

APPENDIX B

Subdivision Report

File No.:	2024-S-004	This application is proposing a boundary realignment between Lots 1 & 2 Block 4 Plan 832 1737
Date of Meeting:	July 25, 2024	

I. Background Information

Location:	The subject site is located North of the intersection of 50 Ave and 48 St within the Hamlet of Ardmore
Legal Description:	Plan 832 1737 Block 4 Lots 1 & 2
Applicants:	Tiffany & Colin Myshak
Owners:	Mike & Denise Kessler and Tiffany & Colin Myshak
Date of Acceptance	June 4, 2024
Expiry Date:	August 3, 2024
Title Area:	10400 sq ft (0.1 ha) 12350 sq ft (0.11 ha)
Proposed Land Use:	Hamlet Multi-Family Residential District – HR2
Proposed Number of Lots:	2 Lots
Area of Each Proposed Lot:	11732 sq ft (0.109 ha) 11086 sq ft (0.103 ha)
Land Use Bylaw:	Hamlet Multi-Family Residential District – HR2
Area Structure Plan:	Hamlet of Ardmore Area Structure Plan

II. Recommendations

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

1. 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;
2. 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. *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.*
3. *All prospective purchasers to be advised the noise rating in this area is NEF 45 based on the latest CFB Cold Lake Noise exposure Forecast. All future development will be subject to significant noise and high volumes of air traffic. Noise level reduction construction methods are recommended for all residential development. No hazards to aviation are permitted in proposed or subsequent development of the proposed subdivision(s).*
4. *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.*
5. 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 Subdivision and Development Appeal Board, Bag 1010, Bonnyville, AB T9N 2J7.**

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.

- **ATCO Electric**
- **Bonnyville Regional Fire Authority**
- **East Central Francophone School Division**
- **Department of National Defense – 4 Wing Cold Lake**
- **Lakeland Catholic School Division**
- **MD Agricultural Services**
- **MD Parks, Recreation & Culture**
- **MD Infrastructure Services**
- **Telus Communications Inc.**
- **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**
- **MD Public Safety**
- **North East Gas Co-op**
- **Northern Lights School Division**

IV. Analysis

1. Site and Surrounding Area Approaches:

To proposed parcel(s): **Existing approach**

To remainder of ¼: **Existing approach**

Municipal Road:

Surface conditions: **Pavement**

Site Lines for access to proposed subdivision parcel(s): **Good**

Description of Property:

	Area to be Subdivided	Remnant
Tree cover:	n/a	n/a
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: **Hamlet Residential**

Adjacent farming activities such as feedlots, wintering sites, game farms, cattle grazing: **n/a**

Pipelines/Oil & Gas Facilities:

Well site – 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
 - **Original Subdivision in 1983**
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**

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.