



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 MAY 11, 2026 @ 5:45 PM

CHAIR	Deputy Mayor Judy Kokotilo-Bekkerus, absent	Mayor Gary Rycroft
	Councillor Richard Lappenbush	Councillor Hugh Graw
	Councillor Trevor Bartsch, absent	Councillor Jen Wolan
	Councillor Tyke Longmore, absent	
STAFF	CAO Jeff Johnston - absent	Deputy CAO Tina Letendre
		Nichole Young, Legislative Services

1.0 **CALL TO ORDER:** Chair Gary Rycroft called the meeting to order. **5:45 PM**

2.0 **LAND ACKNOWLEDGEMENT:**

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3.0 **ADOPTION OF AGENDA:**

3.1

#008-2026-05-11 Councillor Hugh Graw

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

4.0 **ADOPTION OF MINUTES:**

4.1

#009-2026-05-11 Councillor Jen Wolan

CARRIED: That the minutes of the Subdivision & Development Board meeting held March 9, 2026 be adopted as presented.

5.0 **OLD BUSINESS:**



6.0 NEW BUSINESS:

6.1 Development Permit Application

Applicant: Bartsch, Trevor

Property: 1119 7th Ave Lot 16 Block 2 Plan 2298TR

Zoning: R2 – Residential Low Density

#010-2026-05-11 Councillor Hugh Graw

CARRIED: That the Subdivision & Development Board denies the Development Permit Application as presented due to the age of the proposed dwelling being so far outside the current bylaw.

7.0 ADJOURNMENT:

#011-2026-05-11 Chair Gary Rycroft

5:54 PM

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

Chair, Mayor Gary Rycroft

Tina Letendre, Deputy CAO

Subdivision Referral Notice



File Number: 2026-01-0001

Date: June 11, 2026

Regarding:

Legal:

Plan 1190HW Block 4 Lot 4
Plan 4330 HW Block 4 Lot A

Civic:

709 6th Avenue

Owner/Applicant:

Helix Surveys Ltd.

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 July 2, 2026 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:

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.	SUB 2026-01-01
DATE RECEIVED	JUNE 10, 2026
DATE COMPLETE	JUNE 11, 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

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 Hommy 5 Holding Ltd. Glen Hommy			NAME OF AGENT Helix Surveys Ltd.		
ADDRESS			ADDRESS 202 10514 67th Avenue		
			Grande Prairie, AB		
POSTAL CODE			POSTAL CODE T8W 0K8		
EMAIL ADDRESS*			EMAIL ADDRESS* val.lethbridge@helixsurveys.ca		
*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)

LEGAL DESCRIPTION AND AREA OF LAND TO BE SUBDIVIDED					
All/part of Lot: 4 A	Block: 4 4	Registered Plan No. Plan 1190HW Plan 4330 HW	C.O.T No.: 252 268 438 252 268 437		
All/part of the _____ ¼ Section _____ Township 71 Range 8 West of the 6 th Meridian					
Municipal Address (if applicable): 709 6th Avenue					
Area of the above parcel to be subdivided: 0.227 Hectares					

LOCATION OF LAND TO BE SUBDIVIDED
(a) The land is situated in the municipality of the Town of Beaverlodge. Yes
(b) Is the land situated immediately adjacent to the municipal border? ☐ Yes ☒ No
(c) Is the land situated within 1.6 kilometers of the centre line of Highway 43? Yes ☒ No ☐
(d) Does the proposed parcel contain or is it adjacent to a body of water or by a drainage ditch or canal? Yes ☐ No ☒ If yes, state the name: _____

(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 and residential
- (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): flat
- (b) Describe the nature of the vegetation and water on the land (brush, shrubs, tree stands, woodlots, etc., – sloughs, creeks, etc.):
cleared for existing home and some trees
- (c) Describe the kind of soil on the land (sandy, loam, clay etc.): unknown

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:

all existing buildings will be demolished for the new development

REGISTERED LANDOWNER OR PERSON ACTING ON THE REGISTERED OWNER'S BEHALF

I, Val Lethbridge, hereby certify that

☐ I am the registered landowner or;

☒ I am the agent authorized to act on behalf of the registered landowner;

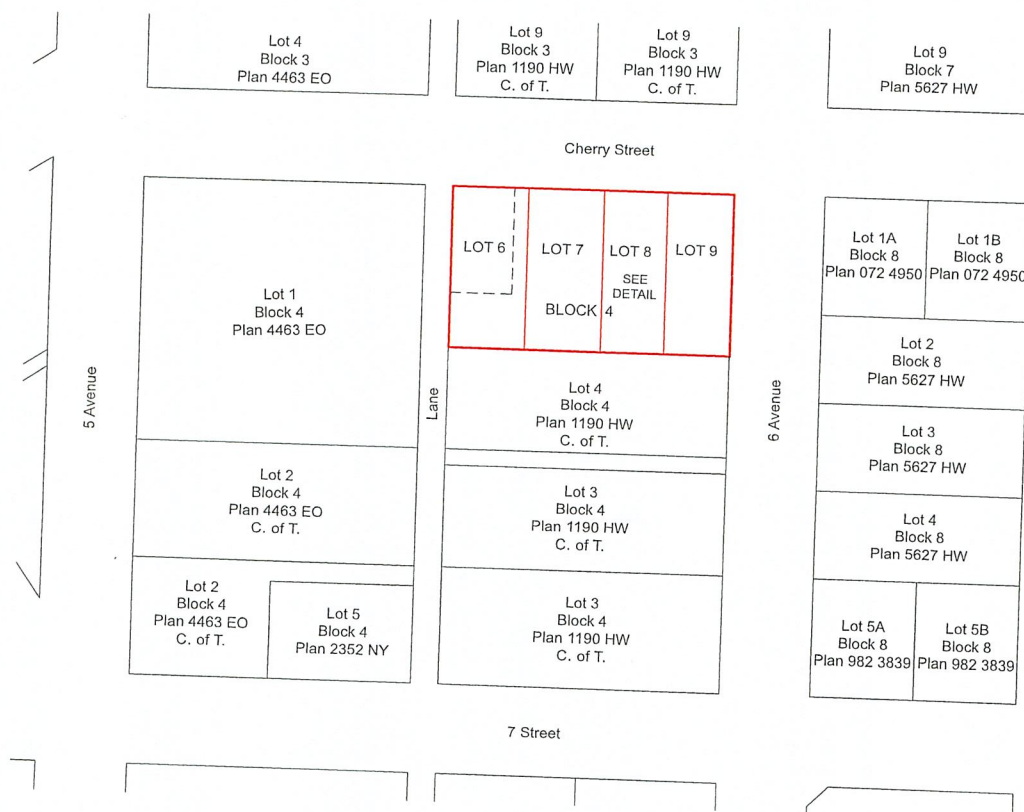
and that the information given on this form is full and complete and is, to the best of my knowledge, a true statement of the facts relating to this application.

ADDRESS 202 10514 67th Ave GP, AB T8W 0K8 SIGNATURE Val Lethbridge

PHONE NO. 780-532-5731 DATE June 10 2026

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

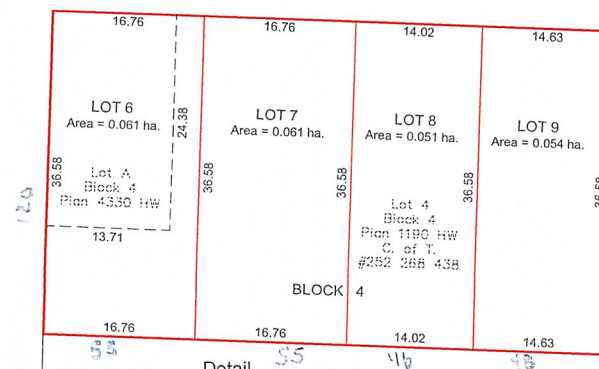
The personal information on this form is collected under the authority of Section 33 (c) of the Freedom of Information and Protection of Privacy Act, Section 642 of the Municipal Government Act and or the Safety Code Act. The information will be used to process your application(s) and your name and or 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.



AREA REQUIRED	
LOT 4 BLOCK 4 PLAN 1190 HW	0.194 ha.
LOT A BLOCK 4 PLAN 4330 HW	0.033 ha.
TOTAL	0.227 ha.

The Proposed Subdivision:

- is within 1.6km of a highway (Hwy. #43)
- is within 1.5km of a sour gas facility
- contains an abandoned oil and gas well
- is within 300m of an operating wastewater treatment plant
- is within 450m of an operational landfill
- is within 300m of the disposal area an operational or non-operational landfill
- is within 450m of an operational or non-operational hazardous waste management facility
- is within 300m of an operational waste storage site
- is within 300m of a livestock feeding lot
- is within a potential flood plain
- is within or adjacent to land identified in the Historical Resources Act

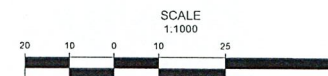
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Detail
Scale 1:500

PLAN SHOWING PROPOSED
SUBDIVISION
OF
LOT 4, BLOCK 4, PLAN 1190 HW
C. OF T. #252 268 438
AND
LOT A, BLOCK 4, PLAN 4330 HW
ALL WITHIN

N.E.1/4 SEC.2 TWP.72 RGE.10 W.6 M.

TOWN OF BEAVERLODGE
ALBERTA



SUBDIVISION AUTHORITY
Town of Beaverlodge

OWNER

Leone Norma Longson
Carey Annabelle Longson
Dawn Marie Longson
Eunice Yvonne Dressler

LEGEND

Area to be registered shown outlined thus and contains 0.227 ha.
Distances shown on the plan are ground and are in meters and decimals thereof

NOTES

Proposed Subdivision contains 4 Lots.

Boundaries are based on existing Land Title Office records and are subject to change upon legal survey

Land is currently zoned Low Density Residential (R2) District and will remain as such.

ABBREVIATIONS

E. ha. hwy. M.	East hectare highway meridian	N. Rge. Rd.	North range road	Sec. Twp. W.	section township West
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SCALE: 1:1000

#202, 10514-67th Ave.
Grande Prairie, AB.
T8W 0K8

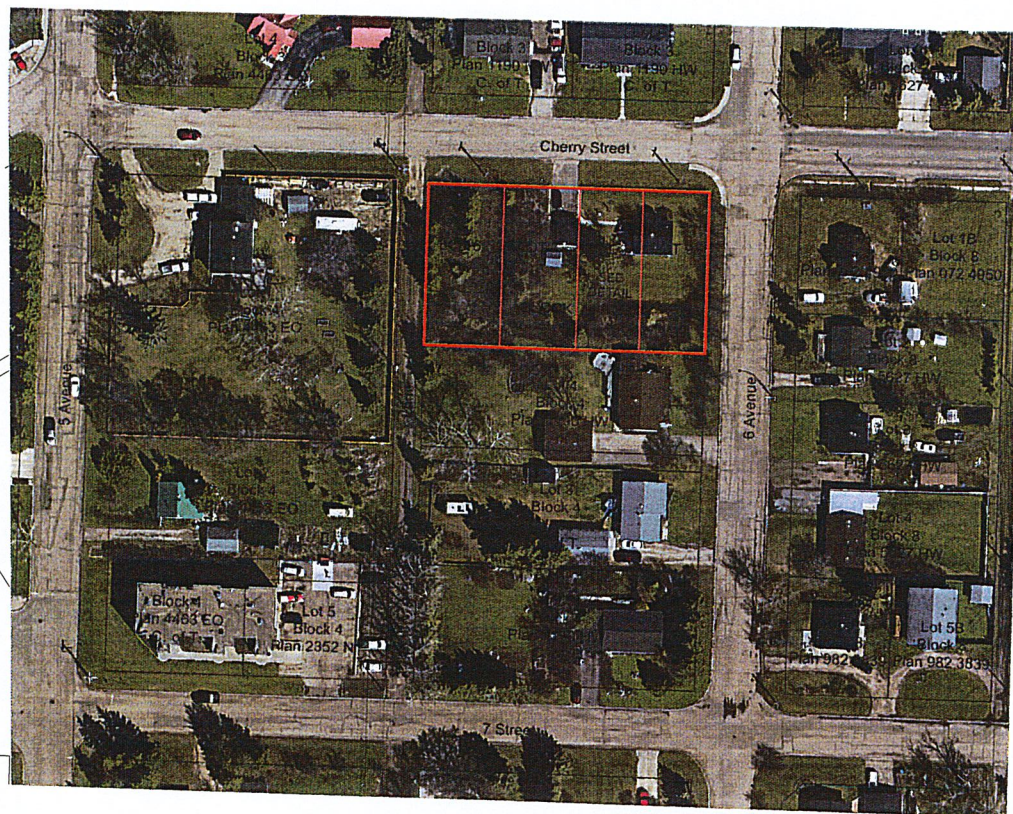
FILE No.: 5781-001

DWG.: 5781-001-PSUB

DRAWN BY: TA CHECKED BY: HLR

P: 780.532.5731
F: 780.532.5824

HELIX
Surveys Ltd.



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[illegible]

Scale 1:500

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TOWN OF BEAVERLODGE
ALBERTA

SCALE

1:1000



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FILE No.: 5781-001

DWG.: 5781-001-PSUB

DRAWN BY: TA CHECKED BY: HLR

P: 780.532.5731
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HELIX
Surveys Ltd.

I appreciate the opportunity to voice my concerns regarding the proposed Subdivision at 709 6th Avenue, specifically your File # 2026-01-0001, including Plan 1190HW Block 4 Lot 4, and Plan 4330 HW Block 4 Lot A, Which proposes splitting one lot of approx 204' x120' into 4 small lots of approx 50' x 120' each.

I have spent some time familiarizing myself with various documents available from the Town of Beaverlodge, and in particular:

The Town of Beaverlodge BYLAW No. 1009
Municipal Development Plan
Approved November 22, 2021

My concern with the Subdivision Request is that it will negatively impact the surrounding properties in this older area of Beaverlodge, and my property especially, as I share my whole north boundary with one other property owner at the moment. If this Subdivision is permitted, I will have 4 other property owners. Given that discretionary uses could be for buildings up to 4 apartments, I could potentially be a neighbor to as many as 16 families. For an R-2 Low Density Designation, I find this request is excessive. This older neighborhood is pleasantly spacious and as a home owner, the greatest part of living here is the large size of the lots. Someone had a vision 65+ years ago for this neighborhood, and to split it into little pieces, seems to be a waste. Many of the newer areas of Beaverlodge were more recently designed with smaller lots in mind. Our established neighborhood is uniquely fortunate to have this space. Development beyond this density would be better served in the newer, available areas of Beaverlodge, as per the Future Land Use Map, rather than in our older, long-established neighborhood.

I will quote from BYLAW 1009, for your review:

5.0 Land Use Policies

5.1 General Policies

5.1.3 The Town shall take the compatibility of existing and future land uses into consideration when reviewing zoning, subdivision, and-or development proposals.

5.1.7 In all cases, the appearance of development and its effect on the visual amenity of the municipality will be an important factor for the Town to consider when deciding on planning and development proposals.

5.2 Residential

...The purpose of the Municipal Development Plan (MDP) will be ...to formulate policy which will provide direction...for the redevelopment of older established areas. One of the objectives of the MDP is to ensure the character of residential areas is preserved, especially in relation to existing, lower density residential neighborhoods.

5.2.4 When the expansion of new residential development with established residential neighborhoods is proposed, the Town shall consider the following:

a) The visual impact of the new development on the established residential neighborhood;

b) The zoning of the area in order to ensure housing types are compatible in appearance and density;

5.2.5 The Town will encourage the development of a variety of housing styles and types. However, the Town will also ensure that there is compatibility between housing types being located in the same area.

5.2.14 The Town will ensure the adequacy of a safe and healthy housing supply and the preservation of residential neighborhoods...

These are a few points that I felt compelled to state. In the spirit of keeping this letter brief, I hope you will take my concerns into account when rendering your decision on this Subdivision Request. I will be happy to speak in further detail at the meeting if you feel it necessary to come to a fair conclusion.

Thank you for your consideration.
Best regards,
Helen MacDonald (& Stanton MacDonald)
705 6th Avenue
Beaverlodge

Email: clanmacd44@gmail.com
Tel: 613-551-7374