

# APPENDIX B



## MUNICIPAL DISTRICT OF BONNYVILLE NO. 87

Bag 1010, Bonnyville AB T9N 2J7  
Phone: 780-826-3171 Fax: 780-826-4524

2024-D-058

DEVELOPMENT PERMIT

### DEVELOPMENT PERMIT APPLICATION

OFFICE USE ONLY

I hereby make application under the provisions of the M.D. of Bonnyville No. 87 Land Use Bylaw for a Development Permit in accordance with the plans and supporting information submitted herewith and which form part of this application.

#### APPLICANT INFORMATION:

Name of Applicant: FACTION ARCHITECTURE INC Contact Name: JOCELYN LOSKOT  
Daytime Phone #: 403 523-7943 EXT 505 Email Address: jloskot@factionprojects.com  
Address: 1919 10 AVE SW CALGARY, AB Postal Code: T3C 0K3  
Registered owner: THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS of JIM KYLE Daytime Phone #: 403-869-1521  
Address: CANADA CALGARY PROJECT MANAGEMENT Postal Code: T2H 0T2  
OFFICE - ROOM 109, 7040 FARRELL ROAD SE

#### LAND INFORMATION:

Plan: 862 0814 Block \_\_\_\_\_ Lot 1 Roll No. 6201163007  
Part (eg NW, SW, NE, SE): SE ¼ Section: 16 Township: 62 Range: 1 W4M  
Rural Address: 5000 50 St. Is the property currently under subdivision? \_\_\_\_\_  
Zoning: HRI Ward: 6 Parcel Size: 4.99 ACRES Subdivision: \_\_\_\_\_

#### Proposed Use: INSTITUTIONAL

Residential  Agricultural  Commercial  Industrial  Recreational

#### Development Description:

SFD  SFD with Garage  Detached Garage  RTM  RTM with Garage  Mobile Home  Shop  
 Deck  Basement Development Other: RECONSTRUCTION OF CHURCH MEETING HOUSE

Square Footage: 16,880 ft<sup>2</sup> Building Height: 26'-9" Setbacks: Front 7.6m Rear 7.6m Side1 5.0m Side2 1.5m  
RIDGE OF TRUSS

Required Services:  Temp Electrical  Temp Gas  Electrical  Gas  Plumbing  Sewer  
Have the utility service providers been contacted to ensure serviceability for this project?  Yes  No  
EXISTING TO BE RECONNECTED

**NOTE: For all developments other than home businesses, a SITE PLAN SKETCH MUST accompany this permit application, indicating the location of the development in relation to the property.**

Estimated project start date: JULY 2024 Estimated completion date: OCT 2025  
Estimated project cost or contract price: \$ 5,000,000.00 Development Fee: \$ 250.00

The M.D. of Bonnyville will be disclosing to TELUS, ONLY FOR THE PURPOSE OF 911, the property owner names, legal land descriptions and the rural serviceable addresses for the properties that are created or modified as a result of the approval of this application. This release of information and disclosure of release to you, is in accordance with Section 17 of the Freedom of Information and Protection of Privacy Act, which authorizes disclosure based upon compelling circumstances affecting anyone's health or safety. Should you require additional information, please contact the municipality's FOIP coordinator.

I hereby give my consent to allow all authorized persons the right to enter the above land and/or buildings, with respect to this application only. I understand and agree that this application for a development permit and any development permit issued pursuant to this application, or any information related thereto, is not confidential information and may be released by the M.D. of Bonnyville.

MAR 21, 2024 Date  
Receipt #: nia Date: \_\_\_\_\_  
Jocelyn Loskot Signature of Applicant

DRAWINGS ARE NOT TO BE SCALED. Confirm all dimensions on site. Any apparent discrepancies in the Drawings shall be brought to the Architect's attention with time being of the essence.

FACTION ARCHITECTURE INC. PROJECT NO. 23121

SEAL:

SEAL:

ISSUED FOR:

| NO. | DATE       | DESCRIPTION        |
|-----|------------|--------------------|
| 1   | 2024-03-14 | DEVELOPMENT PERMIT |

CONSULTANTS:

**STRUCTURAL**  
ROCKY MOUNTAIN ENGINEERING INC. 1000 17th Street SW  
Calgary, Alberta T2M 0K8  
403-274-8227

**MECHANICAL**  
REINHOLD ENGINEERING GROUP  
708-10500 172nd Street SE  
Surrey, BC V4N 1S1  
(604) 871-4489

**ELECTRICAL**  
MPP® Provided by BCOW  
2557th Avenue SW, Suite 100  
Calgary, Alberta T2P 2T1  
403-243-6416

**SOIL**  
Bateson Engineering and Environmental Services  
2170-50 Ave SW  
Surrey, BC V4N 1S1  
(604) 460-8271

**LANDSCAPE**  
Acacia  
3rd Floor, 277 116 Avenue SW  
Calgary, Alberta T2N 1S9  
403-270-3000

**ARCHITECT**  
FACTION ARCHITECTURE INC.  
200 7th Avenue SW  
Calgary, Alberta T2N 0S4  
403-243-7943

**NATIONAL ENGINEERING CODE**  
100 Engineering Incorporated  
P.O. Box 30020  
Red Deer, Alberta T4N 2T0  
403-995-3000

PROJECT FOR:

**THE CHURCH OF  
JESUS CHRIST  
OF LATTER-DAY SAINTS**

PROJECT NAME:

**CHERRY GROVE  
RISK REBUILD**

SHERWOOD PARK ALBERTA STAKE

PROJECT ADDRESS:

5025 50th STREET  
CHERRY GROVE, ALBERTA

DRAWING DESCRIPTION:

**PROPOSED  
SITE  
PLAN**

PROJECT DESCRIPTION:

50A-0288-2301-0201

WORK ORDER NO.:

50A-0288

PROPERTY NO.:

025-MH-17-05

PROJECT TYPE:

1:250

PLOT SCALE:

DATE ISSUED:

REVIEWED:

NH

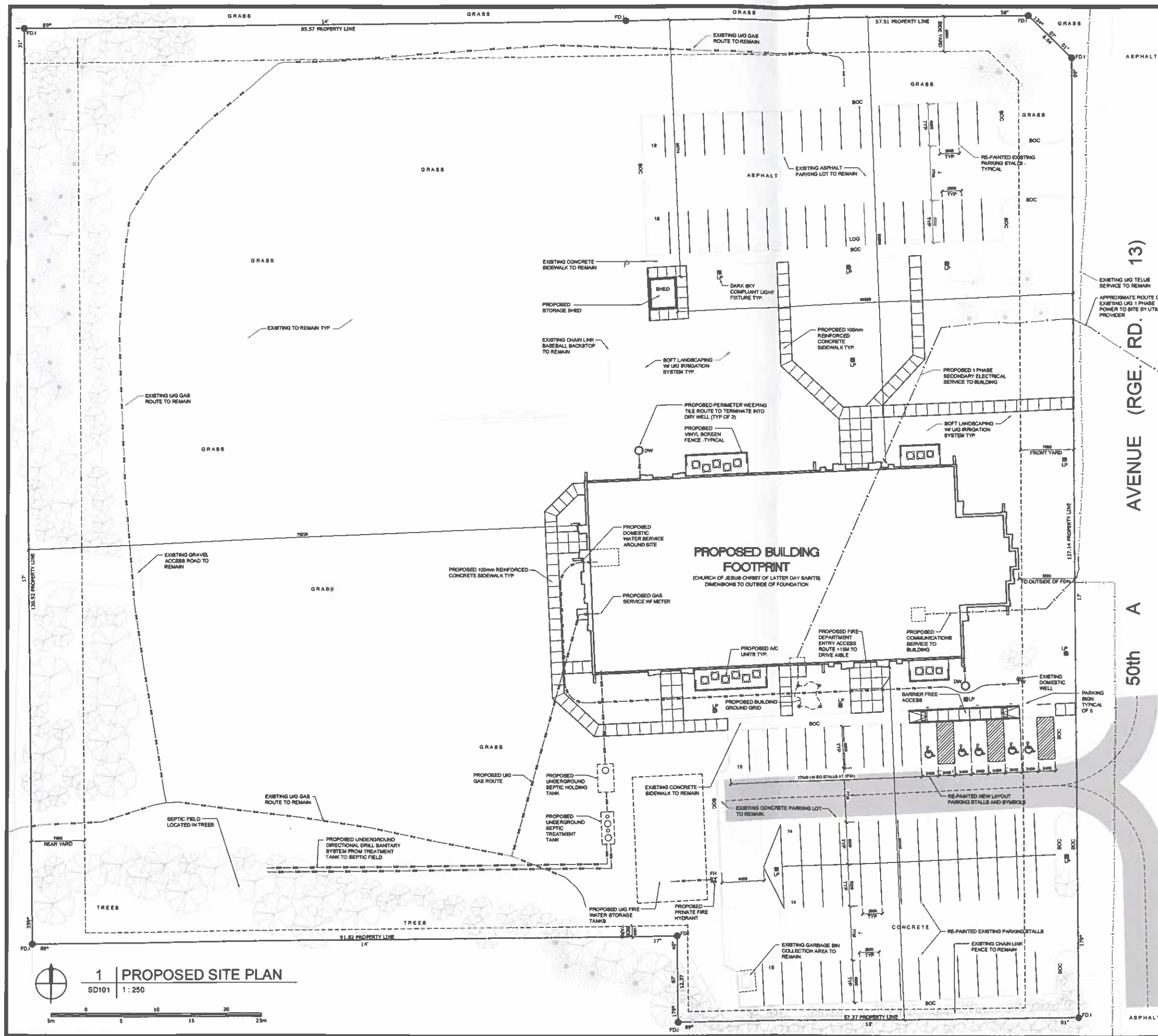
DRAWING NO.:

SD101

DP

BY:

NH



50th AVENUE (RGE. RD. 13)

**LEGAL DESCRIPTION**

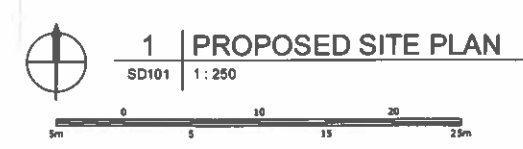
LOT 1  
BLOCK 1  
PLAN 8602814

**MUNICIPAL ADDRESS**

5025 50th STREET  
CHERRY GROVE, ALBERTA

**LEGEND**

- TOTAL PROPOSED PARKING STALLS 28 INCLUDING 8 BARRIER FREE STALLS
- TOTAL REQUIRED PARKING STALLS 1 STALL PER 4 SEATING SPACES (280 / 4 = 70 REQUIRED PARKING STALLS)
- DISTANCES AND ELEVATIONS ARE IN METRES AND DECIMALS THEREOF
- ELEVATIONS ARE GEODETIC AND ARE DERIVED FROM NATURAL RESOURCES CANADA PRECISE POINT POSITIONING (NAD 83 DATUM)
- EXISTING UG GAS LINE SHOWN
- NEW UG GAS LINE SHOWN
- EXISTING DOMESTIC WELL SHOWN
- PROPOSED DOMESTIC WATER SERVICE SHOWN
- PROPOSED SEPTIC SANITARY SERVICE SHOWN
- PROPOSED PRIVATE WATER FIRE HYDRANT SHOWN
- EXISTING UG SECONDARY POWER LINE SHOWN
- PROPOSED UG SECONDARY POWER LINE SHOWN
- PROPOSED YARD LIGHT POLE SHOWN
- EXISTING COMMUNICATION LINE SHOWN
- PROPOSED COMMUNICATION LINE SHOWN
- EXISTING CONIFEROUS TREES SHOWN
- EXISTING DECIDUOUS TREES SHOWN
- PROPOSED CONSTRUCTION ITEM SHOWN
- EXISTING PROPERTY LINES BOUNDARY THIS
- EXISTING STATUTORY IRON POSTS SHOWN
- EXISTING CHAIN LINK FENCE SHOWN
- PROPOSED VINYL AC SCREEN FENCE SHOWN
- 18M WIDE W/ 12M TURNING RADIUS FOR FIRE TRUCK CODE COMPLIANT CLEAR ACCESS ROUTE SHOWN
- PROPOSED DRY WELL SHOWN
- PROPOSED STORM LINE SHOWN



**1 | PROPOSED SITE PLAN**

SD101 1:250