

AGENDA FOR THE TOWN OF BEAVERLODGE SUBDIVISION & DEVELOPMENT BOARD MEETING
TO BE HELD MONDAY OCTOBER 26, 2026 AT 5:30 PM
IN COUNCIL CHAMBERS, 400-10 STREET

Microsoft Teams Meeting ID: 282 542 536 166 715 5 Passcode: TV9vo2AQ

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 Sept 14, 2026 Subdivision & Development Board Meeting RECOMMENDATION: That the minutes of the Subdivision & Development Board meeting held Sept 14, 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: Neil Ashworth Property: 1108 Hayfield Drive Plan 992-4593 BL 18 Zoning: R-E – Estate Residential	PP 5-10
7.0	<u>ADJOURNMENT:</u>	



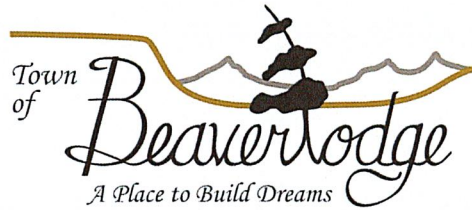
Box 30, Beaverlodge, AB T0H 0C0

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 14, 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 - 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

#016-2026-09-14 Councillor Jen Wolan

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

4.0 ADOPTION OF MINUTES:

4.1

#017-2026-09-14 Mayor Gary Rycroft

CARRIED: That the minutes of the Subdivision & Development Board meeting held July 13, 2026 be adopted as presented.

5.0 OLD BUSINESS:



6.0 NEW BUSINESS:

6.1 Development Permit

Applicant: Susan Bradshaw

Property: 806 & 808 8th Street, originally 709 6th Ave - Plan 1190HW Block 4 Lot 4

Zoning: R2 – Residential Low Density

#018-2026-09-14 Mayor Gary Rycroft

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

7.0 ADJOURNMENT:

#019-2026-09-14 Chair Judy Kokotilo-Bekkerus

5:48 PM

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

Chair, Deputy Mayor Judy Kokotilo-Bekkerus

Jeff Johnston, CAO



DEVELOPMENT PERMIT APPLICATION FORM A

FOR ADMINISTRATIVE USE

APPLICATION NO.

DP2026-23

DATE RECEIVED

Sept 25/26

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>NEIL ASHWORTH</u>			NAME OF REGISTERED OWNER		
ADDRESS <u>1108 HAYFIELD DR.</u>			ADDRESS		
POSTAL CODE <u>T0H0C0</u>			POSTAL CODE		
EMAIL ADDRESS* <u>coachneilashworth@</u>			EMAIL ADDRESS* <u>ASHWORTH KNIVES@gmail.com</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>780 402 4949</u>					

LAND INFORMATION	
Address of proposed development site: <u>1108 HAYFIELD DR.</u>	
Legal description of proposed development site: REGISTERED PLAN: <u>992-4593</u> BLOCK: <u>4593</u> LOT (parcel): <u>18</u>	
Other legal description: _____	
Description of the existing use of the land: <u>Home + shop</u>	
Proposed Development: <u>Solar Panel array ground mount.</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>Oct 1 2026</u>
	Date of Completion: <u>Dec 1 2026</u>
	Value of Construction: \$ <u>25000.</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 WellPROVISIONS 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

24 Sept 2020
DATEN. Ashworth
SIGNATURE OF APPLICANT**NOTE:**

Signature of Registered

Landowner required if different

LANDOWNER/LEASEHOLDER

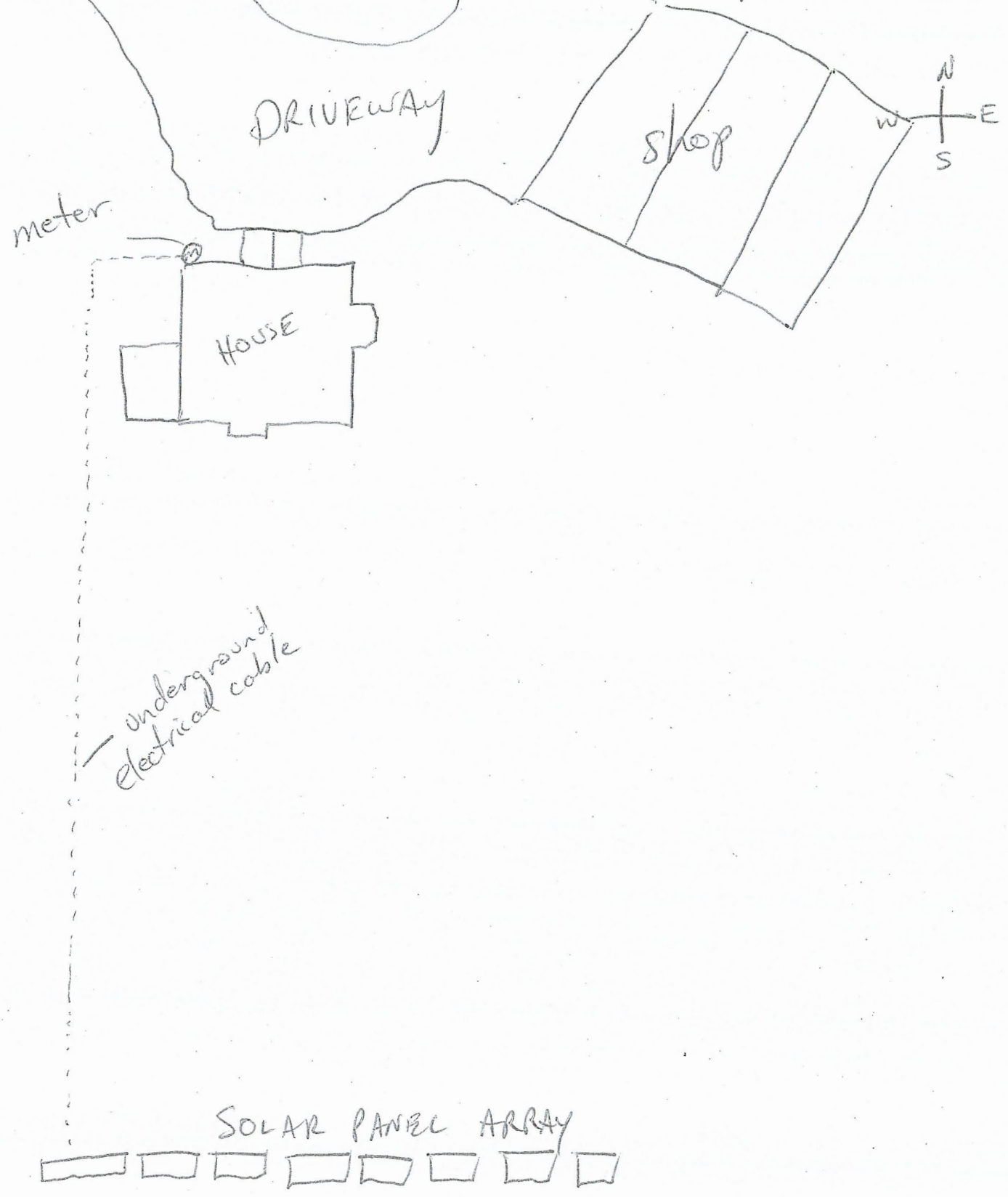
From Applicant

DATE

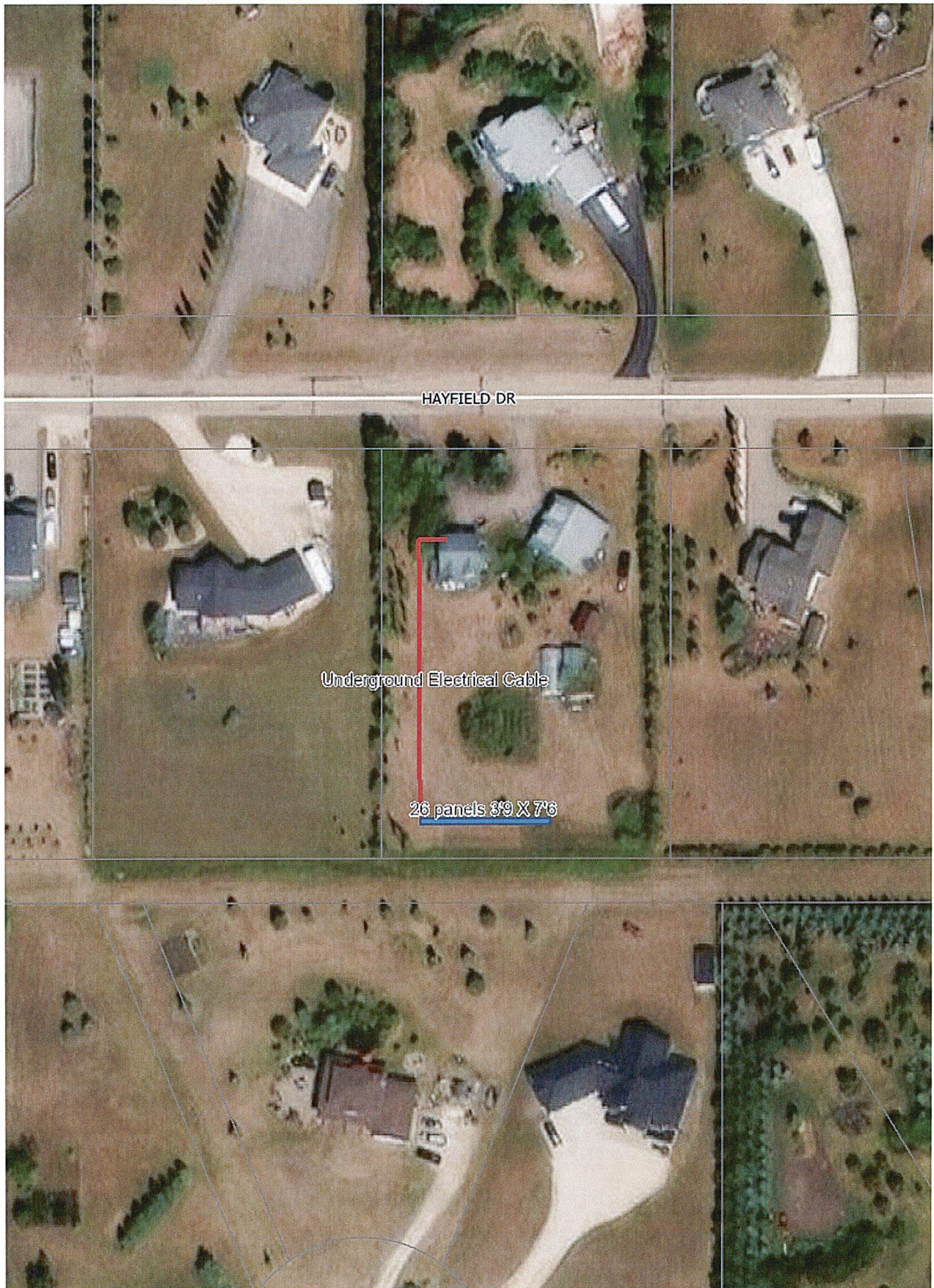
SIGNATURE OF REGISTERED

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.

1108 HAYFIELD DR. SOLAR PROJECT



Neil Ashworth



Development Permit Referral Notice



File Number: DP 2026-23

Date: October 2, 2026

Property: Plan 992-4593 Block 18
Civic Address: 1108 Hayfield Drive
Owner/Applicant: Neil Ashworth

Application Details

Please be advised that our office has received the following proposed development:

- Ground Mount Solar Panels

Comments

Should you have any concerns or comments regarding this development, please advise by responding to this email development@beaverlodge.ca within 14 days of this notice.

Comments received are deemed public information.

*Not in favor of unsightly structure
in my backyard. Too close to my kitchen
window & bedroom view.*
Date: 09/10/26
Name: Gary Ray Signature: Gary Ray

Distribution List

Internal Referral:

Administrator: Jeff Johnston

Public Works Manager: Nick Kebalo

Area Councillor: Judy Kokotilo-Bekkerus

External Referral:

- County of Grande Prairie, Nick Lapp
- Peace Wapiti School Division #76
- Grande Prairie 7 District Catholic School District #28
- Alberta Transportation
- Eastlink
- Alberta Health Services
- ATCO Pipeline Gas
- ATCO Electric

Mailing:

Adjacent Landowners within 150' radius

Attachments:

- Application
- Site Plan
- Map of property Location

From: Tammy Kehl <Tammy.Kehl@outlook.com>
Sent: October 5, 2026 1:33 PM
To: Development
Subject: {External}Ground Mount Solar Panel Array Installation - File #DP 2026-23

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Today we received a notice regarding the above noted Development Permit for 1108 Hayfield Drive. We have some serious concerns about this Solar development plan.

1. The information provided does NOT indicate the maximum height of the installation (from ground to top of panels).
2. The size and number of the panels is quite concerning. 26 panels is a lot & they are noted as being 3'9" x 7'6" in size - which are not small panels. My parents live off-grid in Ontario & they have a total of 8 panels.
3. The aesthetics of this installation is concerning. It sounds more like a solar farm than a residential installation. We are extremely concerned that this will decrease the value and enjoyment of our property - as we look out towards their yard.
4. Given the size of the installation, we are shocked that this is allowed within our Bylaws. Old Town Estates had a number of additional bylaws that prohibit unsightly installations of fencing, storage of vehicles, etc. so I would have thought this would be prohibited as well. We are not opposed to solar systems or small installations on existing infrastructure, but we feel this is too big of an installation on in-town properties.

If you have any additional information regarding the installation, or would like to ask me any further questions or clarifications, please respond to this e-mail or reach out of me at 780-814-2067.

Thanks.

Tammy Kehl
305 Appleton Crescent