

Municipal District of Bonnyville No. 87

Request for Decision (RFD)

Meeting: Regular Meeting of Council
Meeting Date: July 22, 2025
Originated By: Lisa Vandenberg, Subdivision Authority Officer
Title: Subdivision Application No. 2025-S-010 – SE 27-63-3 W4M

PROPOSAL & BACKGROUND

Administration is presenting Subdivision Application 2025-S-010 for Council consideration. The applicant is proposing a 52-acre parcel as a natural fragmentation, from agricultural ¼ section SE 27-63-3 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 June 19, 2025, for submitting concerns to be considered at the July 22, 2025, Council Meeting.

Alberta Environment and Parks has recommended a 10m ER (Environmental Reserve) to be dedicated on either side of the unnamed water course.

This application for a fragmented 52 acre parcel, 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-010 for a natural fragmentation of a 52-acre parcel from agricultural ¼ section SE 27-63-3 W4M for Angela Cook on behalf of Richard and Shirlee Cook 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 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 **SOUTH** side of the proposed and remnant parcel **to be registered by separate road plan**;
3. Pursuant to Section 661 of the Municipal Government Act, and recommendation from Alberta Environment and Parks, Lands Division, that the owner/developer dedicate to the Municipal District of Bonnyville No. 87, a 10 meter (32.81 feet) wide strip of land for Environmental Reserve on both sides, along the entire length of the unnamed water course;
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 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 to 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-010 for a natural fragmentation of a 52-acre parcel from agricultural ¼ section SE 27-63-3 W4M for Angela Cook on behalf of Richard and Shirlee Cook as per the following conditions: ... [listed as recommended or revised list of conditions].
2. THAT Council refuses subdivision application no. 2025-S-010 for a natural fragmentation of a 52-acre parcel from agricultural ¼ section SE 27-63-3 W4M for Angela Cook on behalf of Richard and Shirlee Cook for the following reasons_____.

Report Approval Details

Document Title:	2025-S-010.docx
Attachments:	- Appendix A - Location Map .pdf - Appendix B - Subdivision Report .pdf
Final Approval Date:	Jul 11, 2025

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

No Signature - Task assigned to Lisa Folliott was completed by delegate Kristy Poirier

Lisa Folliott

Stephanie Severin