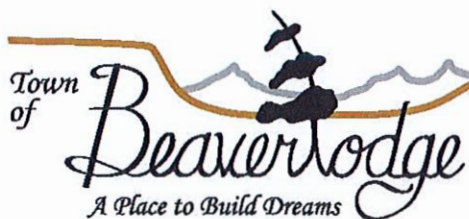


AGENDA FOR THE TOWN OF BEAVERLODGE SUBDIVISION & DEVELOPMENT BOARD MEETING
 TO BE HELD MONDAY MAY 27, 2024 AT 5:45 PM
 COUNCIL CHAMMBERS, 400-10 STREET
Microsoft Teams Meeting ID: 242 834 436 554 Passcode: axVFDf

1.0	<u>CALL TO ORDER:</u>	
2.0	<u>ADOPTION OF AGENDA:</u>	
3.0	<u>ADOPTION OF MINUTES:</u> 3.1 April 8, 2024 Subdivision & Development Board Meeting RECOMMENDATION: That the minutes of the Subdivision & Development Board meeting held April 8, 2024 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	PP 3-9
6.0	<u>ADJOURNMENT:</u>	



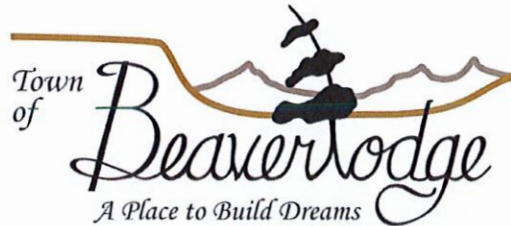
Box 30, Beaverlodge, AB T0H 0C0

Phone: 780.354.2201

Fax: 780.354.2207

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.



BEAVERLODGE, ALBERTA, CANADA

SUBDIVISION AND DEVELOPMENT BOARD MEETING MINUTES

COUNCIL CHAMBERS #400 – 10 STREET, MONDAY APRIL 8, 2024 @ 5:45 PM

CHAIR	Councillor Judy Kokotilo-Bekkerus	Mayor Gary Rycroft
	Councillor Cal Mosher	Councillor Hugh Graw, absent
	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. **5:46 PM**

2.0 **ADOPTION OF AGENDA**

2.1

#001-2024-04-08 Mayor Gary Rycroft

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

3.0 **ADOPTION OF MINUTES**

3.1

#002-2024-04-08 Councillor Ryier Hommy

CARRIED: That the minutes of the Subdivision & Development Board meeting held August 8, 2023 be adopted as presented.

4.0 **OLD BUSINESS**

5.0 **NEW BUSINESS**

5.1 Subdivision Proposal

Applicant: Riley O'Connell

#003-2024-04-08 Mayor Gary Rycroft

CARRIED: That the Subdivision & Development Board approves the proposed subdivision as presented.

6.0 **ADJOURNMENT:**

#004-2024-04-08 Councillor Judy Kokotilo-Bekkerus

5:49 PM

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

Chair, Councillor Judy Kokotilo-Bekkerus

Jeff Johnston, CAO



SUBDIVISION APPLICATION FORM J

FOR ADMINISTRATIVE USE

APPLICATION NO.	SUB 2024-01-0002
DATE RECEIVED	April 22, 2024
DATE COMPLETE	April 23, 2024

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		
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 _____ 1/4 Section _____ Township 71 Range 8 West of the 6 th Meridian	
Municipal Address (if applicable): <u>1105-11th Street</u>	
Area of the above parcel to be subdivided: <u>0.196</u> 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;

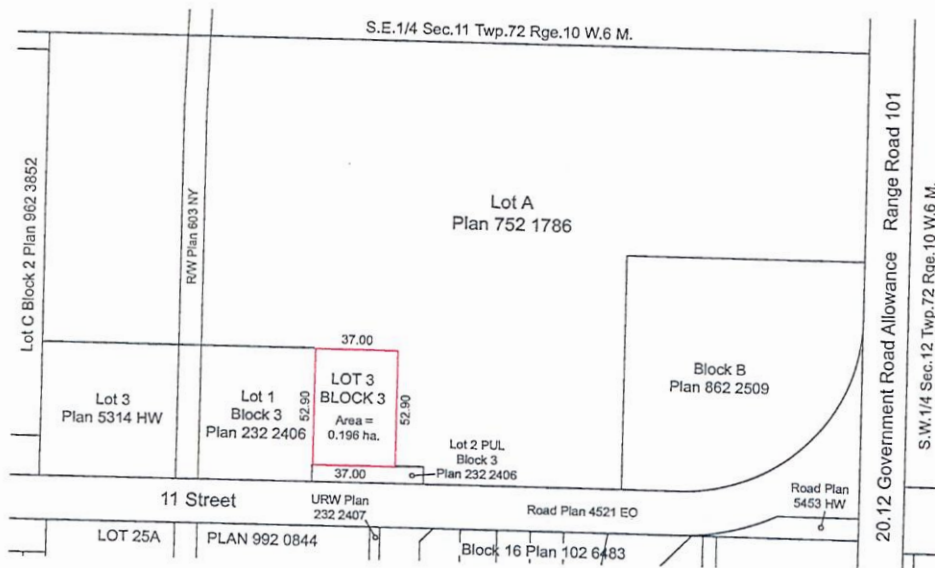
and that the information given on this form is full and complete and is, to the best of my knowledge, a true statement of the facts relating to this application.

ADDRESS 1105 H St Box 1524 SIGNATURE Riley O'Connell

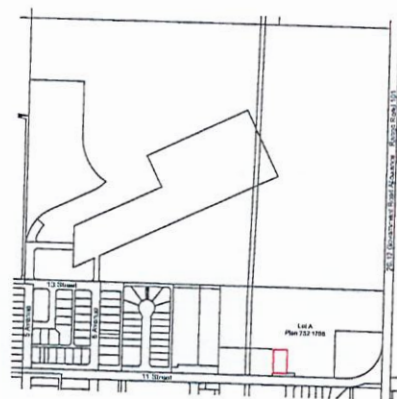
PHONE NO. 780-882-0593 DATE March 5 2024

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.

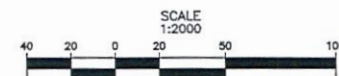


The Proposed Subdivision:	Yes	No
- is within 1.6km of Highway #43	<input type="checkbox"/>	<input type="checkbox"/>
- is within 1.5km of a sour gas facility	<input type="checkbox"/>	<input type="checkbox"/>
- contains an abandoned oil and gas well	<input type="checkbox"/>	<input type="checkbox"/>
- is 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"/>



Location Plan
Scale 1:10 000

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 BEAVERLODGE
ALBERTA



SUBDIVISION AUTHORITY
Town of Beaverlodge

OWNER
Scott Riley O'Connell

LEGEND

Area to be registered shown outlined thus and contains 0.196 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. ha. M. N. Rge. R/W	East hectare meridian North range right of way	S. Sec. Twp. URW W.	South section township utility right of way West
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SCALE:1:2000

FILE No.:5604-001

DWG.:5604-001-PSUB-R2

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

Tina Letendre

From: circulations <circulations@telus.com>
Sent: April 29, 2024 10:40 AM
To: Tina Letendre
Subject: {External}RE: Proposed Subdivision

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Morning,

Further to the above-noted circulation, TELUS Communications Inc. will require a utility right of way as TELUS facilities will need to cross property lines in order to provide service to the proposed lot.

Please have TELUS' requirement added as a condition of approval and have the applicant contact rightofwayAB@telus.com to initiate a TELUS Utility Right of Way Agreement.

(Please include the original circulation package and this response)

Thanks,

Jaylene Perkins (*she/her*)

Real Estate Specialist | TELUS Land Solutions Team

Customer Network Planning (CNP)

18811 107 Avenue NW, Edmonton, AB T5S 2L9

The future is friendly®

circulations@telus.com

From: Tina Letendre <Tletendre@beaverlodge.ca>

Sent: Tuesday, April 23, 2024 2:10 PM

To: Alberta Health Services <northzone.environmentalhealth@ahs.ca>; Atco Electric <landinquiries@atcoelectric.com>; ATCO GAS <land.admin@atcogas.com>; ATCO Pipelines <HP.Circulations@atco.com>; Canada Post David Kruger <david.kruger@canadapost.postescanada.ca>; Chelsea Nestibo <chelseanestibo@gpcsd.ca>; CNRL <neil.gazdag@cnrl.com>; David Richards - ALBERTA TRANSPORTATION <david.richards@gov.ab.ca>; Eastlink (western-planning@corp.eastlink.ca) <western-planning@corp.eastlink.ca>; Energy Resources Conservation Board <SetbackReferrals@aer.ca>; EPEA Submissions <Aep.epeaborealregion@gov.ab.ca>; ERCB - Grande Prairie (fieldopsnorthwest@aer.ca) <fieldopsnorthwest@aer.ca>; Fire Chief <firechief@beaverlodge.ca>; Glen Plummer <glen.plummer1@telus.com>; GP Networks <kobus@coool.ca>; Jeff Johnston <jjohnston@beaverlodge.ca>; Jessie Shirley <jessieshirley@gpcsd.ca>; Judy Kokotilo-Bekkerus <JKokotilo-Bekkerus@beaverlodge.ca>; Land Use Planning Section Historical Resources (historical.lup@gov.ab.ca) <historical.lup@gov.ab.ca>; Marsha Trittes-Russell (marsha.trites-russel@gov.ab.ca) <marsha.trites-russel@gov.ab.ca>; Mike Russell <mike.russell@gov.ab.ca>; Nick Kebalo <nkebalo@beaverlodge.ca>; Nick Lapp <nlapp@countypg.ab.ca>; Peace Wapiti School Division (pwsdplan@pwsd76.ab.ca) <pwsdplan@pwsd76.ab.ca>; Stacey Boeyenga <Stacey.Boeyenga@gov.ab.ca>; circulations <circulations@telus.com>; Transport Canada <CASPNR-SACRPN@tc.gc.ca>; Transport Canada - Terry Stewart <Terry.Stewart@tc.gc.ca>

Subject: Proposed Subdivision

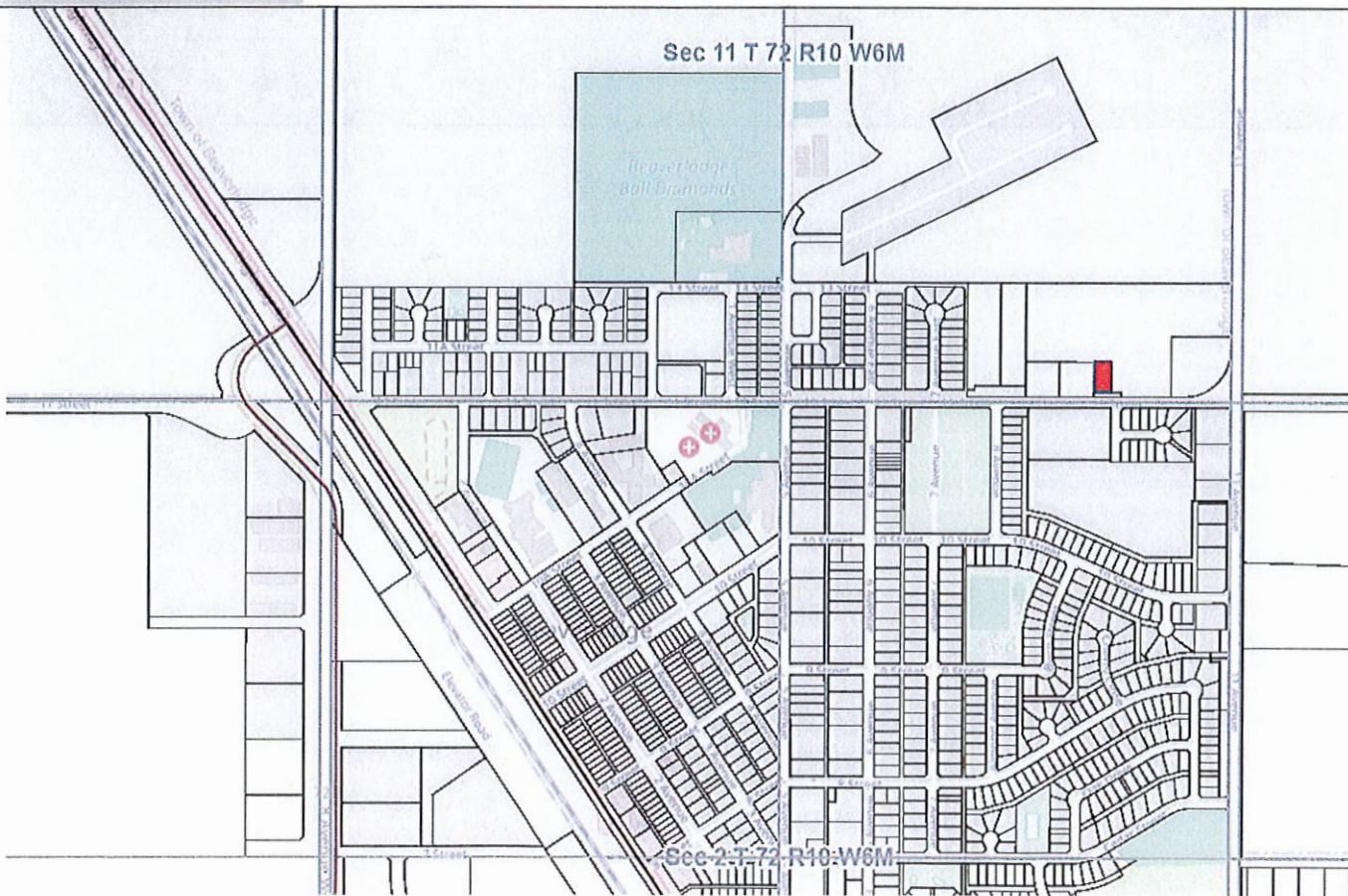
RESPOND BY MAY 9

Transportation and Economic Corridors

Notification of Referral Decision

Subdivision in Proximity of a Provincial Highway

Municipality File Number:	2024-01-0002	Highway(s):	43, 723
Legal Land Location:	SE SEC-11 TWP-072 RGE-10 MER-6	Municipality:	Town of Beaverlodge
Decision By:	David Richards	Issuing Office:	Peace Region / Grande Prairie
Issued Date:	2024-05-1	Appeal Authority:	Land and Property Rights Tribunal
RPATH Number:	RPATH0041348		
Description of Development:	Subdivision of Residential Lot from Lot A, Plan 752-1786 Part of the SE 11-72-10-W6M		



This will acknowledge receipt of your circulation regarding the above noted proposal. The subsequent subdivision application would be subject to the requirements of Sections 18 and 19 of the Matters Related to Subdivision and Development Regulation (The Regulation), due to the proximity of Highway(s) 43, 723.

Raichel Sebastian Thadathil
Environmental Public Health
Grande Prairie
Ph: (780) 831-7339
Raichel.Sebastianthadathil@ahs.ca

May 10, 2024

Tina Letendre
Deputy Chief Administrative Officer, CLGM
Town of Beaverlodge

Sent via E-mail to: development@beaverlodge.ca

Re: File Number 2024-01-0002
Comments on Subdivision of Plan 752-1786 Block A, Civic address: 1105 11 Street,
S.E. ¼ SEC.11-TWP.72-RGE.10-W.6.M. Town of Beaverlodge

Thank you for inviting our comments on the above-referenced application.

Alberta Health Services – Safe Healthy Environments (AHS-SHE) understands that this application for a land use bylaw amendment of part of SE-11-72-10-W6M to R2 Residential.

AHS SHE has reviewed the application and understands the following:

1. Existing land use: Vacant
2. Proposed land use bylaw amendment: Residential.
3. The above-mentioned land that will be amended to R2 Residential is .196 ha.
4. Number of proposed parcels: 1.

Upon reviewing this application, AHS SHE has concerns at this time; the following comments are for your consideration:

1. According to the Alberta OneStop Alberta Energy Regulator website the property is in a high-risk watershed.
2. The sewage disposal is not indicated on the application. Any existing and/or proposed private sewage disposal system(s) must be completely contained within the proposed property boundaries and must comply with all setback distances outlined in the most recent Alberta sewage Systems Standard of Practice. Prior to installation of any sewage

disposal system(s), a proper geotechnical assessment should be conducted by a qualified professional engineer and the system should be installed in an approved manner.

3. The well location was not included on the application. According to the Alberta Government Water Wells website, a well may exist in the section of land in or around the indicated property. Please ensure all set back distances are met as per Alberta Public Health Act, Nuisance and General Sanitation Regulation (AR 243/2003). Please verify with Alberta Environment and Parks and any other applicable agencies for setback distances and assessments as required.
4. The location of the home and relevant set back distances was not included in the application. Please ensure all set back distances are met as per Alberta Public Health Act, Nuisance and General Sanitation Regulation (AR 243/2003). Please verify with Alberta Environment and Parks and any other applicable agencies for setback distances and assessments as required.
5. According to the Alberta Energy Regulator OneStop website, a pipeline exist on SE-11-72-10-W6M. Please consult with the Alberta Energy Regulator and Alberta Environment and Parks for appropriate setback distances and assessments, as required.
6. According to the Alberta Energy Regulator Abandoned Well Viewer website, an abandoned well exists on SE-11-72-10-W6M. Please consult with the Alberta Energy Regulator and Alberta Environment and Parks for appropriate setback distances and assessments, as required.
7. Please ensure the property is maintained in accordance with the Alberta Public Health Act, Nuisance and General Sanitation Regulation (AR 243/2003) which states:

No person shall create, commit or maintain a nuisance. A person who creates, commits or maintains any condition that is or might become injurious or dangerous to the public health or that might hinder in any manner the prevention or suppression of disease is deemed to have created, committed or maintained a nuisance.

8. If any evidence of contamination or other issues of public health concern are identified at any phase of development, AHS-SHE wishes to be notified.

Please call (780) 831 6339 or e-mail Raichel.Sebastianthadathil@ahs.ca if you have any questions.

Sincerely,

Raichel Sebastian Thadathil
Public Health Inspector Trainee
Environmental Public Health
Alberta Health Services – North Zone