





AGENDA FOR THE TOWN OF BEAVERLODGE COUNCIL MEETING  
TO BE HELD MONDAY JUNE 12, 2023 AT 7:00 PM  
IN COUNCIL CHAMBERS #400-10 STREET BEAVERLODGE, AB

*Microsoft Teams Meeting **Join on your computer, mobile app or room device***  
[Click here to join the meeting](#) Meeting ID: 222 572 136 063 Passcode: NwXBvK  
[Download Teams](#) | [Join on the web](#)

<b>10.0</b>	<b><u>CLOSED SESSION:</u></b>  10.1 Land – Evaluation – FOIP Section 27  10.2 Land – Wastewater Lagoon – FOIP Section 29	
<b>11.0</b>	<b><u>ADJOURNMENT:</u></b>	



Box 30, Beaverlodge, AB T0H 0C0

**Phone: 780.354.2201**  
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As long as the sun shines, grass grows and the rivers flow – we acknowledge the homeland of the many diverse First Nation & Métis people whose ancestors have walked this land.

We are grateful to live, learn and work on the traditional territory of Treaty 8 and we make this acknowledgement as an act of reconciliation and gratitude.





**#145-2023-05-23** Councillor Ryier Hommy

**CARRIED:** That Council directs Administration to start live-streaming, without recording, Council meetings starting June 12, 2023 with a review in 3 months.

6.2 Amended Joint Use Partnership Agreement – Peace Wapiti Public School Division

**#146-2023-05-23** Councillor Judy Kokotilo-Bekkerus

**CARRIED:** That Council moves that the Mayor and CAO sign the Joint Use Partnership Agreement with Peace Wapiti Public School Division.

## **7.0 NEW BUSINESS**

7.1 Member-at-large Applications - SPPARC

**#147-2023-05-23** Councillor Judy Kokotilo-Bekkerus

**CARRIED:** That Council appoints Glory Przekop to the Beaverlodge Community Member-at-large for South Peace Professional Attraction and Retention Committee.

7.2 Artwalk Request – from C.O.W. May 23, 2023

**#148-2023-05-23** Councillor Cyndi Corbett

**CARRIED:** That Council approves the Artwalk request of an exception to the Noise Bylaw for their event.

## **8.0 CORRESPONDENCE:**

8.1 Committee of the Whole Minutes – May 8, 2023

**#149-2023-05-23** Councillor Cyndi Corbett

**CARRIED:** That Council approves the minutes from the Committee of the Whole on May 8, 2023 as presented.

8.2 Organizational Meeting Minutes – May 8, 2023

**#150-2023-05-23** Councillor Ryier Hommy

**CARRIED:** That Council approves the minutes from the May 8, 2023 Organizational Meeting.

8.3 Economic Development Committee Minutes – April 13, 2023

**#151-2023-05-23** Councillor Cyndi Corbett

**CARRIED:** That Council accepts these minutes for information.

## **9.0 COMMITTEE AND STAFF REPORTS**

9.1 Action List

**#152-2023-05-23** Councillor Hugh Graw

**CARRIED:** That Council accepts the Action Item List with the removal of the completed items – 4,7,8,9 & 10.

9.2 Staff Reports

**#153-2023-05-23** Councillor Cyndi Corbett

**CARRIED:** That Council accepts these Staff Reports for information as presented.

10.0 CLOSED SESSION

Nil

11.0 ADJOURNMENT

Deputy Mayor Cal Mosher adjourned the meeting.

7:42 PM

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Deputy Mayor, Cal Mosher

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CAO, Jeff Johnston



Box 30, 400 - 10th Street  
Beaverlodge, AB T0H 0C0

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## REDEVELOPMENT TAX INCENTIVE POLICY

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Policy Number:	C2-1
Policy Review:	Yearly
Policy Owner (Dept.):	Development
References:	None

**POLICY STATEMENT:** The purpose of this policy is to adopt a tax incentive program to encourage redevelopment of older neglected properties and to encourage development on vacant properties to improve neighborhood appearances, increase assessments and to make effective use of existing infrastructure.

### DEFINITIONS:

1. **Assessor** – an accredited professional appointed by Council to evaluate properties for taxation purposes.
2. **Assessment Value** – the dollar value assigned to a property to apply applicable property taxes.
3. **Bill of Sale** – a certificate of transfer of personal property.
4. **CAO** – Chief Administrative Officer for the Town of Beaverlodge.
5. **Commercial Property** – is any property used for business purposes.
6. **Town Council** – the Town of Beaverlodge Council and its delegates.
7. **Dilapidated** – in a state of disrepair or ruin as a result of age or neglect.
8. **Development Officer** – the person or persons appointed by resolution of Council.
9. **Modular Home** – Modular houses are prefabricated homes transported module by module, usually in a semi-truck, to the property.

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10. **Manufactured Home** – Manufactured home is a structure that is constructed almost entirely in a factory and rests on a permanent chassis. The house is placed on a steel chassis (a supporting frame) and transported to the building site.
11. **Municipal Rate** – the tax applied to the assessment value to calculate the portion of property taxes collected for the purpose of operating the Town.
12. **Municipal Taxes** – the portion of property taxes collected for the purpose of operating the Town.
13. **New Build** – either existing or built specifically for the purchaser that has not been previously lived in.
14. **Owner** – the holder of Title or Bill of Sale.
15. **Peripheral** – Peripheral areas of land are ones which are on the edge of a larger area.
16. **Prefabricated Home** – A prefabricated home (prefab) is a type of house-built piece-by-piece from sections manufactured in a factory. Prefab homes can be built off-site and transported to the home site or be delivered in different sections to be assembled on site.
17. **Primary Residence** – the main resident where the owner(s) live for the most substantial portion of the year.
18. **Residence** – any building or structure used exclusively for human habitation and includes site-built, manufactured, and modular homes.
19. **Residential Property** – property zoned for living or dwelling.
20. **Roll** – official record of property, subject to property tax within the Town.
21. **Stick-Built Home** – Stick-built homes are constructed on site.
22. **Tax Rate Bylaw** – Bylaw setting the tax rates for the year.
23. **Title** – document identifying the registered owner(s) of the property, as provided by Alberta Land Titles.
24. **Town** – the Town of Beaverlodge.



## REDEVELOPMENT INCENTIVE

### 1. Timeline

- (a) The qualifying period of this program will be from January 1 to December 31 of the current year;
- (b) Applications and it must be received by the Development Officer within 90 days of the date of construction completion.

### 2. Terms

- (a) If the owner(s) sells the property at any time during the 2- or 3-year incentive, the tax rebate will stay with the property and transfer to the new owner(s);
- (b) All developments must conform to the Land Use Bylaw and other applicable regulations;
- (c) The property owner is responsible to complete the Redevelopment Tax Incentive Application. Only the property owner(s) can apply for the incentive;
- (d) This is a one-time-per-property incentive;
- (e) The tax rebate is on the municipal portion of the property taxes only. The rebate applies to both land and improvement taxes. The property owner(s) will be charged the full levy and will pay the full levy by the due date; in turn the Town of Beaverlodge will refund the property owner(s) the municipal portion;
- (f) The tax rebate will be paid by December 31 of each year of the qualifying rebate;
- (g) Year 1 will start the year following the year that construction commences;
- (h) The period of the tax rebate shall be:
  - i. In the case of qualifying demolition, 3 years and
  - ii. In the case of a development of vacant property, 2 years.
- (i) If the taxes for any given year are **not paid** by the date that taxes are due that year, then the tax rebate for that year will be lost regardless of whenever they are paid. This section shall not apply to properties which are on the monthly tax instalment payment plan, provided taxes are paid as per the instalment plan specifications;
- (j) Where demolition is involved, construction must start within 12 months of the date of the application for a demolition permit in order to qualify for the 3-year rebate;
- (k) For the purposes of the program, a qualifying demolition is considered to occur only in those cases where a building that has become dilapidated through age is demolished and a new building constructed in its place. Buildings that are demolished as a result of damage caused by fire, windstorm, vehicle collision or other catastrophic events do not qualify as a demolition;
- (l) Construction must be completed to the point of suitability for occupancy within 1 year of the date of start of construction. The time period may be extended in the case of multi-family or large commercial development;
- (m) In the case of single-family residential, the time period for completion may be extended, in the case of extenuating circumstances. An extension requires approval from the Development Officer and must be applied for prior to the 1-year deadline;

(n) Failure by the applicant to comply with any of the regulations herein may result in disqualification of the applicant from the program.

### 3. Qualifying Properties

#### (a) Residential

- i. All residential demolitions and vacant lots bordering on existing water and sewer mains qualify, as per attached map – See attached map marked Appendix “A”;
- ii. Residential properties that are not marked on Appendix “A” can apply to Council for qualifying approval;
- iii. In order to qualify for the program, the new residential development must be in excess of:

For single family dwellings	\$100,000
For duplex	\$ 80,000/unit
For triplex or quadruplex	\$ 60,000/unit
For multi-family project (greater than 4 units)	\$ 50,000/unit
- iv. If the property has a residential/commercial split, the incentive is only applied to the assessment value associated with residential.

#### (b) Commercial

- i. Development on all C1 and C2 properties except for peripheral areas will qualify;
- ii. Development must be of a permanent nature;
- iii. Addition not to qualify.

### 4. Credits

- i. In the case of qualifying demolition, 3 years municipal tax rebate;
- ii. In the case of a development of vacant property, 2 years municipal tax rebate.

Reviewed / Amended	Date:
Mayor Gary Rycroft	CAO, Jeff Johnston

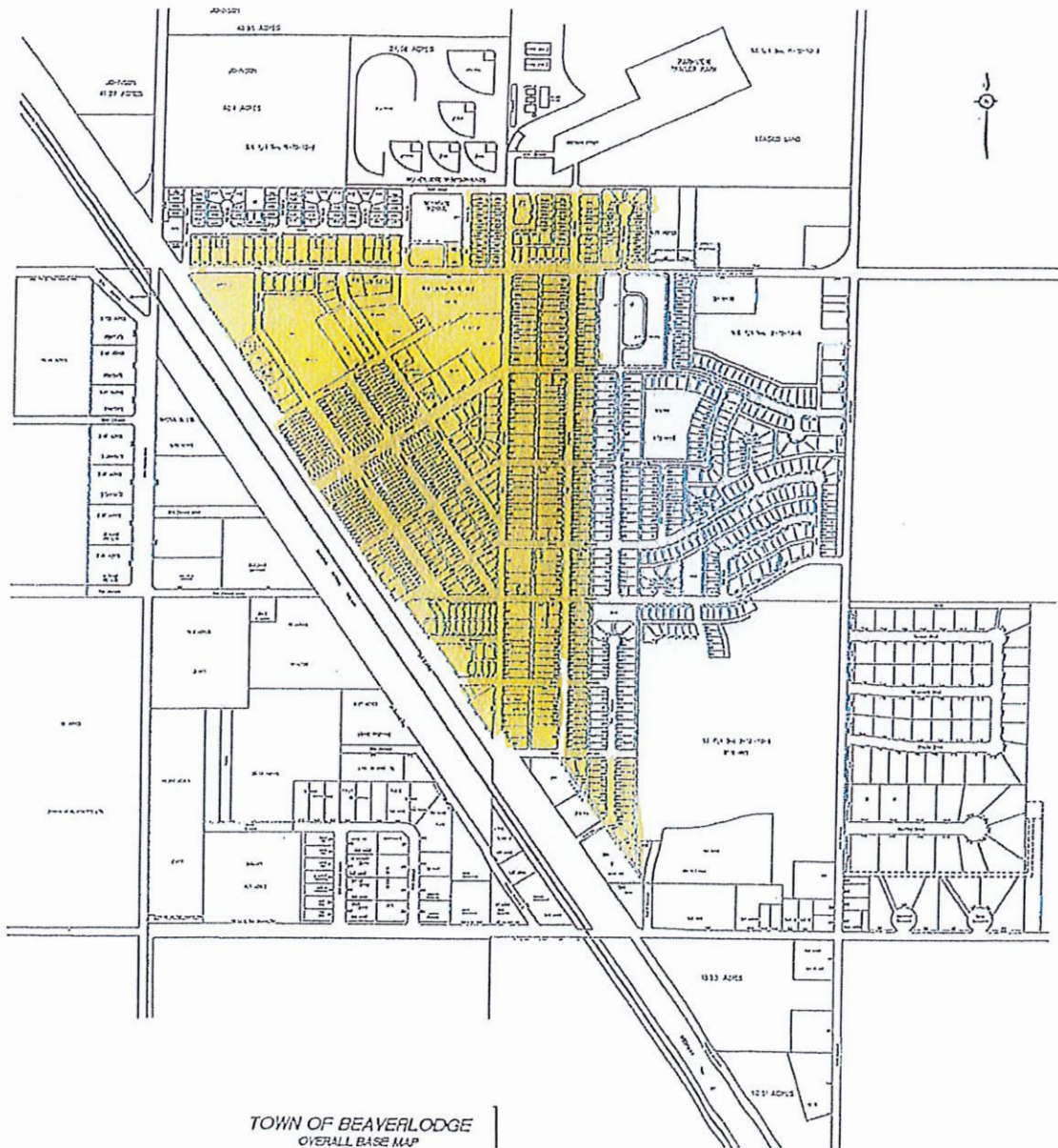
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APPENDIX "A"





Box 30, 400 - 10th Street  
Beaverlodge, AB T0H 0C0

**REDEVELOPMENT TAX INCENTIVE APPLICATION**

Application Date:		Tax Roll:	
Owner Name(s):			
Civic Address:		Legal Address:	Plan: Block: Lot:
Phone Number:		Email Address:	
Check Only One:	Vacant Property (2-year Municipal Portion Refund) <input type="checkbox"/>	Demolition Replacement (3 year Municipal Portion Refund) <input type="checkbox"/>	
Demolition Start Date:		Demolition Permit Number:	
Development Start Date:		Development Permit Number:	
Description of Development:			

By signing and initialing this form, I/We understand that this program is subject to the following terms:

TERMS	INITIALS
1. I/We the property owner(s) understand that if the taxes for any given year are not paid by the date that the taxes are due that year, then the tax rebate for that year will be lost regardless of whenever they are paid. I/We also understand that this shall not apply to properties which are on the monthly tax instalment payment plan, provided taxes are paid as per the instalment plan specifications.	
2. I/We the property owner(s) understand that in Year 1, a credit for the Municipal portion of the taxes will be paid by cheque on or before December 31 <sup>st</sup> of the current year.	
3. I/We the property owner(s) understand that Year 2, a credit for the Municipal portion of the taxes will be paid by cheque on or before December 31 <sup>st</sup> of the current year	
4. I/We he property owner(s) understand that Year 3 (demolition only), a credit for the Municipal portion of the taxes will be paid by cheque on or before December 31 <sup>st</sup> of the current year	
5. I/We understand that if we sell the property, that the credits will stay with the property and transfer to the new owner(s).	

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Signature:		Date:	
Signature:		Date:	

FOR OFFICE USE ONLY					
Approved by:				Date:	
Year entered Program				Year of End of Program	
Year 1 =		Year 2 =		Year 3 =	

The personal information you provide on this form is being collected under the authority of the Freedom of Information and Protection of Privacy Act and is used solely for the purposes relating to the administration of Assessment/Taxation services. Questions about the collection or use of this information can be directed to the Town of Beaverlodge, 780-354-2201.

June 6, 2023

To Beaverlodge Town Council,

I am currently a member of the Beaverlodge Public Library Board and I would like to request that I be appointed for another 3 year term.

Sincerely,

David McGregor

Alpha-Dawn Campbell  
Box 1382  
Beaverlodge, AB T0H 0C0  
[alphadawncampbell@pwpsd.ca](mailto:alphadawncampbell@pwpsd.ca)  
587-343-4640

June 5<sup>th</sup>, 2023

Town Council  
Box 30  
Beaverlodge, AB T0H 0C0

Dear Beaverlodge Town Council,

I currently sit on the Beaverlodge Library Board and would like to continue to do so, for another 3 year-term. Please let me know if you need anything further.

Sincerely,

Alpha-Dawn Campbell



**COMMITTEE OF THE WHOLE MEETING MINUTES**

**COUNCIL CHAMBERS 400 10 St, BEAVERLODGE MAY 23, 2023 @ 6:15 PM**

<b>COUNCIL</b>	Mayor Gary Rycroft, absent	Deputy Mayor Cal Mosher
	Councillor Judy Kokotilo-Bekkerus	Councillor Hugh Graw
	Councillor Cody Moulds	Councillor Cyndi Corbett
	Councillor Ryier Hommy	
<b>STAFF</b>	Jeff Johnston, CAO	Tina Letendre, Deputy CAO Nichole Young, Legislative Services

**1.0** **CALL TO ORDER:** Deputy Mayor Cal Mosher called meeting to order. **6:15 PM**

**2.0** **LAND ACKNOWLEDGMENT:**

*As long as the sun shines, grass grows and the rivers flow – we acknowledge the homeland of the many diverse First Nation & Métis people whose ancestors have walked this land. We are grateful to live, learn and work on the traditional territory of Treaty 8 and we make this acknowledgement as an act of reconciliation and gratitude.*

**3.0** **ADOPTION OF AGENDA:**

**#078-2023-05-23** Councillor Judy Kokotilo-Bekkerus

**CARRIED:** That the Committee of the Whole accepts the agenda as presented.

**4.0** **DELEGATION:**

**5.0** **OLD BUSINESS:**

**6.0** **NEW BUSINESS:**

6.1 ATCO Franchise Fee Update

**#079-2023-05-23** Councillor Cyndi Corbett

**CARRIED:** That the Committee of the Whole accepts this for information.

6.2 Policy C2-1 Redevelopment Tax Incentive Policy

**#080-2023-05-23** Councillor Ryier Hommy

**CARRIED:** That the Committee of the Whole recommends this item be moved to the next Council meeting on June 12, 2023 for approval.

6.3 Beaverlodge & District Chamber of Commerce Requests for Artwalk 2023

**#081-2023-05-23** Councillor Cyndi Corbett

**CARRIED:** That the Committee of the Whole recommends this request for an Exception to the Noise Bylaw be moved to the Council meeting immediately following, for approval.

**#082-2023-05-23** Councillor Hugh Graw

**CARRIED:** That the Committee of the Whole accepts this item requesting an exception to the Traffic Bylaw for use of Off Highway Vehicle's during the Artwalk for information.



6.4 Economic Development Workshop – June 22, 2023

#083-2023-05-23 Councillor Cyndi Corbett

**CARRIED:** That the Committee of the Whole accepts this item for information.

6.5 11<sup>th</sup> Avenue Speed

#084-2023-05-23 Councillor Ryier Hommy

**CARRIED:** That the Committee of the Whole recommends that this item be moved to the next Council meeting for approval of “30km When Passing Pedestrians” signs being placed.

6.6 Lindsey Hole – Letter to Council

#085-2023-05-23 Councillor Hugh Graw

**CARRIED:** That the Committee of the Whole accepts this letter for information.

6.7 Firehall Building Committee Update

#086-2023-05-23 Councillor Hugh Graw

**CARRIED:** That the Committee of the Whole accepts this update for information.

6.8 Mountview Health Complex Committee Update

#087-2023-05-23 Councillor Judy Kokotilo-Bekkerus

**CARRIED:** That the Committee of the Whole accepts this update for information.

6.9 Community Enhancement Committee Update

#088-2023-05-23 Councillor Ryier Hommy

**CARRIED:** That the Committee of the Whole accepts this update for information.

6.10 Economic Development Committee

#089-2023-05-23 Councillor Cyndi Corbett

**CARRIED:** That the Committee of the Whole accepts this update for information.

**7.0 TOPICS FOR NEXT AGENDA:**

- Firehall Building Committee Update
- Mountview Health Complex Committee Update
- Community Enhancement Committee Update
- Economic Development Committee Update
- Artwalk

**8.0 ADJOURNMENT:** Deputy Mayor Cal Mosher adjourned the meeting.

**7:00 PM**

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Mayor Gary Rycroft

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Deputy Mayor Cal Mosher

Item Number	Subject	Requested On	People Responsible	Item Notes	Status	Target Date of Completion
1	10A St & Highway 43 (Subway Intersection)	22-Jun-20	CAO/Admin	Intersection has been surveyed - 2023 capital plan. Only \$50K in current budget, rest will be deferred to 2023 due to higher than expected pricing.	ON HOLD	8/1/2023
2	Recreation Centre Rate Review	27-Sep-21	CAO/Admin	CAO has received the rates and will review and bring to next Council meeting.	In progress	9/30/2023
3	Grande Prairie & District Catholic School Board	26-Oct-20	CAO/Admin	Met with Superintendent and Principal. Requested a meeting between the Board and Council.	In progress	9/30/2023
4	Aquatera Presentation	27-Feb-23	CAO	Aquatera has been invited - arranging a date	Awaiting Response	6/30/2023
5	Community Bus Policy	8-May-23	Admin	Review and update this policy and it's fees and charges.	In progress	6/12/2023

Current as of: **Monday, June 12, 2023**



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## Council Activity Report

Period: May, 2023

Council Name: Judy Kokotilo-Bekkerus		
Date	Committee/Meeting Title	Comments/Purpose
May 01_2023	Grande Spirit Foundation	Tour of Hythe Pioneer Home and Pearson Place
May 02_2023	Grande Spirit Foundation	ASCHA Member Engagement Working Group - Virtual Meeting
May 04_2023	Town Council	NuVista Open House - Community Center
May 05_2023	Town Council	Councilor Hommy Swearing In and gathering
May 08_2023	Town Council	Organizational Meeting, Committee of the Whole and Regular Council Meeting
May 18_2023	Grande Spirit Foundation	Labor Management Committee Meeting-Lakeview
May 23_2023	Town Council	Subdivision and Development Committee, Committee of the Whole and Regular Council Meetings
May 30_2023	South Peace Physician Attraction and Retention	Rural Health Week Celebratory Deliveries