



# 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-006 NE 24-62-9 W4M

### **PROPOSAL & BACKGROUND**

Administration is presenting Subdivision Application 2025-S-006 for Council consideration. The applicant is proposing a 20 acre parcel to encompass the existing residential and agricultural use structures, from agricultural ¼ section NE 24-62-9 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 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 20 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-006 to subdivide a 20-acre parcel from agricultural ¼ section NE 24-62-9 W4M for David Zukusky, on behalf of 2066806 Alberta Ltd., 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-006 to subdivide a 20-acre parcel from agricultural ¼ section NE 24-62-9 W4M for David Zukusky, on behalf of 2066806 Alberta Ltd., 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-006 to subdivide a 20-acre parcel from agricultural ¼ section NE 24-62-9 W4M for David Zukusky, on behalf of 2066806 Alberta Ltd., as per the following conditions... [listed as recommended or revised list of conditions]

## Report Approval Details

Document Title:	2025-S-006.docx
Attachments:	- Appendix A - Location Map 006 (2).pdf - Appendix B - 2025-S-006 use.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