

# Municipal District of Bonnyville No. 87

## Request for Decision (RFD)

**Meeting:** Regular Meeting of Council  
**Meeting Date:** March 25, 2025  
**Originated By:** Lisa VandenBerg, Subdivision Authority Officer  
**Title:** Subdivision File 2025-S-003 – NW 21-62-1 W4M

### **PROPOSAL & BACKGROUND**

Administration is presenting Subdivision Application 2025-S-003 for Council consideration. The applicant is proposing to subdivide a 10 acre parcel from agricultural quarter section NW 21-62-1 W4M. Map attached as Appendix A.

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

Notification of the proposed Subdivision was emailed to referral agencies, and adjacent landowners, with a deadline of March 9, 2025, to submit concerns to be considered at the March 25, 2025 Regular Meeting of Council Meeting.

No concerns have been received regarding this application. More information on this subdivision request is found on Appendix B, attached.

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 provided to the applicant and applicable agencies.

## **ADMINISTRATION RECOMMENDED ACTION**

THAT Council approves subdivision application no. 2025-S-003 to subdivide a 20-acre parcel from Agricultural ¼ section NW 21-62-1 W4M for Vincent Burgess on behalf of Bryce and Vincent Burgess 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 enter into a Land Acquisition Agreement with the Municipal District of Bonnyville No. 87 for a 5.18 metre (17feet) wide strip of land for road widening along the entire frontage of the North side of the proposed and remnant, and West side remnant parcel to be registered by caveat.
3. Pursuant to Section 664 of the Municipal Government Act, that the owner/developer dedicate a 30m Environmental Reserve from the high water mark of the unnamed body of water in the Northwest portion of the quarter to be registered with subdivision. Removal of any improvements that fall within the ER dedication is required.
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. 2025-S-003 to subdivide a 20-acre parcel from Agricultural ¼ section NW 21-62-1 W4M for Vincent Burgess on behalf of Bryce and Vincent Burgess with the following conditions, as amended...[listed as recommended or revised list of conditions]
2. THAT Council refuses Subdivision Application 2025-S-003 to subdivide a 20 acre parcel from Agricultural ¼ section NW 21-62-1 W4M for Vincent Burgess on behalf of Bryce and Vincent Burgess.

Report Approval Details

Document Title:	2025-S-003.docx
Attachments:	- Appendix A - Location Map .pdf - Appendix B - Subdivision Report.pdf
Final Approval Date:	Mar 15, 2025

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

Lisa Folliott

Glenn Barnes

Stephanie Severin