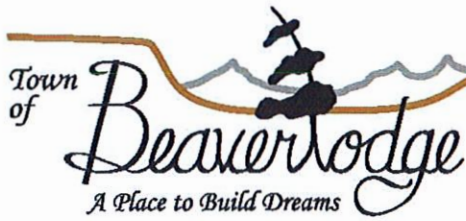


AGENDA FOR THE TOWN OF BEAVERLODGE SUBDIVISION & DEVELOPMENT BOARD MEETING
TO BE HELD MONDAY APRIL 14, 2025 AT 5:45 PM
COUNCIL CHAMMERS, 400-10 STREET
Microsoft Teams Meeting ID: 261 665 998 807 Passcode: YK7Mx7r6

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 October 15, 2024 Subdivision & Development Board Meeting RECOMMENDATION: That the minutes of the Subdivision & Development Board meeting held October 15, 2024 be adopted as presented	PP 3,4
5.0	<u>OLD BUSINESS:</u>	
6.0	<u>NEW BUSINESS:</u> 5.1 Development Permit – Discretionary Use Applicant: Lision Verseli & Meghan Verseli Property: 1105 Hazelmere Drive Plan 074-0500 Block 4 Lot 4 Zoning: RE – Estate Residential	PP 5-9
7.0	<u>ADJOURNMENT:</u>	



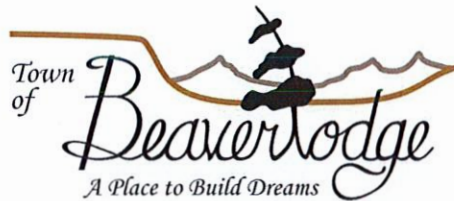
Box 30, Beaverlodge, AB T0H 0C0

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.



TOWN OF BEAVERLODGE, ALBERTA

SUBDIVISION AND DEVELOPMENT BOARD MEETING MINUTES
COUNCIL CHAMBERS #400 – 10 STREET, TUESDAY OCTOBER 15, 2024 @ 5:45 PM

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

1.0 CALL TO ORDER Chair Judy Kokotilo-Bekkerus called the meeting to order. **5:45 PM**

2.0 LAND ACKNOWLEDGEMENT

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.

2.0 ADOPTION OF AGENDA

#014-2024-10-15 Mayor Gary Rycroft

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

3.0 ADOPTION OF MINUTES

3.1

#015-2024-10-15 Councillor Hugh Graw

CARRIED: That the minutes of the Subdivision & Development Board meeting held August 12, 2024 be adopted as presented.

4.0 OLD BUSINESS



5.0 NEW BUSINESS

5.1 Subdivision
Applicant: Riley O'Connell
Property: Plan 752-1786 Lot A
Zoning: R2

#016-2024-10-15 Mayor Gary Rycroft

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

6.0 ADJOURNMENT:

#017-2024-10-15 Chair Judy Kokotilo-Bekkerus

5:48 PM

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

Chair, Councillor Judy Kokotilo-Bekkerus

Jeff Johnston, CAO

Development Referral Notice



File Number: DP2025-05

Date: March 25, 2025

Property: Plan 074-0500 Block 4 Lot 4
Civic Address: 1105 Hazelmere Drive
Owner/Applicant: Lision Verseli & Meghan Verseli

Application Details

Please be advised that our office has received the following proposed development permit variance for Side Yard Setback of 16.4 feet (Land Use Bylaw #1004 Section 11.2.3) to 8 feet.

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. <u>DP 2025-05</u>
DATE RECEIVED <u>March 17/25</u>

Town of Beaverlodge, 400-10th Street, Box 30, Beaverlodge, AB, T0H 0C0
W: beaverlodge.ca | E: development@beaverlodge.ca | T: (780) 354-2201 | F: (877)309-9281

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 <u>Lislon Verseli/Meghan Verseli</u>			NAME OF REGISTERED OWNER		
ADDRESS <u>1105 Hazelmere Drive</u>			ADDRESS		
<u>Beaverlodge AB</u>					
POSTAL CODE <u>T0H 0C0</u>			POSTAL CODE		
EMAIL ADDRESS* <u>LislonKipseli@yahoo.com</u>			EMAIL ADDRESS*		
<small>*By supplying the Town with an email address, you agree to receive correspondence by email.</small>					
PHONE (CELL) <u>587-889-6850</u>	PHONE (RES)	PHONE (BUS)	PHONE (CELL)	PHONE (RES)	PHONE (BUS)

LAND INFORMATION	
Address of proposed development site: <u>1105 Hazelmere Drive Beaverlodge AB</u>	
Legal description of proposed development site: REGISTERED PLAN: <u>074-0500</u> BLOCK: <u>4</u> LOT (parcel): <u>4</u>	
Other legal description: _____	
Description of the existing use of the land: <u>residential</u>	
Proposed Development: <u>Detached garage with variance (sideyard)</u>	
Does the Development Permit require an amendment to the Land Use Bylaw? Yes _____ No <input checked="" type="checkbox"/>	
If yes, has an amendment to the Land Use Bylaw been submitted? Yes _____ No _____	
Estimated:	Date of Commencement: <u>May 29/2025</u>
	Date of Completion: <u>May 31/2025</u>
	Value of Construction: \$ <u>18,000.</u>

FOR NEW CONSTRUCTION ONLYLOT AREA: _____ LOT WIDTH: 150 ft LOT LENGTH: 200 ft PERCENTAGE OF LOT OCCUPIED: _____%LOT TYPE: ☐ INTERIOR ☐ CORNER ☐ WITH LANE ☐ WITHOUT LANE

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

BUILDING HEIGHT ABOVE FINISHED GRADE: 14' NUMBER OF PARKING STALLS: _____ACCESSORY BUILDING YARDS: FRONT: 24' REAR: 24' SIDE (1): 32' SIDE (2): 32'SPECIAL CHARACTERISTICS OF LAND (agricultural, swampy, bush): residential, grassPROVISIONS 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: No

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

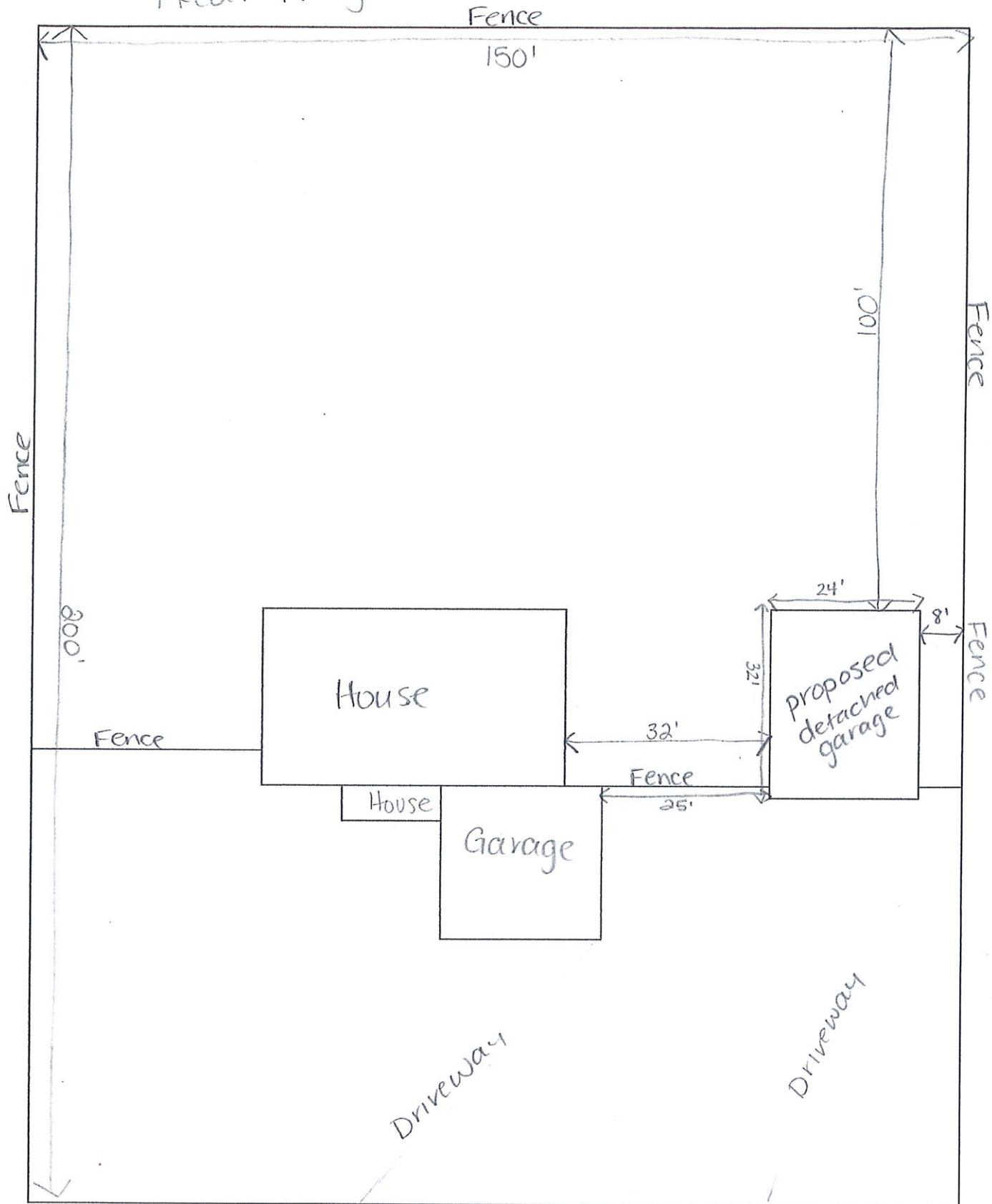
March 12/2025
DATEM. S. S.
SIGNATURE OF APPLICANT

NOTE:

Signature of Registered
Landowner required if different
LANDOWNER/LEASEHOLDER
From ApplicantMarch 12/2025
DATEM. S. S.
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.

↑ Rear Neighbour ↑



← Hazelmere Drive →



HAZELWARE DR