

Municipal District of Bonnyville No. 87

Request for Decision (RFD)

Meeting: Regular Meeting of Council
Meeting Date: April 8, 2025
Originated By: Lisa Vandenberg, Subdivision Authority Officer
Title: Subdivision Application No. 2025-S-004 – NW 18-63-6 W4M

PROPOSAL & BACKGROUND

Administration is presenting Subdivision Application 2025-S-004 for Council consideration, where in the applicant is proposing to subdivide a 12 acre parcel for the existing Industrial use structures, from agricultural ¼ section SW 36-61-9 W4M as shown on the map attached as Appendix A.

DISCUSSION ON BENEFITS, DISADVANTAGES & OPTIONS

Notification of the proposed subdivision was sent to referral agencies and adjacent landowners, with a deadline of March 24, 2025, for submitting concerns to be considered at the April 8, 2025, Council Meeting. No concerns have been received regarding this application.

This application for a 12 acre subdivision does not comply with the Municipality's Municipal Development Plan or the Land Use Bylaw. The quarter section has a soil productivity rating of 45% or better, which permits a maximum subdivision of 4.04 hectares (10 acres). More detailed information regarding this subdivision request is provided in 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 circulated to the applicant and applicable agencies.

ADMINISTRATION RECOMMENDED ACTION

THAT Council refuses subdivision application no. 2025-S-004 to subdivide a 12-acre parcel from agricultural ¼ section NW 18-63-6 W4M for Tasha Turchyn, on behalf of Allan Mytrash, as it does not comply with section 3.2.1 of the M.D.'s Municipal Development Plan or Section 69.4(b) of M.D.'s Land Use Bylaw No. 1667.

COUNCIL OPTIONS

1. THAT Council refuses subdivision application no. 2025-S-004 to subdivide a 12-acre parcel from agricultural ¼ section NW 18-63-6 W4M for Tasha Turchyn, on behalf of Allan Mytrash, as it does not comply with section 3.2.1 of the M.D.'s Municipal Development Plan or Section 69.4(b) of M.D.'s Land Use Bylaw No. 1667
2. THAT Council approves subdivision application no. 2025-S-001 to subdivide a 12-acre parcel from agricultural ¼ section NW 18-63-6 W4M for Tasha Turchyn, on behalf of Allan Mytrash as per the following conditions... [listed as recommended or revised list of conditions]

Report Approval Details

Document Title:	2025-S-004.docx
Attachments:	- Appendix A - Location Map .pdf - Appendix B - Subdivision Report 2025-S-004.pdf
Final Approval Date:	Mar 31, 2025

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

Lisa Folliott

Glenn Barnes

Stephanie Severin