



# 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 Application No. 2024-S-007 – SE 21-62-5 W4M

### **PROPOSAL & BACKGROUND**

Administration has received and is presenting Subdivision Application 2024-S-005 for Council consideration, where in the applicant is proposing an 8-acre subdivision of SE 21-62-5 W4M to be consolidated with NE 21-62-5 W4 as shown on the map attached as Appendix A.

### **DISCUSSION ON BENEFITS, DISADVANTAGES & OPTIONS**

Notification of the proposed Subdivision was submitted to referral agencies, and adjacent landowners, with a deadline of July 26, 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 circulated to the applicant and applicable agencies.

## **ADMINISTRATION RECOMMENDED ACTION**

THAT Council approves subdivision application no. 2024-S-005 for an 8-acre parcel from agricultural ¼ section SE 21-62-5 W4M to be consolidated with NE 21-62-5 W4 for Jack and Lisa Schnieder, 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 661 & 662 of the Municipal Government Act, that the owner/developer dedicate by way of Caveat to the Municipal District of Bonnyville No. 87, a 5.18 meter (17 feet) wide strip of land for road widening along the entire frontage of the EAST side of the proposed and remnant parcels (SE 21-62-5 W4M and NE 21-62-5 W4M);
3. Pursuant to Section 661 & 662 of the Municipal Government Act, that the owner/developer dedicate by way of Caveat to the Municipal District of Bonnyville No. 87, a 5.18 meter (17 feet) wide strip of land for road widening along the entire frontage of the SOUTH side of the remnant parcel (SE 21-62-5 W4M);
4. Pursuant to Section 655 of the Municipal Government Act, the proposed 8-acre parcel is to be consolidated into the fragmented parcel within the NE 21-62-5 W4M;
5. 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;
6. 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;
7. 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 an 8-acre parcel from agricultural ¼ section SE 21-62-5 W4M to be consolidated with NE 21-62-5 W4 for Jack and Lisa Schnieder, with the following conditions ... [listed as recommended or revised list of conditions]
2. THAT Council refuses subdivision application no. 2024-S-005 for an 8-acre parcel from agricultural ¼ section SE 21-62-5 W4M to be consolidated with NE 21-62-5 W4 for Jack and Lisa Schnieder, for the following reasons \_\_\_\_\_.

**Report Approval Details**

Document Title:	2024-S-007.docx
Attachments:	- Appendix A - Location Map Use.pdf - Appendix B - Subdivison 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