

AGENDA FOR THE TOWN OF BEAVERLODGE SUBDIVISION & DEVELOPMENT BOARD MEETING
 TO BE HELD MONDAY FEBRUARY 14, 2022 AT 5:00 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 June 28, 2021 Subdivision & Development Board Meeting RECOMMENDATION: That the minutes of the Subdivision & Development Board meeting held June 28, 2021 be adopted as presented	pp 2,3
4.0	<u>OLD BUSINESS:</u>	
5.0	<u>NEW BUSINESS:</u> 5.1 Development Permit 2022-01 Applicant: Sydney Morgan Property: 1004-6 Ave, Plan 6200MC Block 5 Lot 7 Zoning: R2 Low Density Residential 5.2 Development Permit 2022-02 Applicant: Town of Beaverlodge Property: 400-1 st Avenue, Plan 5484KS Block 3 Lot NW372 31' of 3A Zoning: Highway Commercial	PP 4-12 PP 13-19
6.0	<u>ADJOURNMENT:</u>	



BEAVERLODGE, ALBERTA, CANADA

SUBDIVISION AND DEVELOPMENT BOARD MEETING MINUTES

COUNCIL CHAMBERS #400 – 10 STREET, MONDAY JUNE 28, 2021

CHAIR Councillor Judy Kokotilo-Bekkerus
Councillor Gena Jones
Councillor Terry Dueck
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. **6:45 PM**

2.0 **ADOPTION OF AGENDA**

2.1

#277-2021-06-28 Councillor Gena Jones

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

3.0 **ADOPTION OF MINUTES**

3.1

#278-2021-06-28 Councillor Hugh Graw

CARRIED: That the minutes of the Subdivision & Development Board meeting held May 10, 2021 be adopted as presented.

4.0 **OLD BUSINESS**

5.1 **NEW BUSINESS**

5.1 DP 2021-18

Applicant: Tanya Bisbing – Busy Beavers Delivery Services

#279-2021-06-28 Mayor Gary Rycroft

CARRIED: That the Subdivision & Development Board accepts the Development Permit for this home-based business as presented.



6.0 **ADJOURNMENT:**

#280-2021-06-28

Councillor Judy Kokotilo-Bekkerus

6:47 PM

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

Chair, Councillor Judy Kokotilo-Bekkerus

Tina Letendre, Deputy CAO

Development Referral Notice



File Number: DP2022-01

Date: January 18, 2022

Property: Plan 6200MC Block 5 Lot 7
Civic Address: 1004-6th Avenue
Owner/Applicant: Sydney Morgan

Application Details

Please be advised that our office has received the following proposed development permit for the placement of a 2014 manufactured home and garage on the above bare lot. Applicant is requesting a variance for Section 11.3.4 as the manufactured home is over 5 years old.

Comments

Should you have any concerns or comments regarding this development, please advise by responding to this email development@beaverlodge.ca within 14 days of this notice.

Comments received are deemed public information.

Distribution List

E-Mail:

Administrator: Jeff Johnston	Eastlink
Public Works Manager: Nick Kebalo	Area Councillor: Judy Kokotilo-Bekkerus
Nick Lapp, County of Grande Prairie #1	Alberta Health Services
Peace Wapiti School Division # 76	
Grande Prairie 7 District Catholic School District #28	ATCO Electric

Mailing:

Adjacent Landowners within 150' radius

Attachments:

Application
Site Plan
Map of property location
2 Pictures of manufactured home



DEVELOPMENT PERMIT APPLICATION FORM A

FOR ADMINISTRATIVE USE

APPLICATION NO. DP 2022-01
DATE RECEIVED Jan 18/22

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

I / We hereby make application under the provisions of the Land Use Bylaw for a Development Permit in accordance with the plans and supporting information submitted herewith and form part of this application. I / We understand that this application will not be accepted without the following:

- (a) application fee;
- (b) site plan sketch that includes all relevant detail to the proposed development (e.g.: proposed and existing structures, property lines, creeks/ravines, parking and vehicle access, building plans, etc.)

APPLICANT INFORMATION			COMPLETE IF DIFFERENT FROM APPLICANT		
NAME OF APPLICANT Sydney Morgan			NAME OF REGISTERED OWNER Jesse Foster		
ADDRESS PO Box 194			ADDRESS PO Box 1318		
Hythe, Ab. T0H 2C0			Beaverlodge		
POSTAL CODE			POSTAL CODE T0H 0C0		
EMAIL ADDRESS* scd.morgan@gmail.com			EMAIL ADDRESS* jr.foster@fosterseed.com		
<small>*By supplying the Town with an email address, you agree to receive correspondence by email.</small>					
PHONE (CELL) 780-814-1651	PHONE (RES)	PHONE (BUS)	PHONE (CELL)	PHONE (RES)	PHONE (BUS) 780 354 3622

LAND INFORMATION			
Address of proposed development site: <u>1004 - 6 Ave, Beaverlodge.</u>			
Legal description of proposed development site: REGISTERED PLAN <u>6200mc</u> BLOCK: <u>5</u> LOT (parcel): <u>7</u>			
Other legal description: _____			
Description of the existing use of the land: <u>bare lot.</u>			
Proposed Development: <u>setting up 2014 Modular Home & Detached Garage</u>			
Does the Development Permit require and amendment to the Land Use Bylaw? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>			
If yes, has an amendment to the Land Use Bylaw been submitted? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>			
Estimated:	Date of Commencement: <u>June 1, 2022</u>	Date of Completion: <u>Aug 15, 2022</u>	Value of Construction: \$ <u>160,000⁰⁰</u>

Applicant is requesting a variance of LUB Section 11.3.4 as manufactured home is older than 5 years

FOR NEW CONSTRUCTION ONLY

LOT AREA: 9900sf LOT WIDTH: 66' LOT LENGTH: 150' PERCENTAGE OF LOT OCCUPIED: 25%

LOT TYPE: INTERIOR CORNER WITH LANE WITHOUT LANE

PRINCIPLE BUILDING YARDS: FRONT: 20' REAR: 15' SIDE (1): 4' SIDE (2): 4'

BUILDING HEIGHT ABOVE FINISHED GRADE: _____ NUMBER OF PARKING STALLS: 2

ACCESSORY BUILDING YARDS: FRONT: _____ REAR: _____ SIDE (1): _____ SIDE (2): _____

SPECIAL CHARACTERISTICS OF LAND (agricultural, swampy, bush): _____

PROVISIONS FOR WATER SERVICE: Municipal Private Well
PROVISIONS FOR SANITARY SEWER: Municipal Onsite System

(Note if you are connecting to Municipal services you will need to complete our Service Connection Application)

USE OF ADJACENT PROPERTIES: residential

ON AN ATTACHED SHEET, PLEASE PROVIDE A SCALED PLAN INDICATING THE LOCATION AND DIMENSIONS OF EXISTING AND PROPOSED IMPROVEMENTS, INCLUDING:

- Property lines surround the site
- Parking, roads, sidewalks
- Above ground utilities and direction of storm water drainage off the site
- Building and structures
- Landscaping, fences and screening

FOR NEW SIGNAGE

Free Standing/Pylon Sign Temporary Sign
 Fascia/Wall Sign Permanent Sign
 Billboard Sign Dimensions of Sign: Horizontal: _____ Vertical: _____ Depth: _____
 Canopy or Awning Sign Height from ground to highest point of sign: _____

DECLARATION

I/WE HEREBY AUTHORIZE REPRESENTATIVES OF THE TOWN TO ENTER MY/OUR LAND FOR THE PURPOSE OF CONDUCTING A SITE INSPECTION IN CONNECTION WITH THIS APPLICATION

I/WE HEREBY DECLARE THAT THE ABOVE INFORMATION IS, TO THE BEST OF MY/OUR KNOWLEDGE, FACTUAL AND CORRECT

Jan 14, 2022
DATE

[Signature]
SIGNATURE OF APPLICANT

NOTE:

Signature of Registered Landowner required if different LANDOWNER/LEASEHOLDER From Applicant

DATE

SIGNATURE OF REGISTERED

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.

Backyard

151' 5"

Trailer

76'

24'

Garage

30'

4'

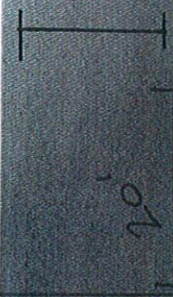
Driveway

20'

Frontyard

4'

20'





DESIGNATION OF AUTHORIZED AGENT FORM I

FOR ADMINISTRATIVE USE

APPLICATION NO.

*To be attached to Form A, H or J,
where applicable*

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

LAND INFORMATION

Legal description of proposed development site:

REGISTERED PLAN	BLOCK	LOT		QTR	SEC	TWP	RG	W6M
6200MC	5	7	OR			71	8	

The undersigned, registered owners of the above noted property, do hereby authorize:

Sydney Morgan

Agent (Printed Name)

Company Name (if applicable)

To act as my/our agent for the following application on the lands described above.

Land Use Bylaw Amendment

Subdivision

Development Permit

LANDOWNER INFORMATION

Jesse Foster	<small>Authentisign</small> <i>Jesse Foster</i> 01/13/22
Landowner (Printed Name)	Landowner (Signature)
Landowner (Printed Name)	Landowner (Signature)
Landowner (Printed Name)	Landowner (Signature)
Company Name (Printed Name)	Date: 01/13/22

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.



**DO NOT REMOVE
NE PAS ENLEVER**

**MODULAR HOMES SPECIFICATION NAMEPLATE
PLAQUE SIGNALÉTIQUE POUR MAISON MODULAIRE**

DATE OF MANUFACTURE /
DATE DU FABRICANT: **NOVEMBER/2014**

MANUFACTURER /
FABRICANT: **Triple 'M' Housing**

FACTORY ADDRESS /
ADRESSE DE L'USINE: **Lethbridge, Alberta**

MODEL NUMBER /
NUMÉRO DE MODÈLE: **TPH2076-266KS-15**

SERIAL NUMBER /
NUMÉRO DE SÉRIE: **G142684**

CERTIFICATION LABEL SERIAL NUMBER /
ÉTIQUETTE DE CERTIFICATION QAI NUMÉRO: **Qai# 006316
Alta# 06-13011**

ROOF DESIGN SNOW LOAD / Charge
de neige de conception de toit: **40 PSF**

GROUND SNOW LOAD /
68.9 PSF

Charge de neige au sol:

THERMAL RESISTANCE OF
INSULATION / Résistance thermique
d'isolation: Floor / Plancher: **R-28**
Wall / Mur: **R-20**
Ceiling / Plafond: **R-34**

WINDOW RATINGS (STRUCTURAL /
THERMAL) Fenêtre Spécification
(Structural / Thermique) **0.22 U-value**

OUTSIDE DESIGN TEMPERATURE /
La température extérieure de conception **53,822 BTU @ -45 C**

FACTORY INSTALLED APPLIANCES / APPAREILS INSTALLÉS À L'USINE

APPLIANCES / APPAREILS	MAKE / MARQUE	MODEL / MODÈLE	FUEL / COMBUSTIBLE
Furnace / Fournaise à Air Chaud	INTERTHERM	M7RL072A	GAS
Water Heater / Chauffe - Eau	BRADFORD	MIMH40T6FLNH	GAS/PROPANE
Range / Cuisinière	GENERAL ELECTRIC <i>JOS630SFISS</i>		ELECTRIC
Refrigerator / Réfrigérateur	GENERAL ELECTRIC	GNR22DSE	ELECTRIC
FirePlace /Stove Cheminée	N/A	N/A <i>BFBS</i>	N/A
Microwave Oven / Micro-Onde	GENERAL ELECTRIC	PEM10SFC01	ELECTRIC
Dishwasher / Lave-vaisselle	GENERAL ELECTRIC	GDF510PSD2SS	ELECTRIC
Clothes Washer / Laveuses	N/A	N/A	N/A
Clothes Dryer / Sécheuses	N/A	N/A	N/A
Other Appliance / N/A L'autre Appareil	N/A	N/A	N/A

ELECTRICAL SYSTEM /
INSTALLATION ÉLECTRIQUE: Volts: **120/240** Hertz: **60** Amps: **100**

PLUMBING SYSTEM / PLOMBERIE: Pressure system tested at 700 kPa (100psi) / Installation sous pression éprouvée à 700 kPa (100 psi)

- Note:
- Any additions or modifications to factory installed systems must be authorized by the appropriate provincial or municipal authorities having jurisdiction. Toute adjonction ou modification aux installations dont le placement est effectué à l'usine doit être approuvée par les autorités provinciales ou municipales compétentes.
 - QAI Listing only covers the systems noted above only when installed by the modular home manufacturer. La certification QAI englobe les installations indiquées ci-dessus uniquement si leur placement est effectué par le fabricant du maison modulaire.
 - (NA) Under the heading "Factory Installed Appliances" indicates that appliances are not factory installed. (NA) Sous l'en tête « Appareils Installés à l'usine » indique des appareils non installés à l'usine.
 - This specification plate and the exterior QAI label provide the only evidence of Listing. Cette plaque signalétique ainsi que l'étiquette extérieure QAI constituent les seules preuves de la certification QAI.
 - Those portions of the Modular Home to be completed on site are subject to inspection by local building inspectors (A277 A1.2). Les parties de la maison modulaire qui doivent être accomplies sur l'emplacement sont sujettes à l'inspection par les inspecteurs des bâtiments locaux (A277 A1.2).

Modular homes bearing this label have been constructed to the following building codes / Des maisons modulaires portant ce label ont été construit à codes du bâtiment:
Homes are built to conform to CSA Standard A277, Alberta Building Code (2006) _ /National Building Code of Canada (2010)

WARNING:

AVERTISSEMENT:

- GAS SYSTEM /
CANALISATION :**
- This system is designed for use with either propane or natural gas.
 - Ventilation around propane cylinders requires periodic removal of debris.
- BEFORE TURNING ON
PROPANE OR
NATURAL GAS /
AVANT D'OUVRIR LE
GAZ:**
- Be certain appliances are suitable for the gas to be used. Refer to the nameplate on each gas appliance for correct data.
 - Make certain all gas connections have been made tight, all appliance valves are turned off, and any unconnected outlets are capped.
- AFTER TURNING ON
PROPANE OR
NATURAL GAS /
APRÈS AVOIR
OUVERT LE GAZ:**
- All connections, including those at the appliances and cylinders, should be leak tested periodically with soapy water by the occupant. Never use a lighted match or other flame when checking for leaks.
 - Do not leave system turned on or containers connected until system has been proven to be gas tight.
 - Light all pilots.

- Cette installation est conçue pour le propane ou le gaz naturel.
- La ventilation autour des bouteilles de propane nécessite l'enlèvement périodique des déchets.
- S'assurer que les appareils conviennent au gaz qui doit être utilisé. Consulter la plaque signalétique de chaque appareil pour les renseignements appropriés.
- Vérifier l'étanchéité de tous les raccords de gaz, la fermeture de tous les robinets d'appareils et l'obturation de toutes les sorties non raccordées.
- L'occupant doit vérifier périodiquement l'étanchéité de tous les raccords, y compris ceux des appareils et des bouteilles, en y appliquant de l'eau savonneuse. Ne jamais se servir d'une allumette ou d'une flamme quelconque pour la détection des fuites.
- Ne pas laisser l'alimentation ouverte ni les récipients raccordés, avant de s'être assuré de l'étanchéité de l'installation.
- Allumer toutes les veilleuses.

**VEHICULAR SYSTEM WARNING /
INSTALLATION VÉHICULAIRE
AVERTISSEMENT:**

It is recommended that highway authorities be consulted on regulations applicable in areas into which this unit may be moved, especially in regard to permits and maximum allowable lengths and widths. Il est recommandé de consulter les autorités routières au sujet des règlements applicables dans les régions à l'intérieur desquelles cette unité peut être transportée, particulièrement en ce qui concerne les longueurs maximales admissibles.

Serial# **TMH0004437**



7 AVE

6 AVE

10 ST

9900 SqF

R2

R2

R2

R2

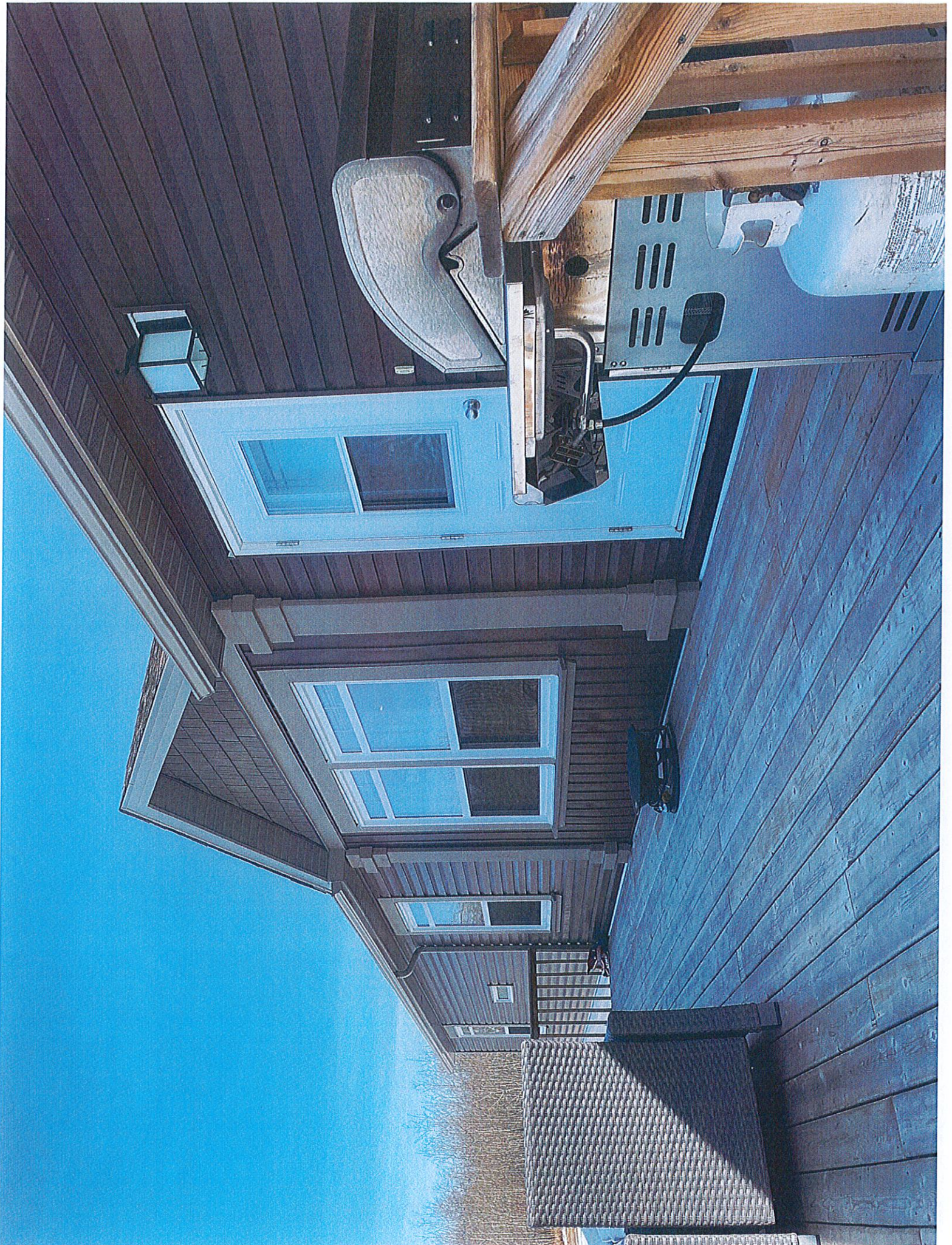
R2

R2

R2

R3





Development Referral Notice



File Number: DP2022-02

Date: January 19, 2022

Property: Plan 5484KS Block 3 Lot NW372 31' of 3A

Civic Address: 400-1st Avenue

Owner/Applicant: Town of Beaverlodge

Application Details

Please be advised that our office has received the following proposed development permit for the development of a Fire Hall.

Comments

Should you have any concerns or comments regarding this development, please advise by responding to this email development@beaverlodge.ca within 14 days of this notice.

Comments received are deemed public information.

Distribution List

E-Mail:

Administrator: Jeff Johnston

Eastlink

Public Works Manager: Nick Kebalo

Area Councillor: Judy Kokotilo-Bekkerus

Nick Lapp, County of Grande Prairie #1

Alberta Health Services

Peace Wapiti School Division # 76

ATCO Pipeline Gas

Grande Prairie 7 District Catholic School District #28

ATCO Electric

Alberta Transportation

Mailing:

Adjacent Landowners within 150' radius

Attachments:

Application

Site Plan

Map of property location



DEVELOPMENT PERMIT APPLICATION FORM A

FOR ADMINISTRATIVE USE

APPLICATION NO. DP2022-02
DATE RECEIVED January 19, 2022

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

I / We hereby make application under the provisions of the Land Use Bylaw for a Development Permit in accordance with the plans and supporting information submitted herewith and form part of this application. I / We understand that this application will not be accepted without the following:

- (a) application fee;
- (b) site plan sketch that includes all relevant detail to the proposed development (e.g.: proposed and existing structures, property lines, creeks/ravines, parking and vehicle access, building plans, etc.)

APPLICANT INFORMATION			COMPLETE IF DIFFERENT FROM APPLICANT		
NAME OF APPLICANT Town of Beaverlodge			NAME OF REGISTERED OWNER Same		
ADDRESS Box 30			ADDRESS		
400-10th Street, Beaverlodge, AB					
POSTAL CODE T0H 0C0			POSTAL CODE		
EMAIL ADDRESS* development@beaverlodge.ca			EMAIL ADDRESS*		
*By supplying the Town with an email address, you agree to receive correspondence by email.					
PHONE (CELL)	PHONE (RES)	PHONE (BUS) 780-354-2201	PHONE (CELL)	PHONE (RES)	PHONE (BUS)

LAND INFORMATION			
Address of proposed development site: <u>400-1st Avenue</u>			
Legal description of proposed development site: REGISTERED PLAN: <u>5484KS</u> BLOCK: <u>3</u> LOT (parcel): <u>NW372 31 of 3A</u>			
Other legal description: _____			
Description of the existing use of the land: <u>Partially empty lot with accessory building (which will be removed)</u>			
Proposed Development: <u>Fire Hall</u>			
Does the Development Permit require and amendment to the Land Use Bylaw? Yes _____ No <u>X</u>			
If yes, has an amendment to the Land Use Bylaw been submitted? Yes _____ No <u>X</u>			
Estimated:	Date of Commencement: _____ March 1, 2022	Date of Completion: _____ March 31, 2023	Value of Construction: \$ _____ \$2,000,000.00

FOR NEW CONSTRUCTION ONLY

LOT AREA: 1.853 Acres LOT WIDTH: _____ LOT LENGTH: _____ PERCENTAGE OF LOT OCCUPIED: 0 %

LOT TYPE: INTERIOR CORNER WITH LANE WITHOUT LANE

PRINCIPLE BUILDING YARDS: FRONT: 48' REAR: 58-2' SIDE (1): 72.5' SIDE (2): 15'

BUILDING HEIGHT ABOVE FINISHED GRADE: approx: 30' NUMBER OF PARKING STALLS: 21

ACCESSORY BUILDING YARDS: FRONT: _____ REAR: _____ SIDE (1): _____ SIDE (2): _____

SPECIAL CHARACTERISTICS OF LAND (agricultural, swampy, bush): _____

PROVISIONS FOR WATER SERVICE: Municipal Private Well
PROVISIONS FOR SANITARY SEWER: Municipal Onsite System

(Note if you are connecting to Municipal services you will need to complete our Service Connection Application)

USE OF ADJACENT PROPERTIES: _____

ON AN ATTACHED SHEET, PLEASE PROVIDE A SCALED PLAN INDICATING THE LOCATION AND DIMENSIONS OF EXISTING AND PROPOSED IMPROVEMENTS, INCLUDING:

- Property lines surround the site
- Parking, roads, sidewalks
- Above ground utilities and direction of storm water drainage off the site
- Building and structures
- Landscaping, fences and screening

FOR NEW SIGNAGE

Free Standing/Pylon Sign Temporary Sign
 Fascia/Wall Sign Permanent Sign
 Billboard Sign Dimensions of Sign: Horizontal: _____ Vertical: _____ Depth: _____
 Canopy or Awning Sign Height from ground to highest point of sign: _____

DECLARATION

I/WE HEREBY AUTHORIZE REPRESENTATIVES OF THE TOWN TO ENTER MY/OUR LAND FOR THE PURPOSE OF CONDUCTING A SITE INSPECTION IN CONNECTION WITH THIS APPLICATION

I/WE HEREBY DECLARE THAT THE ABOVE INFORMATION IS, TO THE BEST OF MY/OUR KNOWLEDGE, FACTUAL AND CORRECT

January 19, 2022

DATE



SIGNATURE OF APPLICANT

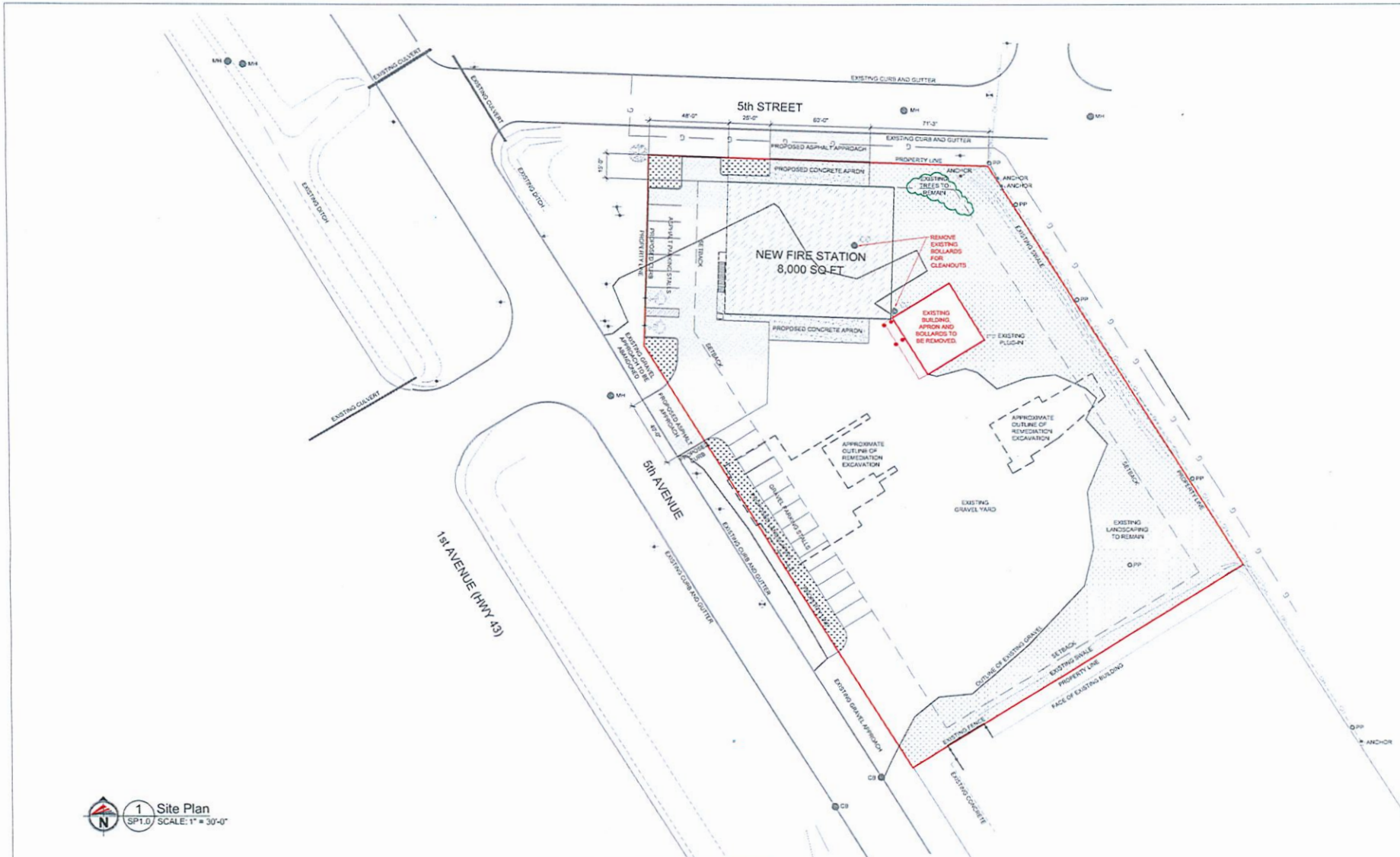
NOTE:

Signature of Registered
Landowner required if different
LANDOWNER/LEASEHOLDER
From Applicant

DATE

SIGNATURE OF REGISTERED

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.



1 Site Plan
SP1.0 SCALE: 1" = 30'-0"

BYLAW INFORMATION:
COUNTY OF GRANDE PRAIRIE LAND USE BYLAW

PROJECT: NEW FIRE STATION

LEGAL DESCRIPTION: LOT 3A, BLOCK 3, PLAN 5484KS (192 168 782)

MUNICIPAL ADDRESS: 400 14TH AVENUE, BEAVERLEDGE, AB

ZONING: C2 - HIGHWAY COMMERCIAL

LOT AREA: 0.750 HECTARES / 1.853 ACRES

SITE COVERAGE: 10.7%

ASPHALT AREA: 890 m²

LANDSCAPING:
LANDSCAPED AREA IS 5% OF LOT AREA WITH TREES AND SHRUBS AT THE DISCRETION OF THE DEVELOPMENT AUTHORITY.
REQUIRED: 1% OF 1,500 m² = 375 m²
PROVIDED: 2,387 m²

TREES:
REQUIRED: AT THE DISCRETION OF THE DEVELOPMENT AUTHORITY
PROVIDED: "

SHRUBS:
REQUIRED: AT THE DISCRETION OF THE DEVELOPMENT AUTHORITY
PROVIDED: "

PARKING CALCULATIONS:
1 STALL PER 37 m² OF GFA
BUILDING GFA: 8,000 m² (MAIN FLOOR) + 2,160 m² (2ND FLOOR) = 10,160 m² (843.8 m²)
TOTAL STALLS REQUIRED = 843.8 / 37 = 23 STALLS
PARKING BY PERSONS WITH PHYSICAL DISABILITIES (AS PER NBC 2018 - AB EDITION) AS PER TABLE 38.2.2(2), 2 BARRIER-FREE STALLS REQUIRED
TOTAL PARKING PROVIDED: 19 STANDARD STALLS AND 2 BARRIER-FREE STALLS

SETBACK INFORMATION

	REQUIRED	PROVIDED
FRONT YARD SET BACK	30'-0" (9.1m)	48'-0" (14.6m)
REAR YARD SET BACK	25'-0" (7.6m)	38'-2" (11.7m)
INTERIOR SIDE YARD SET BACK	15'-0" (4.6m)	27'-10" (8.5m)
EXTERIOR SIDE YARD SET BACK	15'-0" (4.6m)	15'-0" (4.6m)

INSTRUMENTS REGISTERED AGAINST TITLE
TITLE NUMBER: 192 168 782

REGISTRATION NO.	DATE REGISTERED	DESCRIPTION
-	- / - / -	-

SITE LEGEND

DESCRIPTION	EXISTING	PROPOSED	DESCRIPTION	EXISTING	PROPOSED
SANITARY	—	—	TREE	●	○
WATER	—	—	WELL-HOLE	●	○
SEWER	—	—	HYDRANT	—	—
POWER	—	—	MAIN WATER VALVE	—	—
OVERHEAD POWER	—	—	SERVICE WATER VALVE	—	—
GAS	—	—	ENERGY LIGHT	—	—
TELEPHONE	—	—	POSTAL	—	—
CABLE	—	—	POWER TRANSFORMER	—	—
CHAIN LINK FENCE	—	—	POWER POLE	—	—
LOT GRADES	✕ 664.00	✕ 664.00	VIDEO INSPECTION	—	—
CONIFEROUS TREE	—	—	INSPECTION	—	—
CONIFEROUS SHRUB	—	—	STREET SIGN	—	—
DECIDUOUS TREE	—	—	OVERHEAD DOOR	—	—
DECIDUOUS SHRUB	—	—	MAN DOOR	—	—

NOTE:
SITE CONTAINS NONE OF THE FOLLOWING:
• WETLANDS, CANALS, RIVERS OR WATER BODIES
• SLOPES GREATER THAN 15%
• OIL OR GAS WELLS, SITES PROPOSED, EXISTING OR ABANDONED
• SEPTIC FIELDS/SEPTIC TANKS PROPOSED, EXISTING OR ABANDONED



2 Location Plan
SP1.0 not to scale



7 AVE

4 ST

6 AVE

72nd St

5 AVE

73rd St

HWY 43

RAILWAY AVE

ELEVATOR RD

Applicant's Name Tina Letendre

Mailing Address Box 30

City Beaverlodge Province AB Postal Code T0H 0C0

Phone # 780-354-2201 Fax # 780-354-2207 Email development@beaverlodge.ca

Landowner's Name Town of Beaverlodge
(if different from above)

Mailing Address _____

City _____ Province _____ Postal Code _____

Phone # _____ Fax # _____ Email _____

APPLICATION IS HEREBY MADE TO: (Please provide a description of the proposed development including all proposed above and below ground installations. Attach a written report if necessary.)
New Fire Hall, with water & sewer connections

NOTE: 1: Attach a plan showing in detail the location of all existing and proposed development.
2: Include the GPS Coordinates for any access installation proposals. (Decimal degrees, WGS-1984)

Property Information

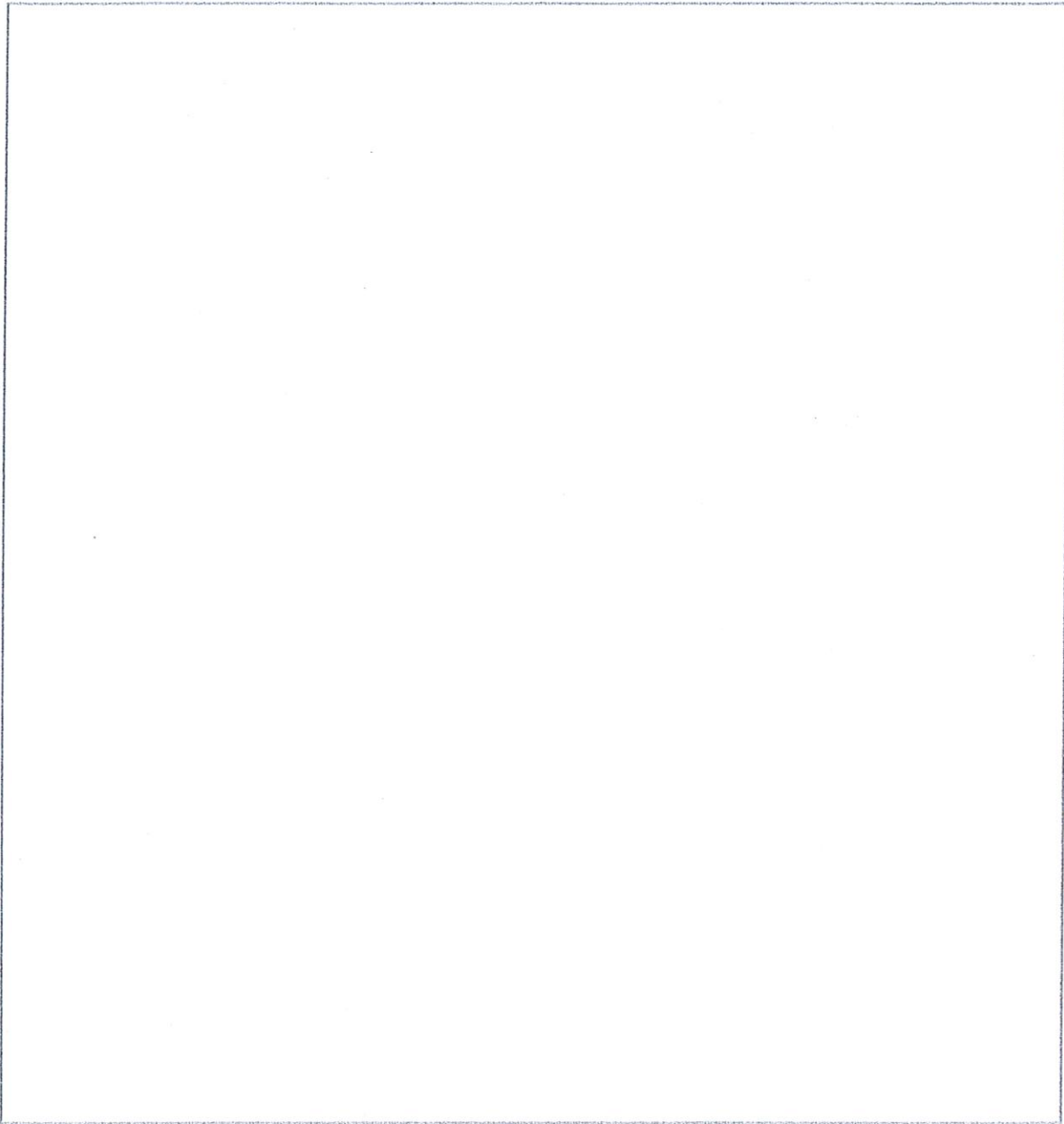
(NE, NW, SE, SW ¼)	Section	Township	Range	West of Meridian
NW 372, 31" of 3A 3		5484KS	.749 Hectares	
Lot	Block	Plan Number	Parcel size (acres or hectares)	
43	150'	150' East of Highway 43		
Highway No.	Distance of the proposed development to the highway right of way boundary.	General property location in relation to an urban municipality or other highway. (ie: 2 km east of ...)		

<u>Town of Beaverlodge</u>	<u>Empty lot/New Fire Hall</u>	<u>\$2,000,000.00</u>
Name of Municipality	Existing / Proposed Land Use	Estimated cost of proposed development

It is understood that all works will be constructed, altered, maintained or operated at the sole expense of the undersigned, and that any work must not begin before a permit has been issued by Alberta Transportation. In consideration of any permit issued in respect to this application, the Applicant shall indemnify and hold harmless Alberta Transportation, its employees and agents from any and all claims, demands, actions and costs whatsoever that may arise, directly or indirectly from anything done or omitted to be done in the construction, maintenance, alteration or operation of the works authorized. The Applicant also consents to a person designated by Alberta Transportation to enter upon land for the purpose of inspection during the processing of this application.

I Tina Letendre hereby certify that I am the registered owner
(print full name) I am authorized to act on the owner's behalf
and that the information given on this form is full and complete and is, to the best of my knowledge, a true statement of facts relating to this application for Roadside Development.

(Signed)  (Date) 26-Jan-2022



Note: distances may be shown in metres or feet.
GPS Coordinates should be indicated at the centre of the proposed access location.

SITE PLAN

Signature of Applicant: _____