

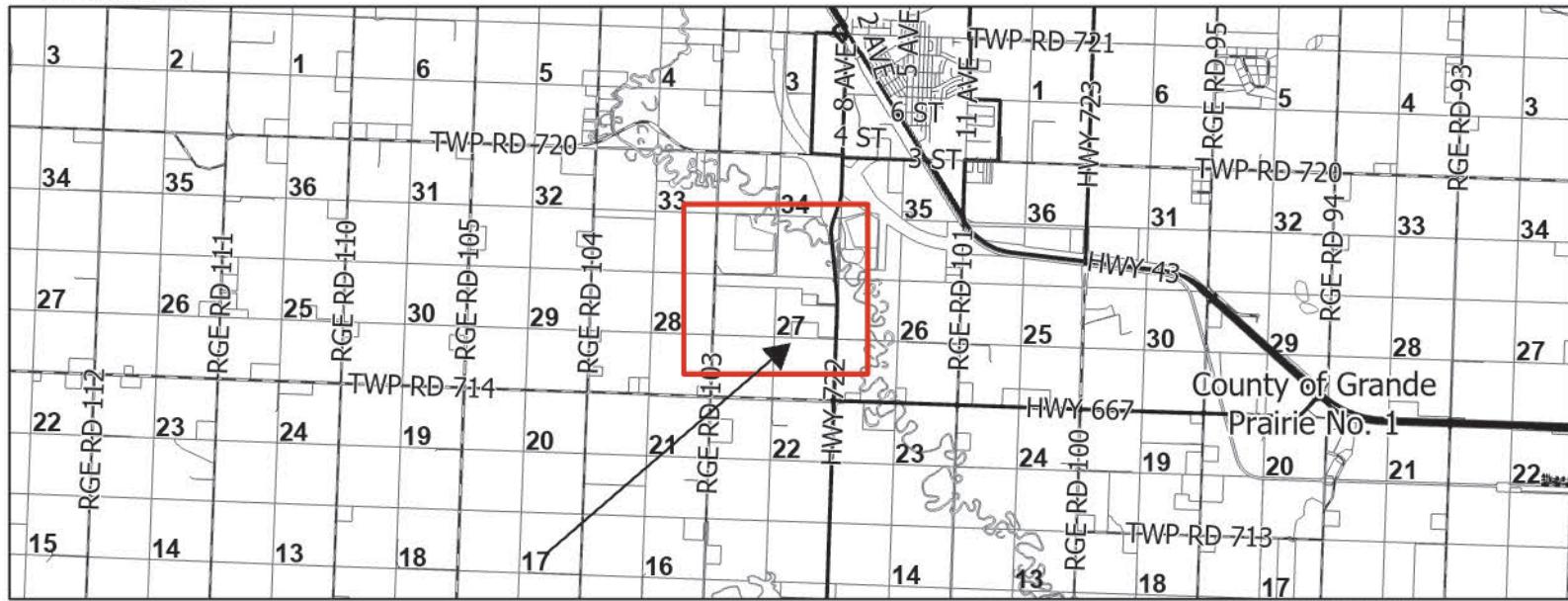


File No.: PLLUB20250465

Legal Description: 8220528;:B  
NE-27-71-10-W6

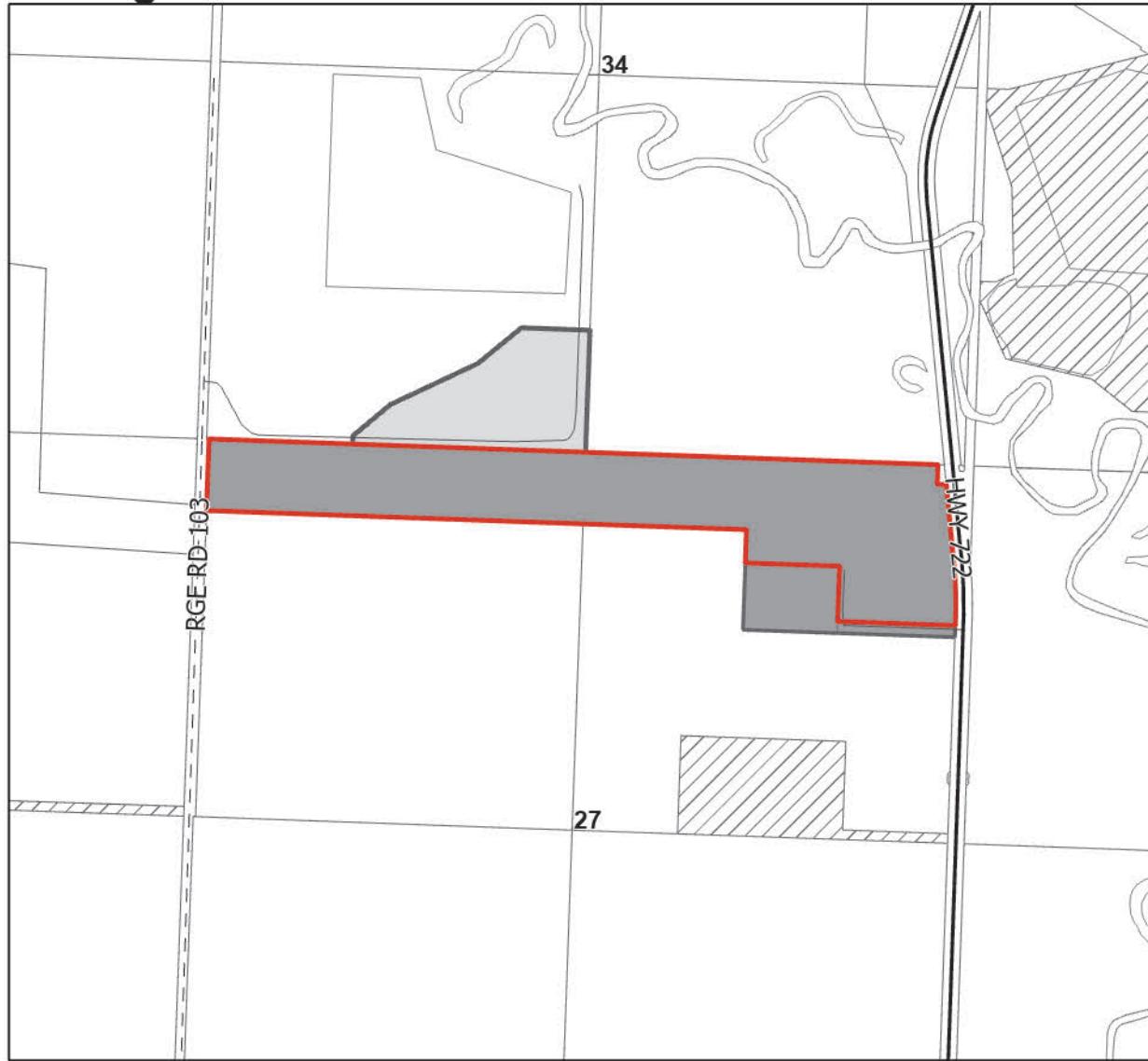
COUNCIL DIVISION: 6

## Location



Scale: 1:98,896

## Zoning



### Local Area Map Information

Parcel of Interest

### Zoning

Agricultural

Country Residential

Industrial

Other

Named Subdivisions

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Scale: 1:15,000

# COUNTY OF GRANDE PRAIRIE NO. 1

10001 – 84 Avenue  
CLAIRMONT, AB. T8X 5B2  
Phone: (780) 513-3950  
Fax: (780) 539-7686



## FORM H LAND USE BYLAW AMENDMENT

I/We hereby make application to amend the Land Use Bylaw.

### Applicant:

Name: North Peace Bracket Racing Association

Address: [REDACTED]

Telephone: [REDACTED]

Postal [REDACTED]

### Owner of Land:

Name: North Peace Bracket Racing Association

Address: [REDACTED]

Telephone: [REDACTED]

Postal [REDACTED]

Land Description: ne Section 27 Township 71 Range 10 W6M  
Lot B Block \_\_\_\_\_ Plan No. 8220528  
Certificate of Title: \_\_\_\_\_

### Amendment Proposed

FROM \_\_\_\_\_ TO \_\_\_\_\_

### Reasons in support of Application for Amendment (use another sheet of paper, if necessary):

to align with uses on our property

If applying for a text amendment, please provide the proposed text, the relevant Section if any, and an explanation of, and reason for the proposed text amendment (these can be provided separately, if necessary):

Section 40

I/We enclose \$1,200 being the application fee

DATE: August 26, 2025

SIGNED: [REDACTED]

The personal information requested on this form is being collected for the processing of a land use bylaw amendment application, under the authority of the Municipal Government Act (MGA) and is protected by the Freedom of Information and Protection of Privacy (FOIP) Act. If you have any questions about the collection, contact our FOIP Coordinator at (780) 532-9722.



**To Whom It May Concern,**

I am writing this letter on behalf of the North Peace Bracket Racing Association (NPBRA) regarding proposed changes to certain by-laws associated with the property located at the Beaverlodge Airport.

We have proudly owned and operated as the NPBRA at the Beaverlodge Airport for the past 13 years. During this time, we have made numerous improvements to the area and have consistently maintained the grounds to a high standard. The property is kept neat, tidy, and in a condition that reflects the pride and responsibility we take in its ongoing care.

We are now seeking to revise certain by-laws in order to expand the scope and usability of the property for both community and private use. Specifically, we are requesting the following:

- 1. Event Scheduling Considerations:** We aim to schedule events in a manner that does not conflict with other major events happening in Northern Alberta and British Columbia. Coordinating our calendar accordingly will help ensure better community participation and avoid unnecessary scheduling overlaps. Currently we have to have all race dates approved by the county council for 5 years. We would like to be able to have more control over booking these events on a yearly basis without having to get approval each time. Also, we would only have the 6 weekends as per now, with the option to add a team finals race in September. This would consist of racing teams from Alberta, BC and Saskatchewan .
- 2. Permission for Private Events:** We would like the by-laws to allow for the hosting of private events on the property, such as weddings, funerals, family reunions, and similar gatherings. These events would be conducted responsibly and in accordance with any relevant guidelines related to safety, noise, and occupancy.
- 3. Safety Training:** We would also like to be able to offer a place where community business could hold safety training. Such as but not limited to: Fire department, AMA, Police Services etc....

These proposed updates are intended to reflect the evolving needs of the community while continuing to uphold the values and standards the NPBRA has maintained over the past 13 years.



We kindly request your guidance on the next steps and any formal procedures required to move forward with these proposed amendments.

Thank you for your time and consideration. Please feel free to contact me directly should you require any further information or clarification.

Sincerely,

Paula Power

N.P.B.R.A.



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## SECTION 40: BEAVERLODGE AIRPORT DIRECT CONTROL (BA-DC) DISTRICT

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### 1. **PURPOSE**

To provide for:

- 1) the continuing aviation operations of the Beaverlodge Airport, and
- 2) to accommodate daily business operations, activities and use of site by or in association with the North Peace Bracket Racing Association ("NPBRA") which may include but not be limited to property rentals, required maintenance, community group use, track and equipment rentals, runway rentals, advertising, camping and/or RV Storage.

### 2. **AREA OF APPLICATION**

This provision shall apply to Lot B, Plan 822 0528 containing 30.01 ha more or less, located on the N½ 27-71-10-W6M as illustrated in Schedule "A".

### 3. **AUTHORITY AND ADMINISTRATION**

- (a) All development in this District shall require a development permit unless otherwise specified.
- (b) All applications for development permits shall be referred to Council for a decision in accordance with Section 2(3)(h) **except for the following uses** which may be approved by the Development Officer:
  - **Accessory Building or Use**
  - **(Temporary) Public Use**
  - **Racing Events**
  - **Sign**
  - **Utilities**
- (c) ~~Pursuant to the Act, there is no appeal to the Subdivision and Development Appeal Board for a decision on a development permit in this District.~~

## SECTION 40: BEAVERLODGE AIRPORT DIRECT CONTROL (BA-DC) DISTRICT

### 4. USES

<b>(a) Permitted Uses</b>	<b>Discretionary Uses</b> <i>Accessory Building or Use</i> <i>Airport</i> <i>Campground (Temporary)</i> <i>Caretaker's Residence</i> <i>Commercial Recreation Facility</i> <i>Grandstand (Temporary)</i> <i>Hangar</i> <i>Institutional Use</i> <i>Maintenance Shop</i> <i>Outdoor Storage</i> <i>Parking Lot (Temporary)</i> <i>Public Use</i> <i>Recreational Amusement Park</i> <i>Recreational Flying</i> <i>Recreational Use, Extensive</i> <i>Recreational Use, Intensive</i> <i>Recreation Facility, Indoor</i> <i>Recreation Facility, Outdoor</i> <i>Safety Training</i> <i>Scheduled Racing Events</i> <i>School Programs</i> <i>Special Events</i> <i>Sign</i> <i>Utilities</i>
<i>None</i>	

### DEFINITIONS

For the purpose of this District, the following definitions shall apply. All other terms shall be defined in accordance with Section 1(7).

- (a) “Grandstand” means a structure providing seating for a stadium, racetrack, parade route, or similar use, usually consisting of tiers with rows of individual seats.
- (b) “Hangar” means a structure intended for the housing and/or repair of aircraft.
- (c) “Maintenance Shop” means a structure intended for the repair and storage of equipment.
- (d) “Recreational Flying” means aviation for non-commercial purposes, and may include a group and/or organization involved in aviation activities and flight training.

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## SECTION 40: BEAVERLODGE AIRPORT DIRECT CONTROL (BA-DC)

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(e) **~~Scheduled~~ Racing Event** means a racing event that is organized and/ or hosted by the NPBRA.

(f) **~~Safety Training~~** means an activity involved in the education and/or training of public organizations and private companies in the areas of industry and community safety, emergency services and rescue, and disaster training.

### 5. **DEVELOPMENT REGULATIONS**

(a) The regulations contained in Section 3 (General Provisions for All Districts) shall apply to all development in this District.

(b) Permanent development shall have a minimum setback of:

(i) 30 m from the Highway 722 right-of-way, and

(ii) 15 m from all other property lines.

(c) No site work or grading shall take place on the site that will alter existing drainage patterns or contribute to the flooding or inundation of adjacent properties.

(d) Airport Operations

(i) One of the principal uses of the site shall be an Airport, the operation of which for aviation activities shall be maintained in accordance with the sales agreement between the Town of Beaverlodge and the NPBRA dated February 27, 2015.

(ii) **~~Scheduled~~ Racing Events**, School Programs or any other similar or related activity that requires the temporary closure of the Airport to aviation traffic shall be preceded by the filing of a NOTAM (Notice to Airmen) in accordance with Transport Canada regulations.

(e) **~~Scheduled Racing Events~~**

(i) **~~All Scheduled Racing Events proposed in a calendar year may be approved by the County under a single development permit.~~**