

AGENDA FOR THE TOWN OF BEAVERLODGE SUBDIVISION & DEVELOPMENT BOARD MEETING  
 TO BE HELD MONDAY SEPTEMBER 8, 2025 AT 5:45 PM  
 COUNCIL CHAMMBERS, 400-10 STREET  
*Microsoft Teams Meeting ID: 243 232 338 591 9 Passcode: bs7Up3KS*

1.0	<b><u>CALL TO ORDER:</u></b>	
2.0	<b><u>LAND ACKNOWLEDGEMENT:</u></b>	PP 2
3.0	<b><u>ADOPTION OF AGENDA:</u></b>	
4.0	<b><u>ADOPTION OF MINUTES:</u></b>  3.1 April 28, 2025 Subdivision & Development Board Meeting <b>RECOMMENDATION:</b> That the minutes of the Subdivision & Development Board meeting held April 28, 2025 be adopted as presented	PP 3,4
5.0	<b><u>OLD BUSINESS:</u></b>	
6.0	<b><u>NEW BUSINESS:</u></b>  6.1 Subdivision <b>Applicant:</b> Riley O'Connell <b>Property:</b> Plan 752-1786 Block A 1105 11 <sup>th</sup> Street <b>Zoning:</b> R2 Low Density Residential	PP 5-9
7.0	<b><u>ADJOURNMENT:</u></b>	



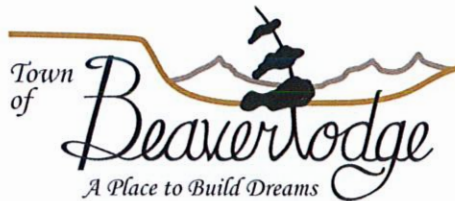
Box 30, Beaverlodge, AB T0H 0C0

**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, MONDAY APRIL 28, 2025 @ 5:45 PM**

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

**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.*

**3.0**     **ADOPTION OF AGENDA:**

**3.1**

**#005-2025-04-28**     Mayor Gary Rycroft

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

**4.0**     **ADOPTION OF MINUTES:**

**4.1**

**#006-2025-04-28**     Councillor Cal Mosher

**CARRIED:** That the minutes of the Subdivision & Development Board meeting held April 14, 2025 be adopted as presented.

**5.0**     **OLD BUSINESS:**



**6.0     NEW BUSINESS:**

**6.1                      Subdivision Application**

**Applicant:**        Velocity Group

**Property:**        Plan 6195 KS Block A, 903 3<sup>rd</sup> Street

**Zoning:**           DC-M (Direct Control Mixed Development)

**#007-2025-04-28            Mayor Gary Rycroft**

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

**7.0     ADJOURNMENT:**

**#008-2025-04-28            Chair Judy Kokotilo-Bekkerus**

**5:51 PM**

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

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Chair, Councillor Judy Kokotilo-Bekkerus

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Jeff Johnston, CAO

# Subdivision Referral Notice



File Number: 2025-02-0002

Date: August 11, 2025

**Regarding:**

Legal:

Plan 752-1786 Block A

Civic:

1105 11<sup>th</sup> 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: 4

## Comments

Please provide your comments by September 4, 2025 to the Town of Beaverlodge, Subdivision & Development, Box 30, Beaverlodge, AB T0H 0C0 or email [development@beaverlodge.ca](mailto:development@beaverlodge.ca)  
Comments received are deemed public information. Attach additional pages if required.

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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.

DATE RECEIVED

DATE COMPLETE

Town of Beaverlodge, 400-10<sup>th</sup> Street, Box 30, Beaverlodge, AB, T0H 0C0  
W: [beaverlodge.ca](http://beaverlodge.ca) | E: [development@beaverlodge.ca](mailto: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 <u>Riley O'Connell</u>			NAME OF AGENT		
ADDRESS <u>1105 11 St</u>			ADDRESS		
POSTAL CODE <u>T0H-0C0</u>			POSTAL CODE		
EMAIL ADDRESS* <u>riley-scott-connell@yahoo.ca</u>			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)
<u>780-882-0593</u>					

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.: _____
All/part of the _____ 1/4 Section _____ Township 71 Range 8 West of the 6 <sup>th</sup> Meridian	
Municipal Address (if applicable): <u>1105 11 St</u>	
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.	<u>Yes</u>
(b) Is the land situated immediately adjacent to the municipal border?	<input checked="" type="checkbox"/> Yes <input 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 checked="" type="checkbox"/> No <input type="checkbox"/> If yes, state the name: <u>11 Street Ditch</u>

(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): Slightly Sloped
- (b) Describe the nature of the vegetation and water on the land (brush, shrubs, tree stands, woodlots, etc., - sloughs, creeks, etc.):
- (c) Describe the kind of soil on the land (sandy, loam, clay etc.): open flat land, wild grass  
Top Soil / Clay

#### 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, 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 11th Avenue SIGNATURE Riley O'Connell

PHONE NO. 780-882-0593 DATE Friday Aug 8 2025

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.







