



Development Permit 25DP02-01

TOWN OF ONOWAY

4812-51st Street
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.

- 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 Fearnough, Bsc. BEH(AD), CPHI(C)
Public Health Inspector/Executive Officer
Environmental Public Health, Onoway
Phone: (780) 967-6221 or Fax: (780) 967-2060
Jennifer.fearnough@albertahealthservices.ca
- 6 This is NOT A BUILDING PERMIT 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

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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