



AGENDA FOR THE TOWN OF BEAVERLODGE SUBDIVISION & DEVELOPMENT BOARD MEETING
 TO BE HELD MONDAY APRIL 12 AT 6:30 PM
 COUNCIL CHAMMERS, 400-10 STREET

1.0	<u>CALL TO ORDER:</u>	
2.0	<u>ADOPTION OF AGENDA:</u>	
3.0	<u>ADOPTION OF MINUTES:</u> 3.1 March 8, 2021 Subdivision & Development Board Meeting RECOMMENDATION: That the minutes of the Subdivision & Development Board meeting held March 8, 2021 be adopted as presented	pp 2,3
4.0	<u>OLD BUSINESS:</u>	
5.0	<u>NEW BUSINESS:</u> 5.1 Development Permit 2021-06 – Semi-detached Dwelling Applicant: David Swinton Property: 901 – 6 Ave, Lot 8 Blk 2 PL 1190HW Zoning: R2 Low Density Residential 5.2 Subdivision Application 2021-01-0001 Applicant: Helix Surveys Ltd. Property: Lot 12, Blk 7 Plan 8375 ET Zoning: R2 Low Density Residential	PP 4-7 PP 8-13
6.0	<u>ADJOURNMENT:</u>	



BEAVERLODGE, ALBERTA, CANADA
SUBDIVISION AND DEVELOPMENT BOARD MEETING MINUTES
COUNCIL CHAMBERS, 400 10 ST, MONDAY MARCH 8, 2021

CHAIR	Councillor Judy Kokotilo-Bekkerus Councillor Calvin Mosher Councillor Terry Dueck CAO Jeff Johnston	Deputy Mayor Gena Jones Mayor Gary Rycroft Councillor Hugh Graw
STAFF	Tina Letendre, Deputy CAO	Nichole Young, Legislative Services

1.0 **CALL TO ORDER** Councillor Judy Kokotilo-Bekkerus called the meeting to order. **6:47 PM**

2.0 **ADOPTION OF AGENDA**

2.1

#263-2021-03-08 Deputy Mayor Gena Jones

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

3.0 **ADOPTION OF MINUTES**

3.1

#264-2021-03-08 Mayor Gary Rycroft

CARRIED: That the minutes of the Subdivision & Development Board meeting held February 8, 2021 be adopted as presented.

4.0 **OLD BUSINESS**

5.1 **NEW BUSINESS:**

5.1 DP 2021-04 – Home Based Business

Applicant: Andrea Moncrieff – Mountain Massage & Body Works

#265-2021-03-08 Deputy Mayor Gena Jones

CARRIED That the Subdivision & Development Board approve the application for a home-based business as outlined in the Development Permit.

#266-2021-03-08 Mayor Gary Rycroft

CARRIED: That Administration conduct research about recommended limits for how many businesses of similar types that the Town could reasonably support in conjunction with the Land Use Bylaw.



6.0 **ADJOURNMENT:**

#264-2021-03-08 Mayor Gary Rycroft

7:00 PM

CARRIED That the Subdivision and Development Board Meeting is adjourned.

Chair, Councillor Judy Kokotilo-Bekkerus

Tina Letendre, Deputy CAO

APPLICATION FOR A DEVELOPMENT PERMIT

(Office Use Only)		
APPLICATION: <u>2021-06</u>	APPROVED <input type="checkbox"/>	DENIED <input type="checkbox"/>
ROLL NUMBER: <u>10470000</u>	FEES: <u>400.00</u>	RECEIPT: <u>20211530</u>
SPECIAL CONDITIONS APPLIED TO PERMIT APPROVAL: _____		
_____ DATE <u> / /</u> DD/MM/YYYY		
DEVELOPMENT OFFICER _____		
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: <u>DAVID SWINTON</u>	<u>202106</u>
Address: <u>PO Box 21157 Loop Plaza Grande</u>	Postal Code: <u>T8V 6W7</u>
Phone Res: _____	Cell: <u>587-202-7855</u>
Business: <u>2314066 Alberta Inc.</u>	Fax: _____
Registered Owner(s) (if different from applicant): <u>Robert Dargatz - land owner</u>	
Address: <u>Wetaskiwin</u>	Postal Code: _____
Phone Res: _____	Cell: _____
Business: _____	Fax: _____

Date of Application: <u>MARCH 22/2021</u>	Date Application deemed Complete: (Office Use Only)
Proposed Commencement Date: <u>Estimated June 2021</u>	Estimated Completion Date:

PROPERTY INFORMATION		
Lot: <u>8</u>	Block: <u>2</u>	Plan: <u>1190 HW</u>
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: David Swinton Date: MARCH 22/2021

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): See signed waiver 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: \$ _____

Off-Site Levy charges

(a) Development Permit Fee: \$ 400

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?

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

Yes: \$ _____

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

No

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

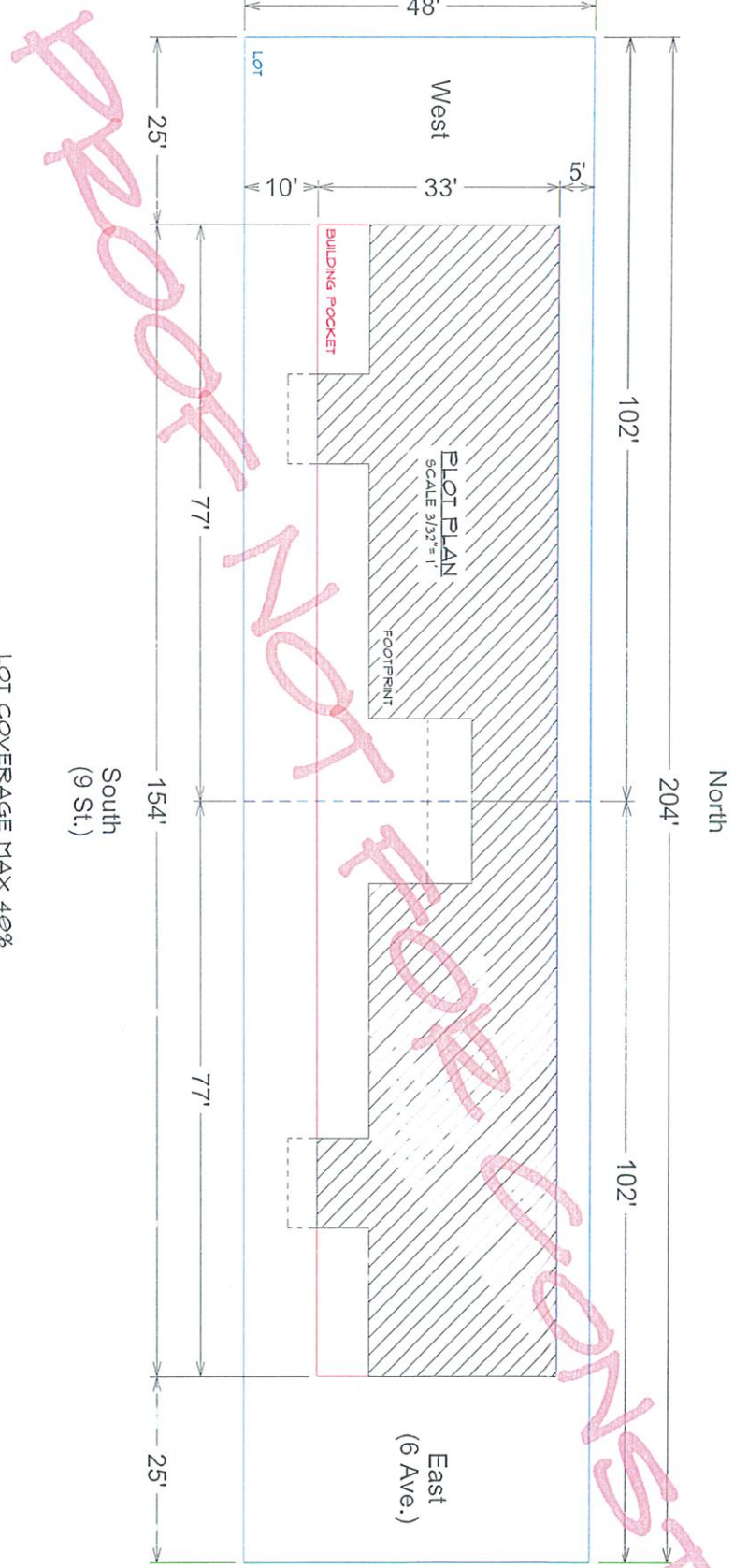
Total Fees Paid (a + b): \$ _____

Lot Width: <u>48 ft</u>	Lot Depth: <u>204 ft</u>
Lot Area: <u>9792 sq ft</u>	Lot Coverage: <u>39.5%</u>
Landscaped Open Space (%): <u>60.5%</u>	Is this lot located on a corner? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Number of Parking Spaces: <u>8</u>	(Commercial) Number of Loading Spaces:
Driveway Width: <u>26 ft</u>	

SITE INFORMATION	
Existing Use of Site:	<u>Single home</u>
Proposed Use of Site:	<u>duplex - semi-detached.</u>

Set Back and Building Information			
Front Yard: <u>25'</u>	Exterior Side Yard: <u>10'</u>	Interior Side Yard(s): <u>5'</u>	Rear Yard: <u>25'</u>
Building Height: <u>27' 4"</u>	Size: <u>2872x2</u> Sq Ft = <u>5744</u> Sq Meters		
Number of Units (Residential Only): <u>2.</u>			
Additional Site Information (Based on Proposed Development):			

Scaled Site Plan Attached? Yes No



LOT COVERAGE MAX 40%
 ACTUAL = 39.5% (EXCLUDING MAIN PATIO & ENTRY LANDINGS)

South
 (9 St.)

East
 (6 Ave.)

WORKING 03-16-2021

PAGE
 7

DESIGN BY:
 BHMEN CONSTRUCTION
 JEROME G.
 SCALE: 3/32" = 1'
 ACCURATE ON B&A PAPER

CUSTOMER:
 DAVE SWINTON
 PLAN #: 121013
 901 6 AVE. BEAVER LODGE

MAN AND UPPER + 2572 SQ'
 UPPER FLOOR + 1260 SQ'
 GARAGE + 812 SQ'
 DECKS + 86, 46, 12 SQ'
 LOT COVERAGE

BHMEN CONSTRUCTION LTD 1021
14HOMEDSIGN
 3D BLUEPRINTING - SEE YOUR DREAMS
 BOX 606 SASKATCHEWAN ALBERTA
 TEL 780 978 1316 / 780 968 3683

EVERY EFFORT HAS BEEN MADE TO PRODUCE COMPLETE AND ACCURATE PLANS HOWEVER THE DESIGNER ASSUMES NO LIABILITY FOR ERRORS OR OMISSIONS SINCE THE CLIENT CONSTRUCTION AND DISCREPANCIES ARE TO BE REFERRED TO THE CONTRACTOR AS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THAT ALL DIMENSIONS TO THE LOCAL CONDITIONS ARE CORRECT AND AS SET FORTH IN ALL APPLICABLE REGULATIONS, ORDINANCES AND BY-LAWS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS ON THE JOB SITE.
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 ALL DIMENSIONS TO BE VERIFIED BY RETAILING CONTRACTOR, ANY DISCREPANCIES TO BE VERIFIED BY DESIGNER





Box 30, Beaverlodge, AB T0H 0C0

Phone: 780.354.2201

Fax: 780.354.2207

SUBDIVISION APPLICATION

DATE RECEIVED: March 3, 2021 FILE #: 2021-01-0001

FEE SUBMITTED: \$ 500.00 (see Fees & Charges Policy C-3)

THIS FORM IS TO BE COMPLETED IN FULL WHEREVER APPLICABLE BY THE REGISTERED OWNER OF THE LAND THAT IS THE SUBJECT OF THE APPLICATION OR BY A PERSON AUTHORIZED TO ACT ON THE REGISTERED OWNER'S BEHALF.

Applicant or Agent Information:

Name: Helix Surveys Ltd.

Address: #202 10514 67 Ave GP AB T8W 0K8 #202 10514 67 Ave GP AB T8W 0K8
Physical Mailing

Phone (Home): 780-532-5731 Phone (Cell): _____

Name of Registered Owner:

Property 1:	<u>Lot 12, Block 7, Plan 8375 ET</u>	
Name(s) on Title	<u>Lossing Loaders Ltd.</u>	
Mailing Address	<u>Box 641 Beaverlodge, AB T0H 0C0</u>	
Home Phone	Work Phone	Cell Phone

Property 2:		
Name(s) on Title:		
Mailing Address		
Home Phone	Work Phone	Cell Phone

Name(s) on Title		
Mailing Address		
Home Phone	Work Phone	Cell Phone

Name(s) on Title:		
Mailing Address		
Home Phone	Work Phone	Cell Phone



Box 30, Beaverlodge, AB T0H 0C0

Phone: 780.354.2201

Fax: 780.354.2207

Property Information:

Property 1:

Legal Address: Plan Block Lot(s) Zoning

¼ /SEC/TWP/RG (if applicable)

Size (m²) _____ Dimensions: Front: _____ Side 1: _____
Rear: _____ Side 2: _____

Property 2 (If applicable):

Legal Address: Plan _____ Block _____ Lot(s) _____ Zoning _____

SEC/TWP/RG (if applicable) / / /

Civic Address: _____

Size (m²) _____ Dimensions: Front: _____ Side 1: _____
Rear: _____ Side 2: _____

Notes:



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Description of Proposal:

Subdividing Lot 12 with an existing duplex to create 2 separate parcels.

Location of Land to be Subdivided

The land is situated in the municipality of: Town of Beaverlodge

Is the land situated adjacent to the municipal boundary? no

If "Yes", the adjoining municipality is? _____

Is the land situated within 0.8 kilometers of the right of way of a highway? yes

If "Yes", the highway No. is? Hwy #43

Does the proposed parcel contain or is it bounded by a river, stream, lake or other body of water or by a drainage ditch or canal? no

If "Yes", state its name: _____

Is the proposed parcel within 1.5km of a sour gas facility? no

Existing and proposed Use of Land to be subdivided

Describe: Existing duplex building on Lot 12

Existing use of the land: residential

Proposed use of the land: residential

The designated use of the land as classified under a land use bylaw: R2

Physical characteristics of land to be subdivided (where appropriate)

Describe the nature of the topography of the land (flat, rolling, steep, and/or mixed):

flat

Describe the nature of the vegetation and water on the land (brush, shrubs, tree stands, wood lots, slough, creeks, etc.) mostly open with a few trees



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Phone: 780.354.2201

Fax: 780.354.2207

Describe the kind of soil on the land (sand, loam, clay, etc.) unknown

Existing Buildings on the land to be subdivided

Describe any buildings and any structures on the land and whether they are to be demolished or moved:

Existing duplex on Lot 12

Water and Sewer Services

If the proposed subdivision is to be served by other than a water distribution system and a wastewater collection system, describe the manner of providing water and sewage disposal: _____

existing town services

Registered Owner or Person Acting on the Registered Owner's Behalf:

I, Val Lethbridge, hereby certify that

- I am the registered owner, or
 I am the agent authorized to act on behalf of the registered owner

And that the information given on this form is full and complete and is, to the best of my knowledge, a true statement of the facts relating to this to this application for subdivision.

Signature(s): Valerie Lethbridge Signature(s): _____

Address: 202. 10514 67 Ave Phone: 780-532-5731

Date: March 3, 2021

Our File # 5436-001

\\server1\ADMINISTRATION\61 ECONOMIC DEVELOPMENT\SUBDIVISIONS

PLAN SHOWING PROPOSED

SUBDIVISION

OF

LOT 12 BLOCK 7 PLAN 8375ET

WITHIN

N.W.1/4 SEC.2 TWP.72 RGE.10 W.6 M.

TOWN OF BEAVERLODGE
ALBERTA

SUBDIVISION AUTHORITY

Town of Beaverlodge

OWNER

Losing Loaders Ltd.

LEGEND

Area to be registered shown outlined thus and contains 0.072 ha.
Distances shown on the plan are ground and are in meters and decimals thereof

NOTES

Proposed Subdivision contains 2 Lots.

Boundaries are based on existing Land Title Office records and are subject to change upon legal survey

Land is currently zoned Low Density Residential (R2) and will remain as such.
This subdivision is within 1.6km of a Highway (Highway #43)

This subdivision is not within 1.5km of a sour gas facility

ABBREVIATIONS

ha. hectare
M. meridian
N. North
Rge. range
Sec. Twp. W. section township West

SCALE: 1:1000

FILE No.: 5436-001

DWG.: 5436-001-PSUB

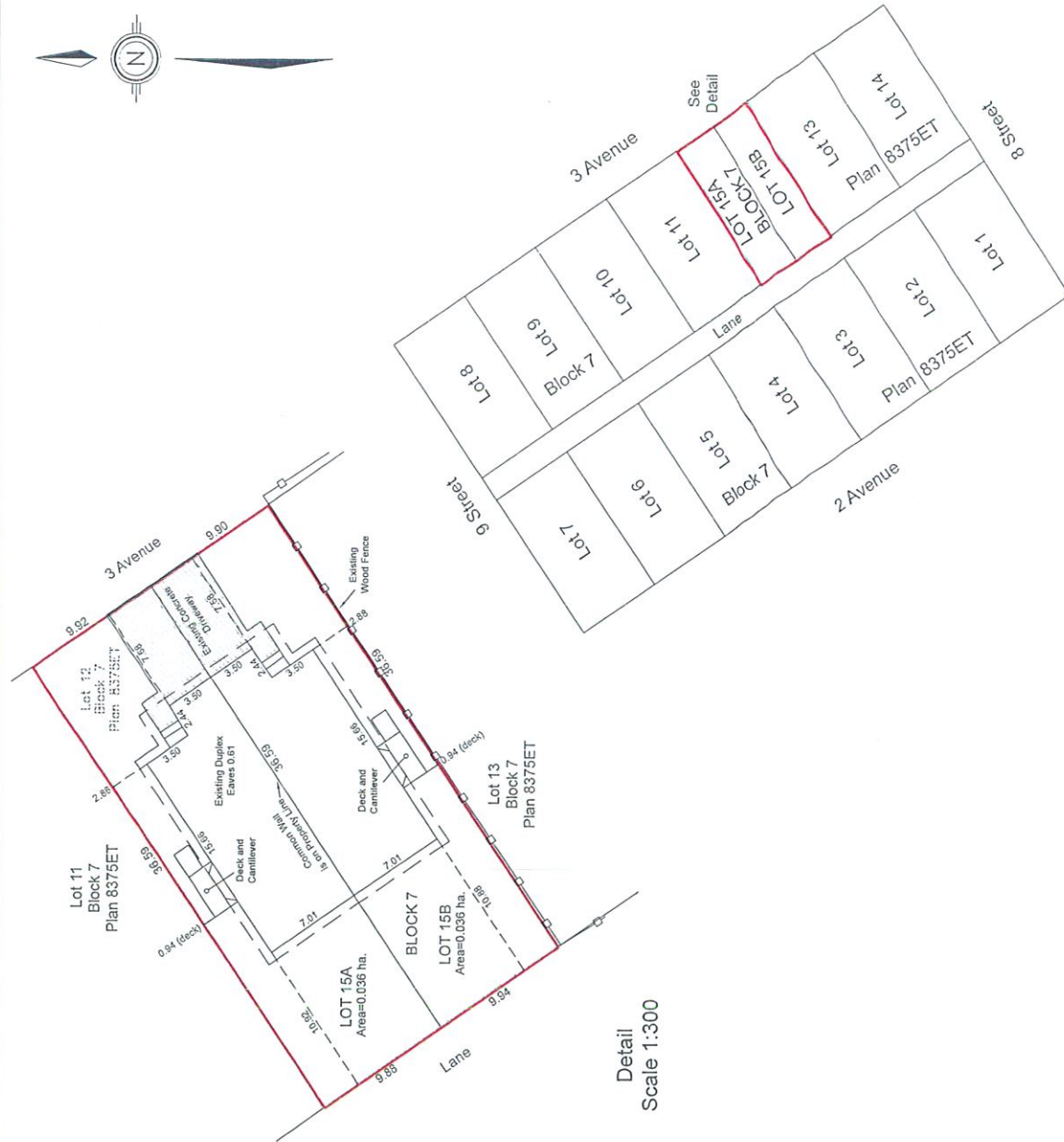
DRAWN BY: GJH CHECKED BY: HLR

#202, 10514, 67th Ave.
Grande Prairie, AB.
T8W 0K8

HELIX

Surveys Ltd.

P: 780.532.5731
F: 780.532.5824



PLAN SHOWING PROPOSED

SUBDIVISION

OF

LOT 12 BLOCK 7 PLAN 8375ET

WITHIN

N.W. 1/4 SEC. 2 TWP. 72 RGE. 10 W. 6 M.

TOWN OF BEAVERLEDGE
ALBERTA

SUBDIVISION AUTHORITY
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ha. hectares
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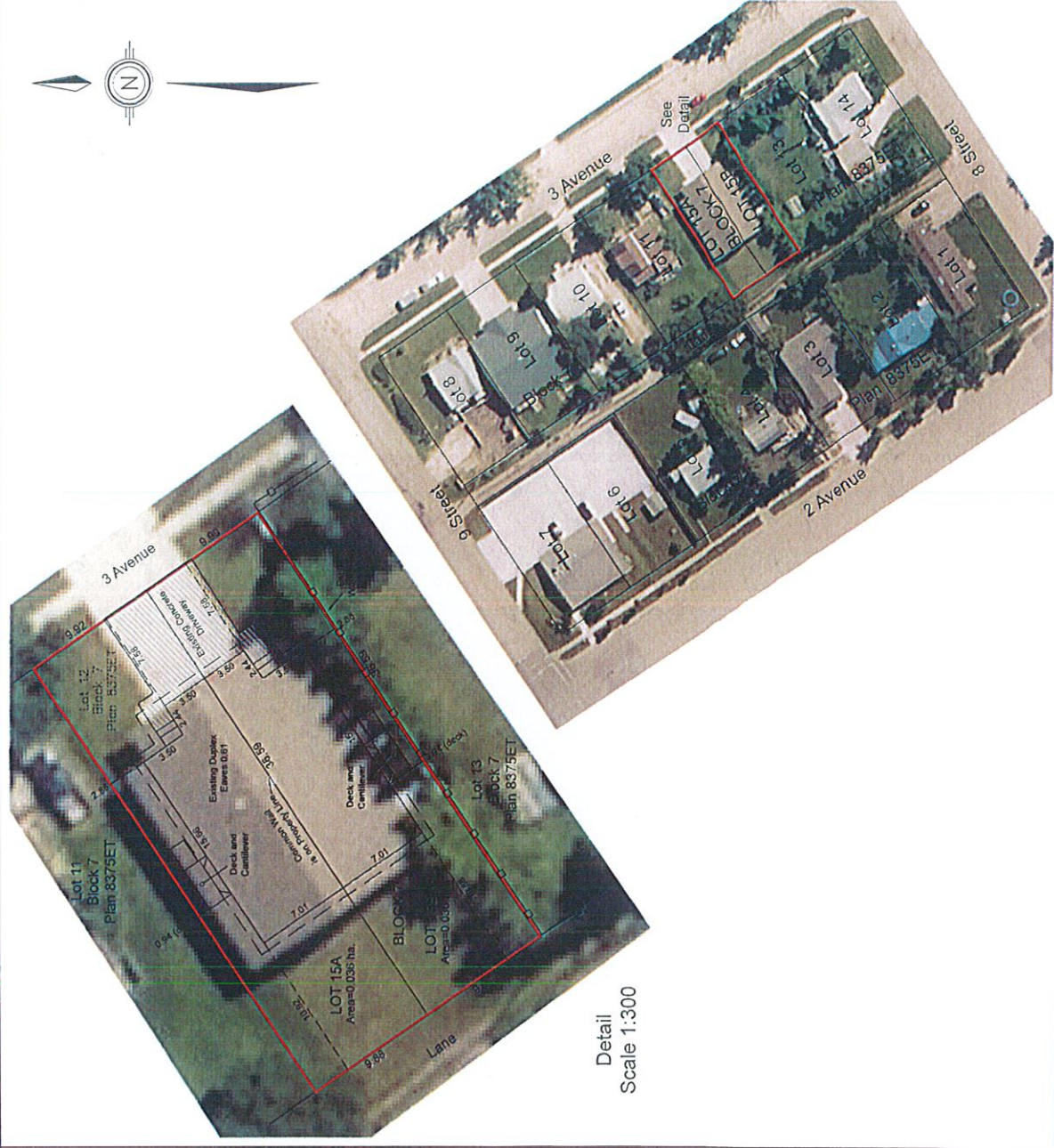
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DRAWN BY: GJH CHECKED BY: HLR
P: 780 532 5731
F: 780 532 5624

#202, 10514-67th Ave.
Grande Prairie, AB
T8W 0K6



Detail
Scale 1:300