



AGENDA FOR THE TOWN OF BEAVERLODGE SUBDIVISION & DEVELOPMENT BOARD MEETING
 TO BE HELD MONDAY JUNE 27, 2022 AT 6:00 PM
 COUNCIL CHAMMBERS, 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 Feb. 14, 2022 Subdivision & Development Board Meeting RECOMMENDATION: That the minutes of the Subdivision & Development Board meeting held Feb 14, 2022 be adopted as presented	pp 2,3
4.0	<u>OLD BUSINESS:</u>	
5.0	<u>NEW BUSINESS:</u> 5.1 Subdivision Application # SD2022-01 Applicant: Hartum Holdings Ltd. Property: 304 2 nd Ave, Lot 1 Block 1 Plan 7922373 Zoning: I - Industrial	PP 4-10
6.0	<u>ADJOURNMENT:</u>	



BEAVERLODGE, ALBERTA, CANADA

SUBDIVISION AND DEVELOPMENT BOARD MEETING MINUTES

COUNCIL CHAMBERS #400 – 10 STREET, MONDAY FEBRUARY 14, 2022 @ 5 PM

CHAIR Councillor Judy Kokotilo-Bekkerus
Councillor Gena Jones
Councillor Cody Moulds
CAO Jeff Johnston

Deputy Mayor Cal Mosher
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. **5:00 PM**

2.0 **ADOPTION OF AGENDA**

2.1

#001-2022-02-14 Mayor Gary Rycroft

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

3.0 **ADOPTION OF MINUTES**

3.1

#002-2022-02-14 Councillor Hugh Graw

CARRIED: That the minutes of the Subdivision & Development Board meeting held June 28, 2021 be adopted as presented.

4.0 **OLD BUSINESS**

5.1 **NEW BUSINESS**

5.1 DP 2022-01

Applicant: Sydney Morgan

#003-2022-02-14 Mayor Gary Rycroft

CARRIED: That the Subdivision & Development Board accepts the Development Permit and approves a variance for Section 11.3.4 as the manufactured home is over 5 years old.



5.2 DP 2022-02

Applicant: Town of Beaverlodge
#004-2022-02-14 Deputy Mayor Gena Jones

CARRIED: That the Subdivision & Development Board accepts the Development Permit for development of a Fire Hall.

6.0 **ADJOURNMENT:**

#005-2022-02-14 Councillor Judy Kokotilo-Bekkerus

5:07 PM

CARRIED: That the Subdivision and Development Board Meeting is adjourned.

Chair, Councillor Judy Kokotilo-Bekkerus

Tina Letendre, Deputy CAO



SUBDIVISION APPLICATION FORM J

FOR ADMINISTRATIVE USE

APPLICATION NO. SD2022-01
DATE RECEIVED May 6, 2022
DATE COMPLETE

Town of Beaverlodge, 400-10th Street, Box 30, Beaverlodge, AB, T0H 0C0
 W: beaverlodge.ca | E: development@beaverlodge.ca | T: (780) 354-2201 | F: (780) 354-2207

This form is to be completed in full wherever applicable by the registered landowner that is the subject of the application or by a person authorized to act on the registered owner's behalf (all form content is regulated by Section 4 of the Subdivision and Development Regulation 43/2002 of the Municipal Government Act).

LANDOWNER INFORMATION			PERSON AUTHORIZED TO ACT ON BEHALF OF THE REGISTERED OWNER (IF APPLICABLE)		
NAME OF REGISTERED OWNER HARTUM HOLDINGS LTD.			NAME OF AGENT TANNER CANTIN		
ADDRESS BOX 635, BEAVERLODGE, AB			ADDRESS 10940 92 AVE, GRANDE PRAIRIE, AB		
POSTAL CODE T0H 0C0			POSTAL CODE T8V 6B5		
EMAIL ADDRESS* DHARTUM9@GMAIL.COM			EMAIL ADDRESS* TANNER@BASENG.CA		
*By supplying the Town with an email address, you agree to receive correspondence by email.					
PHONE (CELL) 780-814-3480	PHONE (RES)	PHONE (BUS)	PHONE (CELL) 780-532-4919	PHONE (RES)	PHONE (BUS)

LEGAL DESCRIPTION AND AREA OF LAND TO BE SUBDIVIDED	
All/part of Lot: <u>1</u> Block: <u>1</u> Registered Plan No. <u>7922373</u> C.O.T No.: _____	
All/part of the _____ 1/4 Section _____ Township 71 Range 8 West of the 6 th Meridian	
Municipal Address (if applicable): <u>304 2 AVE, BEAVERLODGE, AB</u>	
Area of the above parcel to be subdivided: <u>0.21</u> Hectares	

LOCATION OF LAND TO BE SUBDIVIDED
(a) The land is situated in the municipality of the Town of Beaverlodge. <input checked="" type="checkbox"/>
(b) Is the land situated immediately adjacent to the municipal border? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
(c) Is the land situated within 1.6 kilometers of the centre line of Highway 43? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
(d) Does the proposed parcel contain or is it adjacent to a body of water or by a drainage ditch or canal? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes, state the name: _____

(e) Is the proposed parcel within 1.5 kilometers of a sour gas facility? Yes No

EXISTING AND PROPOSED USE OF LAND TO BE SUBDIVIDED

Describe:

- (a) Existing use of the land: INDUSTRIAL
(b) Proposed use of the land: INDUSTRIAL
(c) The designated use of the land as classified under the Land Use Bylaw: I

PHYSICAL CHARACTERISTICS OF THE LAND TO BE SUBDIVIDED (WHERE APPROPRIATE)

- (a) Describe the nature of the topography of the land (flat, rolling, steep, mixed): FLAT
(b) Describe the nature of the vegetation and water on the land (brush, shrubs, tree stands, woodlots, etc., - sloughs, creeks, etc.):
N/A
(c) Describe the kind of soil on the land (sandy, loam, clay etc.): LOAM & CLAY

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:

WAREHOUSE TO REMAIN

REGISTERED LANDOWNER OR PERSON ACTING ON THE REGISTERED OWNER'S BEHALF

I, TANNER CANTIN, hereby certify that

I am the registered landowner or;

I am the agent authorized to act on behalf of the registered landowner;

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 application.

ADDRESS T8V 6B5
10940 92 AVE GRANDE PRAIRIE AB SIGNATURE T.L. Cantin

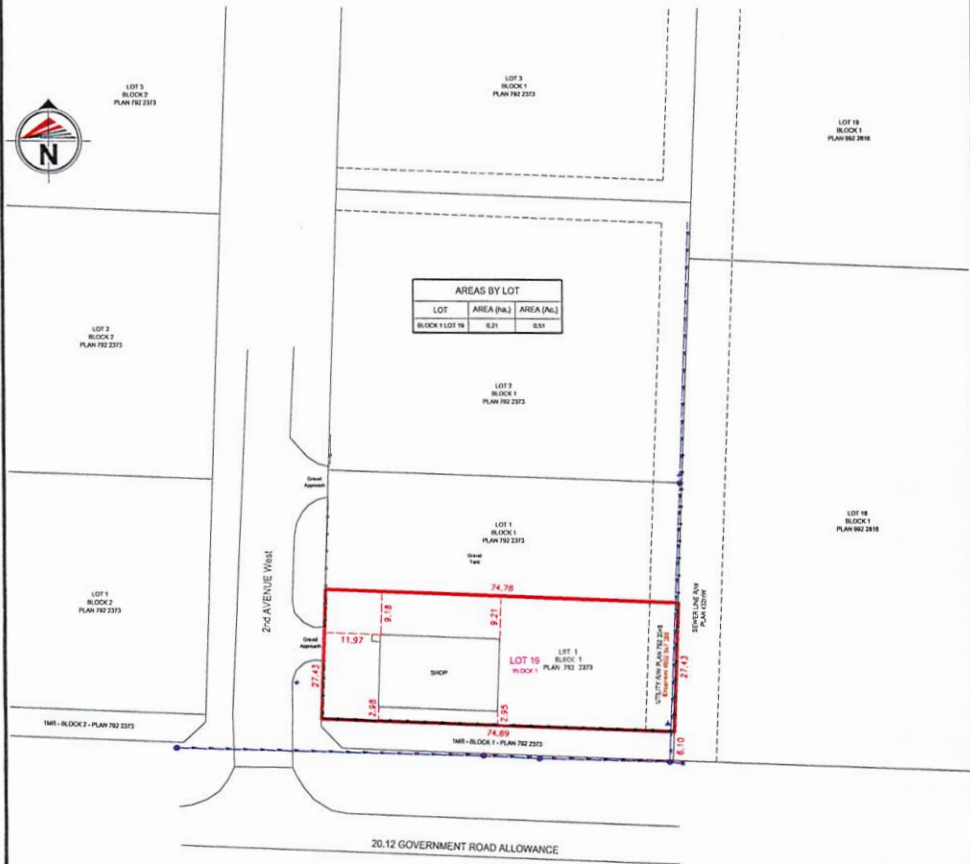
PHONE NO. 780-532-4919 DATE 05/05/2022

SIGNED COPY OF AGENT AUTHORIZATION MUST BE ATTACHED TO THIS FORM, IF APPLICABLE. FURTHER INFORMATION MAY BE PROVIDED BY THE APPLICANT ON THE REVERSE OF THIS FORM

The personal information on this form is collected under the authority of Section 33 (c) of the Freedom of Information and Protection of Privacy Act, Section 642 of the Municipal Government Act and or the Safety Code Act. The information will be used to process your application(s) and your name and or address of where the development is being proposed may be made available to the public upon request or at a public meeting. If you have questions on the collection and use of this information, please contact the Town Office.

LOCATION PLAN

FILE No.: **22GLML7043**
SHEET 1 OF 2



AREAS BY LOT		
LOT	AREA (ha.)	AREA (Ac.)
BLOCK 1 LOT 19	0.21	0.51

TOWN OF BEAVERLODGE

TENTATIVE PLAN
SHOWING PROPOSED SUBDIVISION OF
LOT 1, BLOCK 1, PLAN 792 2373
ALL WITHIN THE
S.W. 1/4 SEC. 2, TWP. 72, RGE. 10, W.6M.

LAND DEALT WITH BY THIS
PLAN IS SHOWN OUTLINED THUS:
AND CONTAINS: 0.21 HECTARES (0.51 ACRES)

J:\JOBS\2022\22GLML7043\CADD\DRAWING\22GLML7043-TE-R3.DWG

INSTRUMENTS AFFECTING LAND (NOT NECESSARILY SHOWN ON THE PLAN)

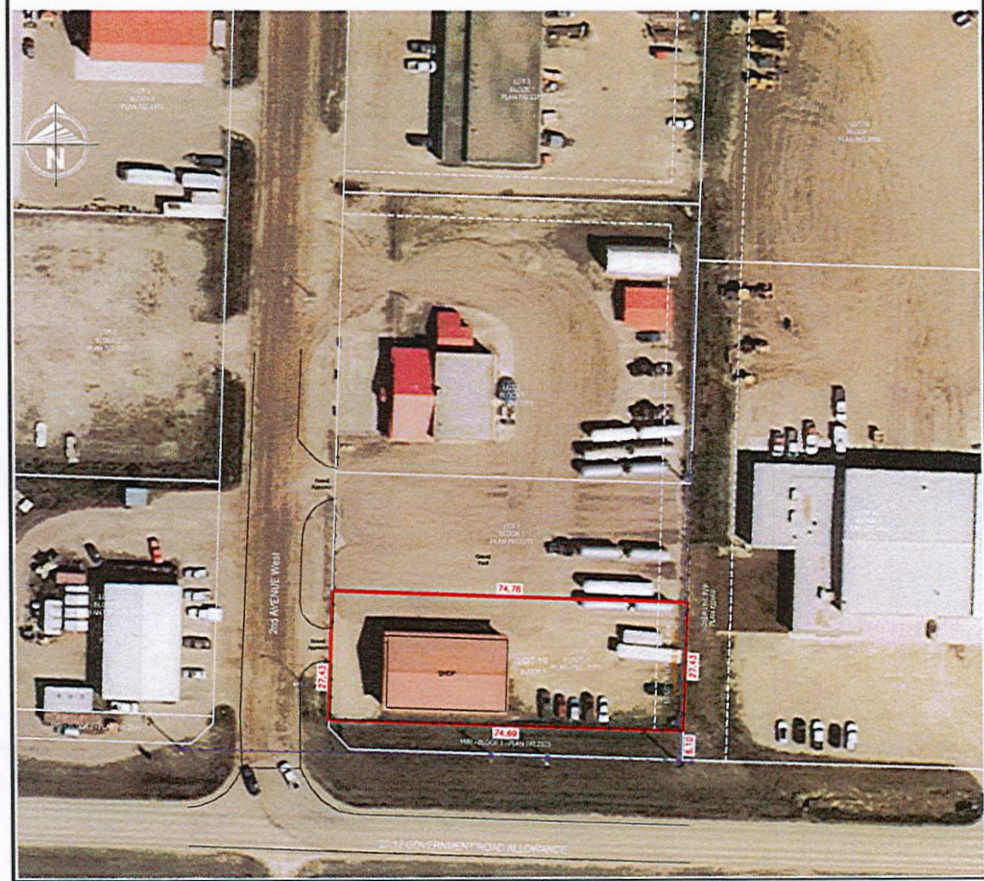
Reg. No.	Name
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LOCATION PLAN WITH AIRPHOTO

FILE No.: **22GLML7043**
SHEET 2 OF 2



*A FIELD SURVEY WAS UNDERTAKEN TO PRODUCE THIS PLAN
*CONTAINS INFORMATION LICENSED UNDER THE
"OPEN GOVERNMENT LICENSE" - COUNTY OF GRANDE PRAIRIE No. 1

BURIED PIPE CONTAINING:
VARIOUS SUBSTANCE: — — — — —
SCAFF SUBSTANCE: — — — — —
ABANDONED: — — — — —
DISCONTINUED: — — — — —

- Power Pole
- Anchor
- Light
- ▲ Pedestal
- Water Course

PROJECT DETAILS		REVISIONS	
SURVEYOR:	BRUCE C. E, TATTRIE, A.L.S.	1	BR - 04/08/22 REVERSE LOT SIZE
PROJECT:	HARTUM HOLDINGS	2	BR - 04/22/22 ADD FIELD LOCATES
DRAFTED BY:	BLAKE ROSSOL	3	BR - 04/25/22 REVERSE LOT SIZE
CHECKED BY:	DARRIN TRYDAL	4	
DATE:	APRIL 11, 2022	5	
SCALE:	1:1000	6	

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3 ST

2 AVE

7410



REQUEST FOR SPECIFIC VARIANCE

Planning & Development

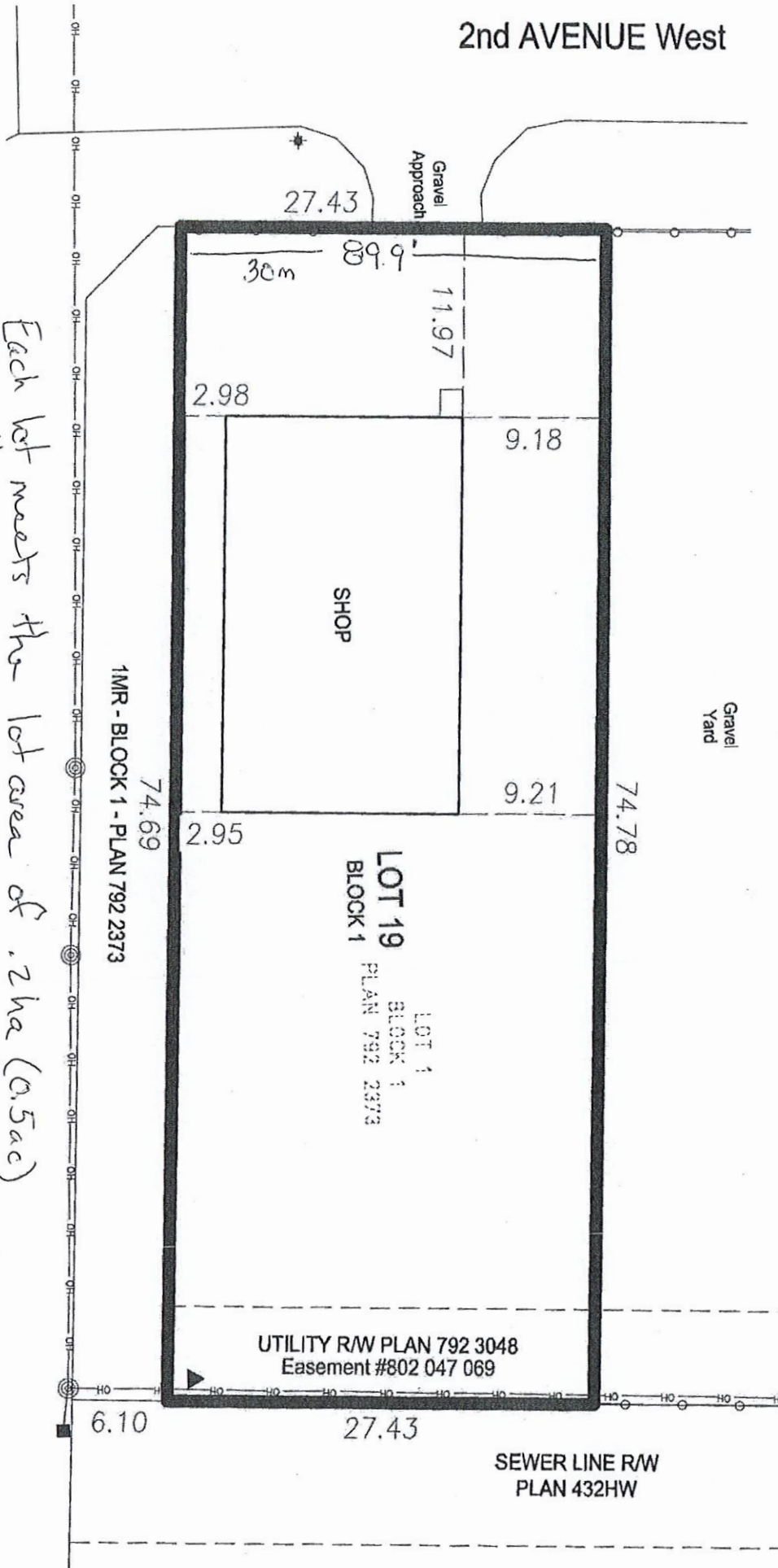
Variance Number (office use only)

VR 2022-01

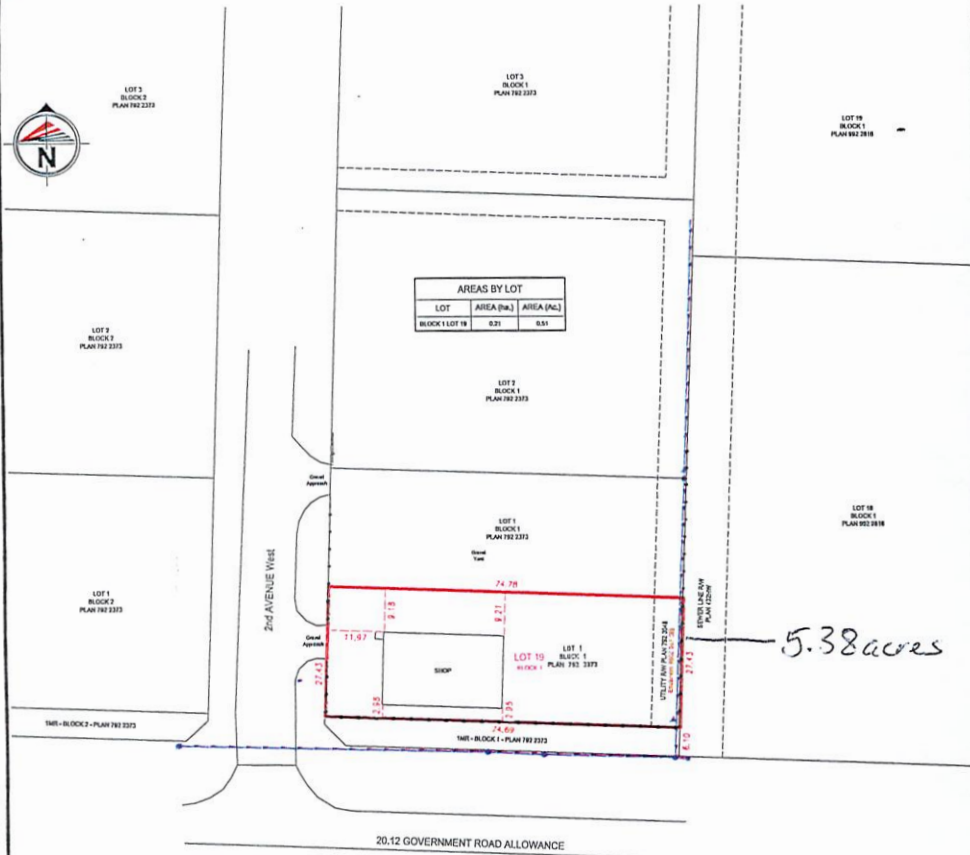
Permit Number (if applicable) SD2022-01	Date of Request YYYY MM DD 2022 06 02	Variance Number (office use only) VR 2022-01									
Name of owner or owner's agent requesting variance TANNER CANTIN		Email address TANNERC@BASENG.CA									
Mailing Address 10940 92 AVE, GRANDE PRAIRIE, AB, TBV 6B5											
<p>Explanation of Variance: A Variance is written permission to build or subdivide in a manner that is not consistent with the provision of the Town of Beaverlodge Land Use Bylaw. If in the opinion of the issuing Development Authority, such variance does not duly affect the amenities, use, or enjoyment of the site or the neighbouring properties.</p>											
<p>Standard to be Varied SECTION 11.9(B) OF THE LAND USE BYLAW LOT WIDTH (MINIMUM) 30M (100FT)</p>											
<p>Details of Variance WE ARE APPLYING TO SUBDIVIDE A LOT THAT IS 27.43M IN WIDTH, 2.57M SHORT OF THE MINIMUM.</p>											
<p>Reason for Variance TO ACCOMMODATE THE WISHES OF THE SELLER (CLIENT) AND THE BUYER.</p>											
<p>Supporting Documentation TOWN OF BEAVERLODGE LAND USE BYLAW</p>											
<p>Declaration of Understanding: by signing below, the owner or owner's agent expressly acknowledges that the owner is aware of and agrees with this request for variance, which is intended to provide an alternative to the provisions of the Land Use Bylaw standard and that it is the responsibility of the owner to adhere to the variance.</p>											
<p>Address and/or legal description of the property upon which the thing, process or activity which is the subject-matter of the variance is located</p> <table border="1"> <tr> <td>MUNICIPAL ADDRESS</td> <td>LOT</td> <td>BLOCK</td> <td>PLAN</td> </tr> <tr> <td>304 2 AVE, BEAVERLODGE, AB</td> <td>1</td> <td>1</td> <td>7922373</td> </tr> </table>				MUNICIPAL ADDRESS	LOT	BLOCK	PLAN	304 2 AVE, BEAVERLODGE, AB	1	1	7922373
MUNICIPAL ADDRESS	LOT	BLOCK	PLAN								
304 2 AVE, BEAVERLODGE, AB	1	1	7922373								
Printed Name of owner or owner's agent TANNER CANTIN		Signature of owner or owner's agent <i>T. Cantin</i>									
<p>Authority under which the Variance is being issued: This Variance is issued under the authority of the Town of Beaverlodge Land Use Bylaw #1004 Section 3.3.</p>											
<p>Advisement of Offence: Non-compliance with the requirements of this Variance is an offence under the Land Use Bylaw #1004.</p>											

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2nd AVENUE West



Each lot meets the lot area of .2ha (0.5ac)
 they are approximately 538 acres each
 Does not meet lot width minimum of 30m (100ft)



TOWN OF BEAVER LODGE
TENTATIVE PLAN
SHOWING PROPOSED SUBDIVISION OF
LOT 1, BLOCK 1, PLAN 792 2373
ALL WITHIN THE
S.W. 1/4 SEC. 2, TWP. 72, RGE. 10, W.6M.

INSTRUMENTS AFFECTING LAND (NOT NECESSARILY SHOWN ON THE PLAN)

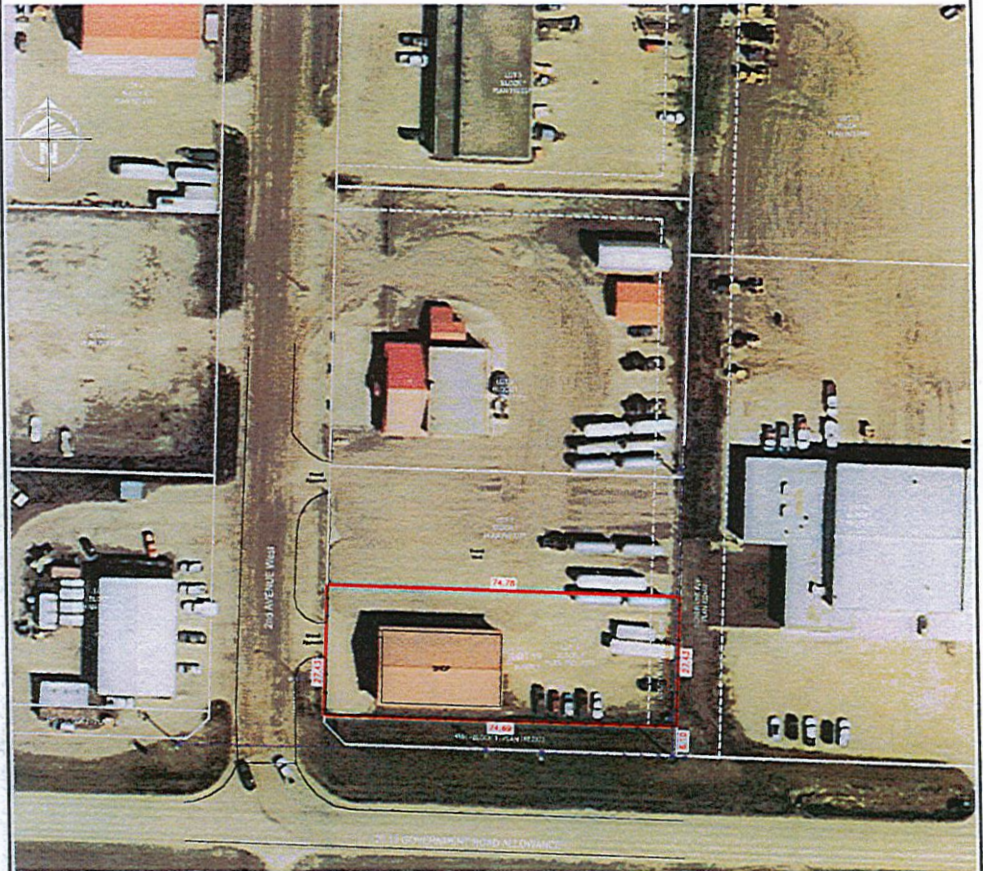
Reg. No.	Name
822 047 009	Utility RW - The Town of Beaverlodge
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DIMENSIONS

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LAND DEALT WITH BY THIS PLAN IS SHOWN OUTLINED THUS: AND CONTAINS: 0.21 HECTARES (0.51 ACRES)

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*A FIELD SURVEY WAS UNDERTAKEN TO PRODUCE THIS PLAN
*CONTAINS INFORMATION LICENSED UNDER THE
"OPEN GOVERNMENT LICENSE" - COUNTY OF GRANDE PRAIRIE No. 1

BURIED PIPE CONTAINING VARIOUS SUBSTANCE:	---	Power Pole
SCAFF SUBSTANCE:	---	Anchor
ABANDONED:	---	Light
DISCONTINUED:	---	Pedestrial
	---	Water Course

PROJECT DETAILS		REVISIONS	
SURVEYOR:	BRUCE C. E. TATTRIE, A.L.S.	1	BR - 04/09/22
PROJECT:	HARTUM HOLDINGS	2	BR - 04/23/22
DRAFTED BY:	BLAKE ROSSIGOL	3	BR - 04/25/22
CHECKED BY:	DARRIN TRYDAL	4	
DATE:	APRIL 11, 2022	5	
SCALE:	1:1000	6	
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