

AGENDA FOR THE TOWN OF BEAVERLODGE SUBDIVISION & DEVELOPMENT BOARD MEETING
TO BE HELD MONDAY JANUARY 12, 2026 AT 5:45 PM
COUNCIL CHAMBERS, 400-10 STREET

Microsoft Teams Meeting ID: 268 037 990 279 33 Passcode: oA76DJ9n

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> 4.1 September 8, 2025 Subdivision & Development Board Meeting RECOMMENDATION: That the minutes of the Subdivision & Development Board meeting held September 8, 2025 be adopted as presented	PP 3,4
5.0	<u>OLD BUSINESS:</u>	
6.0	<u>NEW BUSINESS:</u> 6.1 Development Permit Application Applicant: Wolfe, Mark Property: Plan 729EO Block 3 Lot 12,13 & W 10' of 14 Zoning: C1 - Primary Commercial	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, MONDAY SEPTEMBER 8, 2025 @ 5:45 PM

CHAIR	Councillor Judy Kokotilo-Bekkerus Deputy Mayor Cyndi Corbett Councillor Cal Mosher	Mayor Gary Rycroft Councillor Hugh Graw Councillor Cody Moulds, absent
STAFF	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

#009-2025-09-08 Councillor Hugh Graw

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

4.0 **ADOPTION OF MINUTES:**

4.1

#010-2025-09-08 Mayor Gary Rycroft

CARRIED: That the minutes of the Subdivision & Development Board meeting held April 28, 2025 be adopted as presented.

5.0 **OLD BUSINESS:**



6.0 NEW BUSINESS:

6.1 Subdivision Application

Applicant: Riley O'Connell

Property: Plan 752-1786 Block A – 1105 11th Street

Zoning: R2 Low Density Housing

#011-2025-09-08 Mayor Gary Rycroft

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

7.0 ADJOURNMENT:

#012-2025-09-08 Chair Judy Kokotilo-Bekkerus

5:49 PM

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

Chair, Councillor Judy Kokotilo-Bekkerus

Jeff Johnston, CAO

Notice of Development Permit Application



File Number: DP2025-33

Date: November 17, 2025

Regarding:

Legal:

Plan 729EO Block 3 Lot 12,13,& W 10' OF 14

Owner:

Waayenberg, Shaun

Applicant:

Wolfe, Mark

Application Details

Please be advised that our office has received an application for Development of a "Discretionary Use" on the above legal land description:

- Proposed Development: Dwelling unit as an accessory to a commercial use
- Zoning: Primary Commercial (C1)

Comments

Please provide your comments prior to December 15, 2025 to the Town of Beaverlodge, Subdivision & Development, Box 30, Beaverlodge, AB T0H 0C0 or email development@beaverlodge.ca

Comments received are deemed public information. Attach additional pages if required.

Signature: _____

Date: _____

Name: _____

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 Transportation: David Richards

Peace Wapiti School Division # 76

Telus Communications

Grande Prairie Catholic School District

ATCO Pipeline

Alberta Health Services

ATCO Electric: Land Inquiries

ATCO Gas: Land Inquiries

Mail:

Adjacent Landowners



DEVELOPMENT PERMIT APPLICATION FORM A

FOR ADMINISTRATIVE USE

APPLICATION NO.	DP 2025-33
DATE RECEIVED	October 27, 2025

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 Mark Wolfe		NAME OF REGISTERED OWNER Shaun Waayenberg			
ADDRESS 9530 85 Avenue		ADDRESS 6117 96A Street			
Grande Prairie AB		Grande Prairie AB			
POSTAL CODE T8V-3E3		POSTAL CODE T8W-2C4			
EMAIL ADDRESS* jmzcontract@gmail.com		EMAIL ADDRESS* shaun_waayenberg@hotmail.com			
*By supplying the Town with an email address, you agree to receive correspondence by email.					
PHONE (CELL) (780) 296-2696	PHONE (RES)	PHONE (BUS)	PHONE (CELL) (780) 512-6488	PHONE (RES)	PHONE (BUS)

LAND INFORMATION					
Address of proposed development site: <u>1002 1 Avenue Beaverlodge, AB T0H-0C0</u>					
Legal description of proposed development site: REGISTERED PLAN: <u>729E0</u> BLOCK: <u>3</u> LOT (parcel): <u>12, 13 & 14</u>					
Other legal description: _____					
Description of the existing use of the land: <u>Last used as a Gym</u>					
Proposed Development: <u>Changing the space into a doctor/eye doctors clinic with living quarters.</u>					
Does the Development Permit require an amendment to the Land Use Bylaw? Yes <u> </u> No <u>X</u> If yes, has an amendment to the Land Use Bylaw been submitted? Yes <u> </u> No <u> </u>					
Estimated:	Date of Commencement: _____ Nov. 3, 2025	Date of Completion: _____ April 1, 2026	Value of Construction: \$ _____ \$200,000		

FOR NEW CONSTRUCTION ONLY

LOT AREA: _____ LOT WIDTH: _____ LOT LENGTH: _____ 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: _____ NUMBER OF PARKING STALLS: _____

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:

- Properly 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: _____

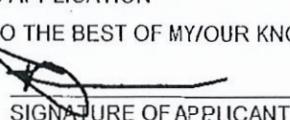
DECLARATION

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

Oct. 21, 2025

DATE

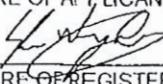

SIGNATURE OF APPLICANT

NOTE:

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

Oct 24, 2025

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.

