



Municipal District of Bonnyville No. 87

Request for Decision (RFD)

Meeting:	Regular Meeting of Council
Meeting Date:	August 27, 2024
Originated By:	Lyndon Shea, Planner
Title:	Subdivision Application No. 2024-S-006 – SW 29-61-7 W4M

PROPOSAL & BACKGROUND

Administration has received and is presenting Subdivision Application 2024-S-006 for Council consideration, where in the applicant is proposing to create a ± 20 acre subdivision, leaving a ± 137.97 remainder parcel from the existing 157.97 acre parcel located at SW 29-61-7 W4M.

DISCUSSION ON BENEFITS, DISADVANTAGES & OPTIONS

Notification of the proposed Subdivision was mailed to referral agencies, and adjacent landowners, with a deadline of August 6, 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 – Matters Related to Subdivision and Development

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-006 to create a ± 20-acre subdivision, from agricultural quarter section SW 29-61-7 W4M for Cyril Morgala, Beverley Topylki, and Nicholas Morgala, with 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, 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 661 and 662 of the Municipal Government Act and Section 3.9 of the Municipal Development Plan, that:

If the subdivision is registered through a Plan of Survey, the owner/developer dedicate to the Municipal District of Bonnyville No. 87, a 5.18 metre (17 feet) wide strip of land for road widening along the entire frontage of the south side of the proposed parcel and remnant parcels by registering a separate road plan;

OR

If the subdivision is registered by Descriptive Plan, the owner/developer enter into a Land Acquisition Agreement with the Municipal District of Bonnyville No. 87 for a 5.18 metre (17 feet) wide strip of land for road widening along the entire frontage of the south side of the proposed and remnant parcel(s);

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.

COUNCIL OPTIONS

1. THAT Council approves subdivision application no. 2024-S-006 to create a ± 20-acre subdivision, from agricultural quarter section SW 29-61-7 W4M for Cyril Morgala, Beverley Topylki, and Nicholas Morgala, with the following conditions, as per the conditions presented.
2. THAT Council refuses subdivision application no. 2024-S-006 to create a ± 20-acre subdivision, from agricultural quarter section SW 29-61-7 W4M for Cyril Morgala, Beverley Topylki, and Nicholas Morgala, with the following conditions, for the following reasons _____.

Report Approval Details

Document Title:	2024-S-006.docx
Attachments:	- Appendix A - Location Map.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:

Lisa Folliott

Esther Quiambao

Stephanie Severin