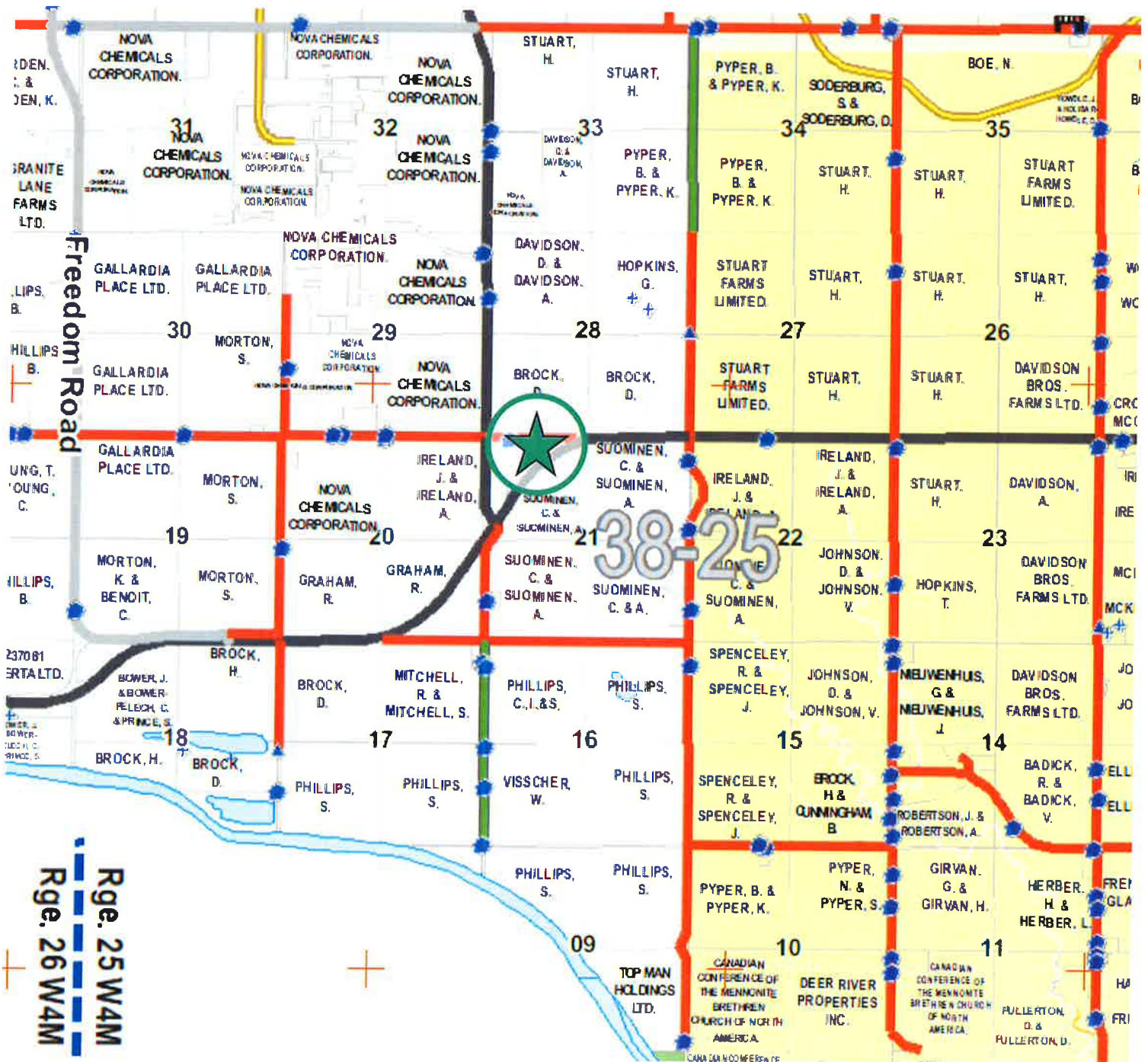


Context Map

DPA 51/19 – Renewal & Expansion of Kennel

Stephen & Jennifer Opp – *Opp Giants & K-9 Training*

Lot 2 Block 1 Plan 094 1196 (Pt. NW 21-38-25-W4M)



DEVELOPMENT PERMIT

Application Form



THIS FORM IS TO BE COMPLETED & SIGNED IN FULL, WHEREVER APPLICABLE, BY ALL REGISTERED OWNER(S) OF THE LAND AND/OR BY A PERSON AUTHORIZED TO ACT ON BEHALF OF THE LANDOWNER(S)

1 LANDOWNER INFORMATION

Name of registered owner(s) of land

Stephen & Jennifer Opp

Address

Town

Province

Postal Code

Home Phone

Cell Phone

Email

I would like to pick-up my Notice of Decision and Development Permit, rather than having it mailed.

I would also like an emailed copy of my Notice of Decision and Development Permit.

2 APPLICANT AUTHORIZED TO ACT ON BEHALF OF REGISTERED LANDOWNER(S) (IF APPLICABLE)

Name of applicant(s)

n/a

Address

Town

Province

Postal Code

Home Phone

Cell Phone

Email

3 LEGAL LAND DESCRIPTION OF PROPERTY TO BE DEVELOPED

All OR Part of Quarter (ie. NE/NW/SE/SW) Section Township Range West of the Meridian
OR Being all parts of Lot 2 NW Block 1 21 38 25 Plan 0941196 4

Hamlet or Subdivision Name

Joffre

Civic Address (Blue 911 Sign)

25329 Twp. Rd. 384

Total Parcel Size

9.21 HA.

4 DEVELOPMENT INFORMATION

Existing use of land

Residential

Describe the proposed development

Build a shop for dog training and breeding kennel.

X This is a new development OR X This is an existing development (house)

For development that would result in residential occupancy, overnight accommodation or public facilities, please indicate if the development would be within 800 metres (or 0.8 kilometres) of:

- Sour Gas Facility YES NO
- Confined Feeding Operation YES NO
- Landfill for the disposal of waste, waste processing site or waste transfer station YES NO
- Wastewater Treatment Facility YES NO

5 DETAILS OF PROPOSED DEVELOPMENT (IF APPLICABLE)

X Constructed on-site OR Moved-in building/structure

previously approved but not built yet.

Estimated Construction Value (\$)

\$ 60,000

Type of Footings and/or Foundation

Concrete Pad

Type of Structure

Shop/Kennel - ~~Metal~~ Steel Building

Area

2400sf

Exterior Finish

~~Metal~~ Siding & roofing

Height

16' at Eave

For a Manufactured or Mobile Home, or Other Moved-in Building
Make Year Serial Number

6 CHANGES TO SITE GRADES

Please indicate if any changes are proposed to the lot grades. Where changes are proposed, the County will require drawings showing the grade alterations.

none

7 OTHER COMMENTS OR INFORMATION THE COUNTY NEEDS TO CONSIDER

Please indicate if there are any abandoned wells on the property as required by AER.

none

8 STATUS OF THE PROPOSED DEVELOPMENT

Please indicate if any site work has been started on the proposed development. If so, specify the work done.

none on building but parking pad is done

You are advised that no further work on the development is to occur until a permit has been issued by the County.

9 SUPPORTING DOCUMENTS ATTACHED (IF APPLICABLE)

- Site Plan
- Copy of Private Sewage Disposal Permit
- Photographs
- AER Documentation
- Other (please specify):

10 DECLARATION

- I/We declare that the information given on this form and accompanying plan(s) and other documents are to the best of our/my knowledge a true statement of facts concerning the proposed development.
- I/We also give my/our consent to allow a person appointed by the County the right to enter upon the said property with respect to this application only.
- I/We hereby consent to the public release and disclosure of all information contained within this application and supporting documentation as part of the development process.
- I/We hereby authorize the Applicant(s) named in this application to act as Agent(s) on my/our behalf in the matter of development of the above-referenced lands.

Registered Landowner Signature



Date

April 17, 2019

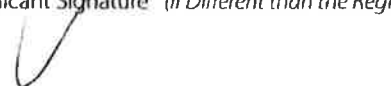
Registered Landowner Signature



Date

April 17, 2019

Applicant Signature (If Different than the Registered Landowner)



Date

Applicant Signature (If Different than the Registered Landowner)

Date

Please note that all information that you provide will be treated as public information in the course of Lacombe County's consideration of this development application pursuant to the Municipal Government Act, R.S.A. 2000 Chapter M-26 and the County's Land Use Bylaw. By signing this application, you consent to the public release of any information provided by you pursuant to this development. Information you provide will only be used for purposes related to the evaluation and consideration of this development application. If you have questions about this, please contact the FOIP Coordinator, Lacombe County, RR 3, Lacombe AB T4L 2N3 (403) 782-6601.

SUPPLEMENTARY BUSINESS FORM

LACOMBE COUNTY

Required Info for a Development Permit Application

1 BUSINESS INFORMATION

Name of business

OPP Giants & K-9 Training

Business owner

Jennifer & Stephen Opp

2 LEGAL LAND DESCRIPTION OF PROPERTY

All OR Part of Quarter (ie. NE/NW/SE/SW) Section Township Range West of the Meridian
OR Being all parts of Lot 2 NW 21 38 25 West of the 4
Block 1 Plan 0941196
Hamlet or Subdivision Name Joffre
Civic Address (Blue 911 Sign) 25329 Twp Rd. 384 Total Parcel Size 9.21 HA.

3 DESCRIPTION OF THE BUSINESS

Describe the proposed business, including the **total site area** required for the business and **types of activities** that will take place at the site:

- to build a 40'x60' Steel Shop to use as a ^{dog} training facility as well as a Kennel for breeding Giant Schnauzers. Outdoor fenced area to be 20'x60'
- total site area 3600 sf

Identify the use(s) that will be made of any **existing buildings and/or other structures**:

Please attach a site plan showing the location of these buildings with their distances from roads, other property boundaries, and water bodies.

Existing house (1400 sf) used for residence
Attached 2 car (26'x24') garage to park vehicles
Garden shed for garden tools (8x10')

Indicate whether any **new building(s) or structure(s)** will be required for the business and what use will be made of them:

Please attach a site plan showing the location of any proposed new building(s) or structures with their distances from roads, other property boundaries, and water bodies.

40'x60' Steel shop } Dog Training
20'x60' chain link Fenced area } Breeding Kennel

On-site Employee Information:

On-site employees are those who normally work on the site of the business **more than a total of 6 hours** in a consecutive 7 day period as part of their employment.

Number of resident on-site employees

~~10~~ 2.

Number of non-resident on-site employees

~~0~~

Off-site Employee Information:

Off-site employees are those who normally work on the site of the business **less than a total of 6 hours** in a consecutive 7 day period as part of their employment.

Number of resident off-site employees

~~0~~

Number of non-resident off-site employees

~~0~~

Specify the business **hours of operation** (including days of week, hours per day):

For example, the business is operated Monday-Friday, 8 am to 5 pm.

Obedience classes to run week nights between 6-8 pm

Kennel used to whelp 2-3 litters/year

Describe the **types of materials, equipment and/or vehicles** that will be used in the business:

Chain link fence, Kennels, Dog training equipment

This business will generate

10

vehicle trips per day

Give details on the **traffic** that is expected to be generated by the proposed business:

For example, how much traffic may be expected on a daily basis, when will the most traffic occur and what types of vehicles and equipment will be using the site (e.g. tractor trailers, boom trucks, half-tonne trucks, etc.).

5-10 vehicles, 3-5 days/week between 6-9 pm

Describe how much **parking space** will be provided for customers and employees:

Please indicate the proposed parking location and access(es) into the property on the site plan.

Approx. 1632 sf of parking space
12 stalls @ 8.5' x 16' each

Describe any **outdoor storage** that will be required for the business, including the types of materials and equipment that will be stored outside. Please specify any **screening** that is proposed for this outdoor storage, such as fencing, landscaping or earth berms:

Please indicate the proposed location of the outdoor storage on the site plan in relation to any buildings, structures, roads and other natural features.

none

Explain what **measures will be taken to minimize or avoid any potential nuisances or other conflicts** with neighbouring residents and land uses, due to noise, dust, lighting, traffic, etc.:

Minimal dog barking, dogs have outdoor fenced dog run, and kept confined at night and when we are not at home to supervise.

Have you discussed your business proposal with your neighbours? If so, please indicate which neighbours you've discussed it with, what they had to say, and what you propose to do to address any issues or concerns that were raised?

Not recently, but yes, 3 years ago when we 1st bought the land. Only concern was neighbors ~~to~~ on north side of township rd. 384 asked if we could confine dogs in run when they are moving cattle, and we have.

Do you require any signage for the business?

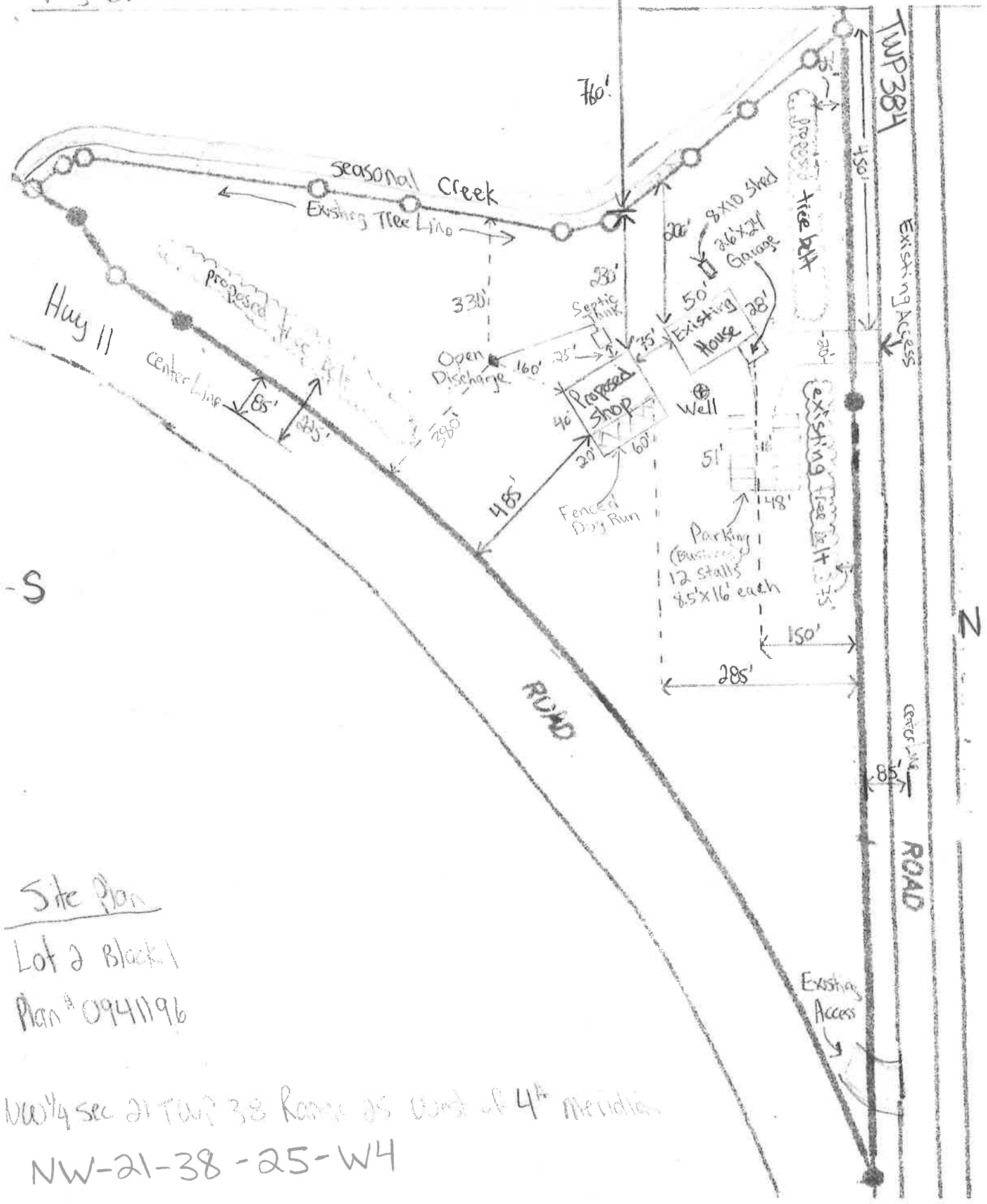
Please note you will be required to submit a separate application for the installation of a sign in conjunction with your application for development permit for your proposed business. Normally, a \$50 sign application fee is required. However, if the sign application is submitted with your application for development permit to establish a business, the \$50 processing fee will be waived.

no

Hay 815

W

centerline



Site Plan
 Lot 2 Block 1
 Plan # 0941196

NW 1/4 sec 21 Twp 38 Range 25 west of 4th meridian
 NW-21-38-25-W4

E