

# Municipal District of Bonnyville No. 87

## Request for Decision (RFD)

<b>Meeting:</b>	Regular Meeting of Council
<b>Meeting Date:</b>	June 10, 2025
<b>Originated By:</b>	Lisa VandenBerg, Subdivision Authority Officer
<b>Title:</b>	Subdivision Application No. 2025-S-008 – Plan 072 2411 Bk 1 Lt 1 within NW 20-61-4 W4M

### **PROPOSAL & BACKGROUND**

Administration is presenting Subdivision Application 2025-S-008 for Council consideration. The applicant is proposing a boundary realignment of Plan 072 2411 Block 1 Lot 1 to create a 23-acre parcel from agricultural ¼ section NW 20-61-4 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 May 14, 2025, for submitting concerns to be considered at the June 10, 2025, Council Meeting. No concerns have been received regarding this application.

This application for a 23 acre subdivision does not comply with the Municipality's Land Use Bylaw, Section 69.4 (b) i) the four (4) parcels or less total a maximum of 8.09 hectares (20 acres) subdivided from the quarter section that is not fragmented.

However, within the Municipal Government Act Section 654 (2) (a) the proposed subdivision would not (i) unduly interfere with the amenities of the neighbourhood; (ii) materially interfere with or affect the use, enjoyment or value of neighbouring parcels of land.

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-008 for a boundary realignment of Plan 072 2411 Block 1 Lot 1 to create a 23-acre parcel from agricultural ¼ section NW 20-61-4 W4M for Wanda Ackert., 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 661 & 662 of the Municipal Government Act, that:  
If the subdivision is registered through a Plan of Survey, 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 frontage of the West side of the proposed and remnant parcels to be registered by separate road plan;  
OR  
If the subdivision is registered by Descriptive Plan, the caveat registered as instrument number 072 162 465, for a 5.18 metre (17 feet) wide strip of land for road widening along the entire frontage of the West side of the proposed and remnant parcels shall remain.
3. Pursuant to Section 655 of the Municipal Government Act, that the existing lot described as Plan 072 2411 Block 1 Lot 1 be consolidated with the proposed area prior to the registration of the new parcels.
4. 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 that 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;
5. 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 with the Alberta Safety Codes Act and Part 2 of the Province of Alberta Public Health Act;
6. Pursuant to Section 654 of the Municipal Government Act, all outstanding property taxes be paid.

## **COUNCIL OPTIONS**

1. THAT Council approves subdivision application no. 2025-S-008 for a boundary realignment of Plan 072 2411 Block 1 Lot 1 to create a 23-acre parcel from agricultural ¼ section NW 20-61-4 W4M for Wanda Ackert., as per the following conditions ... [listed as recommended or revised list of conditions].
2. THAT Council refuses subdivision application no. 2025-S-008 for a boundary realignment of Plan 072 2411 Block 1 Lot 1 to create a 23-acre parcel from agricultural ¼ section NW 20-61-4 W4M for Wanda Ackert for the following reasons \_\_\_\_\_.

Report Approval Details

Document Title:	2025-S-008.docx
Attachments:	- Appendix A - Location Map .pdf - Appendix B - Subdivision Report .pdf
Final Approval Date:	Jun 3, 2025

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

Lisa Folliott

**No Signature - Task assigned to Stephanie Severin was completed by workflow administrator  
Charity Croker**

Stephanie Severin