6A Street

Legal description of proposed development site: REGISTERED PLAN. 792-2561 BLOCK: 15 LOT (parcel): 16

Other legal description: _____

Description of the existing use of the land: Motel and Restaurant

Proposed Development: Addition of Liquor Store in unused space

Does the Development Permit require and amendment to the Land Use Bylaw? Yes____ No X
If yes, has an amendment to the Land Use Bylaw been submitted? Yes____ No X

Estimated:	Date of Commencement:	Date of Completion:	Value of Construction: $
	NOV 5, 2026	MARCH 5, 2027	$100,000+

FOR NEW CONSTRUCTION ONLY

LOT AREA: _____ LOT WIDTH: _____ LOT LENGTH: _____ PERCENTAGE OF LOT OCCUPIED: ____%

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:_____

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

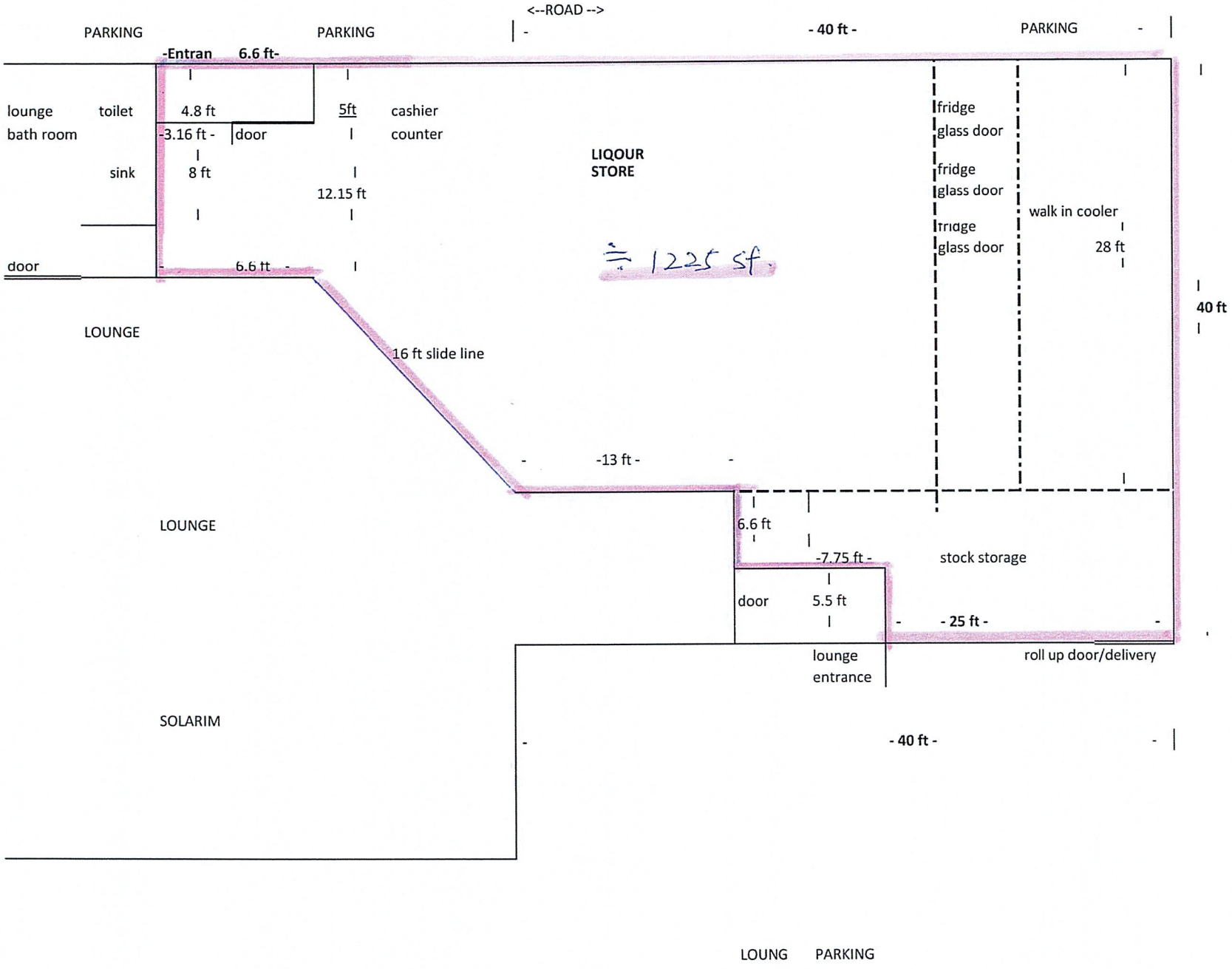
I/WE HEREBY DECLARE THAT THE ABOVE INFORMATION IS, TO THE BEST OF MY/OUR KNOWLEDGE, FACTUAL AND CORRECT

4 Oct 2026 _____
DATE SIGNATURE OF APPLICANT

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

_____ _____
DATE SIGNATURE OF REGISTERED

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<--ROAD -->
PARKING
PARKING
- 40 ft -
PARKING
-Entran 6.6 ft-
lounge
bath room
toilet
sink
4.8 ft
-3.16 ft -
door
8 ft
5ft
cashier
counter
12.15 ft
LIQOUR
STORE
≒ 1225 sf.
fridge
glass door
fridge
glass door
fridge
glass door
walk in cooler
28 ft
40 ft
door
6.6 ft
LOUNGE
16 ft slide line
-13 ft -
LOUNGE
6.6 ft
-7.75 ft -
stock storage
door
5.5 ft
- 25 ft -
lounge
entrance
roll up door/delivery
SOLARIM
- 40 ft -
LOUNG
PARKING