

AGENDA FOR THE TOWN OF BEAVERLODGE SUBDIVISION & DEVELOPMENT BOARD MEETING
 TO BE HELD MONDAY SEPTEMBER 14, 2026 AT 5:45 PM
 IN COUNCIL CHAMBERS, 400-10 STREET
Microsoft Teams Meeting ID: 284 317 965 904 382 Passcode: Xs7Zh3ka

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 July 13, 2026 Subdivision & Development Board Meeting RECOMMENDATION: That the minutes of the Subdivision & Development Board meeting held July 13, 2026 be adopted as presented	PP 3,4
5.0	<u>OLD BUSINESS:</u>	
6.0	<u>NEW BUSINESS:</u> 6.1 Development Permit Applicant: Susan Bradshaw Property: 806 & 808 8 th Street, originally 709 6 th Ave - Plan 1190HW Block 4 Lot 4 Zoning: R2 – Residential Low Density	PP 5-11
7.0	<u>ADJOURNMENT:</u>	

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 JULY 13, 2026 @ 5:45 PM

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

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

#012-2026-07-13 Councillor Hugh Graw

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

4.0 **ADOPTION OF MINUTES:**

4.1

#013-2026-07-13 Councillor Jen Wolan

CARRIED: That the minutes of the Subdivision & Development Board meeting held May 11, 2026 be adopted as presented.

5.0 **OLD BUSINESS:**



6.0 NEW BUSINESS:

6.1 Subdivision Application

Applicant: Helix Surveys Ltd.

Property: 709-6th Ave Plan 1190HW Block 4 Lot 4 & Plan 4330HW Block 4 Lot A

Zoning: R2 – Residential Low Density

#014-2026-07-13 Councillor Hugh Graw

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

7.0 ADJOURNMENT:

#015-2026-07-13 Chair Judy Kokotilo-Bekkerus

6:00 PM

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

Chair, Deputy Mayor Judy Kokotilo-Bekkerus

Tina Letendre, Deputy CAO



DEVELOPMENT PERMIT APPLICATION FORM A

FOR ADMINISTRATIVE USE

APPLICATION NO.

DP 2026-18

DATE RECEIVED

Aug 10/26

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 <u>Susan Bradshaw</u>			NAME OF REGISTERED OWNER <u>Hommy S Holdings Ltd</u>		
ADDRESS <u>Box 1193</u>			ADDRESS <u>223-200</u>		
<u>Beaverlodge Alta.</u>			<u>Carnegie Dr. St. Albert</u>		
POSTAL CODE <u>T0H-0C0</u>			POSTAL CODE <u>T8N-547</u>		
EMAIL ADDRESS* <u>superiorinteriors@hotmail.ca</u>			EMAIL ADDRESS* <u>glenc@hommy.ca</u>		
*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>780-897-8370</u>					

LAND INFORMATION			
Address of proposed development site: <u>806 & 808 - 8th Street</u> <u>Originally 709-6th Ave</u>			
Legal description of proposed development site: REGISTERED PLAN: <u>1190HW</u> BLOCK: <u>44</u> LOT (parcel): <u>4A</u>			
Other legal description: <u>residential</u>			
Description of the existing use of the land: <u>vacant</u>			
Proposed Development: <u>A semi-detached handicapped units</u>			
Does the Development Permit require an 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>Sept. 2026</u>	Date of Completion: <u>May 2027</u>	Value of Construction: \$ <u>1,000,000</u>

FOR NEW CONSTRUCTION ONLY

LOT AREA: 1128 LOT WIDTH: 94 LOT LENGTH: 120 PERCENTAGE OF LOT OCCUPIED: 46 %

LOT TYPE: ☐ INTERIOR ☒ CORNER ☐ WITH LANE ☐ WITHOUT LANE

PRINCIPLE BUILDING YARDS: FRONT: 20 REAR: 16 SIDE (1): 15 SIDE (2): 5

BUILDING HEIGHT ABOVE FINISHED GRADE: 24'-8" NUMBER OF PARKING STALLS: 2

ACCESSORY BUILDING YARDS: FRONT: none REAR: _____ SIDE (1): _____ SIDE (2): _____

SPECIAL CHARACTERISTICS OF LAND (agricultural, swampy, bush): none

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: residential

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

July
DATE

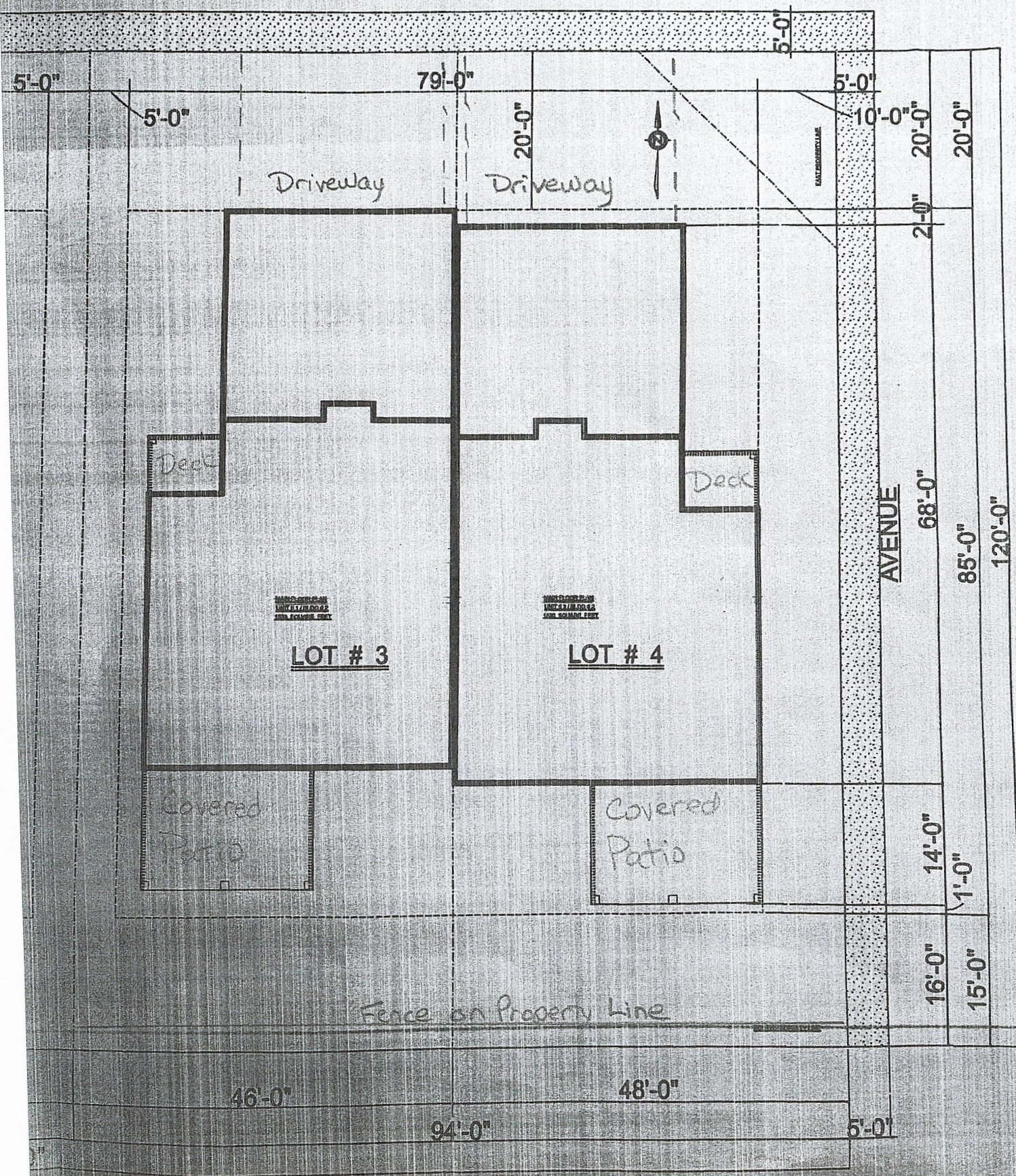
Susan B. Baskin
SIGNATURE OF APPLICANT

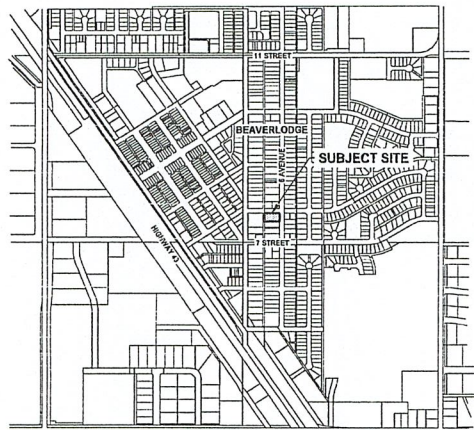
NOTE:
Signature of Registered
Landowner required if different
LANDOWNER/LEASEHOLDER
From Applicant

June
DATE

[Signature]
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.



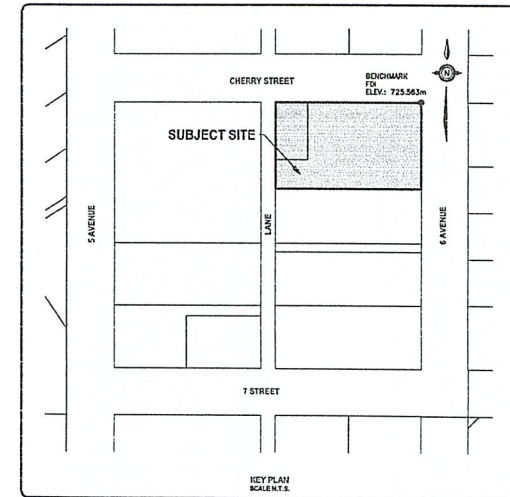


LOCATION PLAN
SCALE: 1:500

LOT 4 BLOCK 4 PLAN 1190HW

**HOMMY 5
HOLDING LTD.**

**PROPOSED SUBDIVISION SERVICING OF
N.E.1/4 SEC.02 TWP.72 RGE.10 W.6 MER.
TOWN OF BEAVERLODGE
2026**

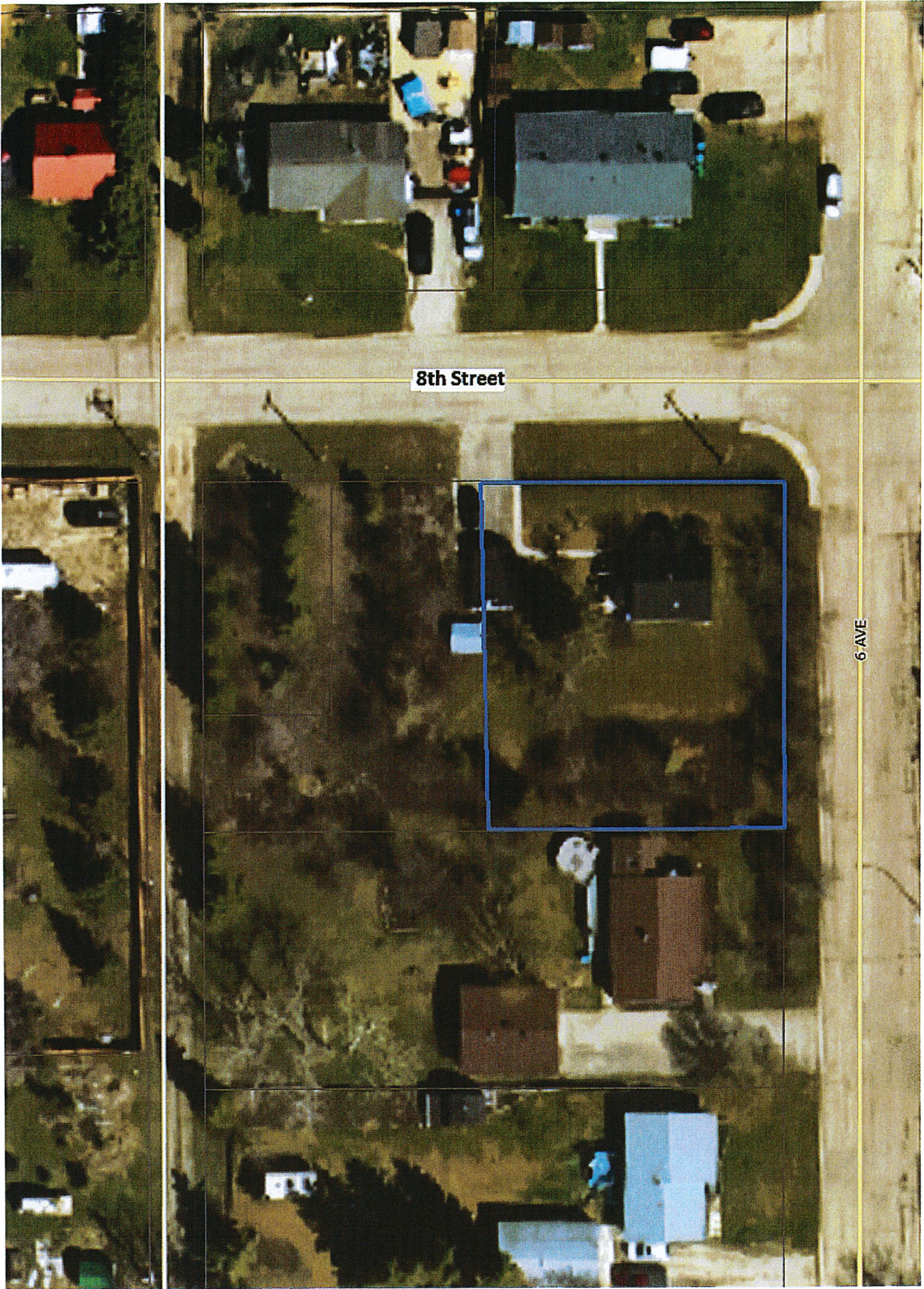


KEY PLAN
SCALE: 1:500

CONSULTANT:	HELIX ENGINEERING LTD.	DATE:
ISSUED FOR TENDER:		
ISSUED FOR CONSTRUCTION:		
RECORD DRAWING:		
UNDERGROUND CONTRACTOR:		
SUBSTANTIAL COMPLETION DATE:		
ROAD WORKS CONTRACTOR:		
SUBSTANTIAL COMPLETION DATE:		

SERVICING PLAN 01
LOT GRADING PLAN 02

HELIX
Engineering Ltd.



8th Street

6 AVE