

Development Permit 25DP02-01

TOWN OF ONOWAY

4812-51st Steet Box 540 Onoway, Alberta T0E 1V0

Phone: (780) 994-1883 (Development Officer)

Fax: (780) 967-3226 (Town Office) Email: development@onoway.ca

March 20th, 2025

Via Email:

Re: Development Permit No. 25DP02-01

Lot: 6, Block: 2, Plan: 782 2095

4320 Industrial Avenue

"M" - Industrial

APPROVAL OF DEVELOPMENT PERMIT

You are hereby notified that your application for a **PRODUCTION BREWERY AND MINOR BUILDING ALTERATIONS** has been **CONDITIONALLY APPROVED** subject to the following Nine (9) conditions:

- 1. All municipal taxes have been paid or are current with the Town of Onoway.
- 2. The "Minor Building Alterations" shall proceed as per the attached Site Plan, and the two (2) Floor Plans, which all form a part of this conditional approval.
- 3. The applicant shall obtain and comply with the requirements, where applicable, from the appropriate authority, permits relating to building, electricity, plumbing, Alberta Health and/or all other permits required in connection with the proposed development.
- 4. Any permits or approvals required from the Province of Alberta in conjunction with the operation of a Production Brewery shall be obtained prior to commencement of operations.
- 5. Existing parking stalls are deemed adequate to satisfy the requirements of Sec. 259 "Off-Street Parking" of Land Use Bylaw 712-13.
- 6. All signage shall require approval from the Town through a separate Development Permit application as may be necessary.

- 7. The applicant shall be financially responsible during the development of any damage caused by the applicant or contractors to any public or private property.
- 8. The applicant shall display the enclosed Public Notice in a conspicuous place on the subject property for no less than twenty-one (21) days after the permit's decision date.
- 9. This approval is valid for twelve (12) months from the effective date. If work has not commenced within twelve (12) months a new development permit approval may be required.

Date Application Deemed Complete

March 11th, 2025

Date of Decision

Effective Date of Development Permit

April 18th, 2025

Please contact the Development Officer at (780) 994-1883 if you have questions regarding this approval.

Development Officer

cc: Jennifer Thompson (CAO) Town of Onoway (property file)
Grant Clark – Assessor (grant@kcl-consulting.com)

NOTE:

An appeal of any of the conditions of this approval may be made to the Subdivision and Development Appeal Board (SDAB) by serving an appeal to the Secretary of the SDAB. Any appeal must be forwarded in writing (accompanied by the \$450.00 plus GST, Appeal Fee), stating the grounds for the appeal and may be directed by fax, mail, or delivered personally to the Secretary, so as to be received no later than 4:00 PM on April 17th, 2025.

Secretary of the Subdivision and Development Appeal Board PO Box 540
Onoway, Alberta T0E 1V0 Fax: (780) 967-3226

IMPORTANT NOTES:

- 1 This Permit approval authorization is for development under the Town of Onoway Land Use Bylaw. The applicant is responsible for obtaining any and all licenses and/or approvals that may be required prior to commencing any development from Provincial and/or Federal Departments or Agencies, which may include, but not limited to:
 - Alberta Environment and Parks for any development within 30 metres of a wetland and watercourse;
 - Alberta Energy Regulator related to natural gas lines, pipelines, and power lines located on the lands; and
 - Alberta Utilities and Telecommunications related to telephone lines and utility services located on the lands.
- 2 Any development or activity commenced prior to the expiry of the appeal period is done so entirely at the applicants' risk.

- 3 The development permit is valid for twelve (12) months from the Effective Date. If the development or activity has not been substantially commenced upon expiry, this permit shall be deemed expired (null and void) unless the applicant has secured an extension from the approval authority.
- 4 The applicant is reminded that compliance with this approval requires adherence with all approval conditions attached hereto.
- 5 ALBERTA HEALTH (Jennifer Fearnehough, Bsc. BEH(AD), CPHI(C) Public Health Inspector/Executive Officer Environmental Public Health, Onoway Phone: (780) 967-6221 or Fax: (780) 967-2060 Jennifer.fearnehough@albertahealthservices.ca
- 6 This is <u>NOT A BUILDING PERMIT</u> and where required by any regulation, all necessary Code Permits shall be secured separately.

Required Safety Codes AND Compliance Monitoring

The Inspections Group Inc.

Phone: (780) 454-5048 Toll Free: 1 (866) 554-5048

Fax: 1 (866) 454-5222

Email: questions@inspectionsgroup.com

www.inspectionsgroup.com

PLEASE NOTE: Failure to secure, and adhere to, Safety Codes Permits may result in legal action, and correction of unpermitted construction, including the to the demolition of activities completed without issued permits. **Don't forget your permits and be sure to call for all (re)inspections.**

REMEMBER - CALL BEFORE YOU DIG!

ALBERTA FIRST CALL

Phone: 1 (800) 242-3447 Website: www.albertaonecall.com



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PUBLIC NOTICE

Development Permit 25DP02-01 INDUSTRIAL "CHANGE OF USE"

Production Brewery

Please note that the Development Officer CONDITIONALLY APPROVED Development Permit Number 25DP02-01 on March 20th, 2025, for an Industrial "Change of Use" allowing for the operation of a Production Brewery on the property located at 4320 Industrial Avenue.

If you have any questions regarding this decision, please contact the Development Officer directly at (780) 994-1883.

Date Application Deemed Complete March 11th, 2025

Date of Decision March 20th, 2025

Effective Date of Development Permit April 18th, 2025