



AGENDA FOR THE TOWN OF BEAVERLODGE SUBDIVISION & DEVELOPMENT BOARD MEETING
 TO BE HELD MONDAY MARCH 9, 2026 AT 5:45 PM
 IN COUNCIL CHAMBERS, 400-10 STREET
 Microsoft Teams Meeting ID: 26 795 108 793 49 Passcode: 7xs7z8hm

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 January 12, 2026 Subdivision & Development Board Meeting RECOMMENDATION: That the minutes of the Subdivision & Development Board meeting held January 12, 2026 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: Wall, David Property: 1101 2nd Ave W Lot 1 Block 13 Plan 012-0074 Zoning: R2 – Residential Low Density	PP 5 - 11
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 JANUARY 12 @ 5:45 PM

CHAIR	Deputy Mayor Judy Kokotilo-Bekkerus Councillor Richard Lappenbush Councillor Trevor Bartsch Councillor Tyke Longmore	Mayor Gary Rycroft Councillor Hugh Graw Councillor Jen Wolan
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

#001-2026-01-12 Councillor Hugh Graw

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

4.0 **ADOPTION OF MINUTES:**

4.1

#002-2026-01-12 Mayor Gary Rycroft

CARRIED: That the minutes of the Subdivision & Development Board meeting held September 8, 2025 be adopted as presented.

5.0 **OLD BUSINESS:**



DEVELOPMENT PERMIT APPLICATION FORM A

FOR ADMINISTRATIVE USE

APPLICATION NO. <i>DP 2026-04</i>
DATE RECEIVED <i>February 3/26</i>

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 <i>David wall</i>			NAME OF REGISTERED OWNER		
ADDRESS <i>1101 2 AVE W</i>			ADDRESS		
POSTAL CODE <i>T0H0C0</i>			POSTAL CODE		
EMAIL ADDRESS* <i>Davidwall@gmail.com</i>			EMAIL ADDRESS*		
*By supplying the Town with an email address, you agree to receive correspondence by email.					
PHONE (CELL) <i>780 380 6103</i>	PHONE (RES)	PHONE (BUS)	PHONE (CELL)	PHONE (RES)	PHONE (BUS)

LAND INFORMATION			
Address of proposed development site: <i>1101 2 AVE W</i>			
Legal description of proposed development site: REGISTERED PLAN: <i>012-0074</i> BLOCK: <i>13</i> LOT (parcel): <i>1</i>			
Other legal description: _____			
Description of the existing use of the land: <i>Residential</i>			
Proposed Development: <i>Basement suite with an additional driveway</i>			
Does the Development Permit require and 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 <input checked="" type="checkbox"/>			
Estimated:	Date of Commencement: _____ <i>May 2026</i>	Date of Completion: _____ <i>May 2027</i>	Value of Construction: \$ _____ <i>50,000</i>

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:

- 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

NOTE:

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

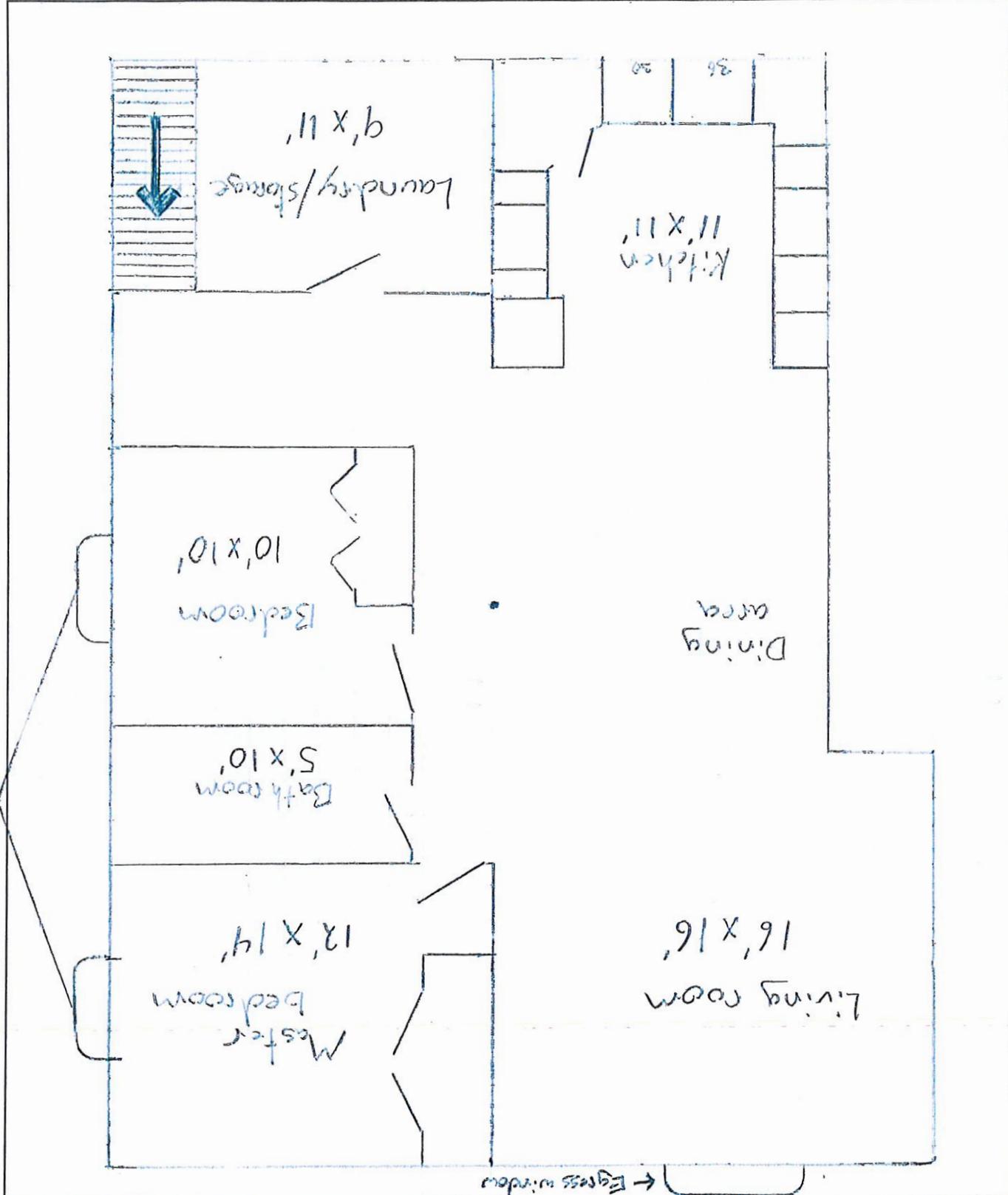
DATE
Jan 30 2016
DATE

SIGNATURE OF APPLICANT

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.

Egress windows



Page of Project		By Date	Subject
Page of Project			
<p>WESTMAN STEEL STATEMENTS IN STEEL™ westmansteel.com</p>			<p>Title 1101 2 AVE W</p>
<p>Basement suite addition</p>			<p>← Egress window</p>



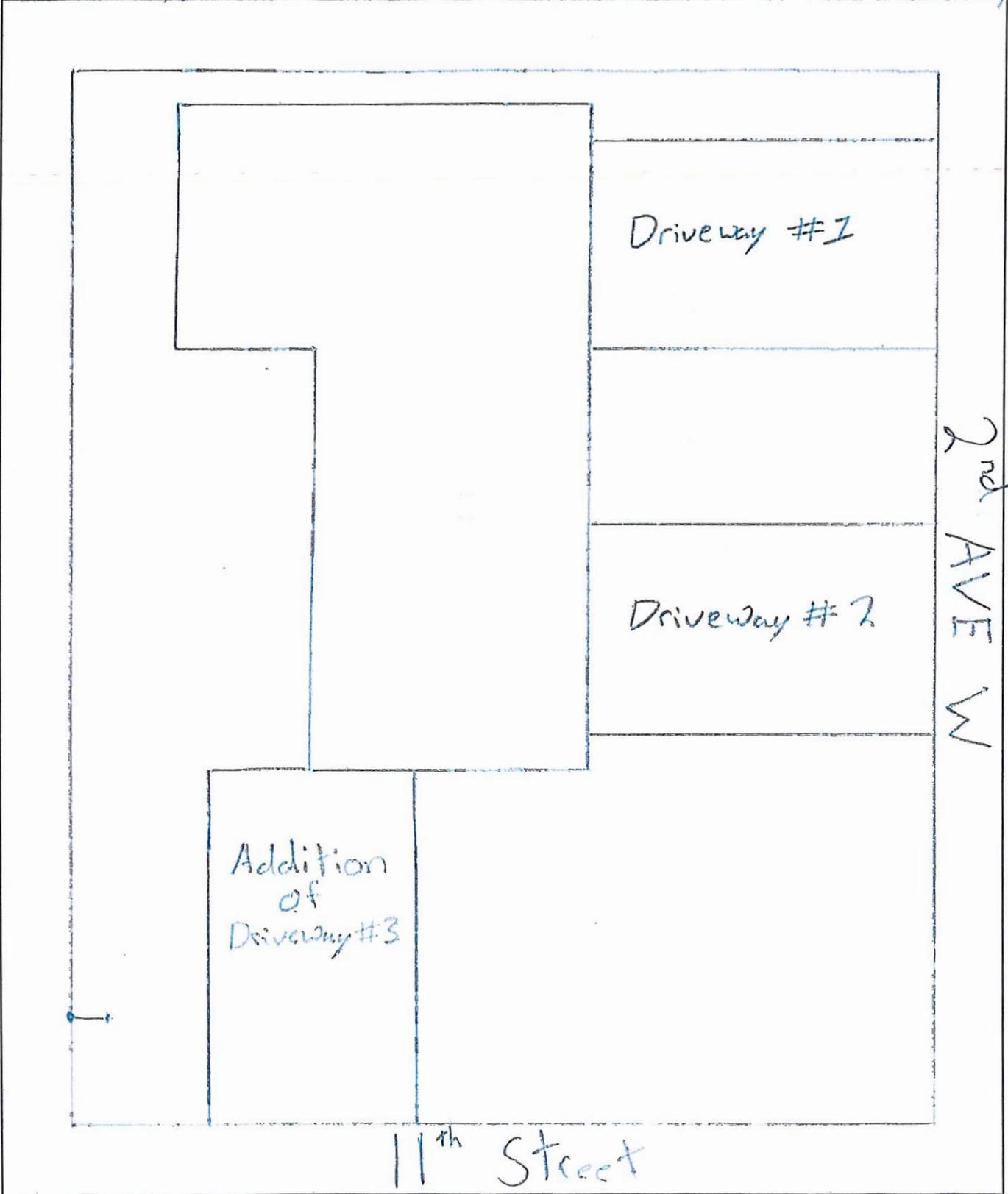
WESTMAN STEEL

STATEMENTS IN STEEL™

westmansteel.com

Page	of	Project
By		Date

Title	Subject
1101 2 AVE W	Addition of a 3 rd driveway





1ST ST

11A ST

2 AVE

3 AVE



Environmental Public Health, North Zone
10320 - 99 Street
Grande Prairie, AB T8V 6J4
Tel 780 513 7509
Fax 780 532 1550

Town of Beaverlodge
400 – 10 Street, Box 30
Beaverlodge, Alberta T0H 0C0

Date: February 18, 2026

Dear Tina,

Re: Development Permit Referral Notice – DP 2026-04

I have reviewed the contents of the proposed development permit application for David Wall.

As long as the requirements listed below are met, Environmental Public Health will not have an objection to this proposed development permit application.

- Subdivision approval is in compliance with Section 2(1), 2(2), 8, 11, 14 & 15 of Nuisance & General Sanitation Regulation AR 243/2003.
- Emergency egress windows in the basement suite bedroom(s) meet the requirements of the current building code.
- The house is in compliance with the Housing Regulation AR 173/1999 and Minimum Housing & Health Standards if the house is or will be a rental property.

Sincerely,



Ashwin Din *M.Sc., B.Tech., CPHI(C)*
Public Health Inspector II/Executive Officer