



# Municipal District of Bonnyville No. 87

## Request for Decision (RFD)

**Meeting:** Regular Meeting of Council  
**Meeting Date:** September 10, 2024  
**Originated By:** Lyndon Shea, Planner  
**Title:** Subdivision Application No. 2024-S-010 – SW-27-62-2-W4M

### **PROPOSAL & BACKGROUND**

Administration has received and is presenting Subdivision Application 2024-S-010 for Council consideration, where in the applicant is proposing to create three (3) lots, with a total area of ± 20 acres, leaving a ± 139 acre remainder parcel from the existing 159 acre quarter-section located at SW-27-62-2-W4M.

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

Notification of the proposed Subdivision was mailed to referral agencies, and adjacent landowners, with a deadline of August 13, 2024 to submit concerns to be considered at the September 10, 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, Lower Athabasca Regional Plan, City of Cold Lake Intermunicipal Development Plan

## **COSTS & SOURCE OF FUNDING**

The \$600.00 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-010 to create three (3) lots with a total area of ± 20-acres, from agricultural quarter section SW 27-62-2 W4M for K. Luger Developments Ltd., 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 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; and a 5.18 metre (17 feet) wide strip of land for road widening along the entire frontage of the west side of the remnant parcel, to be registered by caveat.
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 666, 667 and 669 of the Municipal Government Act, that the owner/developer pay to the Municipal District of Bonnyville No. 87 **\$13,493/hectare** cash-in-lieu of Municipal Reserve owing for 10% of the proposed parcels. A Deferred Reserve Caveat shall be registered against the remnant parcel for the balance of the Municipal Reserve owing as a means of recording outstanding reserves;
5. 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-010 to create three (3) lots with a total area of ± 20-acres, from agricultural quarter section SW 27-62-2 W4M for K. Luger Developments Ltd., with the following conditions, [listed as recommended or revised list of conditions].
2. THAT Council refuses subdivision application no. 2024-S-010 to create three (3) lots with a total area of ± 20-acres, from agricultural quarter section SW 27-62-2 W4M for K. Luger Developments Ltd. for the following reasons\_\_\_\_\_.

**Report Approval Details**

Document Title:	2024-S-010.docx
Attachments:	- Appendix A - Location Map.pdf - Appendix B - Subdivision Report.docx
Final Approval Date:	Sep 4, 2024

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

Lisa Folliott

Esther Quiambao

Stephanie Severin