Joffre Mobile Home Park
Total land - in Red
Proposed Community Center - in Pink
Legend
Community Centre - Proposed
Joffre
Joffre Mobile
105m
Google Earth

Joffre Mobile Home Park
Total land - in Red
Proposed Community Center - in Pink
Legend
Community Centre - Proposed
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Google Earth

SUPPLEMENTARY BUSINESS FORM

Required Info for a Development Permit Application

LACOMBE COUNTY

1 BUSINESS INFORMATION

Name of business

Joffre Mobile Home Park Inc.

Business owner

Same

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 | Block: 5 | Plan: 9823055

Hamlet or Subdivision Name

adjacent to Joffre

Civic Address *(Blue 911 Sign)*: N/A

Total Parcel Size: 43+ acres

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:

Mobile Home Park. This building is aimed to provide a community gathering place as well as an office and short term residence for the manager.
The intent is to promote social interaction among the residents of the Park. This building will be 2800 sq. ft and occupy a single mobile home pad(reducing our capacity by one). Space will be allocated for games, crafts and any other activity the

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 buildings will be unafected

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

Primary reason for the structure is to promote communityy among the residents. Secondaryt function is to provide office space and living space so the property manager can work on site for more than a few hours at a time.

On-site Employee Information:

On-site employees are those who normally work at the site of the business **more than a total of 6 hours in a week**. On-site employees typically also include yourself, the business owner, typically.

Number of resident on-site employees

1

Number of non-resident on-site employees

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 week**.

Number of resident off-site employees

Number of non-resident off-site employees

1

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

For example: the business operation should include Monday, 8 am to 5 pm

Depends on demand. Probably 4-5 hours per day Monday-Saturday. Precise hours will be determined by desired usage of the facility.

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

Not applicable. We are providing a place to meet

This business will generate 2-5 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 generated, really how often will the vehicles actually occur, what type of vehicles will be, and what traffic will be using the site (e.g. major sedans, sports cars, half-ton trucks, etc.)

We expect no apreciable traffic impact as most residents can easily walk to the site in no more time than it takes to drive

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

Please note: the proposed parking location should be shown on the page 4 on the site plan

Seven parking stalls to be available.

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.

No outdoor storage

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.:

There is little risk of impact on neighbours other than perhaps lighting. Lighting will be LED (directional) and designed to minimize impact on neighbours while maximazing site security.

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?

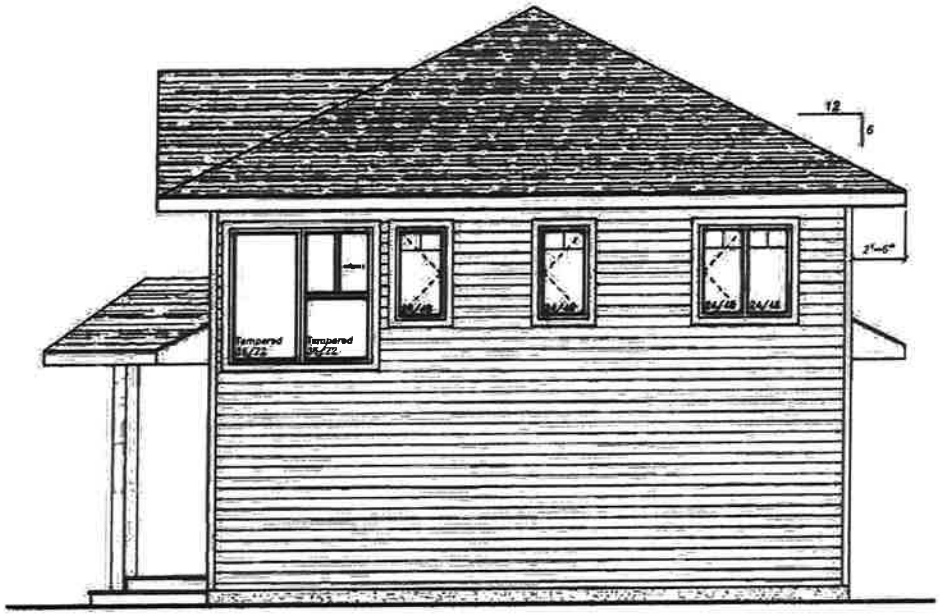
The Park residents, the only folks really affected, are quite excited about it. Other area residents have been completely supportive. The directors at Nova Chemical have also been very supportive.

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

FRONT ELEVATION

WALL FINISH: STACKSTONE
WALL FINISH: STEEL SIDING
WALL TRIM: STEEL TRIMS
EXPOSED CONCRETE FINISH: PARGING
ROOF COVER: ASPHALT SHINGLES



RIGHT ELEVATION

PRELIMINARY DRAWINGS ONLY

This plan is not intended for construction use in this format. Any such use will be considered in violation of the terms under which this plan was sold.

IMPORTANT NOTES:

- CONTRACTOR OR BUILDER CHECK PLANS AND VERIFY DIMENSIONS PRIOR TO PROCEEDING WITH CONSTRUCTION. REPORT ERRORS OR DISCREPANCIES TO THIS OFFICE
- CLIENT &/or CONTRACTOR TO BE RESPONSIBLE FOR ANY STRUCTURAL ENGINEERING REQUIRED BY BUILDING AUTHORITIES OR SPECIFIC LOCAL CONDITIONS. ALL SIZED MEMBERS ARE RECOMENDATIONS ONLY.

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CHANGES AND AMENDMENTS:

Community Center for:
Joffre MHP

9915 79 Avenue NW
Edmonton, AB. T6E 1R3
Phone: 780 619 0910 (Eric)

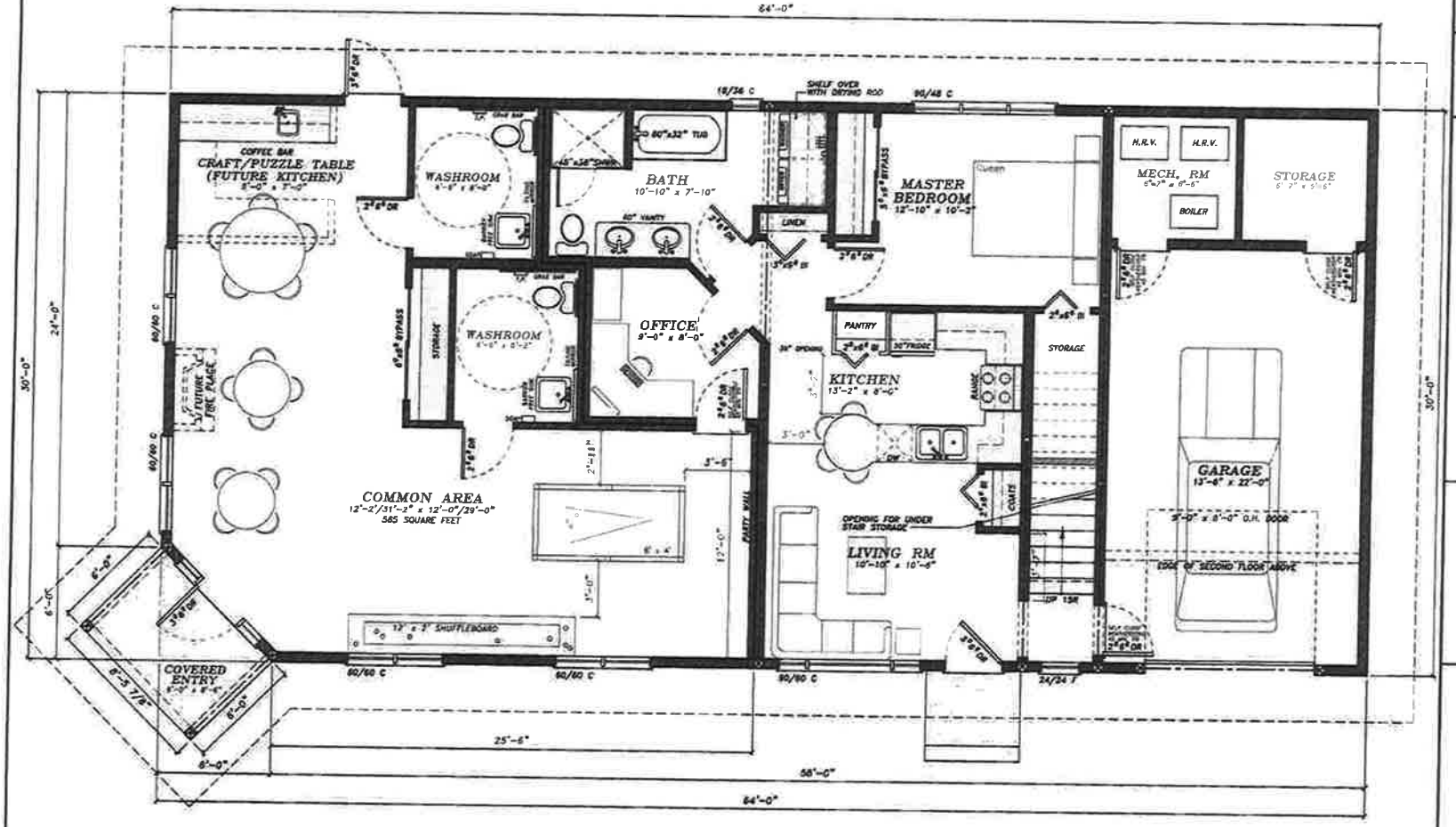
Site:
W15 Joffre Mobile Home Park
Joffre, AB. T4L 2N2

Aurora HOME DESIGN

Aurora Home Design & Drafting Ltd.
203-11062-156 Street NW.
Edmonton, Alberta T5P 4M8

(780)468-3017 info@auroraHD.ca

Date: Feb. 12, 2021	File No.: Preliminary 4
Designer: B.C.	Drawn by: M.H./R.G.
Scale: 1/4"=1'-0"	Page: 1 of 3



MAIN FLOOR PLAN

COMMERCIAL CEILING HEIGHT:	10'-1"
COMMERCIAL FLOOR AREA:	751 SQ.FT.
RESIDENTIAL CEILING HEIGHT:	8'-1"
RESIDENTIAL FLOOR AREA:	836 SQ.FT.
GARAGE CEILING HEIGHT:	9'-4"
GARAGE FLOOR AREA:	315 SQ.FT.
TOTAL MAIN FLOOR AREA:	1902 SQ.FT.
TOTAL SECOND FLOOR AREA:	888 SQ.FT.

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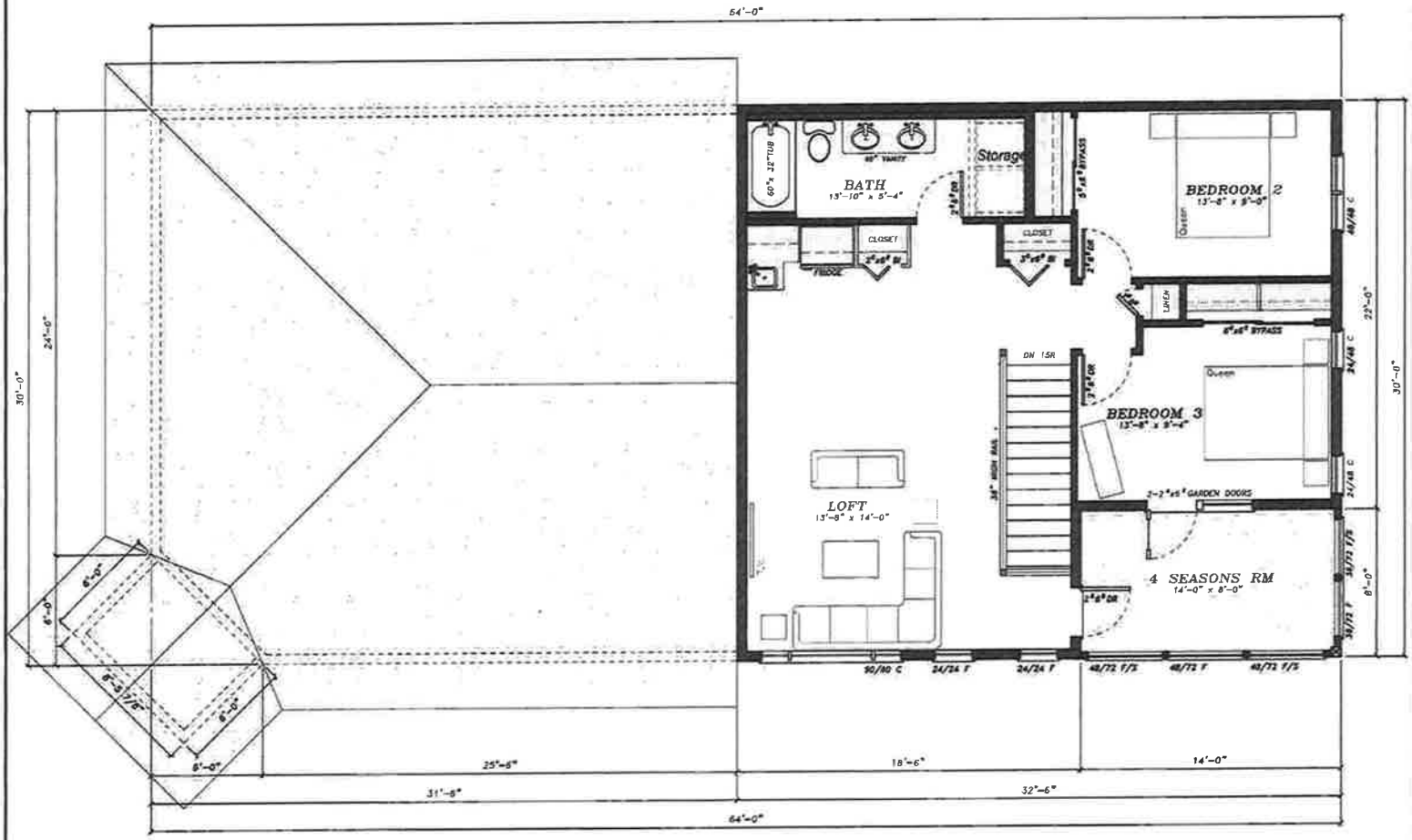

CEILING HEIGHT: 8'-1"
SECOND FLOOR AREA: 888 SQ.FT.

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