



Municipal District of Bonnyville No. 87

Request for Decision (RFD)

Meeting: Regular Meeting of Council
Meeting Date: August 27, 2024
Originated By: Lisa VandenBerg, Subdivision Authority Officer
Title: Subdivision File 2024-S-005 – Boundary Re-alignment Lot 2 Block 1 Plan 112 2731

PROPOSAL & BACKGROUND

Administration has received and is presenting Subdivision Application 2024-S-005 for Council consideration, where in the applicant is proposing a boundary realignment between Plan 092 5400 Block 1 Lot 1 and Plan 112 2731 Block 1 Lot 2 located in the SE 34-63-2-W4M as shown on the map attached as Appendix A.

DISCUSSION ON BENEFITS, DISADVANTAGES & OPTIONS

Notification of the proposed Subdivision was mailed to referral agencies, and adjacent landowners, with a deadline of July 10, 2024, to submit concerns to be considered at the August 27, 2024 Council Meeting. No concerns have been received regarding this application. For more detailed information on this subdivision request please see the attached Appendix B.

Attached for Council's review:
Appendix A – Location Map
Appendix B – Subdivision Report

REFERENCE TO STRATEGIC PLAN

n/a

REFERENCE TO PROVINCIAL/FEDERAL LEGISLATION

Municipal Government Act
Lower Athabasca Regional Plan

COSTS & SOURCE OF FUNDING

The \$420 application fee was paid by the applicant.

COMMUNICATIONS STRATEGY

Notification of the decision will be provided to the applicant and applicable agencies.

ADMINISTRATION RECOMMENDED ACTION

THAT Council approves subdivision application no. 2024-S-005 for a boundary realignment between Plan 092 5400 Block 1 Lot 1 and Plan 112 2731 Block 1 Lot 2 located in the SE 34-63-2-W4M for Esther and Emerson Quiambao and Paulette and Curtis Dahlseide, with the following conditions:

1. Pursuant to Section 655 of the Municipal Government Act, that the owner/developer install internal road, 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, that the owner/developer install site specific services, at the owner/developer's expense and to the specifications and satisfaction of the Municipal District of Bonnyville No. 87, to new proposed lot prior to registration of subdivision;
3. 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;
4. 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;
5. Pursuant to Section 655 of the Municipal Government Act, that Plan 112 2731 Block 1 Lot 1 be consolidated to Plan 092 5400 Block 1 Lot 1 prior to the registration of the proposed parcels;
6. Pursuant to Section 654 of the Municipal Government Act, that all outstanding property taxes be paid.

COUNCIL OPTIONS

1. THAT Council approves subdivision application no. 2024-S-005 for a boundary realignment between Plan 092 5400 Block 1 Lot 1 and Plan 112 2731 Block 1 Lot 2 located in the SE 34-63-2-W4M for Esther & Emerson Quiambao and Paulette & Curtis Dahlseide, with the following conditions ... [listed as recommended or revised list of conditions]
2. THAT Council refuses subdivision application no. 2024-S-005 for a boundary realignment between Plan 092 5400 Block 1 Lot 1 and Plan 112 2731 Block 1 Lot 2 located in the SE 34-63-2-W4M for Esther and Emerson Quiambao and Paulette and Curtis Dahlseide, for the following reasons:
_____.

Report Approval Details

Document Title:	2024-S-005.docx
Attachments:	- Appendix A - Location Map Use.pdf - Appendix B - Subdivision Report.pdf
Final Approval Date:	Aug 16, 2024

This report and all of its attachments were approved and signed as outlined below:

Esther Quiambao

Stephanie Severin