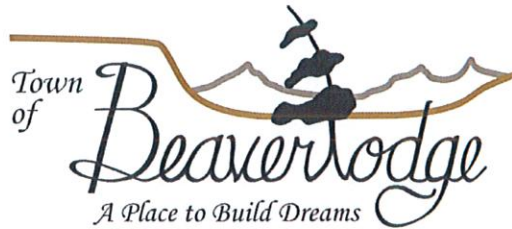




AGENDA FOR THE TOWN OF BEAVERLODGE SUBDIVISION & DEVELOPMENT BOARD MEETING  
 TO BE HELD MONDAY MAY 10 AT 6:30 PM  
 COUNCIL CHAMMBERS, 400-10 STREET

1.0	<b><u>CALL TO ORDER:</u></b>	
2.0	<b><u>ADOPTION OF AGENDA:</u></b>	
3.0	<b><u>ADOPTION OF MINUTES:</u></b> 3.1 April 12, 2021 Subdivision & Development Board Meeting <b>RECOMMENDATION:</b> That the minutes of the Subdivision & Development Board meeting held April 12, 2021 be adopted as presented	pp 2,3
4.0	<b><u>OLD BUSINESS:</u></b>	
5.0	<b><u>NEW BUSINESS:</u></b>  5.1 Development Permit 2021-08 <b>Applicant:</b> Riley O'Connell <b>Property:</b> 919 4 <sup>th</sup> Ave, Lots 19&20 Block 8 Plan 729BD <b>Zoning:</b> R2 Low Density Residential	PP 4-7
6.0	<b><u>ADJOURNMENT:</u></b>	



**BEAVERLODGE, ALBERTA, CANADA**  
**SUBDIVISION AND DEVELOPMENT BOARD MEETING MINUTES**  
**COUNCIL CHAMBERS, 400 10 ST, MONDAY APRIL 12, 2021**

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

**1.0 CALL TO ORDER** Councillor Judy Kokotilo-Bekkerus called the meeting to order. **6:30 PM**

**2.0 ADOPTION OF AGENDA**

**2.1**

**#268-2021-04-12** Councillor Cal Mosher

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

**3.0 ADOPTION OF MINUTES**

**3.1**

**#269-2021-04-12** Deputy Mayor Gena Jones

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

**4.0 OLD BUSINESS**

**5.1 NEW BUSINESS:**

**5.1** DP 2021-06 – Semi-detached Dwelling

**Applicant:** David Swinton

**#270-2021-04-12** Councillor Terry Dueck

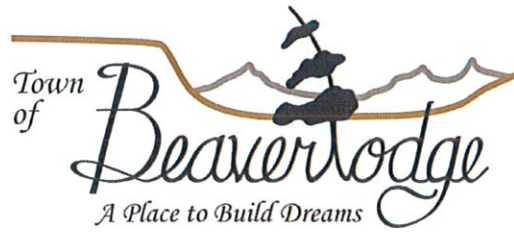
**CARRIED:** That the Subdivision & Development Board approve the discretionary use for a semi-detached duplex with a variance of the front yard setback from 25 feet to 10 feet and the backyard from 15 feet to 5 feet.

**5.2** DP 2021-01-0001

**Applicant:** Helix Surveys Ltd

**#271-2021-04-12** Mayor Gary Rycroft

**CARRIED:** That the Subdivision & Development Board approve this application for subdivision.



6.0 **ADJOURNMENT:**

**#272-2021-04-12**

Councillor Judy Kokotilo-Bekkerus

**6:45 PM**

**CARRIED**

That the Subdivision and Development Board Meeting is adjourned.

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Chair, Councillor Judy Kokotilo-Bekkerus

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Tina Letendre, Deputy CAO



**APPLICATION FOR A DEVELOPMENT PERMIT**

<b>(Office Use Only)</b>		
APPLICATION: <u>2021-08</u>	APPROVED <input type="checkbox"/>	DENIED <input type="checkbox"/>
ROLL NUMBER: <u>1250000</u>	FEES: <u>400.00</u>	RECEIPT: <u>Invoiced</u>
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: <u>Riley O'Connell</u>	
Address: <u>919 4 AVE Beaverlodge</u>	Postal Code: <u>T0H-0C0</u>
Phone Res:	Cell: <u>780-882-0593</u>
Business: <u>Beaverlodge Steel &amp; Fab</u>	Fax:
Registered Owner(s) (if different from applicant):	
Address:	Postal Code:
Phone Res:	Cell:
Business:	Fax:

Date of Application: <u>April 19 2021</u>	Date Application deemed Complete: (Office Use Only)
Proposed Commencement Date: <u>May 15 2021</u>	Estimated Completion Date: <u>Nov 15 2021</u>

PROPERTY INFORMATION		
Lot: <u>193 20</u>	Block: <u>8</u>	Plan: <u>729BD</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: Riley O'Connell Date: April 19 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: \$ 260,000.00

**NOTE:** For Development Permit Fees and Off-Site Levy's refer to C-3 Fees & Charges Policy on the Town website (www.beaverlodge.ca), or call (780)354-2201 ext: 1011.

(a) Development Permit Fee: \$ 400.00  
(See Requirements of an Applicant)

(b) Is Off-Site Levy Required?

Yes: \$ ---

No

Total Fees Paid (a + b): \$ 400.00

Lot Width: <u>70'</u>	Lot Depth: <u>120'</u>
Lot Area: <u>8400 Sq Ft</u>	Lot Coverage: <u>2184</u>
Landscaped Open Space (%): <u>6216 ft<sup>2</sup></u>	Is this lot located on a corner? [ ] Yes <input checked="" type="checkbox"/> No <span style="float: right;">B</span>
Number of Parking Spaces: <u>2</u>	(Commercial) Number of Loading Spaces: <u>X</u>
Driveway Width: <u>24' x 25'</u>	

SITE INFORMATION

Existing Use of Site: Vacant Empty Lot

Proposed Use of Site: Duplex Semi-detached dwelling with storage shed on existing concrete pad

Set Back and Building Information

Front Yard: <u>25'</u>	Exterior Side Yard: <u>21'</u>	Interior Side Yard(s): <u>7'</u>	Rear Yard: <u>43'</u>
Building Height: <u>26'</u>		Size: <u>2184</u> Sq Ft	Sq Meters
Number of Units (Residential Only): <u>1</u>			
Additional Site Information (Based on Proposed Development): <u>would like to build storage on the existing concrete pad 9' tall walls with a divider in center 2 man door entry.</u>			

Scaled Site Plan Attached?  Yes [ ] No

Beaver Lodge Steel 3 Tail LTD  
Project Duplex

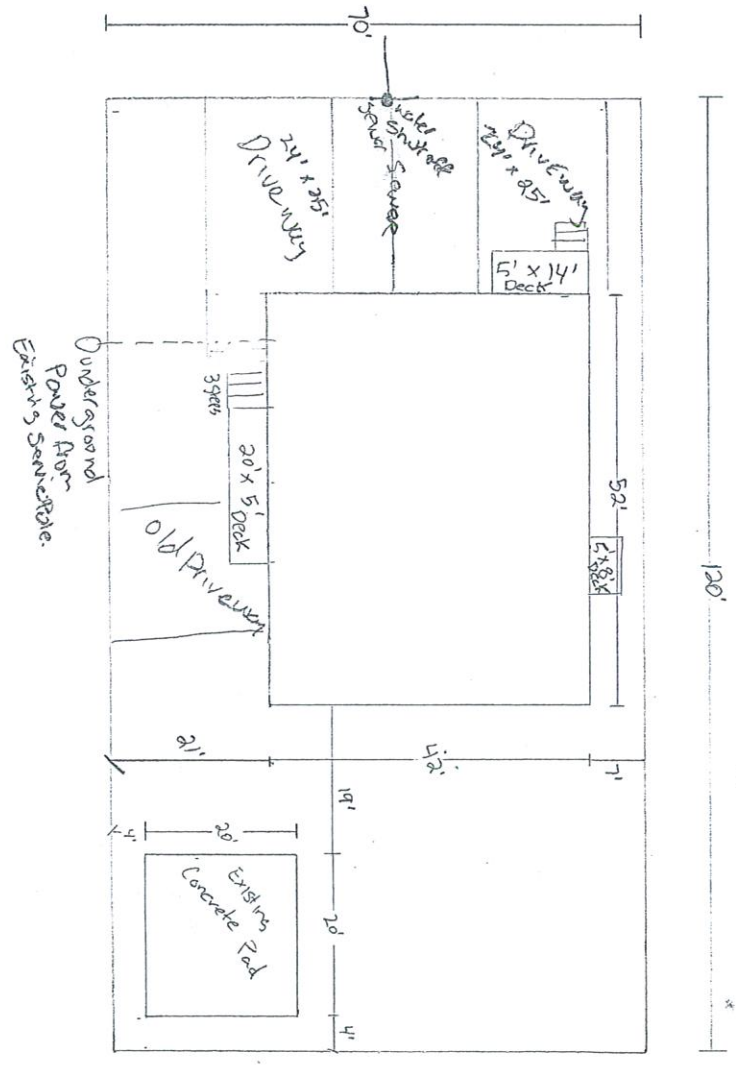
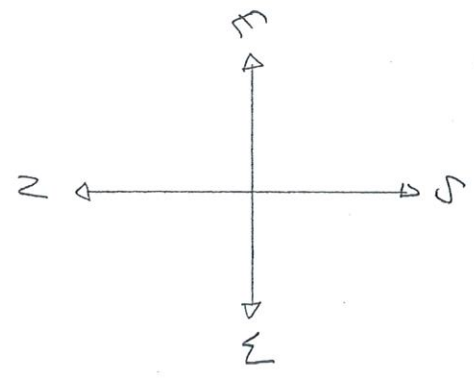
1/4" = 1' Scale

PLAN 729BD

BIK 8

LOT 19 1/2 20

919 - 4 AVE Beaver Lodge AB



Notes:  
 Would like to use existing Pad  
 for Storage Shed For unit A & B  
 or keep Car Parking.

Existing Fence in back alley  
 appears to be on Town Property  
 as well as neighbour's Fence on the  
 South elevation is approx 12-29  
 on 919 Lot 20. But wouldn't  
 be a hinder on Project.



4 AVE

10 ST

3 AVE