



# Municipal District of Bonnyville No. 87

## Request for Decision (RFD)

**Meeting:** Regular Meeting of Council  
**Meeting Date:** October 22, 2024  
**Originated By:** Lisa VandenBerg, Subdivision Authority Officer  
**Title:** Subdivision Application No. 2024-S-014 – NW 28-61-8 W4M

### **PROPOSAL & BACKGROUND**

Administration has received and is presenting Subdivision Application 2024-S-013 for Council consideration, where in the applicant is proposing to subdivide an existing 12 acre yard site within agricultural ¼ section NW 28-61-8 W4M 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 October 5, 2024, to submit concerns to be considered at the October 22, 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 2024-S-013 to subdivide an existing 12 acre yard site within agricultural ¼ section NW 28-61-8 W4M for Krawchuk Land Surveys Ltd for Sandra Bilodeau as per 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 666, 667 and 669 of the Municipal Government Act, that the owner/developer pay to the Municipal District of Bonnyville No. 87 **\$2867** per 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;
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 **NORTH side** of the proposed parcel.
4. 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;
5. 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;
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 2024-S-013 to subdivide an existing 12 acre yard site within agricultural ¼ section NW 28-61-8 W4M for Krawchuk Land Surveys Ltd for Sandra Bilodeau as per the following conditions...[listed as recommended or revised list of conditions]
2. THAT Council refuses Subdivision Application 2024-S-013 to subdivide an existing 12 acre yard site within agricultural ¼ section NW 28-61-8 W4M for Krawchuk Land Surveys Ltd for Sandra Bilodeau for the following reasons \_\_\_\_\_.

**Report Approval Details**

Document Title:	2024-S-014.docx
Attachments:	- Appendix A - Location Map.pdf - Appendix B - Subdivision Report .pdf
Final Approval Date:	Oct 16, 2024

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

Esther Quiambao

Stephanie Severin