



AGENDA FOR THE TOWN OF BEAVERLODGE SUBDIVISION & DEVELOPMENT BOARD MEETING
 TO BE HELD MONDAY JANUARY 25 AT 6:30 PM
 WALKER ROOM, 1016 4TH AVE

| | | |
|-----|--|---|
| 1.0 | <u>CALL TO ORDER:</u> | |
| 2.0 | <u>ADOPTION OF AGENDA:</u> | |
| 3.0 | <u>ADOPTION OF MINUTES:</u> 3.1 Oct 13, 2020 Subdivision & Development Board Meeting RECOMMENDATION: That the minutes of the Subdivision & Development Board meeting held October 13, 2020 be adopted as presented | pp 2-3 |
| 4.0 | <u>OLD BUSINESS:</u> | |
| 5.0 | <u>NEW BUSINESS:</u> 5.1 Development Permit 2021-01 – Discretionary Use Applicant: Mya Toerper & Braden Lucas Property: 704-2 nd Ave Lot 1 Block 13 Plan 2592ET Zoning: R2 – Low Density Residential 5.2 Development Permit 2021-02 – Home Based Business Applicant: Alisha Morphet Property: 832 Cherry Street Lot 55 Block 9 Plan 792-2973 Zoning: R1 – Restricted Residential | PP 4-11 PP 12-15 |
| 6.0 | <u>ADJOURNMENT:</u> | |



BEAVERLODGE, ALBERTA, CANADA
SUBDIVISION AND DEVELOPMENT BOARD MEETING MINUTES
COUNCIL CHAMBERS 400-10TH STREET, BEAVERLODGE
@ 6:45 P.M. OCTOBER 13, 2020

| | | |
|-------|---|---|
| CHAIR | Councillor Judy Kokotilo-Bekkerus Councillor Calvin Mosher Councillor Terry Dueck | Deputy Mayor Gena Jones Mayor Gary Rycroft Councillor Hugh Graw |
| STAFF | Tina Letendre, Acting CAO | Nichole Young, Executive Assistant |

1.0 **CALL TO ORDER** Councillor Judy Kokotilo-Bekkerus called the meeting to order. **6:45 PM**

2.0 **ADOPTION OF AGENDA**

2.1

#250-2020-10-13 Mayor Gary Rycroft

CARRIED That the Subdivision & Development Board adopts the agenda as presented.

3.0 **ADOPTION OF MINUTES**

3.1

#251-2020-10-13 Deputy Mayor Gena Jones

CARRIED That the minutes of the Subdivision & Development Board meeting held on Sept 14, 2020 be adopted as presented.

4.0 **OLD BUSINESS**

5.1 **NEW BUSINESS:**

5.1 DP 2020-16

Applicant: Vincent Communications, Scott Vincent

#252-2020-10-13 Councillor Terry Dueck

CARRIED That the Subdivision & Development Board approve this application for the requested discretionary use of this land.



6.0 **ADJOURNMENT:**

#253-2020-10-13 Councillor Judy Kokotilo-Bekkerus

6:50 PM

CARRIED That the Subdivision and Development Board Meeting is adjourned.

Chair, Councillor Judy Kokotilo-Bekkerus

Tina Letendre, Acting CAO

APPLICATION FOR A DEVELOPMENT PERMIT

| | | | |
|--|-----------------------------------|---------------------------------|--|
| (Office Use Only) | | | |
| APPLICATION: <u>2021-01</u> | APPROVED <input type="checkbox"/> | DENIED <input type="checkbox"/> | |
| ROLL NUMBER: <u>1660000</u> | FEES: <u>200.00</u> | RECEIPT: _____ | |
| SPECIAL CONDITIONS APPLIED TO PERMIT APPROVAL: _____ | | | |
| _____ DATE / / | | | |
| DEVELOPMENT OFFICER | | DD/MM/YYYY | |
| PERMIT EFFECTIVE 14 DAYS AFTER APPROVAL. DEVELOPMENT MUST BE COMPLETED WITHIN 2 YEARS OF PERMIT APPROVAL | | | |

TO BE COMPLETED BY THE APPLICANT:

| OWNER/APPLICANT INFORMATION | |
|---|---------------------|
| Applicant: Mya Toerper & Braden Lucas | |
| Address: 9609 94 street, Wembley, AB | Postal Code: T0H3S0 |
| Phone Res: 780-933-8581 | Cell: 780-518-7811 |
| Business: N/A | Fax: N/A |
| Registered Owner(s) (if different from applicant): Braden Lucas | |
| Address: Box 742, Beaverlodge, AB | Postal Code: T0H0C0 |
| Phone Res: 780-518-7811 | Cell: 780-933-8581 |
| Business: N/A | Fax: N/A |

| | |
|---|---|
| Date of Application: <u>January 6, 2021</u> | Date Application deemed Complete: (Office Use Only) |
| Proposed Commencement Date: February 22, 2021 | Estimated Completion Date: March 31, 2021 |

| PROPERTY INFORMATION | | |
|---|-----------|--------------|
| <u>704-2nd Ave</u> | | |
| Lot: 1 | Block: 13 | Plan: 2592ET |
| ¼ of Section _____ : Township _____ : Range _____ : W6M | | |
| Area (Ha/Ac): 11,685.00 Square Feet | | |

NOTE: THIS DEVELOPMENT PERMIT APPLICATION WILL NOT BE ACCEPTED UNLESS THE APPROPRIATE FEE IS SUBMITTED WITH THE APPLICATION.

I hereby make application under the provisions of the Land Use By-Law for a Development Permit in accordance with the plans and supporting information submitted herewith and which form part of this application.

Signature of Applicant or Agent: Mya Toerper Date: January 6, 2021

I hereby authorize the above named Agent to make application on my behalf under the provisions of the Land Use By-Law for a Development Permit in accordance with the plans and supporting information submitted herewith and forming part of this application

Signature of Owner(s): Braden Lucas Date: January 6, 2021
(If different from Applicant)

The personal information requested on this form is being collected for development permit application, under the authority of Municipal Planning Government Act (MGA) and is protected by the Freedom of Information and Protection of Privacy (FOIP) Act. If you have questions about the collection, contact our FOIP Coordinator at (780 354-2201).

DEVELOPMENT APPLICATION FORM

DEVELOPMENT INFORMATION

This is a **NEW** development: **OR** This is an **ADDITION/ALTERATION** to an existing building:

Construction Value: \$ 150,980.00 Off-Site Levy charges

(a) Development Permit Fee: \$ 200

Where a property was not previously connected to water and the property owner requires a connection to water, a connection fee shall be charged as follows:

(b) Is Off-Site Levy Required?

\$2,500 for ¾ inch (18mm) or smaller plus cost of the meter.

Yes: \$ _____

\$4,000 1 inch (25mm) or larger plus cost of the meter.

No

These rates can be found on Schedule "A-6" of Bylaw #923G

Total Fees Paid (a + b): \$ 200.00

| | |
|--|---|
| Lot Width: ~45 ft on one side, ~133 ft on other. | Lot Depth: ~ 130 ft on one side, ~157 ft on other. |
| Lot Area: 11,685.00 Square Feet (~0.26 acres) | Lot Coverage: |
| Landscaped Open Space (%): | Is this lot located on a corner? <input checked="" type="checkbox"/> Yes [] No |
| Number of Parking Spaces: 2 | (Commercial) Number of Loading Spaces: 0 |
| Driveway Width: 2 | |

SITE INFORMATION

Existing Use of Site: Currently a residential lot with no house.

Proposed Use of Site: Residential lot with a manufactured home (to live in)

Set Back and Building Information

| | | | |
|---|-----------------------------|-------------------------------|---------------------|
| Front Yard: 25 feet | Exterior Side Yard: 10 feet | Interior Side Yard(s): 5 feet | Rear Yard: 13 feet |
| Building Height: <u>13ft</u> | Size: 16x76 | Sq Ft: 1216 | Sq Meters: 112.9701 |
| Number of Units (Residential Only): 1 (The manufactured home is made of one unit) | | | |
| Additional Site Information (Based on Proposed Development): | | | |

Scaled Site Plan Attached? Yes [] No

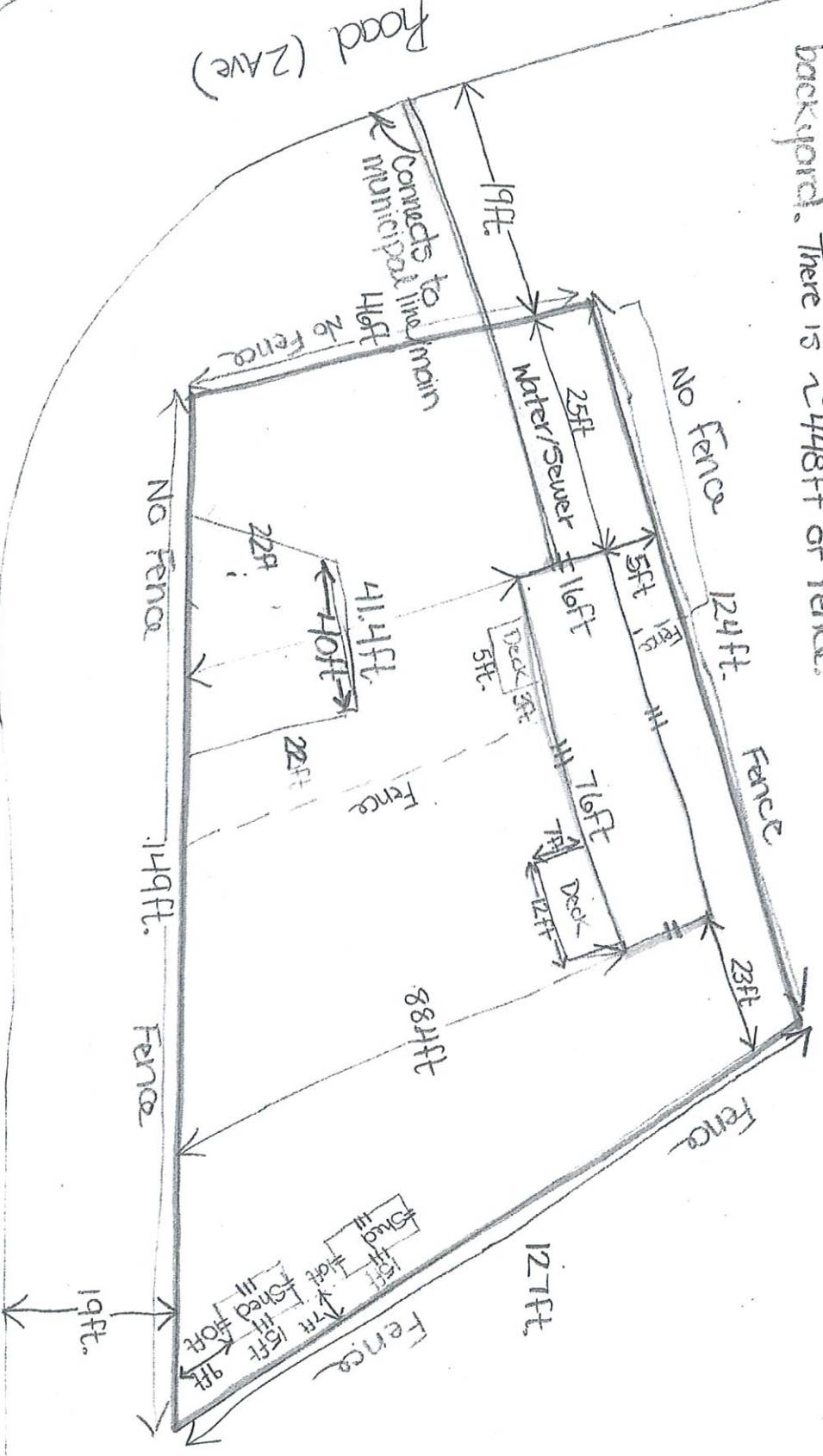
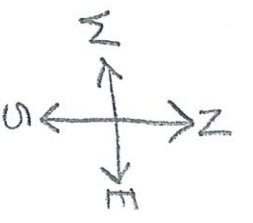
Lot Perimeter/
Property Lines

Modular Home

Lot 1, Block 13, Plan 2592ET

704 2 Ave. Site Plans/Building Plans

* Fence is represented by: - - - - in front and continues to go around lot in/around backyard. There is ~448ft of fence.

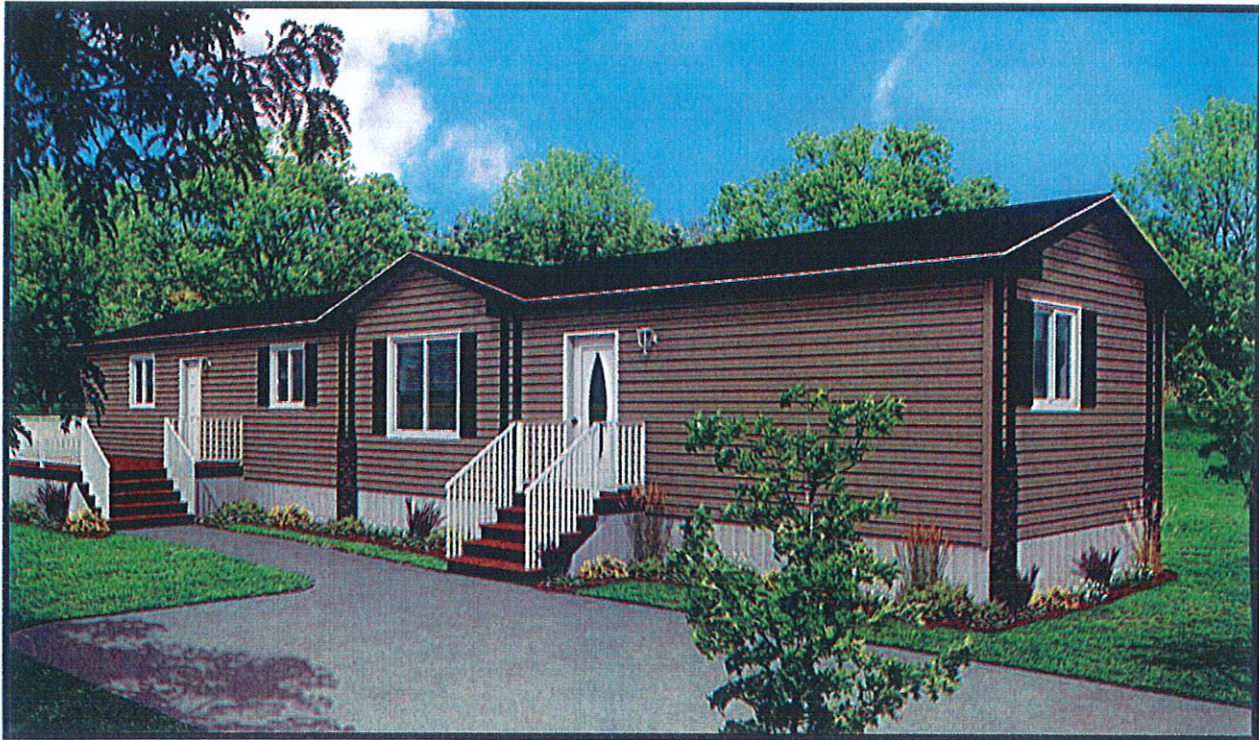


Road (7st)

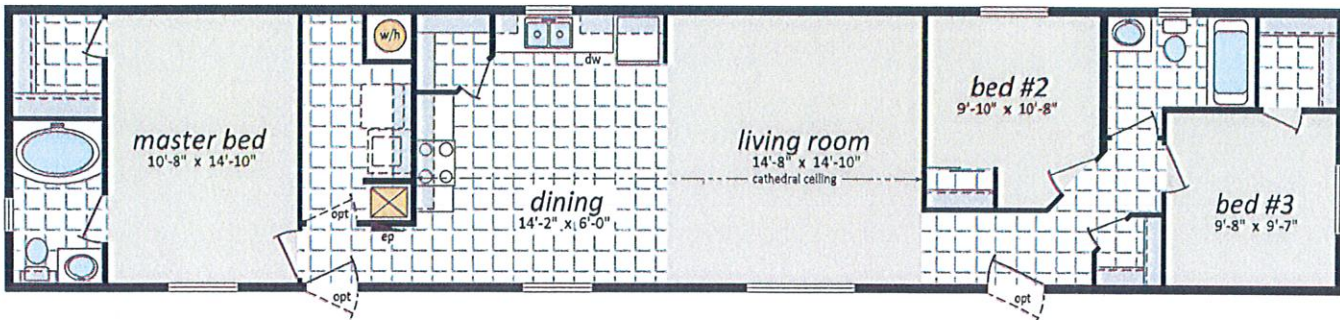


The Northwood II Series



16' WIDE HOMES



NII - 23 • 16' x 76' • 1,216 sq. ft.



www.regenthomes.ca

Follow us:  



Tina Letendre

From: Carey, Kalie <Kalie.Carey@atco.com>
Sent: January 14, 2021 6:33 PM
To: Tina Letendre
Subject: RE: Development Permit Application

Good afternoon,

Please see the conditions below regarding the above mentioned file:

- There is an existing ATCO Gas service in the area. If it should be necessary to lower, relocate, or make any alteration to our existing service due to this proposal, please contact **ATCO Gas Service Admin Coordinator at 780-420-7514** to discuss a service alteration. Note all alteration costs will be borne by the developer / owner.
- If gas service is required, to avoid delays, the owner / developer should contact an **ATCO Gas Service Admin Coordinator at 780-420-7514**, or their local ATCO Gas agency office at their earliest convenience to discuss the service contract, gas load requirements, timing details and any associated costs. To avoid delays a minimum notice of 4 months is recommended. Note, each lot / unit is to have a separate service line.
- Please contact Alberta One-Call at 1-800-242-3447 to have the gas lines located at least 48 hours prior to excavation.
- **Deep Utilities:** Maintain a minimum of 0.3m vertical clearance and a 2.0m horizontal clearance between ATCO Gas distribution gas lines and your facilities.

All Other Facilities: Maintain a minimum of 0.3m vertical clearance and a 1.0m horizontal clearance between ATCO Gas distribution gas lines and your facilities.

Above Ground Facilities: Maintain a 1.5m horizontal clearance between ATCO Gas's distribution gas lines and your above ground facilities.

If deviations are required please contact **Michelle Bolton (Michelle.Bolton@atco.com, (587)-372-6579)**

- Clearance requirements from ATCO Gas pipelines for trees are as follows:
 - minimum of 1 meter from tree spade (hand expose the pipeline)
 - if work must be carried out on a line with trees above it, the trees must be removed
 - to minimize damage, root balls should clear the buried pipeline by 1.2 meters
 - shrubs may be planted in gas rights-of-ways, but trees are not permitted to be planted on gas rights-of-way
 - Maintain a minimum clearance of 1.2meters from planted trees, prior written consent should be obtained through **ATCO Gas Land Administration Department at 780-420-8012** or email crossings@atcogas.com
- There are abandoned ATCO Gas facilities in the work area. Please contact **Tim Boutilier (780) 831-5234** to confirm status of the gas lines at least 48 hours prior to excavation.

Thanks and have a great day!

Kalie Carey

Land Administrative Coordinator
ATCO Pipelines & Liquids Global Business Unit
P. 780 733 2796 F. 780 420 7364

Notice of Development Permit Application



File Number: DP2021-01

Date: January 7, 2021

Regarding:

Legal:

Plan 2592ET Block 13 Lot 1

Owner:

Braden Lucas

Applicant:

Mya Toerper & Braden Lucas

Application Details

Please be advised that our office has received an application for Development of a "Discretionary Use" on the above legal land description:

- Proposed Development: Placement of Manufactured Home
- Land Use: Restricted Residential

Comments

Please provide your comments prior to January 22, 2021 to the Town of Beaverlodge, Subdivision & Development, Box 30, Beaverlodge, AB T0H 0C0 or email development@beaverlodge.ca
Comments received are deemed public information. Attach additional pages if required.

Why would we want a house trailer in town when we have a trailer park designated in town. The lot is beautiful spot size for a nice house

Signature:

Date:

Name:

Daniel Huys

Jan 12/20

Distribution List

Do you want me to tear down the house @ 701, 703, 705 and put 3 house trailers there

E-Mail:

Administrator: Tina Letendre
Public Works Manager: Nick Kebalo
Nick Lapp, County of Grande Prairie #1
Grande Prairie Catholic School District
Alberta Health Services
ATCO Gas: Land Inquiries

Eastlink
Area Councillor: Judy Kokotilo-Bekkerus
Peace Wapiti School Division # 76
Telus Communications
ATCO Electric: Land Inquiries

Mail:

Adjacent Landowners

Tina Letendre

development@beaverlodge.ca

Dear Ms. / Mrs. Letendre,

**Re: Subdivision/Development/Re-zoning Application – DP2021-01 – Plan 2592ET Block 13 Lot 1
704 – 2 Avenue, Beaverlodge, AB - 2-72-10 W6**

Alberta Health Services (AHS) has reviewed the following circulation:

**Re: Subdivision/Development/Re-zoning Application – DP2021-01 – Plan 2592ET Block 13 Lot 1
704 – 2 Avenue, Beaverlodge, AB - 2-72-10 W6**

AHS provides the following comments:

Existing Use of Land – Vacant Lot

Proposed Use of Land – Manufactured Home Placed on Vacant Lot

COMMENTS:

1. Alberta Health Services has no objection to the subdivision / Development / Re-zoning of this property (according to the application submitted) at this time.

Should you have questions, I can be reached at 780-513-7593, Jeff.Lowry@albertahealthservices.ca.

Sincerely,



Jeff Lowry
Public Health Inspector
Environmental Public Health
Alberta Health Services



APPLICATION FOR A DEVELOPMENT PERMIT

| | | |
|--|-----------------------------------|---------------------------------|
| (Office Use Only) | | |
| APPLICATION: 2021-02 | APPROVED <input type="checkbox"/> | DENIED <input type="checkbox"/> |
| ROLL NUMBER: 14010000 | FEES: _____ | RECEIPT: _____ |
| SPECIAL CONDITIONS APPLIED TO PERMIT APPROVAL: _____ | | |
| DEVELOPMENT OFFICER _____ DATE / / DD/MM/YYYY | | |
| PERMIT EFFECTIVE 14 DAYS AFTER APPROVAL. DEVELOPMENT MUST BE COMPLETED WITHIN 2 YEARS OF PERMIT APPROVAL | | |

TO BE COMPLETED BY THE APPLICANT:

| OWNER/APPLICANT INFORMATION | |
|--|---------------------|
| Applicant: Alisha Morphet | |
| Address: PO Box 1530, Beaverlodge, AB | Postal Code: T0H0C0 |
| Phone Res: 780-296-0052 | Cell: _____ |
| Business: _____ | Fax: _____ |
| Registered Owner(s) (if different from applicant): Jay Jones | |
| Address: Box 2283, Beaverlodge, AB | Postal Code: T0H0C0 |
| Phone Res: _____ | Cell: _____ |
| Business: _____ | Fax: _____ |

| | |
|--|---|
| Date of Application: January 4, 2021 | Date Application deemed Complete: (Office Use Only) |
| Proposed Commencement Date: January 26, 2021 | Estimated Completion Date: _____ |

| PROPERTY INFORMATION | |
|---|----------|
| 832 Cherry Street | |
| Lot: 55 | Block: 9 |
| Plan: 792-2973 | |
| ¼ of Section _____ : Township _____ : Range _____ : W6M | |
| Area (Ha/Ac): _____ | |

NOTE: THIS DEVELOPMENT PERMIT APPLICATION WILL NOT BE ACCEPTED UNLESS THE APPROPRIATE FEE IS SUBMITTED WITH THE APPLICATION.

I hereby make application under the provisions of the Land Use By-Law for a Development Permit in accordance with the plans and supporting information submitted herewith and which form part of this application.

Signature of Applicant or Agent: On Business Application Date: January 4, 2021

I hereby authorize the above named Agent to make application on my behalf under the provisions of the Land Use By-Law for a Development Permit in accordance with the plans and supporting information submitted herewith and forming part of this application

Signature of Owner(s): _____ Date: _____
(If different from Applicant)

The personal information requested on this form is being collected for development permit application, under the authority of Municipal Planning Government Act (MGA) and is protected by the Freedom of Information and Protection of Privacy (FOIP) Act. If you have questions about the collection, contact our FOIP Coordinator at (780 354-2201).

DEVELOPMENT APPLICATION FORM

DEVELOPMENT INFORMATION

This is a **NEW** development: **OR** This is an **ADDITION/ALTERATION** to an existing building:

Construction Value: \$ N/A

Off-Site Levy charges

(a) Development Permit Fee: \$ N/A

Where a property was not previously connected to water and the property owner requires a connection to water, a connection fee shall be charged as follows:

(b) Is Off-Site Levy Required?
 Yes: \$ _____
 No

\$1,500 for ¾ inch (18mm) or smaller plus cost of the meter.

\$2,500 1 inch (25mm) or larger plus cost of the meter.

These rates can be found on Schedule "A-6" of Bylaw #923F

Total Fees Paid (a + b): \$ N/A

| | |
|----------------------------|---|
| Lot Width: | Lot Depth: |
| Lot Area: | Lot Coverage: |
| Landscaped Open Space (%): | Is this lot located on a corner? [] Yes [] No |
| Number of Parking Spaces: | (Commercial) Number of Loading Spaces: |
| Driveway Width: | |

SITE INFORMATION

Existing Use of Site: Residential

Proposed Use of Site: Residential with home based business

Set Back and Building Information

| | | | |
|--|---------------------|------------------------|------------|
| Front Yard: | Exterior Side Yard: | Interior Side Yard(s): | Rear Yard: |
| Building Height: | Size: | Sq Ft | Sq Meters |
| Number of Units (Residential Only): | | | |
| Additional Site Information (Based on Proposed Development): | | | |

Scaled Site Plan Attached? [] Yes [x] No



Town of Beaverlodge
Application for Business License

Legal Name of Business Alisha's Home Studio

Mailing Address PO Box 1530 Phone Number 780-296-0052

Business Location (Civic Address) 832 Cherry Street

Commercial Location Home-based Business Other

Ownership Type: Corporation Sole Proprietor Partnership

Type of Business Private music lessons.

Is a Development Permit required for this business? If yes, provide Permit #

Describe in detail what your business will be doing Teaching students of all ages - how to play piano, guitar or ukulele, as well as music theory / how to read music.

Owner(s): If information is same as above than leave blank, only use if more than one owner

Last Name First Name

Telephone Number - Business Home Cell

Fax Number E-mail

Last Name First Name

Telephone Number - Business Home Cell

Fax Number E-mail

RECEIVED JAN 4 2021

Who is the contact person for this account?

Last Name Morphet First Name Alisha
Telephone Number - Business _____ Home _____ Cell 780-296-0052
Fax Number _____ E-mail alishatee963@icloud.com

Signature of Applicant: Alisha Morphet

Date: Jan. 1 2021

Note: Business Licenses are not prorated and are due annually on January 1.

The personal information on this form is collected under the authority of Section 33(c) of the Alberta Freedom of Information and Protection of Privacy Act, Section 642 of the Municipal Government Act and/or Section 63 of the Safety Codes Act. The information will be used to process your application(s) and your name and address of where the development/use is being proposed may be included on reports that are available to the public. If you have any questions on the collection and use of this information, please contact the Town of Beaverlodge C.A.O. at (780) 354-2201.

..... **OFFICE USE ONLY**

Application DENIED for the following reason(s):

OR
Application Issued on: _____ 20 _____
Receipt Number: _____
AUTHORIZED SIGNATURE: _____