



AGENDA FOR THE TOWN OF BEAVERLODGE SUBDIVISION & DEVELOPMENT BOARD MEETING
 TO BE HELD MONDAY MAY 11, 2026 AT 5:45 PM
 IN COUNCIL CHAMBERS, 400-10 STREET
 Microsoft Teams Meeting ID: 269 638 602 986 021 Passcode: dj77Zt94

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 March 9, 2026 Subdivision & Development Board Meeting RECOMMENDATION: That the minutes of the Subdivision & Development Board meeting held March 9, 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: Bartsch, Trevor Property: 1119 7 th Ave Lot 16 Block 2 Plan 2298TR Zoning: R2 – Residential Low Density	PP 5 - 12
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 MARCH 9, 2026 @ 5:45 PM

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

#005-2026-03-09 Councillor Jen Wolan

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

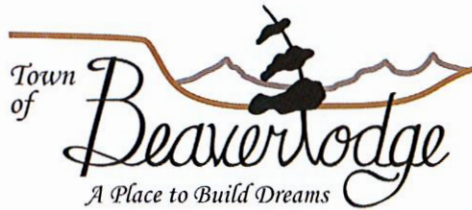
4.0 **ADOPTION OF MINUTES:**

4.1

#006-2026-03-09 Councillor Tyke Longmore

CARRIED: That the minutes of the Subdivision & Development Board meeting held January 12, 2026 be adopted as presented.

5.0 **OLD BUSINESS:**



6.0 **NEW BUSINESS:**

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

#007-2026-03-09 Mayor Gary Rycroft

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

7.0 **ADJOURNMENT:**

#008-2026-03-09 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



DEVELOPMENT PERMIT APPLICATION FORM A

FOR ADMINISTRATIVE USE

APPLICATION NO.	DP 2026-10
DATE RECEIVED	APRIL 25, 2026

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 Trevor Bartsch			NAME OF REGISTERED OWNER		
ADDRESS 422 7 ave Beaverlodge AB			ADDRESS		
POSTAL CODE T0H0C0			POSTAL CODE		
EMAIL ADDRESS* trevor.bartsch@gmail.com			EMAIL ADDRESS*		
*By supplying the Town with an email address, you agree to receive correspondence by email.					
PHONE (CELL) 7808978556	PHONE (RES)	PHONE (BUS)	PHONE (CELL)	PHONE (RES)	PHONE (BUS)

LAND INFORMATION			
Address of proposed development site: <u>1119 7 ave</u>			
Legal description of proposed development site: REGISTERED PLAN: <u>2298TR</u> BLOCK: <u>2</u> LOT (parcel): <u>16</u>			
Other legal description: _____			
Description of the existing use of the land: <u>Vacant Land</u>			
Proposed Development: <u>Addition of a mobile home. Asking for variance as the mobile is a 1994.</u>			
Does the Development Permit require and amendment to the Land Use Bylaw? Yes _____ No _____			
If yes, has an amendment to the Land Use Bylaw been submitted? Yes _____ No _____			
Estimated:	Date of Commencement: <u>May 12 2026</u>	Date of Completion: <u>May 29 2016</u>	Value of Construction: \$ <u>100,000</u>

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

April 25 2026

Trevor Bartach

DATE

SIGNATURE OF APPLICANT

NOTE:

Signature of Registered

Landowner required if different

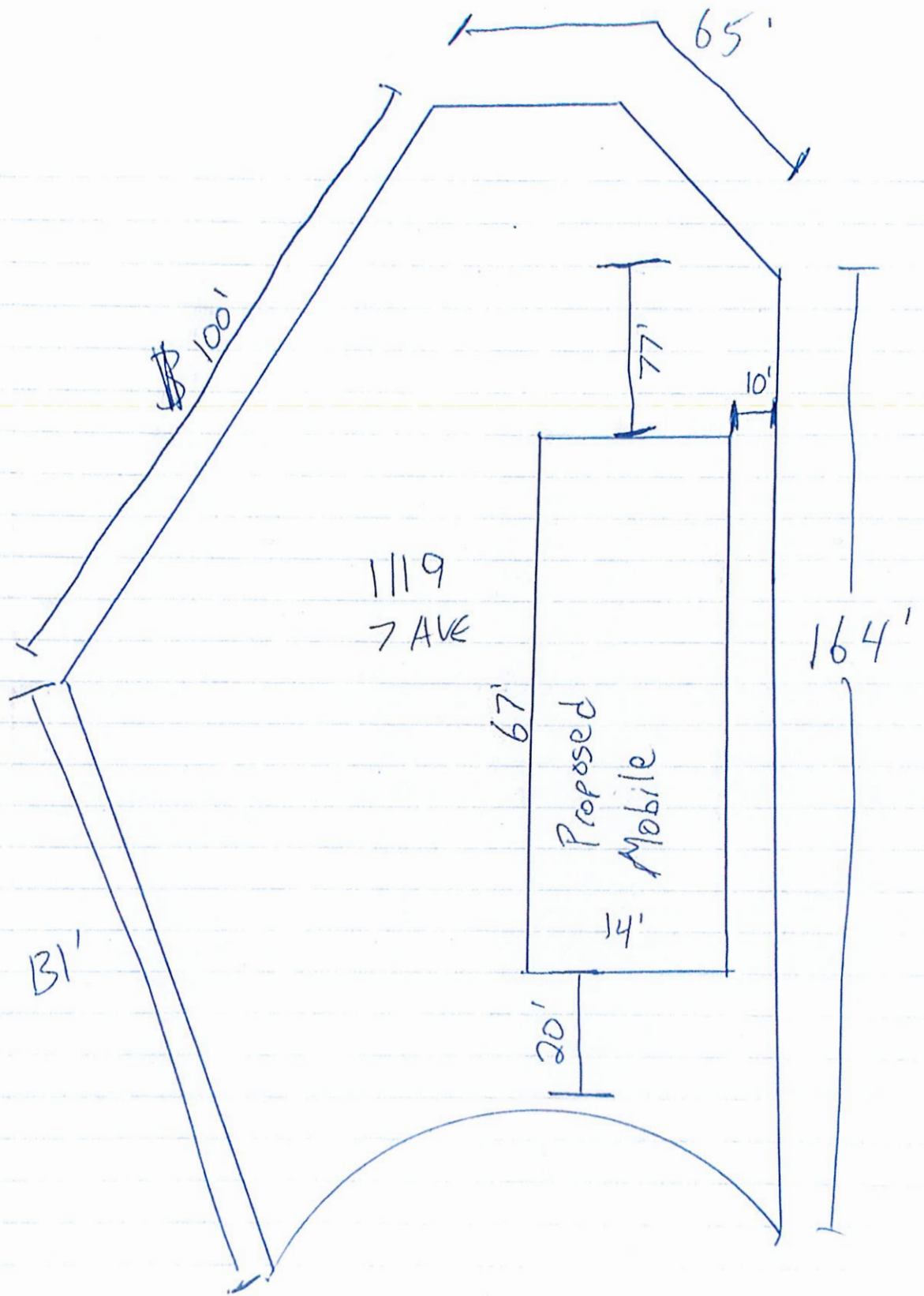
LANDOWNER/LEASEHOLDER

From Applicant

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.





Town of Beaverlodge

Development Officer

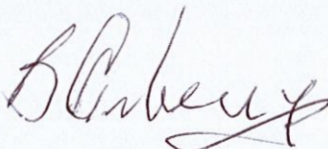
Development Permit Notification

File Number: DP 2026-09

In response to your Notification it is requested the following comments be considered:

- a. If this was to be a primary residence, I would not have issues as personnel tend to look after items they own, but, it is a Rental and the occupants may not. I base this on previous renters on this same property;
- b. The property was cleared a period of time ago and the current owner has not removed old trailer frame or even cut the grass. It is already somewhat unsightly as per attached photo;
- c. The current owner also has a rental next door at 1117 7 Ave and it is a mess as per attached photos;
- d. Hopefully the current owner will raise the standards of appearance on both properties.

24 May 2026


Brian Arberry



1119 7 AVE



1117 7 AVE



1117 7 AVE