

AGENDA FOR THE TOWN OF BEAVERLODGE SUBDIVISION & DEVELOPMENT BOARD MEETING
 TO BE HELD TUESDAY OCTOBER 15, 2024 AT 5:45 PM
 COUNCIL CHAMMBERS, 400-10 STREET
 Microsoft Teams Meeting ID: 270 023 249 446 Passcode: buA6gE

1.0	<u>CALL TO ORDER:</u>	
2.0	<u>LAND ACKNOWLEDGEMENT:</u>	PP 2
3.0	<u>ADOPTION OF AGENDA:</u>	
4.0	<u>ADOPTION OF MINUTES:</u> 3.1 August 12, 2024 Subdivision & Development Board Meeting RECOMMENDATION: That the minutes of the Subdivision & Development Board meeting held August 12, 2024 be adopted as presented	PP 3,4
5.0	<u>OLD BUSINESS:</u>	
6.0	<u>NEW BUSINESS:</u> 5.1 Subdivision Applicant: Riley O'Connell Property: Plan 752-1786 Lot A Zoning: R2	PP 5-8
7.0	<u>ADJOURNMENT:</u>	



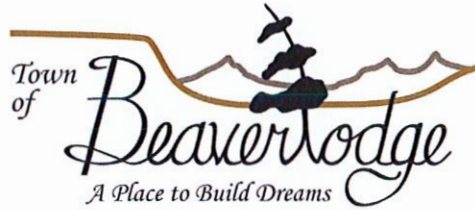
Box 30, Beaverlodge, AB T0H 0C0

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.



CARRIED: That the Subdivision & Development Board approves the Development Permit with the variance to allow for Mini Storage in C1 zoning.

#012-2024-08-12 Councillor Cal Mosher

CARRIED: That the Subdivision & Development Board directs Administration to amend the Land Use Bylaw to accommodate Mini Storage within the Land Use Bylaw.

6.0 **ADJOURNMENT:**

#013-2024-08-12 Chair Judy Kokotilo-Bekkerus

5:57 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 2024-02-0002
DATE RECEIVED September 13, 2024
DATE COMPLETE September 13, 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		
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: <u>0.549</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;

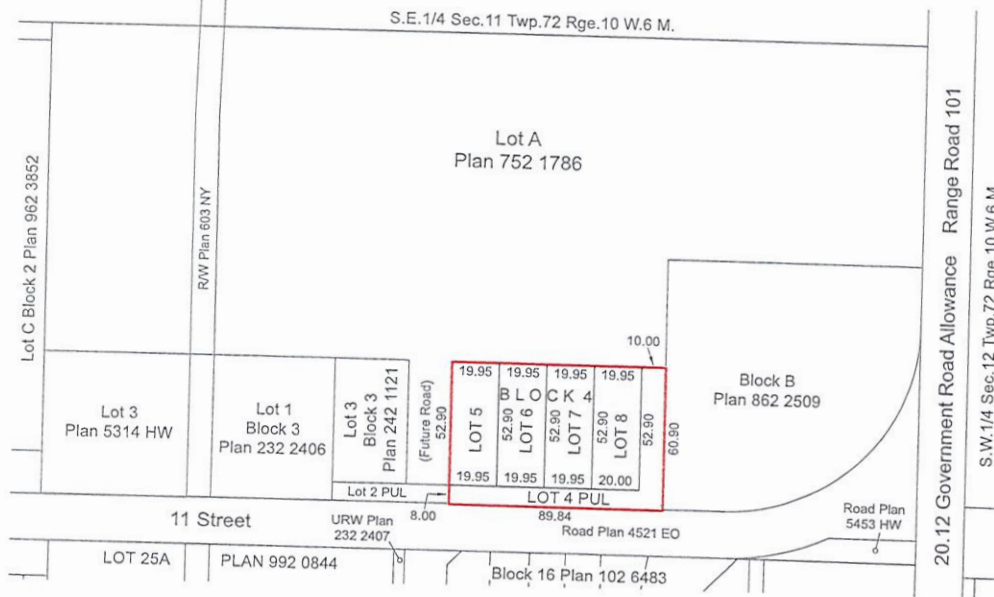
and that the information given on this form is full and complete and is, to the best of my knowledge, a true statement of the facts relating to this application.

ADDRESS _____ SIGNATURE _____

PHONE NO. _____ DATE _____

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.



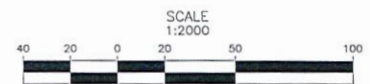
AREAS	
PROPOSED LOT 4 PUL, BLOCK 4	0.125 ha.
PROPOSED LOT 5, BLOCK 4	0.106 ha.
PROPOSED LOT 6, BLOCK 4	0.106 ha.
PROPOSED LOT 7, BLOCK 4	0.106 ha.
PROPOSED LOT 8, BLOCK 4	0.106 ha.
TOTAL	0.549 ha.



Location Plan
Scale 1:10 000

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

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 BEAVERLEDGE
ALBERTA



SUBDIVISION AUTHORITY Town of Beaverledge	OWNER Scott Riley O'Connell
---	---------------------------------------

LEGEND
Area to be registered shown outlined thus and contains 0.549 ha.
Distances shown on the plan are ground and are in meters and decimals thereof
Lots designated PUL are Public Utility Lots

NOTES
Proposed Subdivision contains 4 Lots and 1 PUL.
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.: 5604-002	
DWG.: 5604-002-PSUB	
DRAWN BY: HLR CHECKED BY: VL	#202, 10514-67th Ave. Grande Prairie, AB. T8W 0K8 P: 780.532.5731 F: 780.532.5824



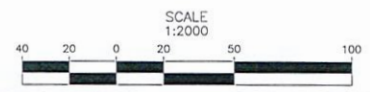
AREAS		
PROPOSED LOT 4 PUL, BLOCK 4		0.125 ha.
PROPOSED LOT 5, BLOCK 4		0.106 ha.
PROPOSED LOT 6, BLOCK 4		0.106 ha.
PROPOSED LOT 7, BLOCK 4		0.106 ha.
PROPOSED LOT 8, BLOCK 4		0.106 ha.
TOTAL		0.549 ha.



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 0.549 ha.
 Distances shown on the plan are ground and are in meters and decimals thereof
 Lots designated PUL are Public Utility Lots

NOTES
 Proposed Subdivision contains 4 Lots and 1 PUL.
 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.: 5604-002	
DWG.: 5604-002-PSUB	
DRAWN BY: HLR CHECKED BY: VL	
#202, 10514-67th Ave. Grande Prairie, AB. T8W 0K8 P: 780.532.5731 F: 780.532.5824	