

## **APPENDIX B**

### **Subdivision Report**

File No.: **2025-S-002**

Date of Meeting: **March 11, 2025**

This application proposes to subdivide a 10 acre parcel from a previously subdivided agricultural ¼ section.

#### **I. Background Information**

Location:	The subject site is located on Highway 657 and Twp Road 600, East of Muriel Lake.
Legal Description:	NW 31-59-4 W4M
Applicants:	Diane Vachon
Owners:	Diane Vachon
Date of Acceptance	February 3, 2025
Expiry Date:	March 31, 2025
Title Area:	144.94 Acres (58.66 Hectares)
Proposed Land Use:	Country Residential
Proposed Number of Lots:	One (1) Lot
Area of Each Proposed Lot:	10 Acres (4.05 Hectares)
Land Use Bylaw:	Agriculture "A"
Area Structure Plan:	None

## **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 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 to the Municipal District of Bonnyville No. 87, a 5.18 meter (17 feet) wide strip of land for road widening along the entire NORTH frontage of the proposed and remnant parcels **to be registered by separate road plan**;
3. 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 **\$2238.00** 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;
4. 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. *The parcels being created are located adjacent to an area designated for agriculture in the Land Use Bylaw. The primary purpose of the Agricultural District is to provide landowners with the right to farm. Any potential purchasers of the parcels are to be advised that the adjacent agricultural activities in the Agricultural District may have precedence.*
3. *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.*
4. *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.*
5. *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**
- **Alberta Health Services**
  - No person shall locate a water well within:
    - 450 meters from an existing or closed land fill,
    - 100 meters of a sewage lagoon.
    - 50 meters of sewage effluent on the ground surface,
    - 30 meters of a leaching cesspool,
    - 15 meters of a weeping tile field, an evaporative treatment mound or an outdoor pit toilet facility,
    - 10 meters of any watertight septic tank or compartment of a sewage or wastewater system
- **Apex Utilities Inc.**
- **ATCO Electric**
- **Canadian Natural Resources Ltd.**
- **East Central Francophone School Division**
- **Lakeland Catholic School Division**
- **MD Agricultural Services**
- **MD Environment**
- **MD Infrastructure Services**
  - Road Plan is required for north boundary
- **Northern Lights School Division**
- **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 Transportation**
- **Bonnyville Regional Fire Authority**
- **Canada Post**
- **MD Parks, Recreation & Culture**
- **MD Public Safety**
- **North East Gas Co-op**

### **IV. Analysis**

1. Site and Surrounding Area Approaches:

To proposed parcel(s): **New approach will be required to 10 acre parcel**  
To remainder of ¼: **Existing approach to remaining 134.94 acre parcel**

Municipal Road:

Surface conditions: **Gravel**

Site Lines for access to proposed subdivision parcel(s): **Good**

Description of Property:

	Area to be Subdivided	Remnant
Tree cover:	<b>n/a</b>	<b>n/a</b>
Under cultivation:	<b>n/a</b>	<b>n/a</b>
Pasture land:	<b>100%</b>	<b>80%</b>
Soils:	<b>26.4% (Poor 14% - 32%)</b>	
Drainage:	<b>Appears to be good</b>	
Topography:	<b>Flat to Rolling</b>	<b>Flat to Rolling</b>

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: **Crop Farming and cattle grazing**

Pipelines/Oil & Gas Facilities:

Wellsite – existing in use, inactive, tank farm, location in relation to proposed subdivision: **In use pad site approx. 80m SE in adjacent quarter**

Gas Facilities – well site, compressor station: **n/a**

Pipelines – location, type of product (gas, oil, water): **High pressure gas line runs approx. 30m from the north property line and deflects south east to existing pad site on adjacent quarter.**

2. Subdivision History
  - **10 acre residential parcel out of the SE corner of quarter in 2024.**
3. Conformity with the Municipal Government Act and Subdivision and Development Regulation.
  - **Yes**
4. Compliance with the Lower Athabasca Regional Plan.
  - **Yes**
5. Compliance with the Municipal Development Plan.
  - **Yes**
6. 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.