

Municipal District of Bonnyville No. 87

Request for Decision (RFD)

Meeting: Regular Meeting of Council
Meeting Date: May 13, 2025
Originated By: Lisa VandenBerg, Subdivision Authority Officer
Title: Subdivision Application No. 2025-S-005 – SW 28-61-8 W4M

PROPOSAL & BACKGROUND

Administration is presenting Subdivision Application 2025-S-005 for Council consideration. The applicant is proposing a boundary realignment of Certificate of Title 072 382 635 to create an 8-acre parcel to encompass the existing Agricultural use structures, from agricultural ¼ section SW 28-61-8 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 April 20, 2025, for submitting concerns to be considered at the May 13, 2025, Council Meeting. No concerns have been received regarding this application.

This application for a boundary realignment, to create an 8 acre subdivision, does comply with the Municipal Government Act, Lower Athabasca Regional Plan, Municipality's Municipal Development Plan, and the Land Use Bylaw.

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 approves Subdivision Application No. 2025-S-005 for a boundary realignment of Certificate of Title 072 382 635 to create an 8-acre parcel, from agricultural ¼ section SW 28-61-8 W4M for Matthew and Angela Werstiuk on behalf of Matthew and Angela Werstiuk & David and Gwen Werstiuk 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 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;
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 655 of the Municipal Government Act, the existing lot described as C of T #072 382 635 be consolidated to the remnant prior to the registration of the proposed parcel.
5. Pursuant to Section 654 of the Municipal Government Act, all outstanding property taxes to be paid.

COUNCIL OPTIONS

1. THAT Council approves Subdivision Application No. 2025-S-005 for a boundary realignment of Certificate of Title 072 382 635 to create an 8-acre parcel, from agricultural ¼ section SW 28-61-8 W4M for Matthew and Angela Werstiuk on behalf of Matthew and Angela Werstiuk & David and Gwen Werstiuk as per the following conditions... [listed as recommended or revised list of conditions].
2. THAT Council refuses Subdivision Application No. 2025-S-005 for a boundary realignment of Certificate of Title 072 382 635 to create an 8-acre parcel, from agricultural ¼ section SW 28-61-8 W4M for Matthew and Angela Werstiuk on behalf of Matthew and Angela Werstiuk & David and Gwen Werstiuk for the following reasons _____.

Report Approval Details

Document Title:	2025-S-005.docx
Attachments:	- Appendix A - Location Map .pdf - Appendix B - Subdivision Report .pdf
Final Approval Date:	May 1, 2025

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

Lisa Folliott

Stephanie Severin