

COMMUNITY FACILITY

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 Genics inc.		
Address 27717 Acheson Rd.		
Town Acheson	Province Alberta	Postal Code T7X 6B1
Home Phone 780.962.1000		Cell Phone 780.916.0347
Email im@workonthat.com		

☐ 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) Benoit Trudeau		
Address 1328 Township Road 392		
Town Lacombe County	Province Alberta	Postal Code T4E 2W6
Home Phone 780.916.0347		Cell Phone 780.916.0347
Email im@workonthat.com		

3 LEGAL LAND DESCRIPTION OF PROPERTY TO BE DEVELOPED

<input type="radio"/> All OR <input checked="" type="radio"/> Part of	Quarter (ie. NE/NW/SE/SW) SW	Section 16	Township 39	Range 01	West of the	Meridian 5
OR Being all parts of Lot	Block	Plan				
Hamlet or Subdivision Name SV of Birchcliff						
Civic Address (Blue 911 Sign)				Total Parcel Size 76 acres		

4 GENERAL INFORMATION

Existing use of land Agricultural Residential
Name of Proposed Community Facility Lighthouse Christian Academy (LCA)
Community Facility Owner Lighthouse Christian Academy (LCA)
<input checked="" type="radio"/> This is a new community facility OR <input type="radio"/> This is a renewal of a previously approved community facility If this is a renewal, please list any changes from the previous application:
Describe the proposed community facility: The proposed community facility is a K to 12 school that will host 150 to 250 students. LCA started near Bentley and has been operating privately since the mid 1990's in a church in Sylvan Lake.
Describe the types of events that will take place in the community facility: Weekday usage during regular school year (from late August to end of June) with students in attendance, providing quality education supported by sound christian values. The facility will have a classrooms, a gymnasium and outside sport fields that will be accessible to the community outside of school hours.
Please indicate if any site work has been started on the proposed development. If so, specify the work done. <i>You are advised that no further work on the development is to occur until a permit has been issued by the County.</i> No work has been started yet. The site is presently farmed for hay.

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

Sour Gas Facility	YES <input type="radio"/>	NO <input checked="" type="radio"/>
Confined Feeding Operation	YES <input type="radio"/>	NO <input checked="" type="radio"/>
Landfill for the disposal of waste, waste processing site or waste transfer station	YES <input type="radio"/>	NO <input checked="" type="radio"/>
Wastewater Treatment Facility	YES <input type="radio"/>	NO <input checked="" type="radio"/>

5 HOURS OF OPERATION

Monday	Start Time 8:00AM	End Time 4:00PM	+ OCCASIONAL EXTRA-CURRICULAR ACTIVITIES, COMMUNITY GATHERINGS, GYM AND SPORTS FACILITY USED BY LOCAL LEAGUES, ETC... WHICH WILL TAKE PLACE OUTSIDE OF THE REGULAR SCHOOL HOURS, ON WEEKENDS AND TROUGHOUT SUMMER, ON INVITATION/ RESERVATION ONLY.
Tuesday	Start Time 8:00AM	End Time 4:00PM	
Wednesday	Start Time 8:00AM	End Time 4:00PM	
Thursday	Start Time 8:00AM	End Time 4:00PM	
Friday	Start Time 8:00AM	End Time 4:00PM	
Saturday	Start Time Closed	End Time	
Sunday	Start Time Closed	End Time	

6 EXISTING OR NEW STRUCTURE(S)

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.

There is no existing structure on the proposed site.

Indicate whether any **new building(s) or structure(s)** will be required 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.

The new building will be composed of two fire segregated buildings (1,268.9 m² for one and 1,597.9 m² for the other) joined together under one roof, with a slab foundation and walls made out of precast concrete panels. The new structure will host 11 classrooms, a cafeteria, a library, a gym, administrative offices and break room. The surrounding ground will be landscaped including 89 regular parking stalls and 4 accessible ones; 2 playgrounds; 1 soccer field; and 1 baseball diamond.

Estimated Construction Value (\$) 12,000,000	Type of Footings and/or Foundation Insulated slab on grade
Type of Structure Precast concrete panels	Area 2,866.8 m²
Exterior Finish Painted concrete	Height 30' (over gymnasium part only)

Has an occupancy load been established for the community facility?

(the County will require confirmation that an accredited safety codes agency has completed an occupancy load for each structure that will be used)

YES ☐ NO ☐ IN PROGRESS ☒ If yes, what is the occupancy load?

Describe any **kitchen facilities** that will be provided in the community facility.

The kitchen will be composed of 3 U-shape spaces with 5 sinks and preparation areas and 5 range-cooktops, set in a way where cooking classes could be dispensed on top of regular daily cafeteria usage.

Describe any **washroom facilities** that will be provided in the community facility (including **number of bathroom stalls**).

There will be 3 large "clusters" of bathrooms (each with accessible stalls), one serving the grade 8-12 classrooms wing, another one serving the kindergarten to grade 7 classrooms wing (including some smaller in-classroom bathroom for kindergarten to 1st grade), and another one within the men's and women's locker area attached to the gym. There will also be one reserved for the staff.

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

The school will be located near the northeast boundary of the property, on a natural plateau that will be re-worked to create a flat pad for the school and play areas. Preliminary calculation balancing the material has been done and the site can handle its own material displacement, no import/export.

7 OUTDOOR STORAGE

Describe any **outdoor storage** that will be required, 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.

The only "outdoor storage" will be for the garbage containers that will be set behind a double steel garbage enclosure.

8 EMPLOYEES

On-site Employee Information:

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

Number of resident on-site employees

0

Number of non-resident on-site employees

30

Off-site Employee Information:

*Off-site employees are those who normally work on the site **less than a total of 6 hours in a week**.*

Number of resident off-site employees

0

Number of non-resident off-site employees

0

9 TRAFFIC

This community facility will generate

30-50

vehicle trips per day

Indicate the expected **peak traffic times**:

3 to 5 busses bringing students in the morning between 7:30AM and 8:30AM and picking up students back between 3:30PM and 4:30PM, 3-5 administrative staff and 16-20 teachers for a total of 30 vehicles, plus some parents visiting during the day and dropping off in the morning for 20 more.

Indicate the **primary route patrons will take** to enter the site:

(the County will require this to be shown on the site plan)

The existing entrance is located at 39212 Range Road 14, 800 meters north of the intersection of Township Road 392, Range Road 14, and Birchcliff Road. Patrons will most likely come from Highway 20, going West on Township Road 392.

Indicate the **proposed route that is reserved for emergency vehicles** to gain access to the site:

(the County will require this to be shown on the site plan)

Emergency vehicle can access the site through another existing entrance located at 1328 Township Road 392, that runs along the East side of the property, joining the school entrance on Rge Rd 14.

What are the **expected impacts** on County roads and **how will you address them**?

(dust control, road maintenance, gravel etc.)

There will be no impact on Country roads as the traffic generated on Range Road 14 will be negligible and the traffic pattern is entirely in reverse from the regular traffic pattern in the area.

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

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

The code requirement for the school is 14 parking stalls

10 SIGNAGE

Do you require any **signage** for the community facility:

☒ Yes OR ☐ No

If you require signage for your community facility, please complete the following section. This information may include proposed new signage, or already existing signage.

TYPE OF SIGN

☐ Freestanding sign OR ☒ Fascade Sign

☐ The sign will be illuminated.

PURPOSE OF SIGN

The sign will be integrated to the facade of the building to identify the building and create a focal point to the main entrance of it.

LOCATION OF SIGN

Describe the **location** of any signage that will be required.

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

The sign will be made of composite/steel lettering and logotype installed on the wall of the building above the main entrance.

SKETCH OF SIGN

Draw a **sketch** of any signage that will be required, or attach separately to your application.



11 MITIGATIVE MEASURES

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 no nuisances or conflicts that can be identified with this project. Schools are usually integrated within communities fabric and provide services and amenities that are serves are building blocks for the development of our children into responsible, involved citizens. Nuisances will be created during the construction of the facility, but is mitigated by the use of pre-cast concrete panels which reduces considerably the time to erect a building as well as tremendously reducing the waste on a new construction site. The site will be secured and monitored during construction, which should take between 6 to 8 months from start to finish.

Have you discussed your community facility 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?

LCA have organized two public meetings - and fundraising events - in the community, with the last one at the Hilltop Wedding Centre (which is located within the 1 mile radius) and they also widely "spread the news" in social media and with word-of-mouth as a lot of the funds came from residents who lives within the 1 mile radius, within the Summer Villages of Jarvis Bay and Birchcliff and the surrounding rural and urban areas of Sylvan Lake, Blackfalds, Lacombe County and Red Deer County.

12 OTHER COMMENTS OR INFORMATION THE COUNTY NEEDS TO CONSIDER

Please indicate if there are any abandoned wells on the property as required by AER. If your proposed development incorporates green technology, please provide details.

There is an "active" gas well on the property that is not presently exploited (not abandoned yet). There is a possibility to install a Combined Heat and Power (CHP) unit on-site, to provide green power and heat for the school. The school will also connect its sewer to the Sylvan Lake Regional Waste Water Commission for which there is "connection point" already located on the property.

13 SUPPORTING DOCUMENTS ATTACHED (IF APPLICABLE)

- | | |
|---|--|
| <input checked="" type="checkbox"/> Site Plan | <input checked="" type="checkbox"/> Elevation Drawings |
| <input checked="" type="checkbox"/> Emergency Response Plan | <input checked="" type="checkbox"/> Liability Insurance |
| <input type="checkbox"/> Copy of Private Sewage Disposal Permit | <input checked="" type="checkbox"/> Surrounding Land Use Map |
| <input checked="" type="checkbox"/> Signage Sketch | <input type="checkbox"/> Other (please specify) |

14 OTHER APPROVALS

Is the proposed development the subject of a licence, permit, approval, or other authorization granted by the Natural Resources Conservation Board, Energy Resources Conservation Board, Alberta Energy Regulator, Alberta Energy and Utilities Board or Alberta Utilities Commission?

YES ☐ NO ☒

If "yes", please describe

Is the proposed development the subject of the application is the subject of a licence, permit, approval, or other authorization granted by the Minister of Environment or granted under any Act the Minister is responsible for under s.16 of the Government Organization Act*?


YES ☐ NO ☒

If "yes", please describe

**The Minister is responsible for the following Acts: Alberta Land Stewardship Act, Environmental Protection Act, Public Lands Act, Surveys Act, Water Act.*

15 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.

Registered Landowner Signature		Date	August 5, 2025
Registered Landowner Signature		Date	
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.

COMMUNITY FACILITY

Surrounding Land Use Map



Use the bold outlined square below to represent the quarter section on which the existing or proposed community facility is located.

Please draw a map showing land uses (e.g. houses, other buildings or developments, roads, oil/gas facilities, watercourses, etc.) within 1.6 kilometres (1 mile) of the proposed development. Each square represents a quarter section, 800 metres x 800 metres (½ mile by ½ mile).

