

APPENDIX B

Subdivision Report

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| File No.: | 2023-S-007 | This application proposes to subdivide 12 parcels from the existing Bonnyville Regional Airport. |
| Date of Meeting: | September 26, 2023 | |

I. Background Information

| | |
|----------------------------|-----------------------------------------------------------------------------------|
| Location: | The subject site is located on Highway 41, North of the Town of Bonnyville |
| Legal Description: | NW 30-61-5 W4M |
| Applicants: | M.D. of Bonnyville |
| Owners: | M.D. of Bonnyville |
| Date of Acceptance | May 29, 2023 |
| Expiry Date: | n/a |
| Title Area: | 47.58 Acres (19.25 Hectares) |
| Proposed Land Use: | Airport Purposes |
| Proposed Number of Lots: | Twelve (12) Lots |
| Area of Each Proposed Lot: | Ranging from 0.24 acres to 0.74 acre |
| Land Use Bylaw: | Agriculture "A" |
| Area Structure Plan: | Highway 28 & 41 ASP |

II. Recommendations

That this application for subdivision be **APPROVED** subject to the following conditions:

1. Pursuant to Section 655 of the Municipal Government Act and Section 3.9(3) of the Municipal Development Plan, that the owner/developer install internal road with **a 7m top**, approaches, including culverts and crossings to the proposed parcel(s) and to the remnant parcel to be provided at the owner/developer's expense and to the specifications and satisfaction of the Municipal District of Bonnyville No. 87;
2. Pursuant to Section 655 of the Municipal Government Act, submission and review of a Real Property Report or Sketch Plan submitted from an Alberta Certified Land Surveyor to confirm all structures located on the proposed parcels comply with setbacks from all property lines as established by the Land Use District of the Land Use Bylaw;
3. Pursuant to Section 655 of the Municipal Government Act and Part One, Section 7 of the Subdivision and Development Regulation, the owner/developer, for the sewage disposal, shall install and comply to the Alberta Safety Codes Act and Part 2 of the Province of Alberta Public Health Act;
4. Pursuant to Section 654 of the Municipal Government Act, that all outstanding property taxes be paid.

NOTES:

1. *To avoid unnecessary complications, you are advised that no work should commence, on the proposal prior to endorsement of the registrable instrument and without prior consultation with the Municipal District of Bonnyville No. 87.*
2. *The parcels being created are located adjacent to an area designated for agriculture in the Land Use Bylaw. The primary purpose of the Agricultural District is to provide landowners with the right to farm. Any potential purchasers of the parcels are to be advised that the adjacent agricultural activities in the Agricultural District may have precedence.*
3. *TELUS requires registration of Right of Way Agreement to be registered concurrently with registration of subdivision. A copy of the completed registration to be provided to TELUS.*
4. *Prior to endorsement of an instrument affecting this plan, approaches, including culverts and crossings to the proposed parcels and to the remnant, and upgrading of external roads required by the MD is to be provided at the developer's expense and to the specifications and satisfaction of the MD of Bonnyville No. 87.*
5. *Pursuant to Section 654(1)(c) of the Municipal Government Act, the on-site sewage disposal shall comply to the Alberta Safety Codes Act, the Nuisance and General Sanitation Regulations and Part 2 of the Province of Alberta Public Health Act.*
6. *The following information is provided as required by Section 656(2)(a) of the Municipal Government Act. An appeal of this decision lies to the **Land and Property Rights Tribunal, 1229 91 St NW Edmonton AB T6X 1E9***

III. Summary of Comments from Referral Agencies

1. The following agencies have no objections to the proposed subdivision:

- **Alberta Environment & Parks**
- **Alberta Transportation**
- **Alberta Health Services**

As required in Section 15 of the *Nuisance and General Sanitation Regulation* (A.R. 243/2003), a water well shall not be located within:

10 metres of any watertight septic tank, pump out tank or other watertight compartment of a sewage or waste water system;
15 metres of a weeping tile field, an evaporative treatment mound or an outdoor privy;
30 metres of a leaching cesspool;
50 metres of sewage effluent on the ground surface;
100 metres of a sewage lagoon, or
450 metres of any landfill.

- **Apex Utilities Inc.**
- **ATCO Electric**
- **Bonnyville Regional Fire Authority**
- **East Central Francophone School Division**
- **Lakeland Catholic School Division**
- **MD Agricultural Services**
- **MD Parks, Recreation & Culture**
- **MD Public Safety**
- **MD Public Works – 7m Top required**
- **North East Gas Co-op**
- **Telus Communications Inc. – ROW required**
- **Town of Bonnyville**
- **AER**

No abandoned wellsites located within the proposed parcels.

2. The following agencies have not responded at the time of writing this report:

- **Canada Post**
- **Northern Lights School Division**
- **NAV Canada**

IV. Analysis

1. Site and Surrounding Area Approaches:

To proposed parcel(s): **New approach will be required to each parcel**

To remainder of ¼: **Existing approach to remaining along Hwy 41 as temporary access as per Alberta Transportation referral.**

Municipal Road:

Surface conditions: **n/a**

Site Lines for access to proposed subdivision parcel(s): **n/a**

Description of Property:

| | Area to be Subdivided | Remnant |
|--------------------|---------------------------|------------------------|
| Tree cover: | n/a | n/s |
| Under cultivation: | n/a | n/a |
| Pasture land: | n/a | n/a |
| Soils: | n/a | |
| Drainage: | Appears to be good | |
| Topography: | Flat to Rolling | Flat to Rolling |

Description of Adjacent Lands and Uses:

Uses and activities on the adjacent lands: **Industrial, Country Residential and Agricultural**

Adjacent farming activities such as feedlots, wintering sites, game farms, cattle grazing: **Crop Farming and cattle grazing**

Pipelines/Oil & Gas Facilities:

Wellsite – existing in use, inactive, tank farm, location in relation to proposed subdivision: **n/a**

Gas Facilities – well site, compressor station: **n/a**

Pipelines – location, type of product (gas, oil, water): **n/a**

2. Subdivision History
 - **North 113 +/- acres of ¼ section subdivided out in 2010 as a Rural Industrial Subdivision**
3. Conformity with the Municipal Government Act and Subdivision and Development Regulation.
 - **Yes**
4. Compliance with the Lower Athabasca Regional Plan.
 - **Yes**
5. Compliance with the Municipal Development Plan.
 - **Yes**
6. Compliance with the Land Use Bylaw.
 - **Yes**
7. Compliance with the Bonnyville IDP.
 - **Yes**

V. Conclusion

This subdivision application does meet the requirements of the Municipal Government Act, Subdivision and Development Regulation, and Lower Athabasca Regional Plan, and the regulations of the Municipal Development Plan and Land Use Bylaw.

It is recommended that the proposed subdivision be **conditionally approved** as per conditions.