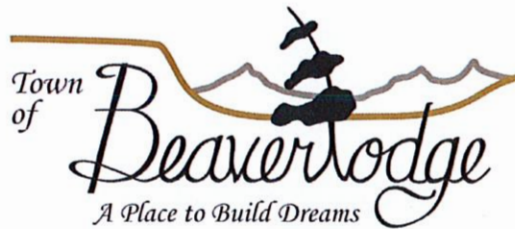


AGENDA FOR THE TOWN OF BEAVERLODGE SUBDIVISION & DEVELOPMENT BOARD MEETING
 TO BE HELD MONDAY APRIL 8, 2024 AT 5:45 PM
 COUNCIL CHAMMBERS, 400-10 STREET
 Microsoft Teams Meeting ID: 271 460 672 840 Passcode: fHZAgb

1.0	<u>CALL TO ORDER:</u>	
2.0	<u>ADOPTION OF AGENDA:</u>	
3.0	<u>ADOPTION OF MINUTES:</u> 3.1 August 8, 2023 Subdivision & Development Board Meeting RECOMMENDATION: That the minutes of the Subdivision & Development Board meeting held August 8, 2023 be adopted as presented	PP 2
4.0	<u>OLD BUSINESS:</u>	
5.0	<u>NEW BUSINESS:</u> 5.1 Subdivision Applicant: Riley O'Connell Property: Plan 752-1786 Lot A Zoning: R2	
6.0	<u>ADJOURNMENT:</u>	



BEAVERLODGE, ALBERTA, CANADA

SUBDIVISION AND DEVELOPMENT BOARD MEETING MINUTES

COUNCIL CHAMBERS #400 – 10 STREET, TUESDAY AUGUST 8, 2023 @ 6 PM

CHAIR	Councillor Judy Kokotilo-Bekkerus	Deputy Mayor Cal Mosher
	Mayor Gary Rycroft	Councillor Hugh Graw
	Councillor Cody Moulds	Councillor Ryier Hommy
STAFF	CAO Jeff Johnston	Nichole Young, Legislative Services
	Tina Letendre, Deputy CAO, absent	

1.0 **CALL TO ORDER** Councillor Judy Kokotilo-Bekkerus called the meeting to order. **6:00 PM**

2.0 **ADOPTION OF AGENDA**

2.1

#004-2023-08-08 Mayor Gary Rycroft

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

3.0 **ADOPTION OF MINUTES**

3.1

#005-2023-08-08 Councillor Ryier Hommy

CARRIED: That the minutes of the Subdivision & Development Board meeting held May 23, 2023 be adopted as presented.

4.0 **OLD BUSINESS**

5.0 **NEW BUSINESS**

5.1 Subdivision Proposal

Applicant: Riley O'Connell

#006-2023-08-08 Mayor Gary Rycroft

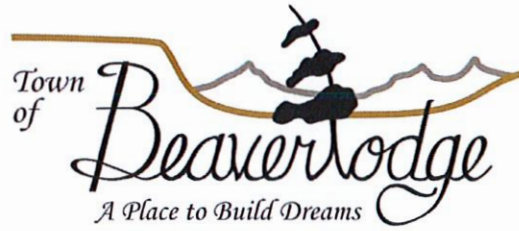
CARRIED: That the Subdivision & Development Board approves the proposed subdivision as attached by Helix Engineering.

5.2 Variance Request

Applicant: Ryan Lehman

#007-2023-08-08 Councillor Ryier Hommy

CARRIED: That the Subdivision and Development Board approves the variance as requested by Ryan Lehman.



6.0 **ADJOURNMENT:**

#008-2023-08-08

Councillor Judy Kokotilo-Bekkerus

6:12 PM

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

Chair, Councillor Judy Kokotilo-Bekkerus

Jeff Johnston, CAO

Subdivision Referral Notice



File Number: 2024-01-0001

Date: March 5, 2024

Regarding:

Legal:

Plan 752-1786 Block A

Civic:

1105 11th Street

Owner/Applicant:

Riley O'Connell

Application Details

Please be advised that our office has received an application for subdivision on the above legal land description:

- Proposed Subdivision Land Use: Residential
- Number of Parcels Proposed: 1

Comments

Please provide your comments by March 26, 2024 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.

Signature: _____

Date: _____

Name: _____

Distribution List

E-Mail:

Alberta Health Services

ATCO Electric

ATCO Gas

ATCO Pipelines

Grand Prairie & District Catholic School #28

CNRL

Canada Post

Alberta Transportation

Eastlink

Energy Resources Conservation Board

EPEA Submissions

ERCB-Grande Prairie

Fire Chief - Beaverlodge

GP Networks

Administrator: Jeff Johnston

Public Works Manager: Nick Kebalo

Peace Wapiti School Division #76

Area Councillor: Judy Kokotilo-Bekkerus

Land Use Planning Section Historical Resources

County of GP #1: Nick Lapp

Telus

Transportation Canada

Mail:

Adjacent Landowners within a 150 foot radius

Attachments:

Application & Map



SUBDIVISION APPLICATION FORM J

FOR ADMINISTRATIVE USE

APPLICATION NO. <i>2024-01-0001</i>
DATE RECEIVED <i>March 4/24</i>
DATE COMPLETE <i>March 5/24</i>

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 Scott Riley O'Connell	NAME OF AGENT
ADDRESS Box 1524	ADDRESS
Beaverlodge, AB	
POSTAL CODE T0H 0C0	POSTAL CODE
EMAIL ADDRESS*	EMAIL ADDRESS*
*By supplying the Town with an email address, you agree to receive correspondence by email.	
PHONE (CELL) PHONE (RES) PHONE (BUS)	PHONE (CELL) PHONE (RES) PHONE (BUS)

LEGAL DESCRIPTION AND AREA OF LAND TO BE SUBDIVIDED
All/part of Lot: <u>A</u> Block: _____ Registered Plan No. <u>752 1786</u> C.O.T No.: <u>162 224 150</u>
All/part of the _____ ¼ Section _____ Township 71 Range 8 West of the 6 th Meridian
Municipal Address (if applicable): _____
Area of the above parcel to be subdivided: _____ Hectares

LOCATION OF LAND TO BE SUBDIVIDED
(a) The land is situated in the municipality of the Town of Beaverlodge.
(b) Is the land situated immediately adjacent to the municipal border? <input type="checkbox"/> Yes <input checked="" 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: vacant
- (b) Proposed use of the land: residential
- (c) The designated use of the land as classified under the Land Use Bylaw: R2

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.):
none
- (c) Describe the kind of soil on the land (sandy, 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:

none

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

I, Scott Riley O'Connell, 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 1105 11st Box 1524 SIGNATURE 

PHONE NO. 780 882 0593 DATE March 5 2024

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
Scale 1:10 000

The Proposed Subdivision:

	Yes	No
- is within 1.6km of Highway #43	<input type="checkbox"/>	<input type="checkbox"/>
- is within 1.5km of a sour gas facility	<input type="checkbox"/>	<input type="checkbox"/>
- contains an abandoned oil and gas well	<input type="checkbox"/>	<input type="checkbox"/>
- is within 300m of an operating wastewater treatment plant	<input type="checkbox"/>	<input type="checkbox"/>
- is within 450m of an operational landfill	<input type="checkbox"/>	<input type="checkbox"/>
- is within 300m of the disposal area an operational or non-operational landfill	<input type="checkbox"/>	<input type="checkbox"/>
- is within 450m of an operational or non-operational hazardous waste management facility	<input type="checkbox"/>	<input type="checkbox"/>
- is within 300m of an operational waste storage site	<input type="checkbox"/>	<input type="checkbox"/>
- is within 300m of a livestock feeding lot	<input type="checkbox"/>	<input type="checkbox"/>
- is within a potential flood plain	<input type="checkbox"/>	<input type="checkbox"/>
- is within or adjacent to land identified in the Historical Resources Act	<input type="checkbox"/>	<input type="checkbox"/>

PLAN SHOWING PROPOSED
SUBDIVISION
OF PART OF
LOT A, PLAN 752 1786
WITHIN
S.E. 1/4 SEC. 11 TWP. 72 RGE. 10 W. 6 M.
TOWN OF BEAVER LODGE
ALBERTA



SUBDIVISION AUTHORITY
Town of Beaver Lodge

OWNER
Scott Riley O'Connell

LEGEND

Area to be registered shown outlined thus and contains 0.164 ha.
Distances shown on the plan are ground and are in meters and decimals thereof

NOTES

Proposed Subdivision contains 1 Lot.
Boundaries are based on existing Land Title Office records and are subject to change upon legal survey
Land is currently zoned R2 District and will remain as such.

ABBREVIATIONS

E.	East	S.	South
ha.	hectare	Sec.	section
M.	meridian	Twp.	township
N.	North	URW	utility right of way
Rge.	range	W.	West
R/W	right of way		

SCALE: 1:2000

FILE No.: 5604-001

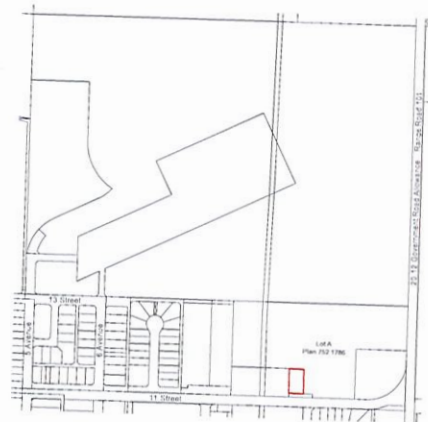
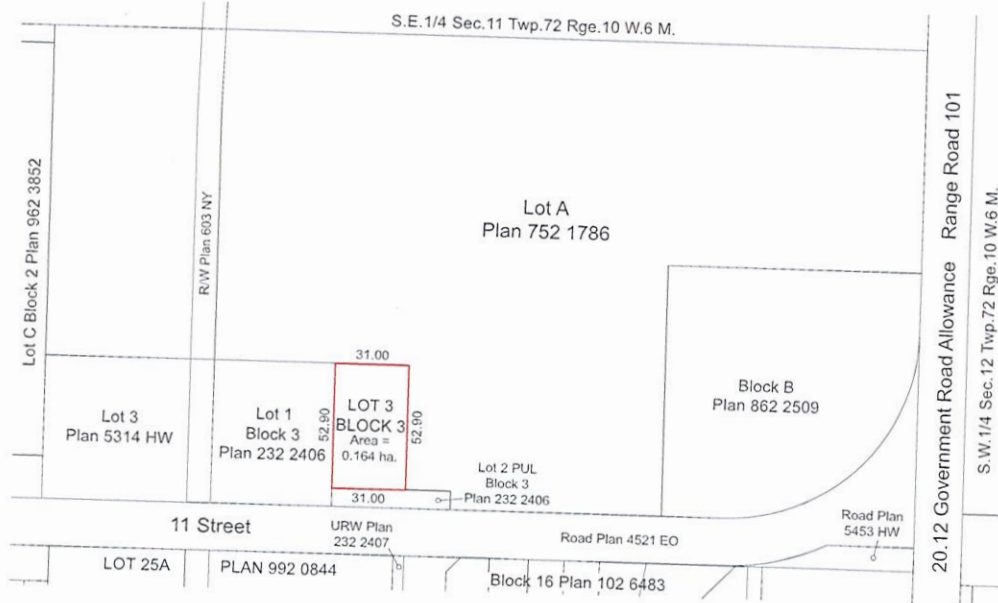
DWG.: 5604-001-PSUB

DRAWN BY: HLR CHECKED BY: VL

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

HELIX
Surveys Ltd.

P: 780 532 5731
F: 780 532 5824



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Scale 1:10 000

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SUBDIVISION
OF PART OF
LOT A, PLAN 752 1786
WITHIN
S.E. 1/4 SEC.11 TWP.72 RGE.10 W.6 M.
TOWN OF BEAVERLODGE
ALBERTA



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Town of Beaverlodge

OWNER
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R/W	right of way		

SCALE: 1:2000

FILE No.: 5604-001

DWG.: 5604-001-PSUB

DRAWN BY: HLR CHECKED BY: VL

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