

APPENDIX B

Subdivision Report

| | | |
|------------------|------------------------|---|
| File No.: | 2024-S-005 | This application proposes to complete a boundary realignment between Plan 092 5400 Block 1 Lot 1 and Plan 112 2731 Block 1 Lot 2 |
| Date of Meeting: | August 27, 2024 | |

I. Background Information

| | |
|----------------------------|--|
| Location: | The subject site is located Rge Rd 422, along the West side of the City of Cold Lake. |
| Legal Description: | Plan 092 5400 Block 1 Lot 1 and Plan 112 2731 Block 1 Lot 2 Within SE 34-63-2 W4M |
| Applicants: | Esther Quiambao |
| Owners: | Esther & Emerson Quiambao and Paulette & Curtis Dahlseide |
| Date of Acceptance | June 19, 2024 |
| Expiry Date: | August 18, 2024 |
| Title Area: | 8.91 acres (3.60 hectares) 1.09 acres (0.44 hectares) |
| Proposed Land Use: | Country Residential |
| Proposed Number of Lots: | Two (2) Lots |
| Area of Each Proposed Lot: | 8.41 acres (3.40 hectares) 1.59 acres (0.64 hectares) |
| Land Use Bylaw: | Agriculture "A" |
| Statutory Documents: | Intermunicipal Development Plan with the City of Cold Lake |

II. Recommendations

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

1. Pursuant to Section 655 of the Municipal Government Act, that the owner/developer contact the City of Cold Lake to obtain formal written approval prior to commencement of the new proposed approach and that the owner/developer install internal road, approaches, including culverts and crossings to the proposed parcel(s) to be provided at the owner/developer's expense and to the specifications and satisfaction of the Municipal District of Bonnyville No. 87 and the City of Cold Lake;
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 2 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.

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. *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.*
4. 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
- APEX Utilities
- Bonnyville Regional Fire Authority
- East Central Francophone School District
- Lakeland Catholic School Division
- MD Parks, Recreation & Culture
- MD Public Works
- 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:

- Alberta Health Services
- ATCO Electric
- Canada Post
- City of Cold Lake
- MD Agricultural Services
- MD Public Safety
- North East Gas Co-op
- Northern Lights School Division

IV. Analysis

1. Site and Surrounding Area Approaches:

To proposed parcel(s): **New approach will be required to 1.59 acre parcel**

To remainder of ¼: **Existing approach to remaining 8.41 acre parcel**

Municipal Road:

Surface conditions: **Hot Mix**

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 | 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: **Hay crop**

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
 - **1.09 acre parcel subdivided out of Plan 092 5400 Block 1 Lot 1 in 2011**
3. Conformity with the Municipal Government Act and Subdivision and Development Regulation.
 - **Yes**
4. Annexation by the City of Cold Lake
 - **Permissions have been addressed within the Annexation process to allow for the Boundary Realignment of Plan 112 2731 Block 1 Lot 2**
5. Compliance with the Lower Athabasca Regional Plan.
 - **Yes**
6. Compliance with the Municipal Development Plan.
 - **Yes**
7. 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.