AGENDA FOR THE TOWN OF BEAVERLODGE SUBDIVISION & DEVELOPMENT BOARD MEETING
TO BE HELD MONDAY NOVEMBER 23, 2026 AT 5:45 PM
IN COUNCIL CHAMBERS, 400-10 STREET
Microsoft Teams Meeting ID: 241 152 391 208 598 3 Passcode: Lr3DZ9Nt

1.0	**CALL TO ORDER:**	
2.0	**LAND ACKNOWLEDGEMENT:**	PP 2
3.0	**ADOPTION OF AGENDA:**	
4.0	**ADOPTION OF MINUTES:** 4.1 Oct 26, 2026 Subdivision & Development Board Meeting **RECOMMENDATION:** That the minutes of the Subdivision & Development Board meeting held Oct 26, 2026 be adopted as presented	PP 3-4
5.0	**OLD BUSINESS:**	
6.0	**NEW BUSINESS:** 6.1 Subdivision Application **Applicant:** Helix Surveys Ltd. **Property:** Plan 6977KS, Block 4, Lot 1 **Zoning: M1** – General Industrial	PP 5-8
7.0	**ADJOURNMENT:**	

Town of Beaverlodge
A Place to Build Dreams

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 OCTOBER 26, 2026 @ 5:30 PM

CHAIR	Deputy Mayor Judy Kokotilo-Bekkerus	Mayor Gary Rycroft
	Councillor Richard Lappenbush	Councillor Hugh Graw
	Councillor Trevor Bartsch - online	Councillor Jen Wolan
	Councillor Tyke Longmore - online	
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. **5:30 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
#020-2026-10-26 Mayor Gary Rycroft
CARRIED: That the Subdivision & Development Board adopts the agenda as presented.

4.0 **ADOPTION OF MINUTES:**

4.1
#021-2026-10-26 Councillor Jen Wolan
CARRIED: That the minutes of the Subdivision & Development Board meeting held September 14, 2026 be adopted as presented.

5.0 **OLD BUSINESS:**

6.0 NEW BUSINESS:

6.1 Development Permit
Applicant: Neil Ashworth
Property: 1108 Hayfield Drive Plan 992-4953 BL 18
Zoning: R-E – Estate Residential

#022-2026-10-26 Mayor Gary Rycroft
CARRIED: That the Subdivision & Development Board approves the Development Permit with the condition of the applicant erecting fencing as discussed.

7.0 ADJOURNMENT:

#023-2026-10-26 Chair Judy Kokotilo-Bekkerus **5:45 PM**
CARRIED: That the Subdivision and Development Board Meeting is adjourned.

_____
Chair, Deputy Mayor Judy Kokotilo-Bekkerus

_____
Jeff Johnston, CAO

SUBDIVISION APPLICATION
FORM J

FOR ADMINISTRATIVE USE

APPLICATION NO.	2026-02-02
DATE RECEIVED	Nov 2/26
DATE COMPLETE	Nov 2/26

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

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 1542672 Alberta Ltd.	NAME OF AGENT Helix Surveys Ltd.
ADDRESS Box 503, Beaverlodge	ADDRESS 202, 10514 67 Ave
	Grande Prairie
POSTAL CODE T0H 0C0	POSTAL CODE T8W 0K8
EMAIL ADDRESS* hythetransfer@gmail.com	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) 587-297-9400 PHONE (RES) PHONE (BUS) 780-532-5731

LEGAL DESCRIPTION AND AREA OF LAND TO BE SUBDIVIDED

All/part of Lot: 1 Block: 4 Registered Plan No. 6977KS C.O.T No.: 122 110 097 & 122 110 096

All/part of the SW ¼ Section 2 Township ~~71~~ 72 Range ~~8~~ 10 West of the 6th Meridian

Municipal Address (if applicable): 402- Railway Ave

Area of the above parcel to be subdivided: 2.500 Hectares

LOCATION OF LAND TO BE SUBDIVIDED

(a) The land is situated in the municipality of the Town of Beaverlodge.

(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: unnamed

(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: industrial

(b) Proposed use of the land: industrial

(c) The designated use of the land as classified under the Land Use Bylaw: M-1

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.): none

(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:

see site plan

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

I, Valerie Lethbridge, hereby certify that

☐ I am the registered landowner or;

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

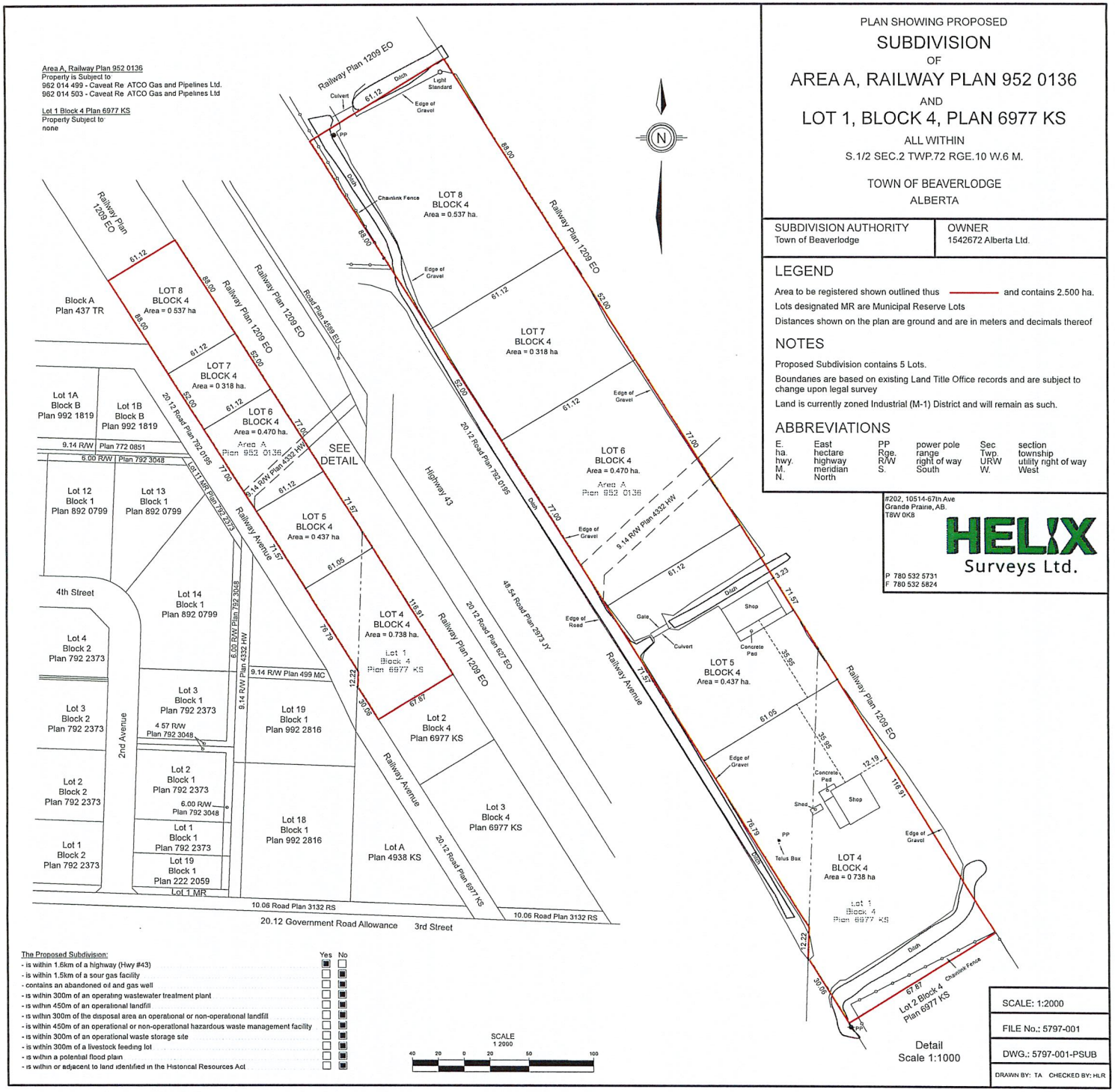
and that the information given on this form is full and complete and is, to the best of my knowledge, a true statement of the facts relating to this application.

ADDRESS 202, 10514 67 Ave SIGNATURE

PHONE NO. 780-532-5731 DATE Ocober 3, 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.



PLAN SHOWING PROPOSED

SUBDIVISION

OF

AREA A, RAILWAY PLAN 952 0136

AND

LOT 1, BLOCK 4, PLAN 6977 KS

ALL WITHIN

S.1/2 SEC.2 TWP.72 RGE.10 W.6 M.

TOWN OF BEAVERLODGE

ALBERTA

SUBDIVISION AUTHORITY	OWNER
Town of Beaverlodge	1542672 Alberta Ltd.

LEGEND

Area to be registered shown outlined thus ——— and contains 2.500 ha.

Lots designated MR are Municipal Reserve Lots

Distances shown on the plan are ground and are in meters and decimals thereof

NOTES

Proposed Subdivision contains 5 Lots.

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

Land is currently zoned Industrial (M-1) District and will remain as such.

ABBREVIATIONS

E.	East	PP	power pole	Sec	section
ha.	hectare	Rge.	range	Twp.	township
hwy.	highway	R/W	right of way	URW	utility right of way
M.	meridian	S.	South	W.	West
N.	North				

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

HELIX Surveys Ltd.

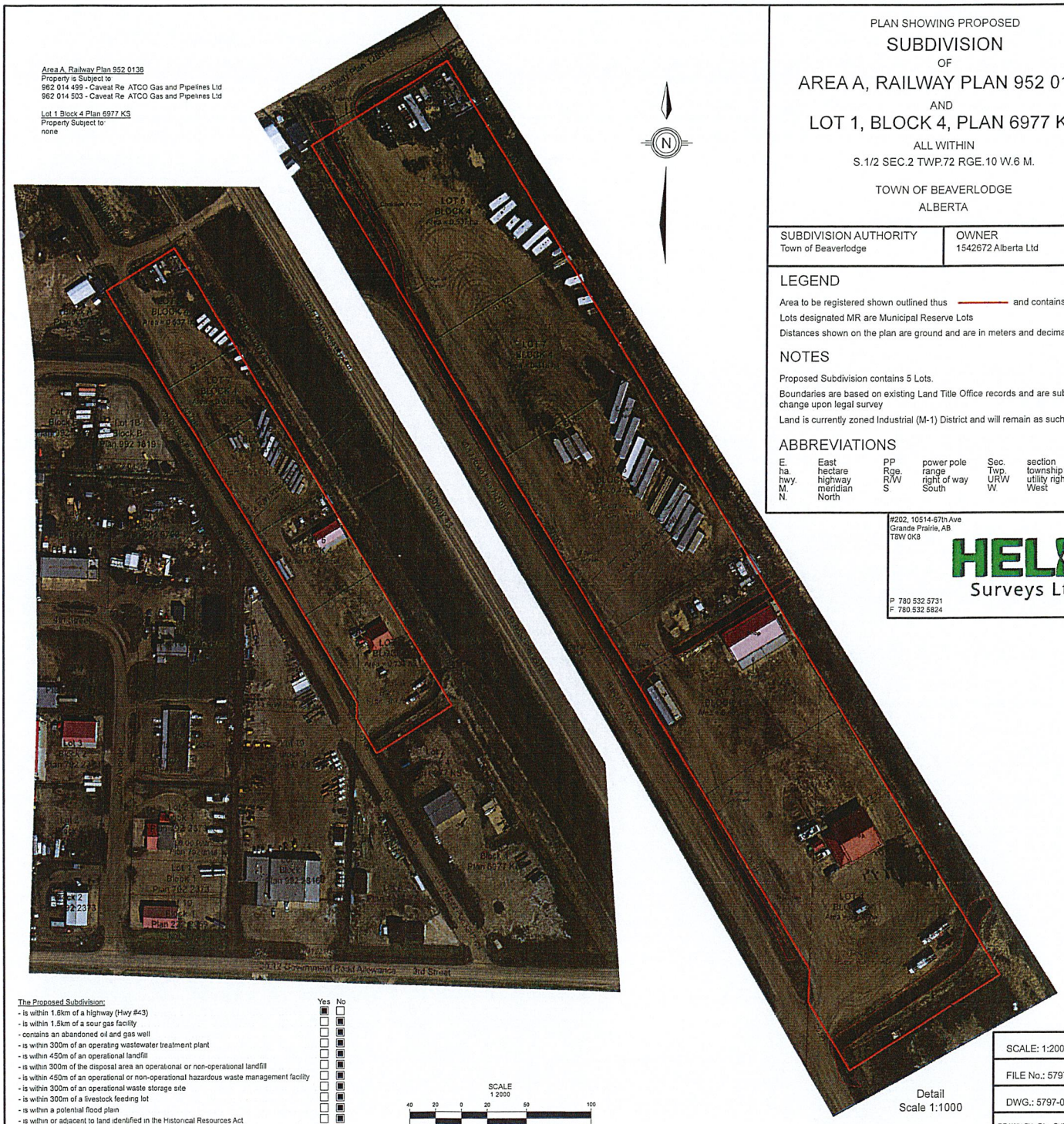
P 780 532 5731
F 780 532 5824

The Proposed Subdivision:	Yes	No
- 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	☐	☑

SCALE: 1:2000
FILE No.: 5797-001
DWG.: 5797-001-PSUB
DRAWN BY: TA CHECKED BY: HLR

Area A, Railway Plan 952 0136
Property is Subject to
962 014 499 - Caveat Re ATCO Gas and Pipelines Ltd
962 014 503 - Caveat Re ATCO Gas and Pipelines Ltd

Lot 1 Block 4 Plan 6977 KS
Property Subject to
none



PLAN SHOWING PROPOSED

SUBDIVISION

OF

AREA A, RAILWAY PLAN 952 0136

AND

LOT 1, BLOCK 4, PLAN 6977 KS

ALL WITHIN

S.1/2 SEC.2 TWP.72 RGE.10 W.6 M.

TOWN OF BEAVERLODGE

ALBERTA

SUBDIVISION AUTHORITY	OWNER
Town of Beaverlodge	1542672 Alberta Ltd

LEGEND

Area to be registered shown outlined thus ——— and contains 2.500 ha.

Lots designated MR are Municipal Reserve Lots

Distances shown on the plan are ground and are in meters and decimals thereof

NOTES

Proposed Subdivision contains 5 Lots.

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

Land is currently zoned Industrial (M-1) District and will remain as such.

ABBREVIATIONS

E.	East	PP	power pole	Sec.	section
ha.	hectare	Rge.	range	Twp.	township
hwy.	highway	R/W	right of way	URW	utility right of way
M.	meridian	S	South	W.	West
N.	North				

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

HELIX Surveys Ltd.

P 780.532.5731
F 780.532.5824

The Proposed Subdivision:	Yes	No
- 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	☐	☒

SCALE
1:2000
40 20 0 20 50 100

Detail
Scale 1:1000

SCALE: 1:2000

FILE No.: 5797-001

DWG.: 5797-001-PSUB

DRAWN BY: TA CHECKED BY: HLR