

April 1, 2025
SUBDIVISION AND DEVELOPMENT APPEAL BOARD
HEARING AGENDA
COUNCIL CHAMBERS AND VIDEOCONFERENCE
2:00 p.m.

1. CALL TO ORDER (2:00 p.m.)

2. SCHEDULE OF HEARINGS:

2.1. Appellant: 1221940 Alberta Ltd 025-STU-004 Subdivision Appeal

3. ADJOURNMENT

Appeal #1

025-STU-004 - Appealing the
Subdivision Authority's refusal
of a consolidation and a 1.75 ha
parcel

SUBDIVISION & DEVELOPMENT APPEAL BOARD

Site Information:	
Municipal Address of site:	
Legal land description of site: (‘plan, block, lot’ and/or ‘range-township-section-quarter’) E32-52-26 W4	
Development Permit number or Subdivision Application number: 2024-S-041	
Date Received Stamp	

Appellant Information:	
Name: 1221940 Alberta Ltd c/o Jeff Richardson	Agent Name: (if applicable) Jeff Richardson
Mailing Address: Box 235	City, Province: Seba Beach, Ab.
Postal Code: T0E 2B0	Email: [REDACTED]

APPEAL AGAINST (Check ONE Box Only) for multiple appeals you must submit another Notice of Appeal.
Severed in line with s. 17 of the FOIP Act

Development Permit	Subdivision Application
<input type="checkbox"/> Approval	<input type="checkbox"/> Approval
<input type="checkbox"/> Conditions of Approval	<input type="checkbox"/> Conditions of Approval
<input type="checkbox"/> Refusal	<input checked="" type="checkbox"/> Refusal
Stop Order	
<input type="checkbox"/> Stop Order	

REASON(S) FOR APPEAL Sections 678 and 686 of the Municipal Government Act require that the written Notice of Appeal must contain specific reasons

<p>Lot line adjustment application should be approved, due to the shape/layout of this parcel of land. The application actually improves the farmability of the parcel, and adheres to the intent of the bylaw and MPP of maintaining AG land.</p>	
(Attach a separate page if required)	

The personal information collected will be used to process your request for a hearing before the Subdivision and Development Appeal Board and is collected under the authority of the Municipal Government Act (MGA) and the Freedom of Information and Protection of Privacy Act (FOIP). Your information will form part of a file available to the public. If you have any questions about the collection and use of this information, please contact the Sturgeon County FOIP Coordinator at 9613-100 Street, Morinville, Alberta, T8R 1L9 (780) 939-4321.

Signature of Appellant/Agent: [REDACTED]	Date: March 6 / 2025.
FOR OFFICIAL USE ONLY	
SDAB Appeal Number:	Appeal Fees Paid: <input type="checkbox"/> Yes <input type="checkbox"/> No
Hearing Date: YYYY/MM/DD	



Sturgeon County
9613-100 St
Morinville, Alberta T8R-1L9
(780) 939-4321 ext.

RICHARDSON, JEFF
1221940 AB LTD.

Receipt Number: 202501229
GST Number: 107747412RT0001
Date: 3/6/2025
Initials: KB

Account	Description	Prev Bal	Payment	Balance
16APP	APPEAL FEES - LEGISLATIVE SI		\$100.00	
		Subtotal:	\$100.00	
		Taxes:	\$0.00	
		Total Receipt:	\$100.00	<u>Cheque No.</u>
		Visa:	\$100.00	
		Total Monies Received:	\$100.00	
		Rounding:	\$0.00	
		Amount Returned:	\$0.00	

March 10, 2025

SDAB File Number: 025-STU-004

To Whom it May Concern:

**NOTICE OF
APPEAL BOARD HEARING**

Legal Description of Subject Property:	E 32-53-26-W4 Block 1; Plan 9223219
Subdivision Application Number:	2024-S-041
Decision Regarding Proposed Subdivision:	Refusal of a consolidation and a 1.75 ha parcel

Your appeal to the Subdivision and Development Appeal Board (SDAB) respecting the above-noted matter was received on March 6, 2025. In accordance with section 686(2) of the *Municipal Government Act*, the Subdivision and Development Appeal Board (SDAB) must hold an appeal hearing within 30 days after receipt of a notice of appeal.

Take notice that this Subdivision and Development Appeal Board hearing is scheduled for **April 1, 2025 at 2:00 p.m.** in the Council Chambers of Sturgeon County Centre, 9613 – 100 Street, Morinville, Alberta.

The hearing may also be attended via videoconference, which will take place through the Microsoft Teams platform. If you plan to access the hearing this way, please notify the undersigned at least 24 hours prior to the hearing. Please test Microsoft Teams in advance of the hearing as there will not be an opportunity to do so once the hearing is commenced. Alternatively, you may participate by telephone only. If you choose this option, please dial 1-647-749-9426 (toll) or 833-841-6740 (toll free) and then when prompted enter conference ID 668 986 88#. This should connect you directly into the hearing.

When an appeal is received, the Appellant has the right to make a written submission and attend the hearing. Should you wish to exercise this right, your written submissions should be addressed to the undersigned and sent by email to legislativeservices@sturgeoncounty.ca. **To be included in the SDAB hearing agenda package, written submissions must be submitted no later than March 27, 2025. However, the Board can accept written submissions up to the date of the hearing.**

SDAB hearings are public in nature. It is understood that an individual writing, submitting items to the Board, or attending the hearing has a reasonable expectation that their personal information (i.e. name) or business information could be disclosed at a public SDAB hearing and as part of the SDAB agenda package on the Sturgeon County website. Pursuant to Sturgeon County Subdivision and Development Appeal Board Bylaw 1410/18, hearings are recorded. In addition to audio recording, persons attending via videoconference who activate their video cameras will have their images recorded.

Should you require further information, call (780) 939-8277 or (780) 939-1377 or email legislativeservices@sturgeoncounty.ca.

Dianne Mason
Secretary, Subdivision and Development Appeal Board

March 10, 2025

SDAB File Number: 025-STU-004

Dear Resident:

**NOTICE OF
APPEAL BOARD HEARING**

Legal Description of Subject Property:	E 32-53-26-W4 Block 1; Plan 9223219
Subdivision Application Number:	2024-S-041
Decision Regarding Proposed Subdivision:	Refusal of a consolidation and a 1.75 ha parcel

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Appellants/Applicants: 1221940 Alberta Ltd.

Reasons for Appeal:

- The lot line adjustment should be approved due to the shape and layout of the parcel.
- This will improve the ability to farm the land and adheres to the intent of the Land Use Bylaw and Municipal Development Plan.

Take notice that this Subdivision and Development Appeal Board hearing is scheduled for **April 1, 2025 at 2:00 p.m.** in the Council Chambers of Sturgeon County Centre, 9613 – 100 Street, Morinville, Alberta.

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Why am I receiving this information?

When an appeal is received, adjacent landowners have the right to make a written submission, either for or against the appeal prior to the hearing and/or attend the hearing and speak for or against the proposed subdivision. Should you wish to exercise this right, your written submissions should be addressed to the undersigned by email at legislativeservices@sturgeoncounty.ca. **To be included in the SDAB hearing agenda package, written submissions must be submitted no later than March 27, 2025. However, the Board can accept written submissions up to the date of the hearing.**

Please note that any submissions previously provided to the Subdivision Authority are not provided as evidence to the Subdivision and Development Appeal Board and therefore must be resubmitted.

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Dianne Mason
Secretary, Subdivision and Development Appeal Board

Encl.: Subdivision Map

March 10, 2025

SDAB File Number: 025-STU-004

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Why am I receiving this information?

When an appeal is received, affected bodies/organizations have the right to make a written submission, either for or against the appeal prior to the hearing and/or attend the hearing and speak for or against the proposed subdivision. Should you wish to exercise this right, your written submissions should be addressed to the undersigned by email at legislativeservices@sturgeoncounty.ca. **To be included in the SDAB hearing agenda package, written submissions must be submitted no later than March 27, 2025. However, the Board can accept written submissions up to the date of the hearing.**

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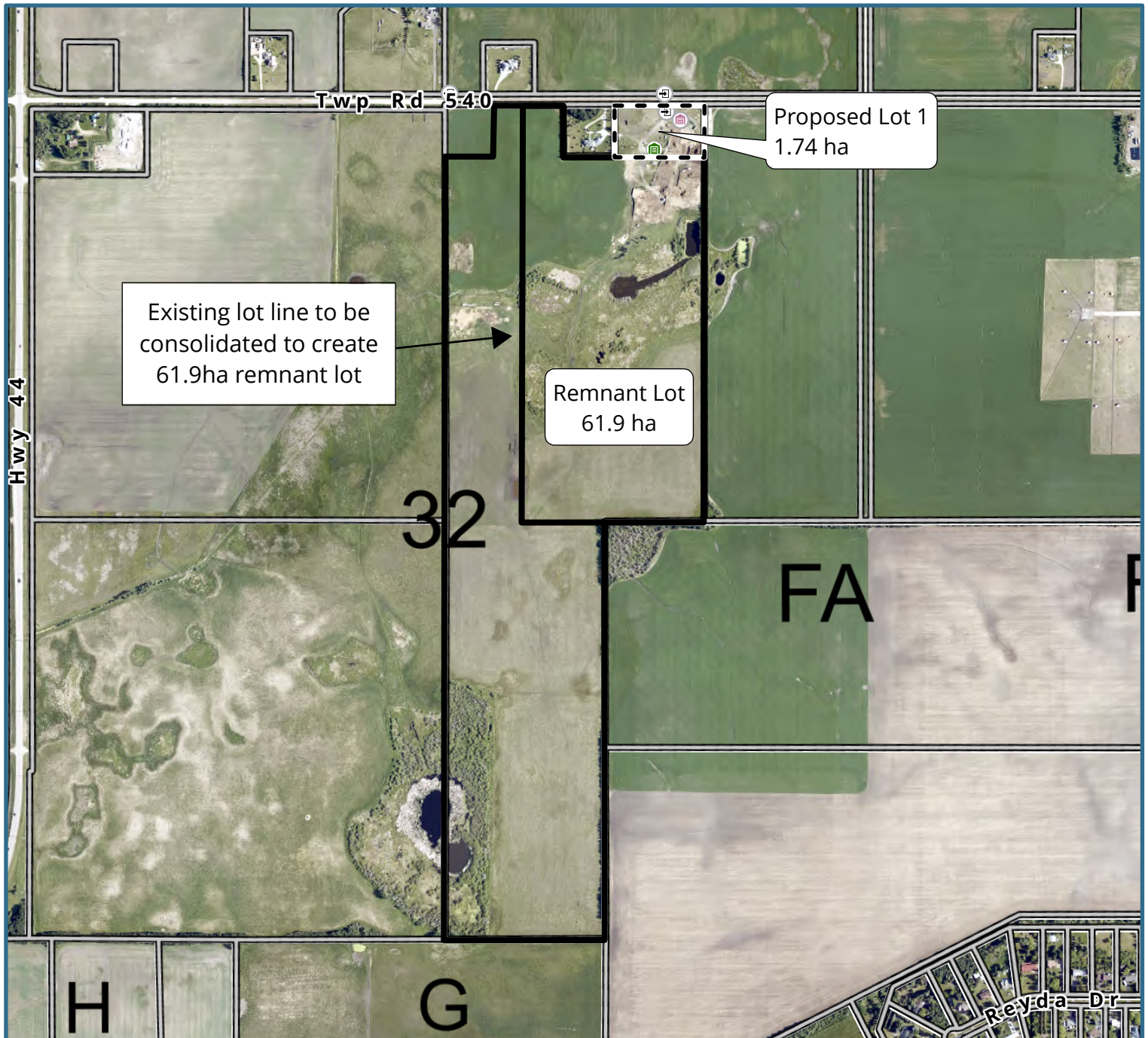
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Dianne Mason
Secretary, Subdivision and Development Appeal Board

Encl.: Subdivision Map

Exhibit 1 [Applicant Submission]

File Number: 2024-S-041



Legal Description: 9223219;1

Roll Number: 3527000

Total Acres/Hectares: 152.93ac / 61.89ha

Land Use: AG - Agriculture

Municipal Address: N/A

Date: 12/4/2024

Legend

 Existing Approach

 Farm Building

 Shed

Subdivision and Development Appeal Hearing Process

The hearing is a formal meeting and the length of time can vary. Hearings are generally scheduled Tuesday afternoons at the Sturgeon County Centre in the Town of Morinville or via videoconference.

Persons who file an appeal are expected to make a verbal presentation to the Board. Persons who have been notified of the appeal also have the right to present a verbal, written and/or visual presentation to the Board. ***This information should be submitted to the Secretary at least five (5) days in advance of the hearing, so it can be included within the hearing package.*** If desired, parties may have someone, or an agent, speak on their behalf. If a number of appeals are filed on the same subdivision or development, it is recommended that a spokesperson be selected to organize presentations so that evidence is not repetitive.

The Board is not an evidence seeking body. It relies on the written evidence presented, as well as verbal submissions at the hearing, as the basis for their decision. Therefore, it is critical that persons appearing before the Board ensure that sufficient evidence is presented to support their respective positions.

When presenting an appeal, keep in mind the Board does not consider precedent when making its decision. Each application is judged on its own merits.

At the hearing . . .

Anyone in attendance with an interest in the appeal enters the hearing room, joins the videoconference, or dials in just before the scheduled start time of the hearing on the scheduled date of the hearing.

1. The meeting is called to order by the Chair.
2. The Chair welcomes everyone and gives a brief outline as to how the hearing will proceed.
3. The Chair will have all board members, staff and people involved in the appeal introduce themselves and those present are asked if there are any objections to the Board members hearing the appeal.

4. A representative of Sturgeon County Planning and Development will outline the background of the appeal and why the decision was made.
5. The Chairman will then ask:
 - The Appellant to introduce themselves for the record.
 - The Appellant then presents his/her position or concerns with respect to the matter being considered by the Board. Development Appeal Board members question the Appellant.
 - Clearly state your reasons for the appeal.
Information such as photographs, illustrative materials and well-prepared drawings that you wish to present should be submitted to the Secretary at least five (5) days in advance of the hearing, so that the information can be included within the hearing package that is circulated.
 - Stick to the planning facts and support them with quantifiable (measurable) data.
 - State the detailed issues about the site in the context of the surrounding properties and the impact on the community.
 - The Board will then hear from anyone else in favor of the appeal (persons who filed an appeal or support the position of the Appellant). Following each presentation Board members may ask questions.
 - The Board will then hear from anyone opposed to the appeal (persons who oppose the position of the Appellant).
6. After all presentations have been heard, the Chairman will give the Appellants the right to respond to new information. This is an opportunity to refute information and evidence presented since the last time you spoke that you could not have reasonably anticipated. It is not an opportunity to reargue your case or create new argument.
7. The Chairman advises that the Board will deliberate in a Closed Session and a written decision will be mailed within 15 days from the date of the decision as per legislation.

PART II – APPLICATION FORM



Application for Subdivision

(For proposals involving 1 to 4 parcels and/or property line adjustments)

Office Use Only

Initial Date Submitted: **December 3, 2024**

Receipt No: **202408716**

Date Accepted as "Complete": **December 10, 2024**

Application Fee: **\$3,000.00**

File Number: **2024-S-041**

Complete in full (where applicable):

Name of registered owner(s) of property to be subdivided:

1221940 Albota Ltd.

Mailing
address
(including
postal code):

**Box 235
Seba Beach, AB
T0E 2B0**

Telephone:

Email:

(If applicable): Name of authorized applicant(s) acting on
behalf of above owner(s):

Mailing
address
(including
postal code):

severed in line with section 17 of the FOIP Act

Telephone:

Email:

PROPERTY INFORMATION:

All/part of the: **E** ¼ Sec: **32** Twp: **53** Range: **26** West of the: **4**th Meridian
OR Lot: Block: Plan: Land Title #

Municipal Address of Property:

Total existing property size (states on land title certificate): hectares acres **156.91**

What is the purpose of subdivision (check all that apply):

☒ Property Line Adjustment ☐ New Agricultural or Residential Property ☐ New Industrial or Commercial Property ☐ Other

Detailed Description: **Change property line to maximize farming parcel, and segregate yardsite.**

Freedom of Information and Protection of Privacy (FOIP) Act

The personal information provided will be used to process the application for subdivision and is collected under the authority of Section 653 of the *Municipal Government Act*, Section 5 of the *Subdivision Development Regulation* and Section 33 (c) of the *Freedom of Information and Protection of Privacy (FOIP) Act*. If you have any questions about the collection and use of this information, please contact the Sturgeon County Access and Privacy Officer at 9613 – 100 Street, Morinville, Alberta, T8R 1L9; or phone 780-939-8366.

Applicant's Authorization (Complete only if another party is making application on landowner's behalf)

I/We, 1221940 Alberta Ltd., being the registered owner(s) of lands legally described as:
All/part of the: E $\frac{1}{4}$ Sec: 32 Twp: 53 Range: 26 West of the: 4th Meridian

OR Lot: Block: Plan:

Municipal Address of Property:

do hereby authorize

N/A

to make an application for subdivision
and subsequent endorsement affecting
my/our above noted property.

Dated this _____ day of _____, 20____

Signature(s) of ALL Registered Landowners

Abandoned Oil and Gas Wells (Mandatory)

☒ Attach a map from the Alberta Energy Regulator's Abandoned Well Map which clearly demonstrates whether or not the property has any abandoned oil or gas well(s) on it.

(Note: A map can be obtained online at <https://geodiscover.alberta.ca/geoportal/#searchPanel> or phone the AER's Customer Contact Centre at 1-855-297-8311).

In addition to attaching this map, check one box below:

☒ I do not have any abandoned oil or gas well site(s) on the property.

OR

☐ I do have an abandoned oil or gas well site(s) located on the property and, when developing in the future, must meet the setback and other potential requirements of the AER's Directive 079.

(See: <https://www.aer.ca/regulating-development/rules-and-directives/directives>)

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Drinking Water Supply (Mandatory)

Indicate the existing type of water supply on your property (Note: Additionally, please illustrate the specific location in your attached aerial photo):

- ☒ No Existing Drinking Water Supply
- ☐ Ground Water Well
- ☐ Water Cistern (Hauling)
- ☐ Municipal Water-Line
- ☐ Other (specify): _____

Note: The Alberta Water Wells Database can be found at <http://groundwater.alberta.ca/WaterWells/d/>

Sewage Disposal (General Information)

As a condition of subdivision approval, existing sewage systems must comply with the below setbacks, and may have to be inspected to verify. Should the system *not* comply, you will be required to either upgrade, relocate or replace your system (at your expense). It is recommended that you research installation costs with accredited private sewage contractors.

	Property Lines	Drinking Water Source (Well or Cistern)	Building (Any subject to Alberta Building Code)	Septic Tank	Water Course (Lake or Stream)
Holding Tanks:	1m (3.25 ft)	10m (33 ft)	1m (3.25 ft)		10m (33 ft)
Treatment Mound:	3m (10 ft)	15m (50 ft)	10m (33 ft)	3m (10 ft)	15m (50 ft)
Field System:	1.5m (5 ft)	15m (50 ft)	Varies	5m (17 ft)	15m (50 ft)
Open Discharge:	90m (300 ft)	50m (165 ft)	45m (150 ft)		45m (150 ft)
Lagoons:	30m (100 ft)	100m (330 ft)	Varies		90m (300ft)
Packaged Sewage Treatment Plants:	6m (20 ft)	10m (33 ft)	1m (3.25 ft)		10m (33 ft)

Excerpt from: *Alberta Private Sewage Systems Standards of Practice 2015*

If you have questions regarding sewage disposal, consult either:

Alberta Municipal Affairs

Toll Free: 1-866-421-6929

OR

Superior Safety Codes Inc. (Sturgeon County's Agent)

Telephone: 780-489-4777

Toll Free: 1-866-999-4777

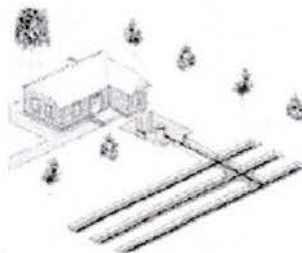
Sewage Disposal (Mandatory)

Indicate the existing type of sewage disposal on your property (Note: Additionally, please illustrate the specific location in your attached aerial photo):



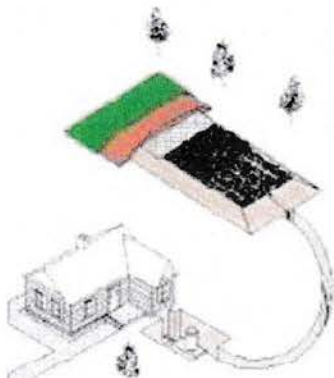
☐ Open Discharge (Pump Out) System

A system designed to discharge effluent to the ground surface to accomplish evaporation and absorption of the effluent into the soil.



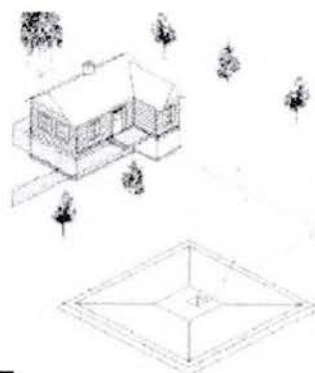
☐ Disposal Field

A system of treatment and disposal that distributes effluent within trenches containing void spaces that are covered with soil.



☐ Treatment Mound

A system where the effluent treatment area includes a bed of sand and is built above ground to overcome limits imposed by proximity to water table or bed rock, or by highly permeable or impermeable soils.

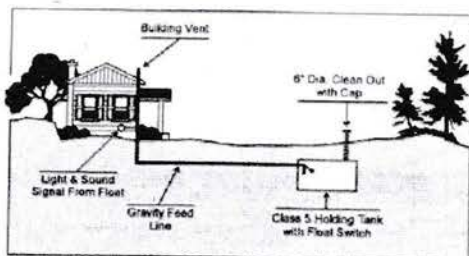


☐ Sewage Lagoon

A shallow artificial pond for the stabilization of sewage or effluent.

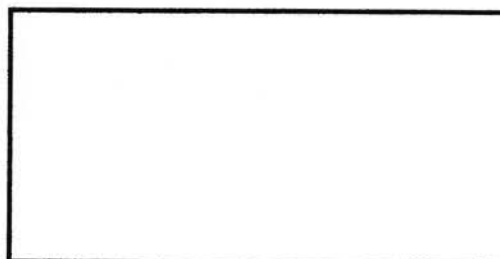
☒ No existing sewage disposal.

☐ Municipal Sanitary Line



☐ Holding Tank

A system where sewage or effluent is retained in a tank until it can be transferred into mobile equipment for disposal elsewhere.



☐ Other: _____

Provide a description and drawing if none of the listed descriptions apply to you.

Right of Entry Authorization (Mandatory)

Read the following statement, and check the box if you agree:



I/we grant consent for an authorized person of Sturgeon County to enter upon the property to conduct a site inspection regarding this subdivision application.

Indicate any safety issues or special concerns on your property (e.g. guard dog, electric fence):

Affidavit (Mandatory)

I/We,

hereby certify that



I am the registered owner,

OR



I am the agent authorized to act on behalf of the registered owner,

and that the information given on this subdivision application package is **full and complete** and is, to the best of my knowledge, **a true statement of the facts** relating to this application for subdivision approval.

I/We grant consent for an authorized person of Sturgeon County to communicate information electronically as per Section 608 (1) of the Municipal Government Act, R.S.A. 2000., c.M-26

severed in line with section 17 of the FOIP Act

Signature(s) of registered landowner(s) or applicant(s):

Jeff Richardson

Application Checklist

In addition to fully-completing and submitting this application form, ensure the following mandatory items are submitted:



Subdivision Application Fee – see page 2 for details.



Attached Abandoned Oil and Gas Well Map – see page 6 for details.



Attached Aerial Photographs – see page 9 for details.



Land Title Certificate – available at any Alberta Registries office. Must be up-to-date within one month.



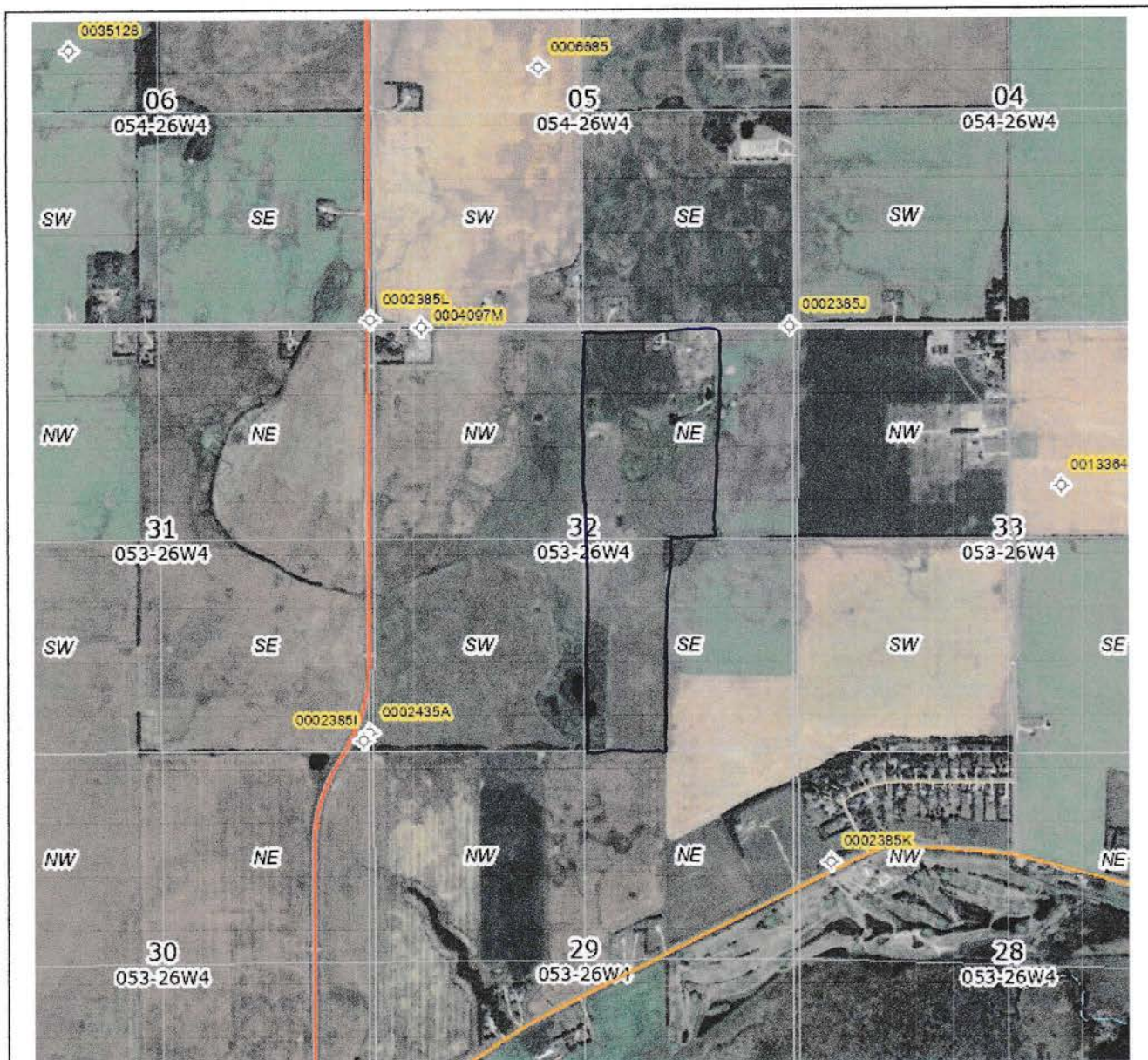
Corporate Registry (if landowner is a company) – available from Service Alberta. See page 2 for details.

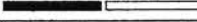



Additional Registered Documents – provide a print-out of any additional caveat(s), right-of-way plan(s), report(s) or other documents referenced on your land title certificate.

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Abandoned Well Map		Base Data provided by: Government of Alberta	
Legend ◆ Abandoned Well (Large Scale) ○ Revised Well Location (Large Scale) — Revised Location Pointer Paved Road (20K) — Primary Divided — Primary Undivided 4L — Primary Undivided 2L — Primary Undivided 1L — Interchange Ramp — Secondary Divided — Secondary Undivided 4L	Author	XXX	Printing Date: 5/24/2024
	Date Date (if applicable)		
	The Alberta Energy Regulator (AER) has not verified and makes no representation or warranty as to the accuracy, completeness, or reliability of any information or data in this document or that it will be suitable for any particular purpose or use. The AER is not responsible for any inaccuracies, errors or omissions in the information or data and is not liable for any direct or indirect losses arising out of any use of this information. For additional information about the limitations and restrictions applicable to this document, please refer to the AER Copyright & Disclaimer webpage: http://www.aer.ca/copyright-disclaimer .		Scale: 36,111.91 0.55 Kilometers 0  Projection and Datum: WGS84 Web Mercator Auxiliary Sphere 

Township Rd 540

Approach

Approach

Shed

shop/Barn

Add

N↑

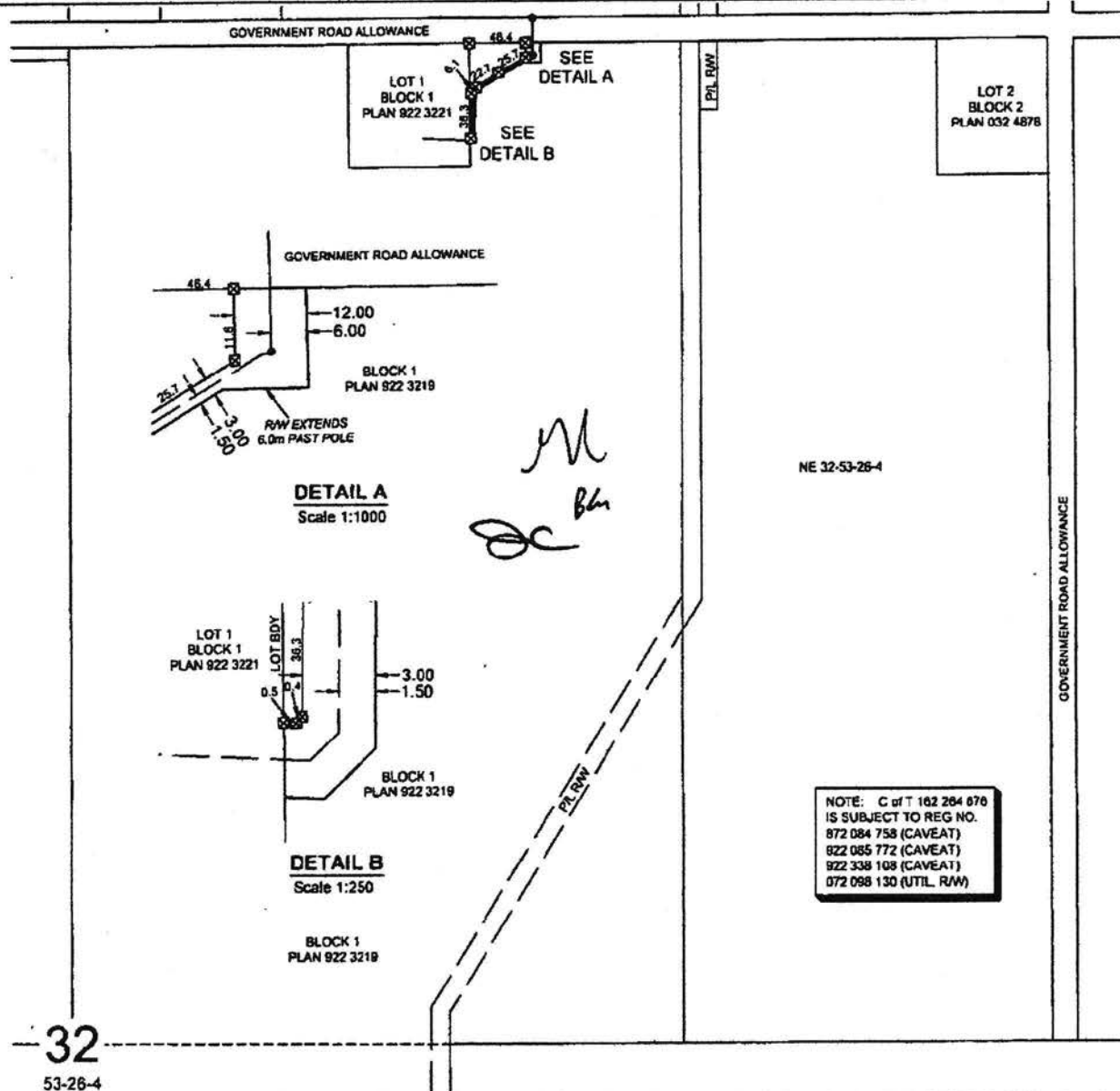
Remove

INDIVIDUAL OWNERSHIP SKETCH PLAN FOR BURIED / OH POWERLINE RIGHT OF WAY

WITHIN
BLOCK 1, PLAN 922 3219
(E 1/2 SEC 32 TWP 53 RGE 26 W4M)
Sturgeon County
SCALE: 1:5000

FORTIS ALBERTA

SCHEDULE "A"



LEGEND:

Portions referred to shown thus:

Existing overhead power shown thus:

Existing buried power shown thus:

Calculated position shown thus:

Existing pole shown thus:

NOTES:

Existing Buried Cable is 1.50m inside the 3.00m wide Fortis Easement.
Existing Overhead Powerline is 5.00m inside the 12.00m wide Fortis Easement.
Centreline length of buried power within easement = 99m.
Distances are in metres and decimals thereof.
All distances shown are horizontal and at ground elevation.

C of T : 162 264 676
Owner(s) : Gregory A Clegg
Janis M Clegg

Combined Scale Factor = 0.999909



WORK ORDER No: 65475005
REQUEST FILE No: 500115944
DATE OF SURVEY: 9 Nov 2023
IOP-BLOCK 1

global raymac

Pt: 403.528.6300 www.globalraymac.ca

GRS Job No. 23EF0328101

PREP BY	DESCRIPTION	DATE	REV
HK/JM/RG	ORIGINAL PLAN	17 Nov 2023	0

February 24, 2025

1221940 Alberta Ltd
Box 235
Seba Beach AB T0E 2B0

Re: Proposed Subdivision
Our File No.: 2024-S-041
Legal Land Description: Block 1; Plan 9223219 (E 32-53-26-W4)
Proposal: Consolidation and a \pm 1.75ha parcel

Please be advised that the above-mentioned subdivision application was **REFUSED** by the Subdivision Authority on **February 21, 2025**.

THE REASONS FOR REFUSAL ARE:

1. Part 654(1) of the Municipal Government Act requires that: *"A subdivision authority must not approve an application for subdivision approval unless: (a) the land that is proposed to be subdivided is, in the opinion of the subdivision authority, suitable for the purpose for which the subdivision is intended; (b) the proposed subdivision conforms to the provisions of any growth plan under Part 17.1, any statutory plan and, subject to subsection (2), any land use bylaw that affects the land proposed to be subdivided."*
2. With respect to reason #1 above, this application does not conform to Policy 2.3.16 of the Municipal Development Plan, which states the maximum allowable agricultural subdivision layout for a quarter section is two large agricultural parcels and two acreage lots.
3. With respect to reason #1 above, this application does not conform to Part 11.1.3(a) of the Land Use Bylaw, which states the maximum allowable agricultural subdivision layout for a quarter section is two large agricultural parcels and two acreage lots.

Please find enclosed a general information leaflet outlining some of the typical next steps for you to consider.

Yours truly,



Martyn Bell
Program Lead, Current Planning

/sg

Encl:

C:	AltaLink Management Ltd.	Canada Post
	Alberta Energy Regulator	Fortis Alberta
	Alberta Environment & Protected Areas	Greater St. Albert Catholic School District
	Alberta Health Services	Pembina Pipeline Corporation
	Albert Transportation	Sturgeon School Division
	Atco Gas	Telus Access Planning
	Atco Pipelines	

If you wish to appeal this decision, contact the Secretary of the Subdivision and Development Appeal Board via email at legislativeservices@sturgeoncounty.ca or via letter at 9613 – 100th Street, Morinville, Alberta, T8R 1L9. Telephone enquires can also be made at 780-939-4321.

Pursuant to Section 678(2) of the Municipal Government Act, an appeal may be commenced by filing a notice of appeal within 14 days after receipt of the written decision.

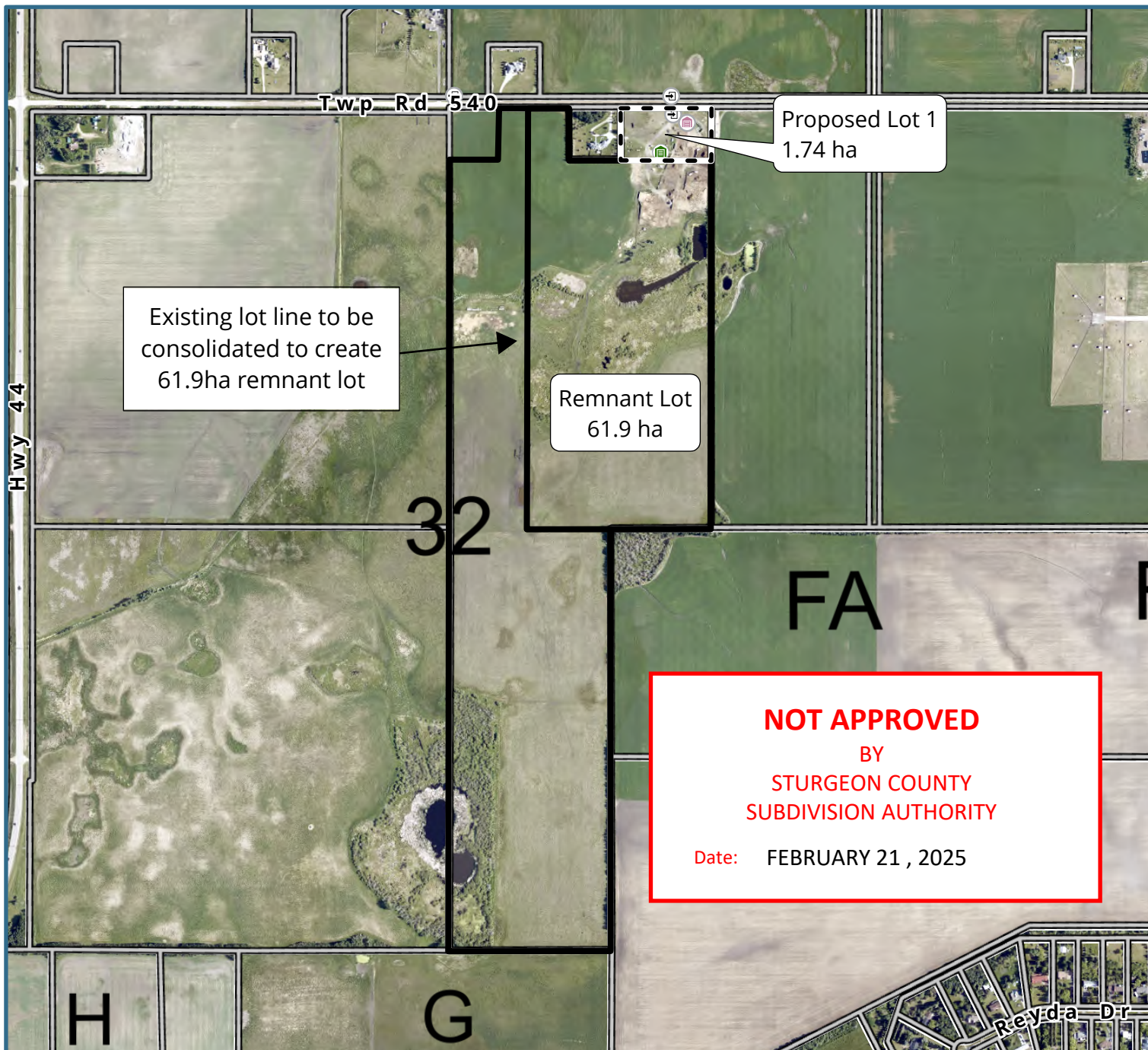
The final date the appeal can be filed is: **MARCH 14, 2025**

For the purpose of Section 678(2), the date of receipt of the decision is deemed to be 7 days from the date the decision is mailed (date of the letter).

Please note that there is a \$100.00 fee for any appeal.

Exhibit 2 [Refusal]

File Number: 2024-S-041



Legal Description: 9223219;1

Roll Number: 3527000

Total Acres/Hectares: 152.93ac / 61.89ha

Land Use: AG - Agriculture

Municipal Address: N/A

Date: 2/13/2025

Legend

-  Existing Approach
-  Farm Building
-  Shed

PLANNING AND DEVELOPMENT SERVICES REPORT

FILE INFORMATION: 2024-S-041	
Council Division:	3
Tax Roll Number:	3527000
Legal Land Description of Property:	E-32-53-26-4
Landowner and Applicant:	1221940 Alberta Ltd. c/o Jeff Richardson
Staff Recommendation	Refusal
Appeal Board (if appealed):	Subdivision & Development Appeal Board
Administrative Fees (if approved):	\$250 (subdivision endorsement); plus \$600 per new parcel created/adjusted. 10% of Proposed Lot at \$2,165.95 per hectare

PART I – APPLICATION DETAILS:

1. As illustrated in Exhibit 1, the applicant proposes to consolidate the two large AG – Major parcels and create a new acreage parcel of 1.74 hectares (4.30 acres).

PART II – SUBDIVISION HISTORY:

1. Subdivision History:
 - Historic subdivision registered in 1992 created a 0.99-hectare (2.45 acre) parcel from 64.24 hectares (158.74 acres).
 - 2024-S-025: Created 1 hectare (2.47 acres) parcel and a 33.94 hectare (83.87 acres) parcel from 63.25 hectares (156.29 acres)

PART III – REFERRAL SUMMARY:

1. Sturgeon County Development Officer:
 - *Proposed Lot:*
 - Farm Building declaration in place for all outbuildings – September 6, 2024
 - *Remnant Lot:*
 - Vacant farmland.
 - *All Lots:*
 - All lots are within 1.5km of a Sour Gas Facility. As per the Matters Related to Subdivision and Development Regulation – In addition to the requirements set out at the subdivision stage, the AER must also provide minimum development setbacks if necessary for the classification of the sour gas facility. This shall be required as condition of the subdivision and kept on record of all lots for future residential developments.

2. Sturgeon County Engineering Services:
 - *Proposed Lot*:
 - In accordance with the Grid Right of Way Dedications and Acquisition policy, 5 metres required via plan of survey adjacent to Twp Rd 540.
 - Existing approach is satisfactory.
 - *Remnant Lot*:
 - In accordance with the Grid Right of Way Dedications and Acquisition policy, 5 metres required via land acquisition agreement adjacent to Twp Rd 540 (if not already claimed via previous subdivision).
 - Existing approach is satisfactory.
3. Alberta Transportation and Economic Corridors:
 - No land dedication or infrastructure improvements are required for this proposal.
 - Insofar as Transportation and Economic Corridors are concerns, any appeal may be deferred to the local Subdivision and Development Appeal Board.
4. No Objections:
 - Alberta Health Services, Sturgeon County Agriculture Services, ATCO Gas, Pembina Pipelines, Telus, Fortis Alberta.
5. No Responses:
 - Adjacent landowners, Alberta Environment and Protected Areas, Alberta Energy Regulator, Altalink, Canada Post, Sturgeon County Protective Services, Sturgeon County Drainage Operation, Sturgeon School District, St. Albert School District.

PART IV – ANALYSIS:

1. Due to the irregular dimensions of this “quarter-section”, Part 11.1.3(c)(i) of the Land Use Bylaw (see **Appendix 3**) was examined – which confirms that this 65.36-hectare (161.51 acre) parcel should be “rounded down” to be treated equivalent to a “regular” 65-hectare (160 acre) parcel for subdivision purposes.

These parcels were a part of recent subdivision application (2024-S-025), which completed the full suite of agricultural subdivisions allowed on a quarter section resulting in a total of 4 parcels:

- An “80 acre” split to create two AG Major parcels (completed in 2024)
 - An AG Residential (acreage) subdivision on the west half (completed in 2024)
 - An AG Residential (acreage) subdivision on the east half (done in 1994)
2. This subdivision proposes to consolidate the two AG Majors parcels and create an extra acreage lot in the northeast corner. This would result in one AG Major parcel and three AG Residential (acreage) parcels.

This application is inconsistent with the Municipal Development Plan's "Residential Type 4" policies (see **Appendix 2**), and with the Land Use Bylaw's "AG - Agriculture" regulations (see **Appendix 3**).

3. While the configuration aligns with the maximum density requirements outlined in the Municipal Development Plan (MDP) and Land Use Bylaw (LUB), it does not align with the following policies and regulations:

MDP Policy 2.3.16 which notes a maximum of two acreage lots for every 64 hectares (quarter section):

"Shall ensure that the maximum allowable agricultural subdivision layout for a 64 hectares (160 ac) land unit contains two (2) Agricultural Parcels and two (2) Acreage Lots, as further defined within the Land Use Bylaw. Where a proposed development exceeds the above subdivision density, the applicant must submit an application for a plan amendment and redistricting for consideration by Council."

LUB Regulation 11.1.3(a) notes that:

Unless otherwise indicated within a planning document, a quarter section in the AG district of 64.7ha (160ac) shall contain a maximum combined density of four parcels, comprised of:

- (i) two AG – Major parcels of approximately 32.4ha (80ac) each or alternative sizes necessary due to land fragmentation; and*
- (ii) two AG – Residential parcels (one of which may be subdivided from each AG – Major parcel having a minimum size of 32.4ha (80ac) in accordance with Paragraph 11.1.3(e) of this Bylaw)*

4. Part 654(1) of the Municipal Government Act requires that a subdivision authority **must not** approve an application for subdivision approval unless:

"...(b) the proposed subdivision conforms to the provisions of any growth plan under Part 17.1, any statutory plan and, subject to subsection (2), any land use bylaw that affects the land proposed to be subdivided."

As this application is inconsistent with a Sturgeon County statutory plan (the Municipal Development Plan) and the Land Use Bylaw, the subdivision authority does not have jurisdiction to entertain approval, and the application must be refused.

5. There is a sour gas well located within 1500m of the subject parcel. Alberta Energy Regulator (AER) was referred to on the application in accordance with the Matters Related to Subdivision and Development Regulation of the Municipal Government Act. The practice of AER is only to provide comment and response to the following subdivision/development scenarios:

- Proposed **permanent dwelling** where sour gas facilities may be found within **100m**.
- Proposed **unrestricted country residential development** where sour gas facilities may be found within **500m**.

- Proposed additional development within an **urban centre** or new urban density development located outside an urban centre, or a proposed **public facility** where sour gas facilities may be found within **1500m**.

At its closest lot line, the proposed subdivision area is roughly 700m from the existing sour gas facility and is located outside of an urban centre. Therefore, it does not meet any of the outlined criteria. As such, a response from Alberta Energy Regulator is not required in this case.

PART V – DECISION:

This application for subdivision is **REFUSED** for the following reasons:

1. Part 654(1) of the Municipal Government Act requires that: *“A subdivision authority must not approve an application for subdivision approval unless: (a) the land that is proposed to be subdivided is, in the opinion of the subdivision authority, suitable for the purpose for which the subdivision is intended; (b) the proposed subdivision conforms to the provisions of any growth plan under Part 17.1, any statutory plan and, subject to subsection (2), any land use bylaw that affects the land proposed to be subdivided.”*
2. With respect to reason #1 above, this application does not conform to Policy 2.3.16 of the Municipal Development Plan, which states the maximum allowable agricultural subdivision layout for a quarter section is two large agricultural parcels and two acreage lots.
3. With respect to reason #1 above, this application does not conform to Part 11.1.3(a) of the Land Use Bylaw, which states the maximum allowable agricultural subdivision layout for a quarter section is two large agricultural parcels and two acreage lots.



Prepared by: _____

Jonathan Heemskerk, Planner, Current Planning



Reviewed by: _____

Martyn Bell, Program Lead, Current Planning

NOTE: Appendices Attached...

Appendix 1: Excerpts from Municipal Government Act

(8) If the applicant fails to submit all the outstanding information and documents on or before the date referred to in subsection (6), the application is deemed to be refused.

(9) If an application is deemed to be refused under subsection (8), the subdivision authority must issue to the applicant a notice in the form and manner provided for in the land use bylaw that the application has been refused and the reason for the refusal.

(10) Despite that the subdivision authority has issued an acknowledgment under subsection (5) or (7), in the course of reviewing the application, the subdivision authority may request additional information or documentation from the applicant that the subdivision authority considers necessary to review the application.

(11) A decision of a subdivision authority must state

- (a) whether an appeal lies to a subdivision and development appeal board or to the Municipal Government Board, and
- (b) if an application for subdivision approval is refused, the reasons for the refusal.

2016 c24 s108

Approval of application

654(1) A subdivision authority must not approve an application for subdivision approval unless

- (a) the land that is proposed to be subdivided is, in the opinion of the subdivision authority, suitable for the purpose for which the subdivision is intended,
- (b) the proposed subdivision conforms to the provisions of any growth plan under Part 17.1, any statutory plan and, subject to subsection (2), any land use bylaw that affects the land proposed to be subdivided,
- (c) the proposed subdivision complies with this Part and Part 17.1 and the regulations under those Parts, and
- (d) all outstanding property taxes on the land proposed to be subdivided have been paid to the municipality where the land is located or arrangements satisfactory to the municipality have been made for their payment pursuant to Part 10.

(1.1) Repealed 2018 c11 s13.

(1.2) If the subdivision authority is of the opinion that there may be a conflict or inconsistency between statutory plans, section 638 applies in respect of the conflict or inconsistency.

(2) A subdivision authority may approve an application for subdivision approval even though the proposed subdivision does not comply with the land use bylaw if, in its opinion,

- (a) the proposed subdivision would not
 - (i) unduly interfere with the amenities of the neighbourhood, or
 - (ii) materially interfere with or affect the use, enjoyment or value of neighbouring parcels of land,
- and
- (b) the proposed subdivision conforms with the use prescribed for that land in the land use bylaw.

(3) A subdivision authority may approve or refuse an application for subdivision approval.

RSA 2000 cM-26 s654;2016 c24 s109;2018 c11 s13

Conditions of subdivision approval

655(1) A subdivision authority may impose the following conditions or any other conditions permitted to be imposed by the subdivision and development regulations on a subdivision approval issued by it:

- (a) any conditions to ensure that this Part, including section 618.3(1), and the statutory plans and land use bylaws and the regulations under this Part affecting the land proposed to be subdivided are complied with;
- (b) a condition that the applicant enter into an agreement with the municipality to do any or all of the following:
 - (i) to construct or pay for the construction of a road required to give access to the subdivision;
 - (ii) to construct or pay for the construction of
 - (A) a pedestrian walkway system to serve the subdivision, or
 - (B) pedestrian walkways to connect the pedestrian walkway system serving the subdivision with a

pedestrian walkway system that serves or is proposed to serve an adjacent subdivision,

or both;

- (iii) to install or pay for the installation of a public utility described in section 616(v)(i) to (ix) that is necessary to serve the subdivision, whether or not the public utility is, or will be, located on the land that is the subject of the subdivision approval;
- (iv) to construct or pay for the construction of
 - (A) off-street or other parking facilities, and
 - (B) loading and unloading facilities;
- (v) to pay an off-site levy or redevelopment levy imposed by bylaw;
- (vi) to give security to ensure that the terms of the agreement under this section are carried out.

(2) A municipality may register a caveat under the *Land Titles Act* in respect of an agreement under subsection (1)(b) against the certificate of title for the parcel of land that is the subject of the subdivision.

(3) If a municipality registers a caveat under subsection (2), the municipality must discharge the caveat when the agreement has been complied with.

(4) Where a condition on a subdivision approval has, prior to the coming into force of this subsection, required the applicant to install a public utility or pay an amount for a public utility referred to in subsection (1)(b)(iii), that condition is deemed to have been validly imposed, whether or not the public utility was located on the land that was the subject of the subdivision approval.

RRSA 2000 cM-26 s655;2009 cA-26.8 s83;2015 c8 s71;
2020 c39 s10(38)

Decision

656(1) A decision of a subdivision authority must be given in writing to the applicant and to the Government departments, persons and local authorities to which the subdivision authority is required by the subdivision and development regulations to give a copy of the application.

(2) A decision of a subdivision authority must state

Enacting Responsible Subdivision and Development Practices

Through the establishment of policies and procedures, that give due regard to federal, provincial and municipal requirements and that facilitate prosperous communities.

1.4.1 Shall apply the full entitlements of environmental, municipal and school reserve dedication during the subdivision process, in accordance with the Municipal Government Act (MGA) and based on the needs of Sturgeon County.

1.4.2 Shall apply the requirements outlined within the Province of Alberta's Subdivision and Development Regulation.

1.4.3 Shall apply the requirements outlined within the Province of Alberta's Water Act.

1.4.4 Shall support "right-to-farm legislation" by applying the requirements outlined within the Province of Alberta's Agriculture Operations Practices Act (AOPA). When referred to by the Natural Resources Conservation Board (NRCB), Sturgeon County will apply the objectives of the Integrated Regional Growth Strategy (IRGS) in the referred evaluation (i.e., new or expanding Confined Feeding Operations).

1.4.5 Shall refer to and apply the provincial setback regulations and guidelines respective to sour gas and other oil and gas facilities, including pipelines, when considering subdivision and development applications. Proposed land uses in proximity to sour gas facilities shall complement the activity and minimize risk to the public's health and safety.

1.4.6 Shall identify needed infrastructure improvements, both at the regional and local level, in an effort to determine, prioritize and fund infrastructure required to obtain the strategic goals of the IRGS and the Municipal Development Plan (MDP).

1.4.7 Shall restrict proposed development that may constrain infrastructure networks that are imperative for the growth and development associated with the strategic goals of the IRGS. As part of the application process, Sturgeon County may require an application to demonstrate that no adverse impact will occur due to proposed development.

1.4.8 Shall ensure that the distribution and timing of future development coincides, and is contiguous with, infrastructure improvements.

1.4.9 Shall ensure that both subdivision and development meet or exceed the standards outlined within the Sturgeon County General Municipal Servicing Standards. Standards should be reviewed and updated along with other County regulatory policies to coincide with innovations in the industry.

1.4.10 Should collaborate with industry and municipal partners to develop, update and align risk management initiatives regarding heavy industrial development located within and along County borders.

1.4.11 Shall not permit development on Hazardous Lands that are deemed undevelopable or may result in life loss or injury, property damage, social and economic disruption or environmental degradation.

1.4.12 Shall direct subdivision and development activity away from significant natural resource deposits, where activities have the potential to sterilize future supply and extraction.

1.4.13 Should establish general development design guidelines for Residential and Non-Residential developments.

1.4.14 May require that the applicant of a development apply the principles and guidelines of Crime Prevention through Environmental Design within subdivision and development reviews to guide design and ensure effective use of the built environment.

1.4.15 Shall support the policies and procedures as set out in the Municipal Emergency Operations Plan.

1.4.16 Shall ensure that new development be sited with consideration to the fire hazard severity of the site, the type of development and the risk added by the development to the fire hazard risk.

1.4.17 Shall institute a consistent method of addressing encroachments on municipal property to ensure equitable treatment and that the public amenity is not compromised.

1.4.18 Shall adopt and apply enforcement procedures to clarify and establish (for both the impacted citizen and offender) a course of action when a use or activity is in violation of the County's Bylaws.

Creating Attractive and Complete Communities

Through the allocation of amenities that improve the quality of living of Sturgeon County residents and that reflect the needs of its diverse communities.

2.1.1 Should identify and apply useable and accessible municipal reserve land dedication for the development of open spaces, parks and other public amenities.

2.1.2 Shall promote quality public spaces by restricting the dedication of municipal reserve for right-of-ways, public utilities and marginal lands as they are not considered useable parks and open spaces.

2.1.3 Should ensure that community facilities and support services are suitably located for the identified residential populations that they are intended to serve.

2.1.4 Shall ensure that new residential development accounts for increased population and subsequent community impacts through the timely delivery of social services and communities amenities.

2.1.5 Should collaborate with provincial health agencies to understand and mitigate Sturgeon County's specific challenges when developing community health and social service programming.

2.1.6 Should encourage the use of joint partnership agreements with public and separate school boards for delivering community service.

2.1.7 Shall ensure that citizens have suitable access to emergency and protective services and that these services meet the needs of the growing population.

2.1.8 Should collaborate with the Royal Canadian Mounted Police (RCMP) and community groups to establish crime prevention programs for improving public safety.

Applying Responsible Residential Subdivision and Development Practices

Through the assurance that proposed developments will consider and account for the future needs of Sturgeon County residents.

2.2.1 Shall require that subdivision and development proposals that exceed the maximum allowable density or intent of the identified Residential Type, or result in changes to an existing Planning Document, submit a new or revised Planning Document in conformance with policies outlined within the Municipal Development Plan (MDP).

2.2.2 Shall prevent any residential subdivision layout that does not reflect future development potential, or that may result in development restrictions of the adjacent parcel.

2.2.3 Should discourage the use of panhandles as a way to provide residential subdivisions with legal and physical access to a municipal roadway.

2.2.4 Shall ensure that subdivision and development does not preclude the possibility of future road widening.

2.2.5 Shall mitigate the impact of natural resource extraction activity on the local community by establishing setbacks and criteria guiding the interaction between residential and Primary Industry development. Where existing residential development may be impacted by resource extraction activity, efforts to minimize the impact on the existing residential development shall be demonstrated and adhered to.

2.2.6 Should investigate and monitor the impacts of new and existing residential subdivision and development activity on County infrastructure and establish funding mechanisms and responsibilities (e.g., off-site levies or local improvement taxes) to pay for needed improvements and upgrades as a result of the associated activity.

2.2.7 Shall ensure infill subdivision and development compliments the established character of the area, complies with the associated Residential Type policies, addresses any infrastructure constraints and conforms to the criteria outlined in the Land Use Bylaw (LUB).

2.2.8 Should participate, through the Capital Region Board, to identify and address the location, type and needs of Market and Non-Market Affordable Housing required within Sturgeon County. Non-Market Affordable Housing should be accommodated within areas identified for intensified residential development; while avoiding an over-concentration of affordable housing within any one specific location.

2.2.9 May collaborate with the development industry and not-for-profit organizations to facilitate the diversification of housing choices; the mix of housing sizes and types should meet affordability, accessibility and lifestyle needs of various groups. New development and redevelopment are to incorporate Non-Market Affordable Housing that is visually indistinguishable from Market Affordable Housing.

Residential Type 3

Residential Type 3 reflects Sturgeon County's established settlements and traditional country residential built forms. These residential types have limited development potential as future development of these communities is constrained by existing infrastructure capacities. Locations include existing traditional country residential development, Neighbourhood A and the Hamlets of Alcomdale, Calahoo, Mearns, Riviere Qui Barre, Lamoureux, Namao, Pine Sands and Carbondale. For additional policies reflecting the unique needs of each geographic area/community, refer to individual Neighbourhoods.

2.3.12 Shall establish an administrative boundary for Sturgeon County's Residential Type 3 hamlets, and limit residential development outside the boundaries until Sturgeon County identifies a demonstrated need for expansion of the Hamlet/area.

2.3.13 Shall ensure that areas outside of established residential developments, including the identified Hamlet/area boundaries, be used for Primary Industry or Residential Type 4 use.

2.3.14 Should undertake an evaluation of municipal service capacities and endeavour to maintain the existing service delivery. Areas not currently serviced by existing municipal services will continue to be responsible for independent service provision.

2.3.15 May consider additional residential development within the established Hamlet/area administrative boundary, when the existing municipal infrastructure can accommodate the proposal. Proposals shall demonstrate required upgrades and detail how they will be financed, since the cost of identified upgrades are to be borne by the benefiting lands.

Residential Type 4

Residential Type 4 provides Sturgeon County's rural population with options that support Primary Industry viability while maintaining a rural character. Residential Type 4 options are available throughout Sturgeon County; however they exclude existing developed areas. For additional policies reflecting the unique needs of each geographic area, refer to individual Neighbourhoods.

2.3.16 Shall apply 64 hectares/160 acres as the basic agricultural land unit, and unless otherwise indicated within a Planning Document, the maximum agricultural density is four (4) parcels for every 64 hectares/160 acres.

2.3.17 Shall ensure that the maximum allowable agricultural subdivision layout for a 64 hectares/160 acre land unit contains two (2) Agricultural Parcels and two (2) Acreage Lots, as further defined within the Land Use Bylaw (LUB). Where a proposed development exceeds the above subdivision density, the applicant must submit an application for a plan amendment and redistricting for consideration by Council.

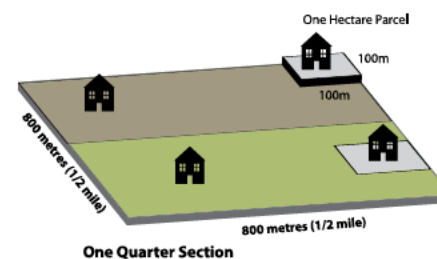
2.3.18 Shall ensure that Acreage Lots minimize the total amount of land being taken out of agricultural production. The maximum lot density for an Acreage Lot shall be one (1) unit per 32 hectares, with a lot size subject to provisions under the LUB.

2.3.19 May vary the size of an Acreage Lot and an Agricultural Parcel due to a Land Fragmentation or to accommodate an existing farmstead; however, compliance must be adhered to regarding the maximum agriculture density standard.

2.3.20 Should ensure that parcels created from Land Fragmentation count towards the overall parcel density allowed on a 64 hectare/160 acre parcel.

2.3.21 Shall not adjust the Acreage Lot size to accommodate existing land-intensive septic systems during the subdivision process.

2.3.22 Shall ensure that the level of development activity and size of the structures on an Acreage Lot proportionately reflect the lot size as defined in the LUB.



residential character outcome**Supporting the growth of Villeneuve as a rural centre inclusive of all phases and aspects of a complete community in a rural context.**

Residential development pressures exist in Neighbourhood E, not only in the Hamlet of Villeneuve but also along Meadowview Drive and on lands used for Primary Industry purposes. While there is general consensus on the locational merits for residential development, infrastructure and land-use challenges exist. To ensure the continued evolution of the Hamlet of Villeneuve, to support the aims of the Integrated Regional Growth Strategy and to achieve Villeneuve's vision, strategically located residential development in Neighbourhood E is essential. Sturgeon County has completed significant public consultation and stakeholder engagement with the Villeneuve community. While the existing community consists of approximately 275 residents, existing local infrastructure (with local upgrades) is capable of supporting an additional 1,000 residents (total approximate population of 1,300) over the MDP timeframe. The desired intent for the Neighbourhood is to support the growth of Villeneuve and to create a self-sustaining, complete rural community centre.

E.1 residential character output actions Sturgeon County will support the long-term outcome of the Neighbourhood by:

- ③ Strengthening the viability of the agricultural and resource extraction industries in the Neighbourhood and outside of the Hamlet of Villeneuve through the application of Residential Type 4 policies. Proposed developments that exceed Residential Type 4 and Non-Residential Type 4 policies will be located in the Hamlet of Villeneuve or in an appropriate location identified in an approved Planning Document.
- ④ Reducing the sterilization of Natural Resources by limiting development in areas with known aggregate deposits, in which the proposed use is conflicting in nature, or until extraction is complete (consistent with the Calahoo-Villeneuve Sand and Gravel Extraction Area Structure Plan).
- ⑤ Developing a Villeneuve Airport Approach Path overlay to ensure that the Federal government's development restrictions are enforced and that proposed development does not negatively infringe upon Villeneuve Airport operations.
- ⑥ Requiring that lands (outside of Villeneuve) originally identified with Class 1 or Class 2 soil designations (as identified by the Canadian Land Inventory: Land Capability for Agriculture) revert to agricultural function and zoning after resource extraction is complete.
- ⑦ Discouraging the development or expansion of Confined Feeding Operations (as per the AOPA notification schedule detailed in Appendix A-2) from Sturgeon County communities with densities in exceedance of Residential Type 4, in an effort to minimize land-use conflicts between working landscapes and residential communities.
- ⑧ Establishing an administrative boundary for the Hamlet of Villeneuve and implementing Residential Type 2 policies within the Hamlet of Villeneuve. Until an administrative boundary is identified, existing land-use zoning shall be used to identify where residential type policies are applicable.
- ⑨ Recognizing Villeneuve as a Residential and Non-Residential centre for growth by developing and adopting a statutory Regional Planning Document for the Hamlet of Villeneuve. The document should identify sustainable types and scales of Residential and Non-Residential activity, as well as the associated infrastructure and community services levels required to support future development.
- ⑩ Requiring proposed residential development in the Hamlet of Villeneuve to conform to the statutory Regional Planning Document, through the adoption of a series of Local Planning Documents.
- ⑪ Giving regard to the existing residential character of the Hamlet of Villeneuve by requiring proposals for residential infill density to ensure that proposed lot location, size and servicing complement the existing community. Depending on the scale and impact of the proposed development, the approving authority may require additional Planning Documents to accurately assess the application.
- ⑫ Encouraging a range of housing options (including both Market and Non-Market Affordable) and built forms in the Hamlet of Villeneuve, including single-detached, semi-detached, townhouses and multi-unit housing.
- ⑬ Supporting the continued development and expansion of seniors' facilities in the Hamlet of Villeneuve that provide affordable not-for-profit accommodation and assisted living options.
- ⑭ Collaborating with local school boards when selecting new school sites and promoting the Hamlet of Villeneuve as a service centre for the west quadrant of Sturgeon County.
- ⑮ Developing and adopting a Regional Planning Document along Meadowview Drive. The document should address the associated impacts caused by residential densities on the local transportation networks, infrastructure capacities, levy distribution, community services and any other input required by the approval authority.
- ⑯ Limiting River Lot residential densities to Residential Type 4 levels along Meadowview Drive, until Sturgeon County identifies residential densities for the area, through the adoption of a Regional Planning Document.
- ⑰ Limiting the infill of existing country residential subdivisions until the applicant provides a Needs Assessment (deemed complete to the satisfaction of the approving authority) that demonstrates a need for the additional residential development proposed.

PART 11 PRIMARY INDUSTRY DISTRICTS

11.1 AG – AGRICULTURE DISTRICT

.1 General Purpose

This district accommodates traditional agricultural operations and the supportive services that are essential to grow and sustain the agricultural industry. This district distinguishes between major, minor and residential where:

AG-Major are tracts of land 16ha (39.5ac) or larger in size;

AG-Minor are *parcels* between 4ha (9.8ac) and 15.9ha (39.3ac); and

AG-Residential are *parcels* smaller than 4ha (9.8ac).

.2 Uses

Permitted Uses	Discretionary Uses
Accessory dwelling unit****	Accessory dwelling unit****
Accessory, building*	Accessory, building*
Accessory, use*	Accessory, use*
Bed and breakfast	Agricultural support service
Diversified Agriculture	Auctioneering establishment**
Dugout	Cannabis production and distribution, micro
Dwelling, single detached	Community garden
Family day home	Data Processing Facility
Farm help accommodation	Equestrian facility***
Group home, minor	Group home, major
Home-based business, level 1 (office)	Home-based business, level 3
Home-based business, level 2	Kennel and animal boarding
Intensive agriculture	Landscaping contractor service***
	Solar farm
	Temporary asphalt plant**
	Temporary concrete batch plant**
	Topsoil screening
	Veterinary clinic
	Visitor accommodation***

* Refer to Section 6.1 for further clarification.

** Only allowed on AG-Major parcels

*** Only allowed on AG-Major and AG-Minor parcels

**** Refer to Section 6.1A for further clarification.

1407/18; 1432/19; 1436/19; 1560/21; 1570/22; 1587/22, 1597/22

.3 Subdivision Regulations

- (a) Unless otherwise indicated within a *planning document*, a *quarter section* in the AG district of 64.7ha (160ac) shall contain a maximum combined *density* of four *parcels*, comprised of:
 - (i) two AG – Major *parcels* of approximately 32.4ha (80ac) each or alternative sizes necessary due to *land fragmentation*; and
 - (ii) two AG – Residential *parcels* (one of which may be subdivided from each AG – Major *parcel* having a minimum size of 32.4ha (80ac) in accordance with Paragraph 11.1.3(e) of this Bylaw).
- (b) Notwithstanding Subparagraph 11.1.3(a)(ii), the Subdivision Authority may consider the subdivision of a second AG – Residential parcel from the same 32ha (80 ac) AG parcel when all of the following criteria are met:

- (i) no other parcel has been subdivided from the abutting 32ha (80 ac) AG parcel on that same quarter section; and
 - (ii) no secondary dwelling exists on the abutting 32ha (80 acre) AG parcel on that same quarter section; and
 - (iii) such a location would assist in preserving agricultural land and/or avoid a site constraint on the abutting 32ha (80 ac) AG parcel on that same quarter section related to access, topography, a pipeline, or other hazard or land use conflict; and
 - (iv) the landowner of the abutting 32ha (80 ac) AG parcel on that same quarter section provides their written consent and furthermore allows the County to register a restrictive covenant agreeing to forgo any future opportunity for subdivision or a secondary dwelling pursuant to this Bylaw.
- (c) Where an AG – Major *parcel* is either smaller or larger than the conventional 64.7ha (160ac) and/or 32.4ha (80ac) *parcel* size (e.g. due to the presence of a redistricted *parcel(s)*, or surveying anomalies due to river lots or *land fragmentation*), the *subdivision* regulations are as follows:
- (i) AG – Major *parcels* between 16ha (39.5ac) and 47.9ha (118.4ac) shall be considered equivalent to a 32.4ha (80ac) AG *parcel* (i.e. half a *quarter section*).
 - (ii) AG – Major *parcels* between 48ha (118.5ac) and 79.9ha (197.5ac) shall be considered equivalent to a 64.7ha (160ac) AG *parcel* (i.e. a full *quarter section*).
 - (iii) AG – Major *parcels* of 80ha (197.6ac) or larger shall be considered equivalent to a 64.7ha (160ac) AG *parcel* (i.e. a full *quarter section*) plus any additional *subdivision* potential beyond 64.7ha (160ac) in accordance with the proportions referenced in Subparagraph 11.1.3(c)(i), (ii) or (iii).
- (d) AG – Minor *parcels* shall be considered equivalent to an AG – Residential *parcel* and therefore have no further *subdivision* potential.
- (e) The maximum size of an AG – Residential *parcel* shall be 1ha (2.47ac), unless a larger area is essential to:
- (i) encompass mature *shelterbelts*, existing *buildings* or any other related features associated with an existing *farmstead* (however, additional farmland will not be compromised to accommodate a septic system, the *setback* distances associated with a septic system, a *dugout*, or an extensive area of *fencing*); and/or
 - (ii) mitigate any site constraints which could otherwise significantly limit the *development* potential of a 1ha (2.47ac) *parcel* or create *land use* conflicts – such as but not limited to *setback* distances from pipelines, low-lying or steep topography, inaccessible portions of land or *land fragmentation* (however, additional farmland will not be compromised when a site constraint could equally be addressed by modifying the location and/or dimensions of the proposed 1ha (2.47ac) *parcel*).

.4 Development Regulations

Front yard and flanking front yard setbacks	Principal building	35m (114.8ft)
	Accessory building or accessory, agricultural building	20m (65.6ft)
Side yard and rear yard setbacks	Principal building	6m (19.7ft)
	Accessory building or accessory, agricultural building	3m (9.8ft)

1432/19

Additional Development Regulations for AG-Minor parcels		
Maximum floor area	Accessory building	465m ² (5,005.2ft ²)
Maximum parcel coverage	15%	

Additional Development Regulations for AG-Residential parcels		
Maximum <i>floor area</i>	<i>Accessory building</i>	230m ² (2,475.7ft ²)
Maximum <i>parcel coverage</i>	15%	

1432/19

.5 Additional Development Regulations

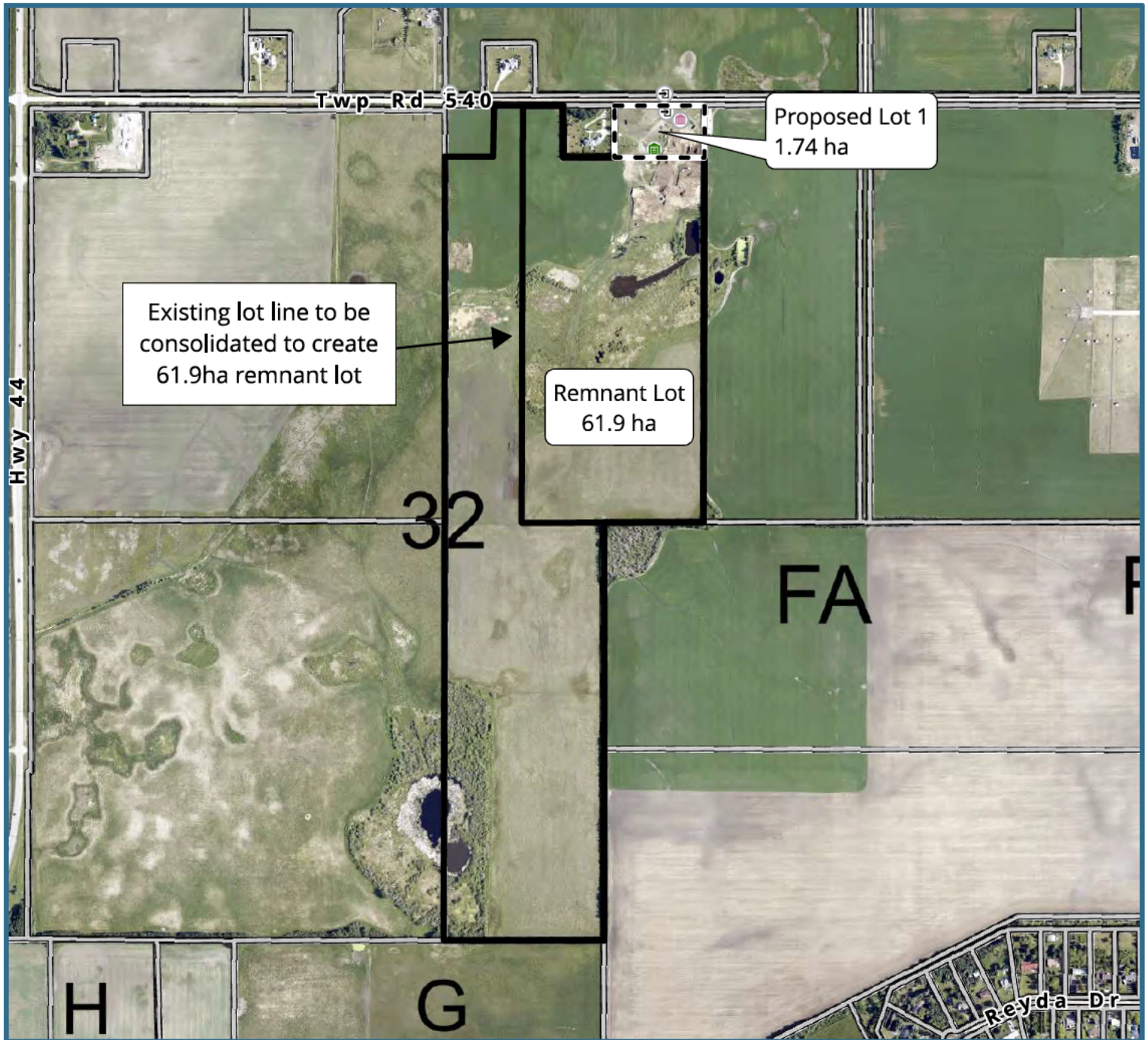
- (a) All *development* in this district is subject to the regulations stated in Parts 5 through 9 of this Bylaw.
- (b) Notwithstanding the variance provisions in Section 2.8 of this Bylaw, the *Development Authority* shall not accept a variance to the *uses* within this district based on *parcel* size.

1407/18

Appendix 4: Exhibits & Miscellaneous

Exhibit 1 [Applicant Submission]

File Number: 2024-S-041



Legal Description: 9223219;1

Roll Number: 3527000

Total Acres/Hectares: 152.93ac / 61.89ha

Land Use: AG - Agriculture

Municipal Address: N/A

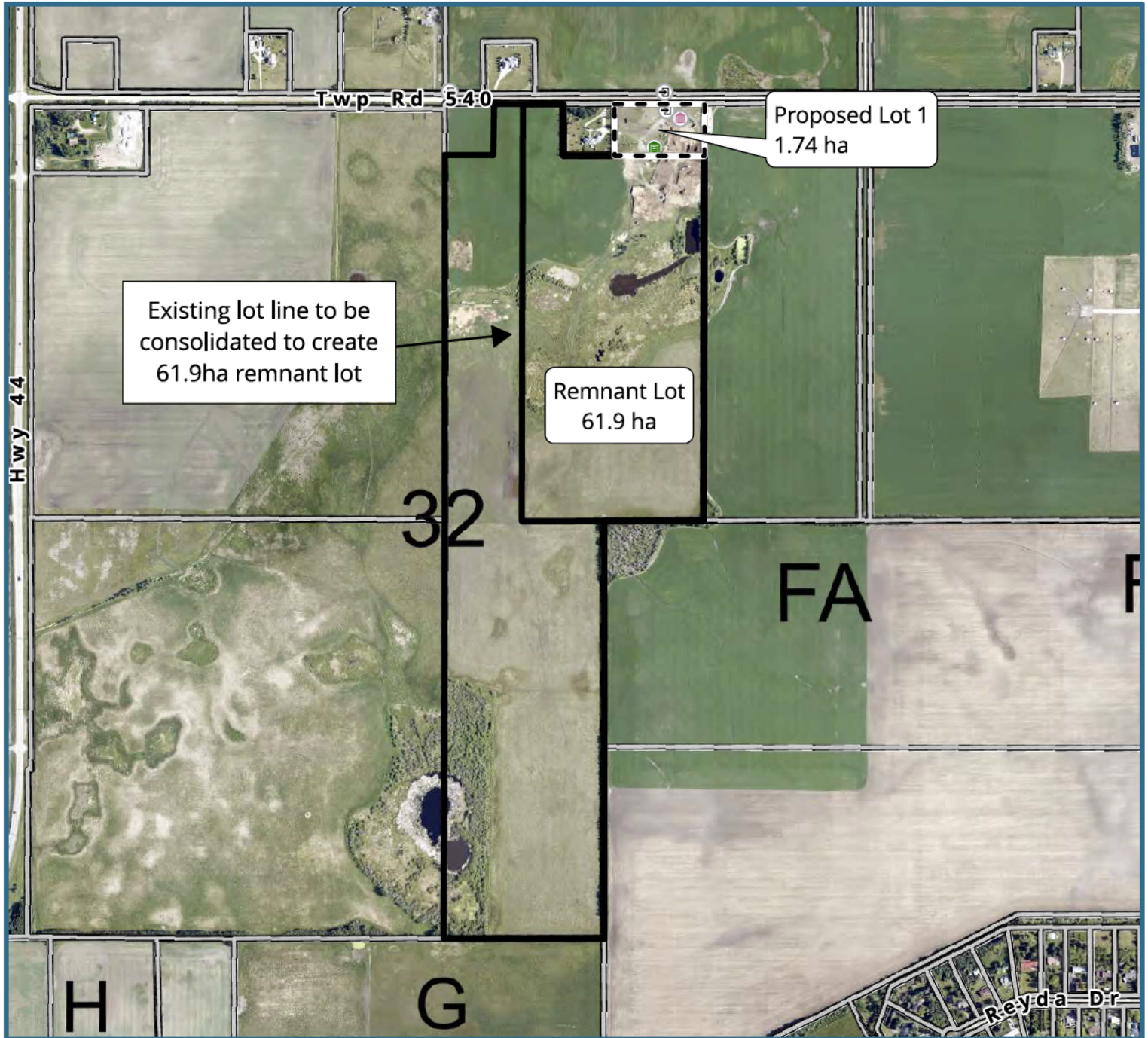
Date: 12/4/2024

Legend

-  Existing Approach
-  Farm Building
-  Shed

Exhibit 2 [Refusal]

File Number: 2024-S-041



Legal Description: 9223219;1

Roll Number: 3527000

Total Acres/Hectares: 152.93ac / 61.89ha

Land Use: AG - Agriculture

Municipal Address: N/A

Date: 2/13/2025

Legend

 Existing Approach

 Farm Building

 Shed

MEMO

To: Shannon Gagnon
From: Yvonne Bilodeau
Date: December 16, 2024
Re: Proposed Subdivision
File No: 2024-S-041
Roll No: 3527000
Legal Description: 9223219;1 - E-32-53-26-W4 (Reference 2024-S-025)

According to Sturgeon County's Land Use Bylaw 1385/17, as amended, the subject parcel is districted as AG - Agriculture.

Remnant Lot

Vacant Farmland

Proposed Lot 1 (1.74ha)

Sturgeon County Records:

- Farm Building Declaration for all outbuildings – September 6, 20204

All lots are within 1.5km of a Sour Gas Facility. As per the Matters Related to Subdivision and Development Regulation – In addition to the requirements set out at the subdivision stage, the AER must also provide minimum development setbacks necessary for the classification of the sour gas facility. This shall be required as condition of the subdivision and kept on record of all lots for future residential developments.

Subdivision Referral to Engineering Services

- Referral Sent: December 10, 2024
- Roll No: 3527000
- Phone No: [REDACTED] Severed in line with s.17 of the FOIP Act
- Response Deadline: December 31, 2024
- Municipal Address: N/A
- Landowner(s):
221940 Alberta Ltd c/o Jeff Richardson
:
:

☐ On-site inspection completed; or

☒ Cursory desktop review *only* (on-site inspection planned for spring).

Referral comments provided by: Joshua Scanks on 2025-01-08
(Engineering Services staff member) (date)

Lot: Remnant Lot

- Existing fence? ☐ No ☒ Yes (type: _____)
- Existing shelterbelt? ☒ No ☐ Yes
- Site Assessment: ☒ Required as approval condition ☐ Recommended prior to development ☐ Not applicable

Comments (Provide map and/or photographs to illustrate):

Remnant Lot Topography is fairly flat. Please see attached map showing flood risk from Sturgeon County's Drainage Master Plan and wetland areas from Government of Alberta. A portion of the lot has been identified as wetlands. Additional approvals may be required from the Province if development disturbs those areas. A hydrological assessment will be required at the development permit stage to confirm the location is suitable for development and specify elevations for development. Existing farm buildings & equipment within the lot.

- Land Dedication/Acquisition: ☐ None ☒ 5 m ☐ 10 m ☐ Plan of Survey ☒ Caveat

Attach map to illustrate. Provide comments if necessary (e.g. rationale for additional land, such as planned road improvements):

Township Road 540 is an 8 m wide road in a 20 m right of way (R/W), the ultimate R/W will be 30 m. In accordance with the Grid Right of Way Dedications and Acquisition policy, Sturgeon County requires 5m acquisition along the North property line via Caveat

- Approach # 1 (label on map): ☐ None ☒ To be verified in spring ☐ Upgrades req'd ☒ Satisfactory

Current Status:

 Width: 10.3 . Surface: Gravel . Side-Slopes: 3:1 . Culvert Size/Condition: 500mm CSP

Requirements to meet General Municipal Servicing Standards:

 Width: 10-12m . Surface: Gravel . Side-Slopes: 3:1 . Culvert Size/Condition: 500mm CSP

Other Requirments:

Approach Meets County Standards

- Approach # ____ (label on map): ☐ None ☐ To be verified in spring ☐ Upgrades req'd ☐ Satisfactory

Current Status:

Width: ____ . Surface: ____ . Side-Slopes: ____ . Culvert Size/Condition: ____

Requirements to meet General Municipal Servicing Standards:

Width: ____ . Surface: ____ . Side-Slopes: ____ . Culvert Size/Condition: ____

Other Requirments:

- Other Comments/Observations (e.g. third approach, structure/business/uses unspecified in application; or noteworthy discussions):

High Pressure Pipelines run throughout the lot, please contact the utility owner for setbacks etc.

Lot: Proposed Lot

- Existing fence? ☐ No ☒ Yes (type: _____)
- Existing shelterbelt? ☐ No ☒ Yes
- Site Assessment: ☒ Required as approval condition ☐ Recommended prior to development ☐ Not applicable

Comments (Provide map and/or photographs to illustrate):

Proposed Lot Topography is fairly flat. Please see attached map showing flood risk from Sturgeon County's Drainage Master Plan and wetland areas from Government of Alberta. A portion of the lot has been identified as wetlands. Additional approvals may be required from the Province if development disturbs those areas. A hydrological assessment will be required at the development permit stage to confirm the location is suitable for development and specify elevations for development. Existing farm buildings & equipment within the lot.

- Land Dedication/Acquisition: ☐ None ☒ 5 m ☐ 10 m ☒ Plan of Survey ☐ Caveat

Attach map to illustrate. Provide comments if necessary (e.g. rationale for additional land, such as planned road improvements):

Township Road 540 is an 8 m wide road in a 20 m right of way (R/W), the ultimate R/W will be 30 m. In accordance with the Grid Right of Way Dedications and Acquisition policy, Sturgeon County requires 5m acquisition along the North property line via Plan of Survey.

- Approach # 2 (label on map): ☐ None ☐ To be verified in spring ☐ Upgrades req'd ☒ Satisfactory

Current Status:

 Width: 9.0m, Surface: Gravel, Side-Slopes: 3:1, Culvert Size/Condition: 500mm CSP

Requirements to meet General Municipal Servicing Standards:

Width: _____, Surface: _____, Side-Slopes: _____, Culvert Size/Condition: _____

Other Requirments:

Approach meets County Standards

- Approach # _____ (label on map): ☐ None ☐ To be verified in spring ☐ Upgrades req'd ☐ Satisfactory

Current Status:

Width: _____, Surface: _____, Side-Slopes: _____, Culvert Size/Condition: _____

Requirements to meet General Municipal Servicing Standards:

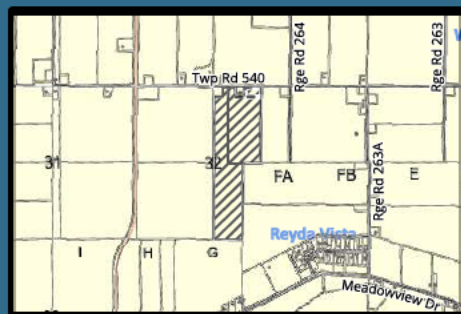
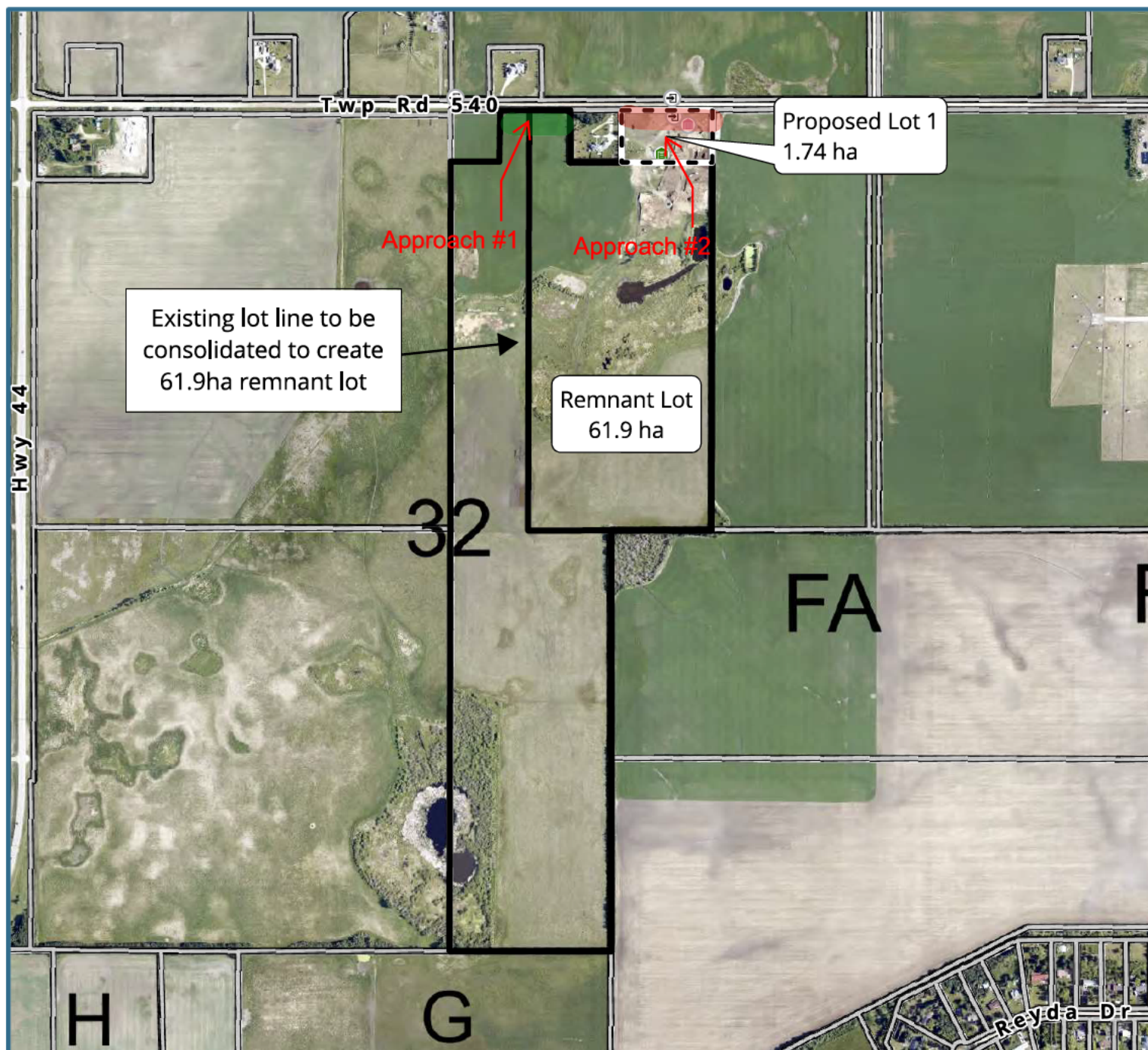
Width: _____, Surface: _____, Side-Slopes: _____, Culvert Size/Condition: _____

Other Requirments:

- Other Comments/Observations (e.g. third approach, structure/business/uses unspecified in application; or noteworthy discussions):

IDLS Exhibit

File Number: 2024-S-041



Legal Description: 9223219;1

Roll Number: 3527000

Total Acres/Hectares: 152.93ac / 61.89ha

Land Use: AG - Agriculture

Municipal Address: N/A

Date: 12/4/2024


Legend

 Existing Approach

 Farm Building

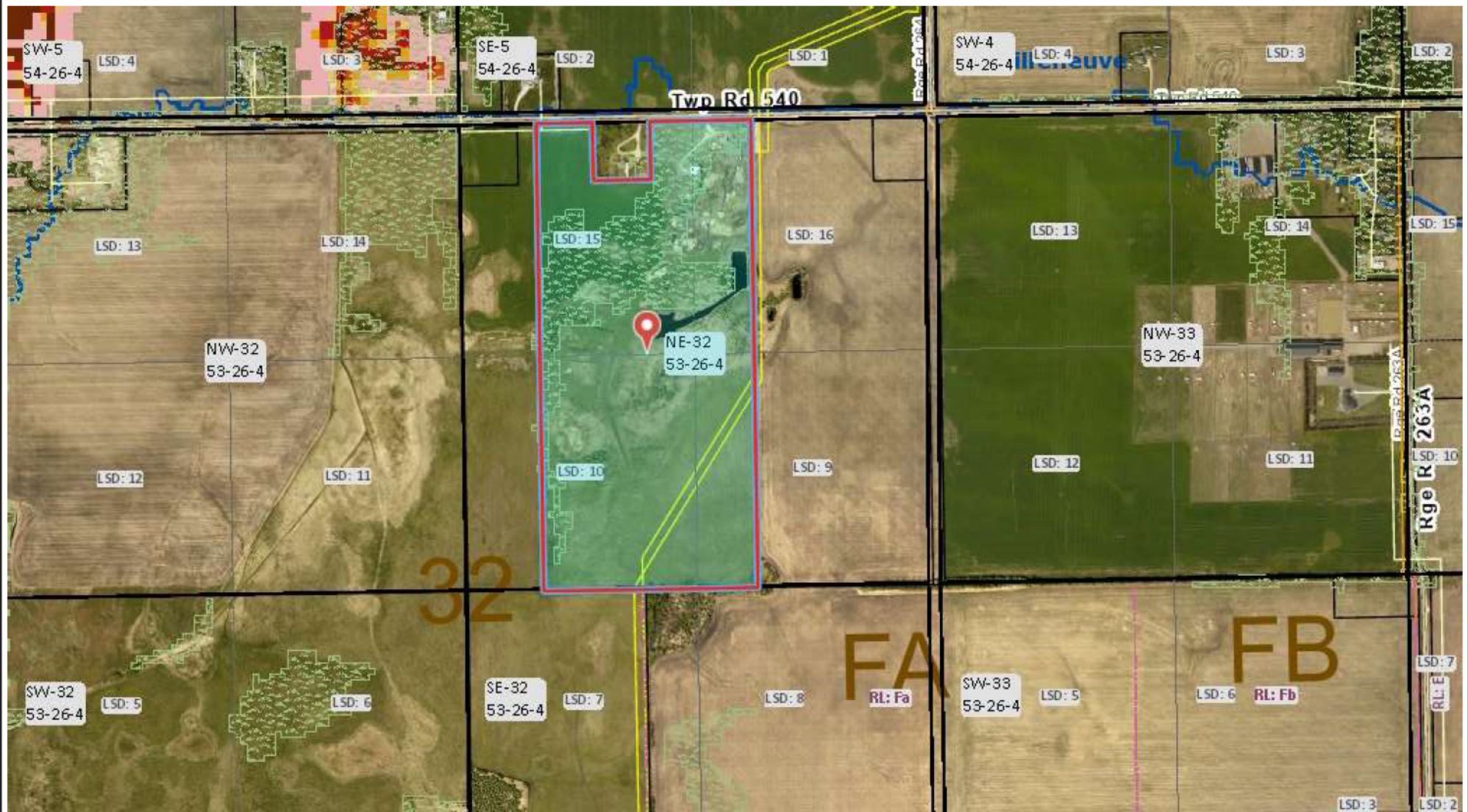
 Shed

 5m dedication

 5m acquisition

2024-S-041 Flood Risk & Wetland

8-Jan-2025



Information on this map is provided solely for the user's information and, while thought to be accurate, is provided strictly "as is" and without warranty of any kind.

NAD_1983_10TM_AEP_Resource
© Sturgeon County

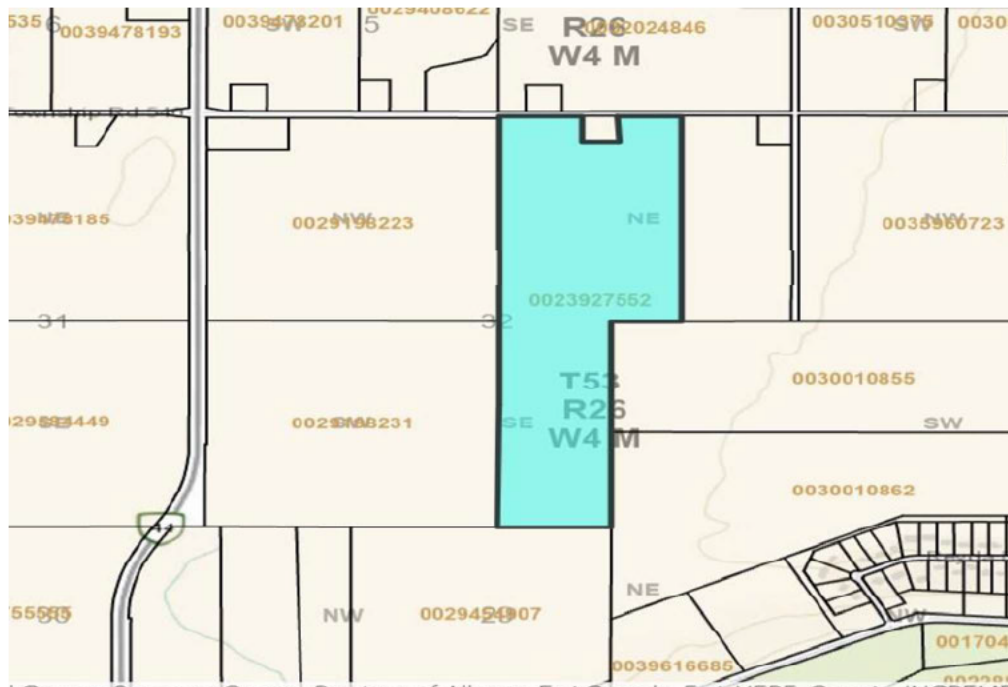
Prepared By: Joshua Scanks



Transportation and Economic Corridors Notification of Referral Decision

Subdivision in Proximity of a Provincial Highway

Municipality File Number:	2024-S-041	Highway(s):	44
Legal Land Location:	QS-NE SEC-32 TWP-053 RGE-26 MER-4	Municipality:	Sturgeon County
Decision By:	Robert Lindsay	Issuing Office:	North Central Region / Stony Plain
Issued Date:	December 11, 2024	Appeal Authority:	Subdivision and Development Appeal Board
Description of Development:	Subdivide the western Agricultural parcel of NE & SE 32-53-26-W4M to create a developed ±1.75ha Residential parcel and a 61.9 ha Agricultural remnant parcel. East of Highway 44		



This will acknowledge receipt of your circulation regarding the above noted proposal. The subsequent subdivision application would be subject to the requirements of Sections 18 and 19 of the Matters Related to Subdivision and Development Regulation (The Regulation), due to the proximity of Highway(s) 44

Transportation and Economic Corridors offers the following comments with respect to this application:

The requirements of Section 18 of the Regulation are not met. The department anticipates minimal impact on the highway from this proposal. Pursuant to Section 20(1) of the Regulation, Transportation and Economic Corridors grants approval for the subdivision authority to vary the requirements of Section 18 of the Regulation.

The requirements of Section 19 of the Regulation are not met. There is no direct access to the highway and there is sufficient local road access to the subdivision and adjacent lands. Pursuant to Section 20(1) of the Regulation, Transportation and Economic Corridors grants approval for the subdivision authority to vary the requirements of Section 19 of the Regulation.

Transportation and Economic Corridors has the following additional comments and/or requirements with respect to this proposal:

1. The department expects that the municipality will mitigate the impacts of traffic generated by developments approved on the local road connections to the highway system, pursuant to Policy 7 of the Provincial Land Use Policies and Section 618.4 of the Municipal Government Act
2. This proposal does not meet the requirements of Sections 18 and 19(3) of the Matters Related to Subdivision and Development Regulation. Considering the nature of the proposal, subject to Section 20 of the Matters Related to Subdivision and Development Regulation, Transportation and Economic Corridors is willing to approve the variance by the subdivision authority of the requirements of Section 18.
3. The Matters Related to Subdivision and Development Regulation states that when the subdivision proposal does not meet the requirements of Section 19(3), the subdivision authority must require the developer to provide service road that is satisfactory to Transportation and Economic Corridors. Given the nature of this proposal, to meet the requirements of Section 19(2) of the regulation Transportation and Economic Corridors would be satisfied if the subdivision authority required no service road to be dedicated.
4. Insofar as Transportation and Economic Corridors is concerned, any appeal of this subdivision may be referred to the local subdivision and development appeal board (Section 678(2.1) of the Municipal Government Act).

Please contact Transportation and Economic Corridors through the [RPATH Portal](#) if you have any questions, or require additional information



Issued by **Robert Lindsay, Dev and Planning Technologist**, on **December 11, 2024** on behalf of the Minister of Transportation and Economic Corridors pursuant to *Ministerial Order 52/20 – Department of Transportation and Economic Corridors Delegation of Authority*

This application for subdivision is **APPROVED** subject to the following conditions:

- 1) Pursuant to Provision 654(1)(d) of the MGA, any outstanding taxes on the subject properties shall be paid or arrangements be made, to the satisfaction of Sturgeon County, for the payment thereof.
- 2) The applicant shall retain the services of a professional Alberta Land Surveyor, who shall submit a drawing to Sturgeon County resembling Exhibit 3, dated and submit it in a manner that is acceptable to Land Titles. The surveyor shall also prepare a Signed/Stamped Site Plan or Real Property Report to confirm building/septic system locations, to the satisfaction of Sturgeon County.
- 3) Pursuant to Provision 662(1) of the MGA, as illustrated in Exhibit 3 and as required by Sturgeon County Engineering Services, a 5-metre-wide area parallel and adjacent to the boundary of Proposed Lot 1 and the adjacent road shall be dedicated as road allowance via plan of survey at no cost to Sturgeon County.
- 4) Pursuant to Provision 666 of the MGA, money in lieu of municipal reserve shall be provided to Sturgeon County respecting 10% of the area of the Proposed Lot 1. A payment will be made in place of reserves equal to \$3,768.75 (*determined at a rate of \$21,659.48 per hectare X 10% X 1.74 hectare = \$3,768.75*). The money-in-lieu calculation will be based on the actual amount of land (in *hectares*) shown on a plan of survey.
- 5) Pursuant to Provision 669 of the MGA, municipal reserves owing on the Remnant Lot shall be deferred by caveat proportionately (note: this caveat to be prepared by Sturgeon County).

ADVISORY NOTES

- Natural Gas servicing to any new subdivision is the responsibility of the applicant. The applicant will be required to provide the required easements across existing lots or subdivided lots for natural gas servicing, if service is approved by the natural gas provider. Sturgeon County does not allow natural gas servicing lines to be located within the road right of way. Setbacks from the road right of way are required. Easements of private property must be obtained by the applicants or service providers. Any service lines which cross Sturgeon County property will require a crossing agreement with conditions.
- Pursuant to Section 2.4.3 of the LUB, at the development permit stage on any property, it is highly recommended that the developer retain the services of a qualified engineering professional to prepare and submit a geotechnical investigation confirming that the proposed building site on is suitable for development and prescribing any preventative engineering measures to be taken to make the building site suitable for future development or future development suitable for the building site.
- The subject properties shall not be used in any manner or way that impedes or will impede the use of adjacent lands for agricultural purposes or agricultural operations, as defined in the Agricultural Operation Practices Act, RSA 2000 c.A-7.

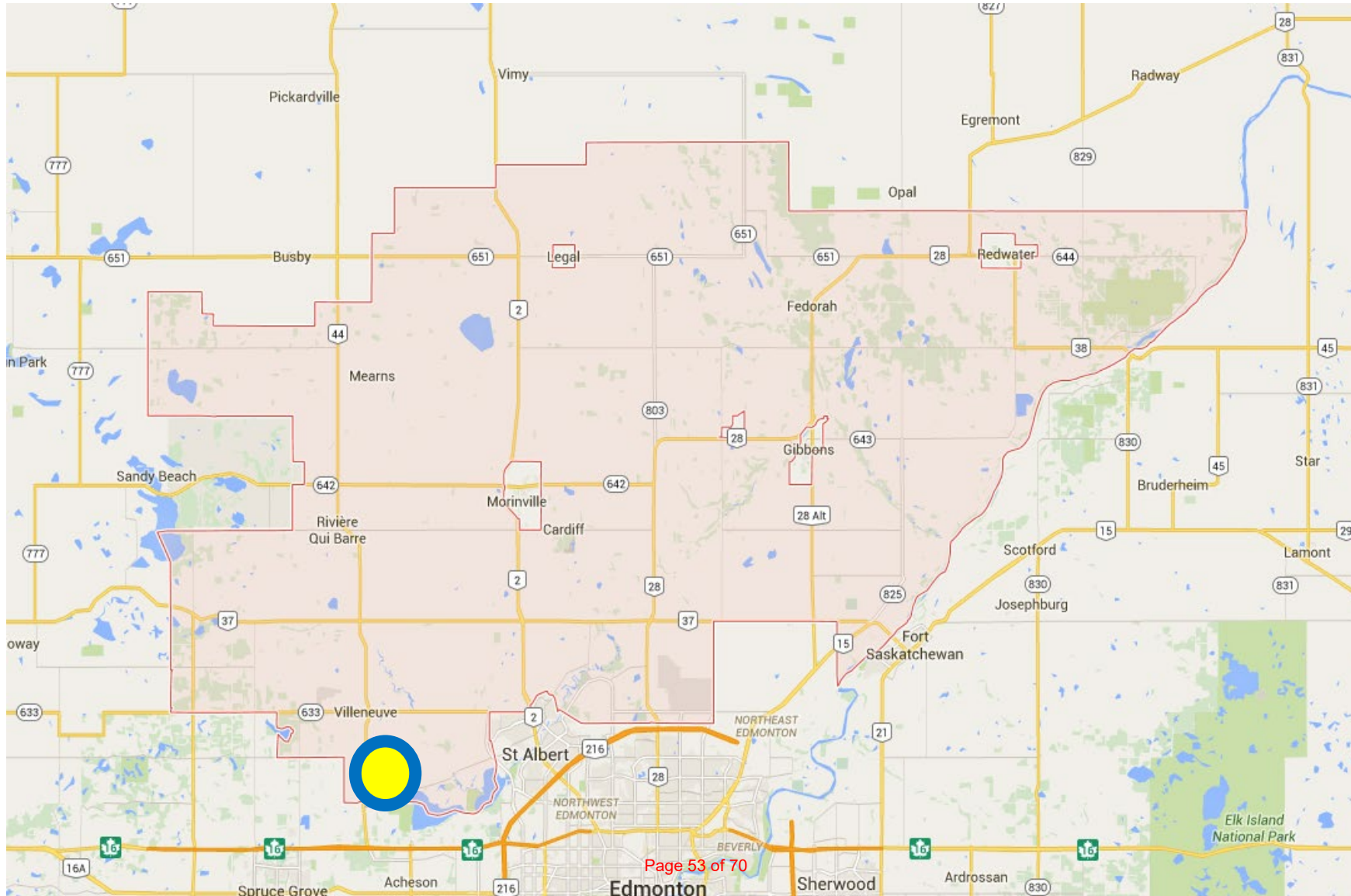
Subdivision and Development Appeal Board

025-STU-004

Planning and Development Services



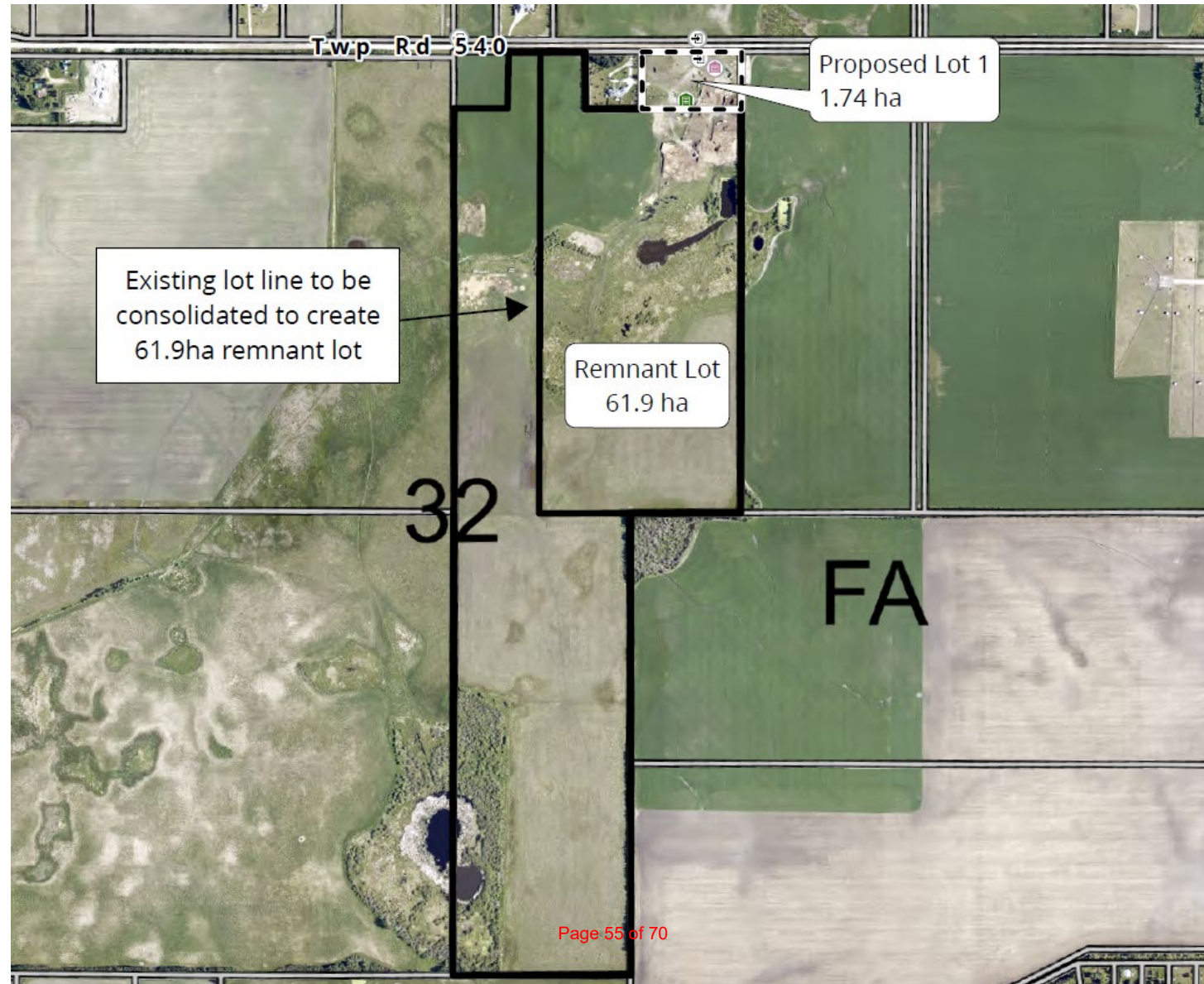
Site Location (Regional Context)



Site Location (Local Context)



Proposal



Summary of Circulation Responses

Sturgeon County Development Officer

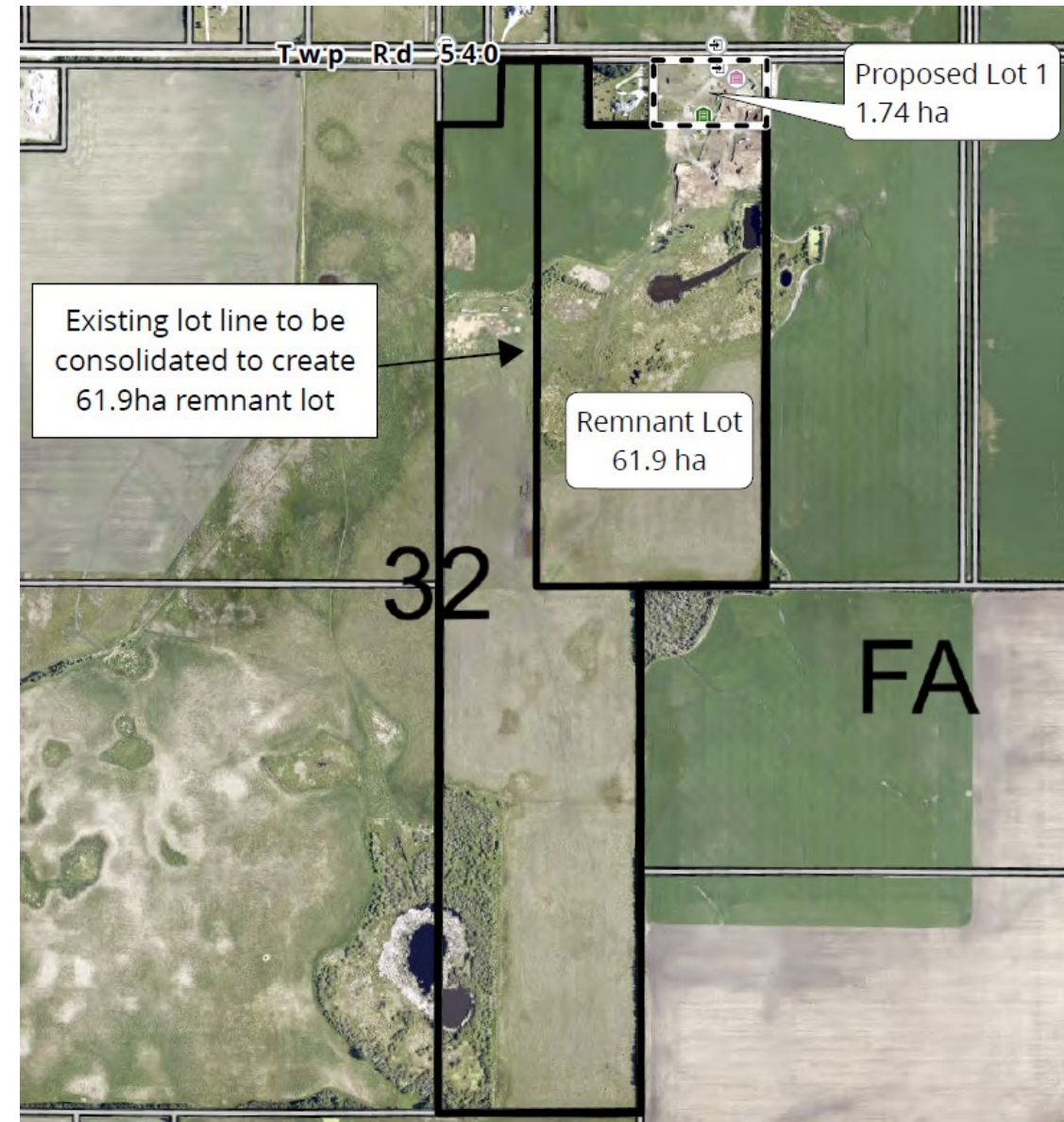
- Proposed Lot 1
 - Farm building declaration in place for all buildings.
- Remnant Lot
 - Vacant farmland, no concerns.

Sturgeon County Engineering Services

- Proposed Lot 1
 - 5m required via plan of survey along Twp Rd 540.
 - Existing approach is satisfactory.
- Remnant Lot:
 - 5m required via land acquisition agreement along Twp Rd 540 (if not already claimed via previous subdivision).
 - Existing approach is satisfactory.

Alberta Transportation and Economic Corridors

- All Lots
 - No land dedication or infrastructure improvements are required.
 - Any appeal may be deferred to the local SDAB.



Discussion

Parcel Configuration

This area of land is adjacent to river lot sections, resulting in an abnormal shape.

- (c) Where an AG – Major *parcel* is either smaller or larger than the conventional 64.7ha (160ac) and/or 32.4ha (80ac) *parcel* size (e.g. due to the presence of a redistricted *parcel*(s), or surveying anomalies due to river lots or *land fragmentation*), the *subdivision* regulations are as follows:
- (i) AG – Major *parcels* between 16ha (39.5ac) and 47.9ha (118.4ac) shall be considered equivalent to a 32.4ha (80ac) AG *parcel* (i.e. half a *quarter section*).
 - (ii) AG – Major *parcels* between 48ha (118.5ac) and 79.9ha (197.5ac) shall be considered equivalent to a 64.7ha (160ac) AG *parcel* (i.e. a full *quarter section*).

Currently there are four total parcels on this “quarter section”:

- Two AG Major Parcel
- Two AG Residential (acreage) Parcels



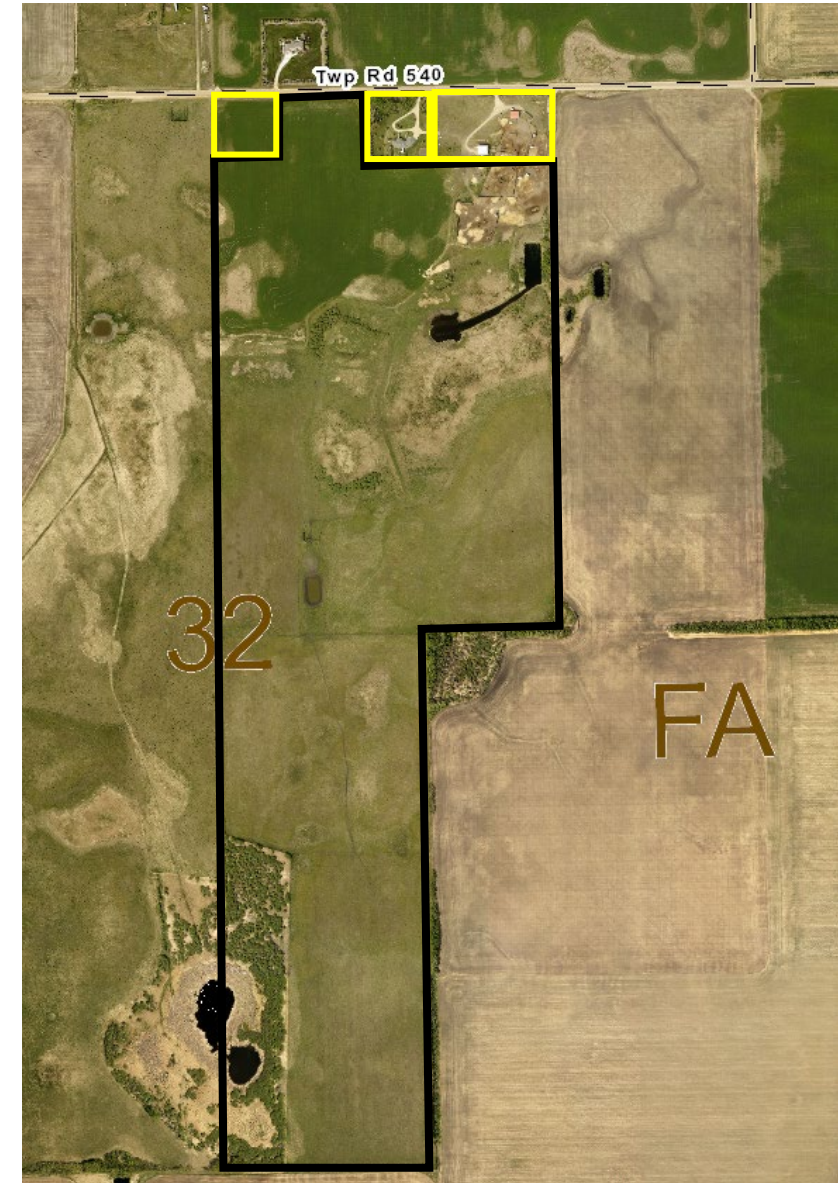
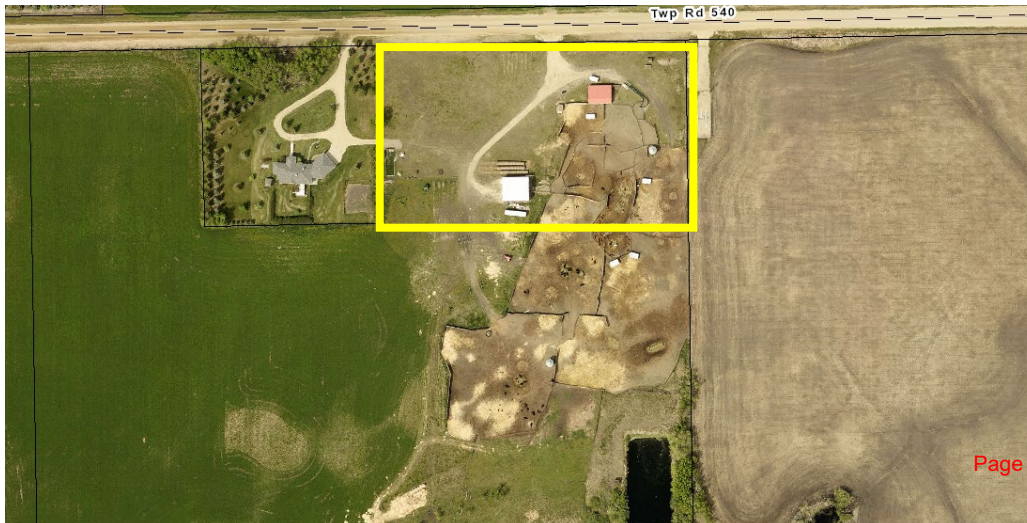
Intent of the Application

Consolidate two AG – Major parcels into one piece by removing the unconventional dividing line.

Subdivide out area with existing buildings/farm features from the rest of the lands.

No change in overall density (max of 4 retained):

- One AG Major Parcel
- Three AG Residential (acreage) Parcels



Issue Analysis

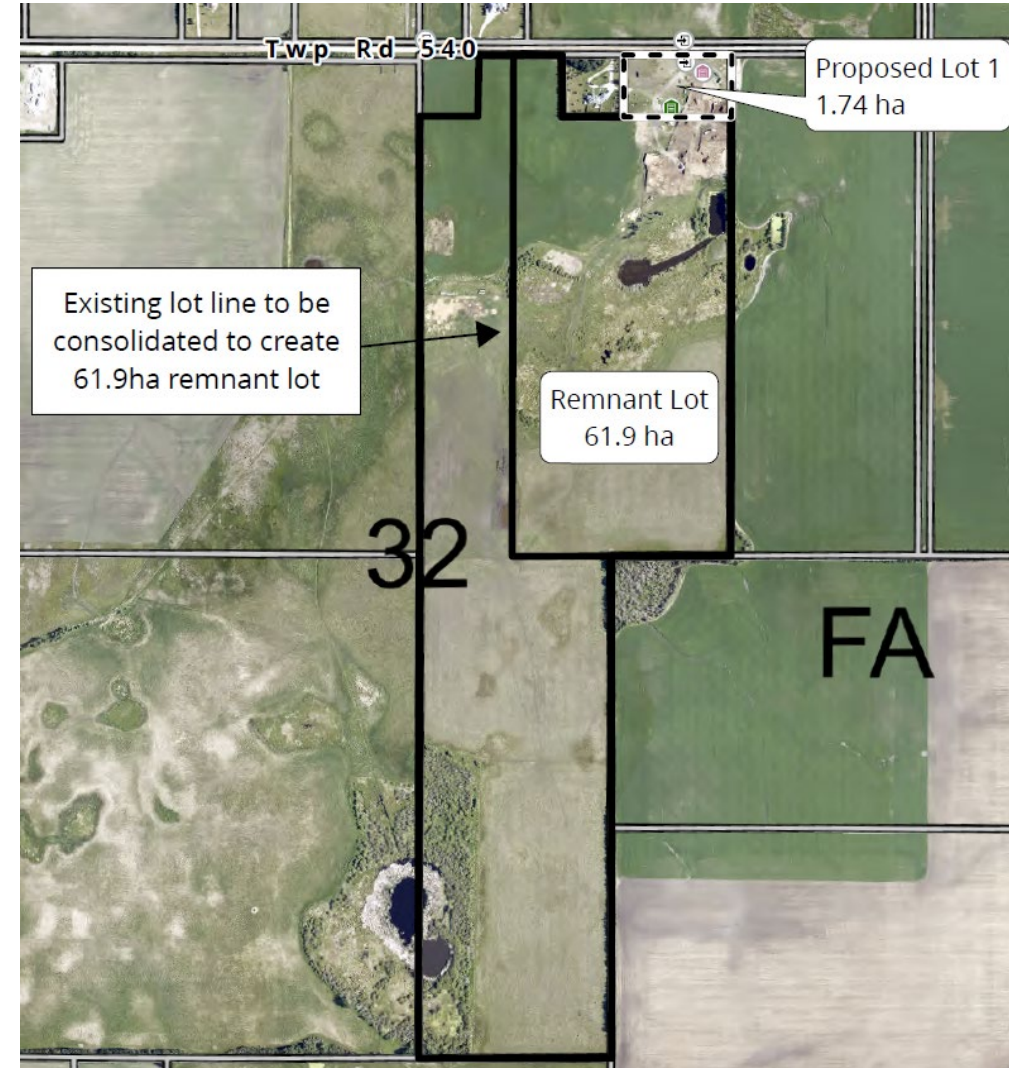
Sturgeon County Policies and Regulations

Municipal Development Plan:

- This proposal does **not** align with the Residential Type 4 policies in the Municipal Development Plan.
- 2.3.16 – Outlines a maximum of two (2) acreages for every quarter section.

Land Use Bylaw:

- This proposal does **not** align with the subdivision regulations in the Land Use Bylaw.
- 11.1.3(a) – Also outlines a maximum of four (4) parcels and two (2) acreages per AG quarter section.

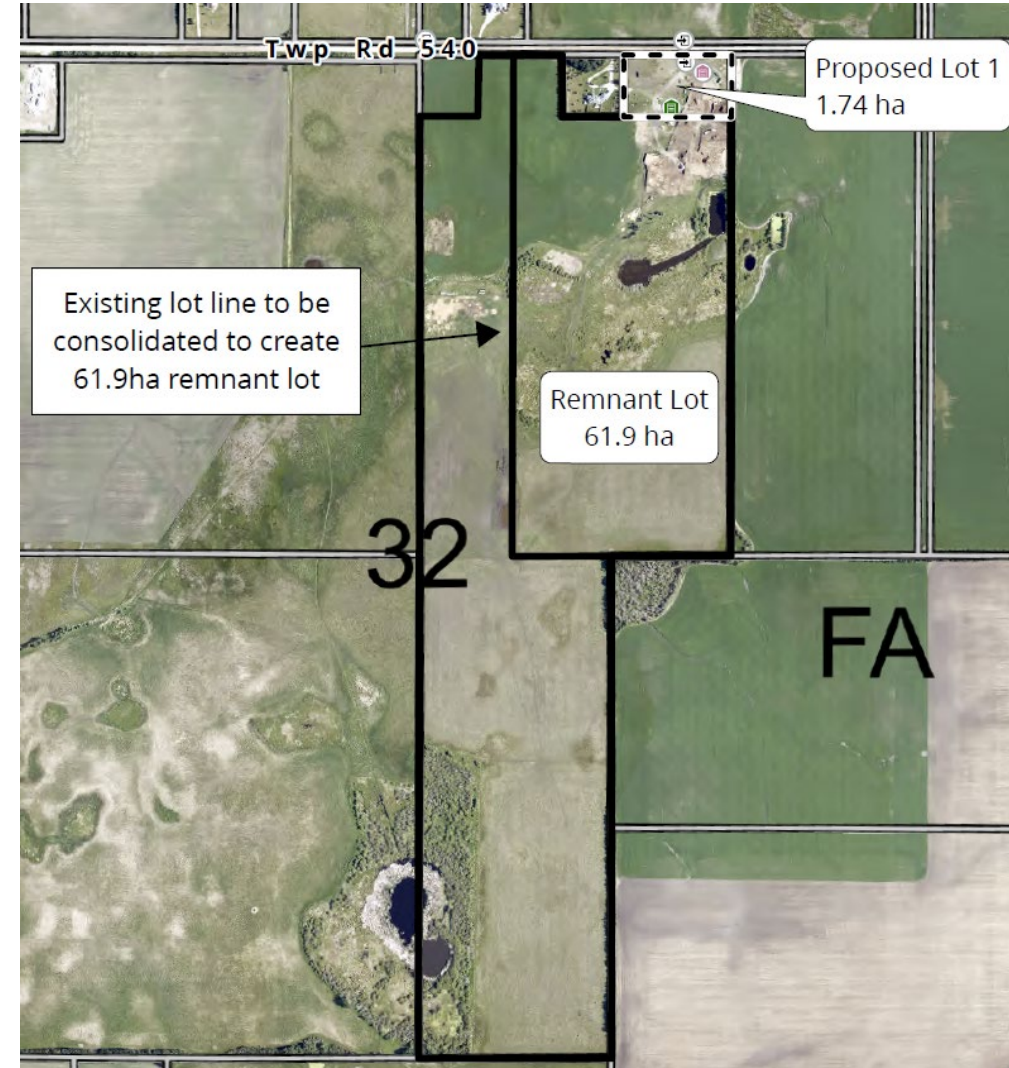


Issue Analysis

Sturgeon County Policies and Regulations

Municipal Government Act

- Part 654(1) of the Municipal Government Act requires that a subdivision authority must not approve an application for subdivision approval unless:
- “...(b) the proposed subdivision conforms to the provisions of any growth plan under Part 17.1, **any statutory plan** and, subject to subsection (2), any land use bylaw that affects the land proposed to be subdivided.”



Subdivision Authority Decision

The Subdivision Authority's decision for **refusal** is consistent with:

- Sturgeon County Municipal Development Plan policies.
- Sturgeon County Land Use Bylaw regulations.
- Municipal Government Act

Conditions – If Approved

- 1) Pursuant to Provision 654(1)(d) of the MGA, any outstanding taxes on the subject properties shall be paid or arrangements be made, to the satisfaction of Sturgeon County, for the payment thereof.
- 2) The applicant shall retain the services of a professional Alberta Land Surveyor, who shall submit a drawing to Sturgeon County resembling Exhibit 3, dated and submit it in a manner that is acceptable to Land Titles. The surveyor shall also prepare a Signed/Stamped Site Plan or Real Property Report to confirm building/septic system locations, to the satisfaction of Sturgeon County.
- 3) Pursuant to Provision 662(1) of the MGA, as illustrated in Exhibit 3 and as required by Sturgeon County Engineering Services, a 5-metre-wide area parallel and adjacent to the boundary of Proposed Lot 1 and the adjacent road shall be dedicated as road allowance via plan of survey at no cost to Sturgeon County.
- 4) Pursuant to Provision 666 of the MGA, money in lieu of municipal reserve shall be provided to Sturgeon County respecting 10% of the area of the Proposed Lot 1. A payment will be made in place of reserves equal to \$3,768.75 (*determined at a rate of \$21,659.48 per hectare X 10% X 1.74 hectare = \$3,768.75*). The money-in-lieu calculation will be based on the actual amount of land (in *hectares*) shown on a plan of survey.
- 5) Pursuant to Provision 669 of the MGA, municipal reserves owing on the Remnant Lot shall be deferred by caveat proportionately (note: this caveat to be prepared by Sturgeon County).

Conditions – Summary

- 1) Ensure taxes are paid
- 2) Retain a surveyor
- 3) 5m for future road widening by plan of survey on the proposed lot
- 4) Money in lieu of municipal reserve (proposed lot)
- 5) Deferred reserve caveat (remnant lot)



Questions?

Thank you!

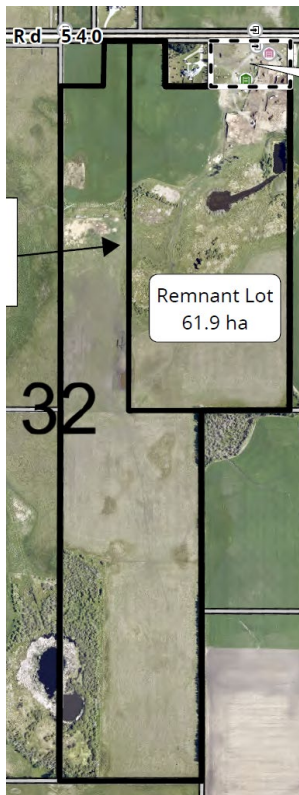
APPELLANT SUBMISSIONS RECEIVED

To the Sturgeon County Appeal Board,

Thank you for hearing the appeal for the subdivision application 2024-S-041.

We do understand and generally agree with the MDP and corresponding subdivision Policies set forth in Sturgeon County, in which sustainable Agricultural areas and parcels are protected and maintained. Policies need to be created and adhered to by administrative staff and governors of the County in general. However, there are always exceptions to the general rule based on geography and unique characteristics of each parcel of land, and we believe that this parcel /application is one of those few exceptions. We are aware that other applications similar in nature have been approved, but we do understand that each application is assessed separately.

As you can observe from the map provided from Administration and the legal plan attached to this presentation, E -32-52-26 W4 does not even have a N or S assigned to it. It is an odd shaped parcel extending twice the North-South distance of your typical quarter section, and is a large “L” shape parcel.



The diagram shows a square quarter section, labeled "One Quarter Section" at the bottom. The sides of the square are labeled "800 metres (1/2 mile)". The square is divided into two horizontal halves: a brown top half and a green bottom half. In the top half, there is a small black house icon on the left and a larger white square representing a "One Hectare Parcel" on the right. The white square is labeled "100m" on its top and right sides. In the bottom half, there is a black house icon in the center and a smaller white square on the right, which also contains a black house icon.

Lot 2, has only 32.28 meters (105.9 feet) of frontage along TWP RD 540. This narrow width continues into the property for 100 meters running southward besides Lot 1, before it opens up. This is just one of the areas that would be odd to operate grain farming equipment in.



Our lot line adjustment application proposes to combine two large agricultural parcels and re-create a larger more efficient parcel of land to farm and maximize it's agricultural value. Further, the smaller parcel proposed already has a shop, power and some facilities that would encourage acreage living as well as a small-scale hobby farm or diversified agricultural operations. The application does not seek to create any additional parcels but rather optimize the value and use of the existing quantity of titles, with a lot line adjustment.

In summary, our lot line adjustment application required this appeal hearing as it does not align with the typical diagram / regulations of the MDP, however the intent is to preserve agricultural land, which is the basis of the MDP policy, and we respectfully ask that you allow the application to proceed.

PLAN No. **242 2470**

ENTERED AND REGISTERED

on **November 27, 2024**

INSTRUMENT No.: **242 296 753**

C. Wynne

A.D. REGISTRAR

Sturgeon County, Alberta

Plan of Survey Showing
Subdivision

Affecting Part of
Block 1, Descriptive Plan 922 3219

Within

E. 1/2 Sec.32, Twp.53, Rge.26, W.4M.

By: Jerrad Gerein, A.L.S., 2024.

SCALE: 1:5000 0 50 100 200 400 500
METRES

LEGEND & SYMBOLS

Statutory Iron Posts found shown thus: ●
Statutory Iron Posts planted shown thus: ○ (marked P273)
Drill Holes found shown thus: ✕
Drill Holes planted shown thus: ✕
Iron Bars found shown thus: †
Calculated Points and Temp Points shown thus: ×
Alberta Survey Control Markers found shown thus: ●
Geo-Reference Point is shown thus: ○RP
Distances are in metres and decimals thereof.
Bearings are shown to the nearest 05" of arc except curve and control ties.
All Iron Posts found or planted are flush unless otherwise indicated.
Measurements are from l. to l. measured at ground level, unless otherwise shown.
Area to be registered by this plan is shown outlined thus: _____
and contains a total of **35.72** ha.

COORDINATE SYSTEM:

Bearings are Grid and are derived from Plan 032 4878
Datum: NAD 83 (Original)
Projection: 3TM
Reference Meridian: 114° W
Combined Scale Factor: 0.999798
Geo-reference point coordinates are: (Northing: 5944032.72 Easting: 14056.57)

ABBREVIATIONS:

The following abbreviations may appear on this Plan:

'A' denotes arc length	'Mp.' denotes marker post
'A.L.S.' denotes Alberta Land Surveyor	'N.' denotes north
'ASCM' denotes Alberta Survey Control Marker	'Obt.' denotes obliterated
'Calc.' denotes calculated	'P.C.C.' denotes point of change of curvature
'C.B.' denotes chord bearing	'Pl.' denotes placed
'Ck.m.' denotes check measured	'Pos.' denotes position
'Conc.' denotes concrete	'P.U.I.' denotes public utility lot
'C.S.' denotes countersunk	'R' denotes radius
'C. of T.' denotes certificate of title	'Re-est.' denotes re-established
'D.H.' denotes drill hole	'Ref.' denotes reference
'E.' denotes east	'Rgs.' denotes range
'E.C.' denotes end of curve	'RP' denotes geo-reference point
'Est.' denotes established	'R/W' denotes right-of-way
'Fd.' denotes found	'S.' denotes south
'F.C.P.' denotes fence corner post	'Sec.' denotes section
'ha' denotes hectares	'TUC' denotes transportation utility corridor.
'l.' denotes iron post	'Twp.' denotes township
'm' denotes metre(s)	'W.' denotes west
'M.' denotes mound or meridian	'Wp.' denotes wooden post
'Mk'd' denotes marked	'Δ' denotes central angle of curve

SURVEYOR:

NAME: Jerrad Gerein, A.L.S.
Surveyed between the dates of August 15th, 2024
and November 19th, 2024 in accordance
with the Provisions of The Surveys Act.



REGISTERED OWNER(S):

NAME: 1221940 ALBERTA LTD.

APPROVING AUTHORITY:

NAME: Sturgeon County
APPLICATION No.: 2024-S-025
APPROVAL DATE: September 18th, 2024

Arc Surveys Ltd.

#202, 337 41 Avenue N.E. Calgary, Alberta T2E 2N4
Ph.: 403-277-1272 www.arcsurveys.ca
Fax: 403-277-1275 info@arcsurveys.ca

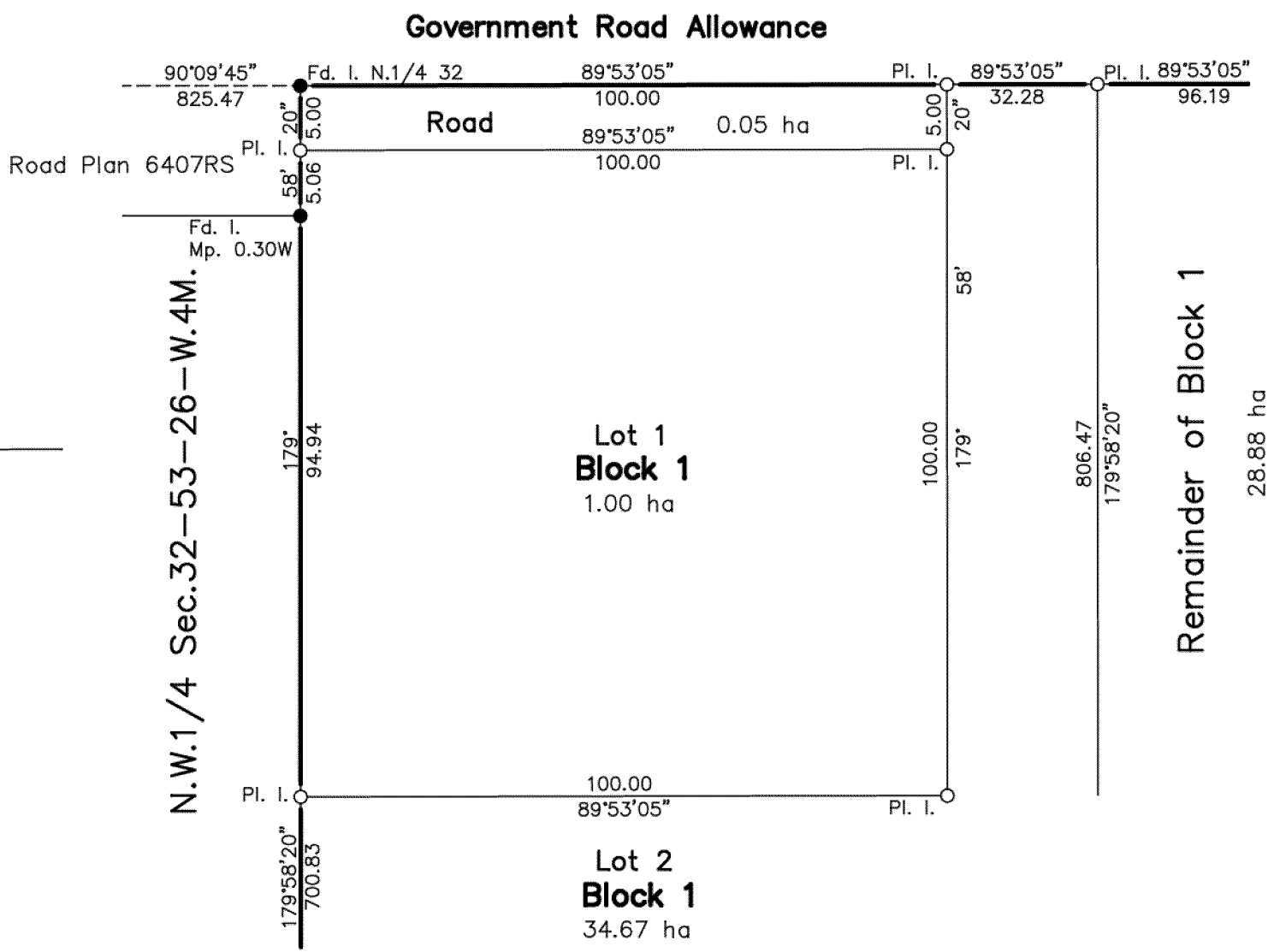
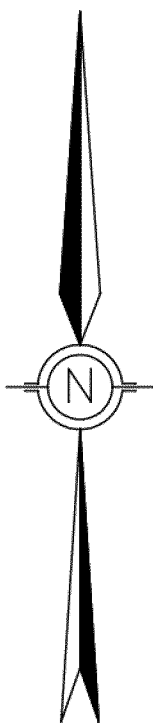
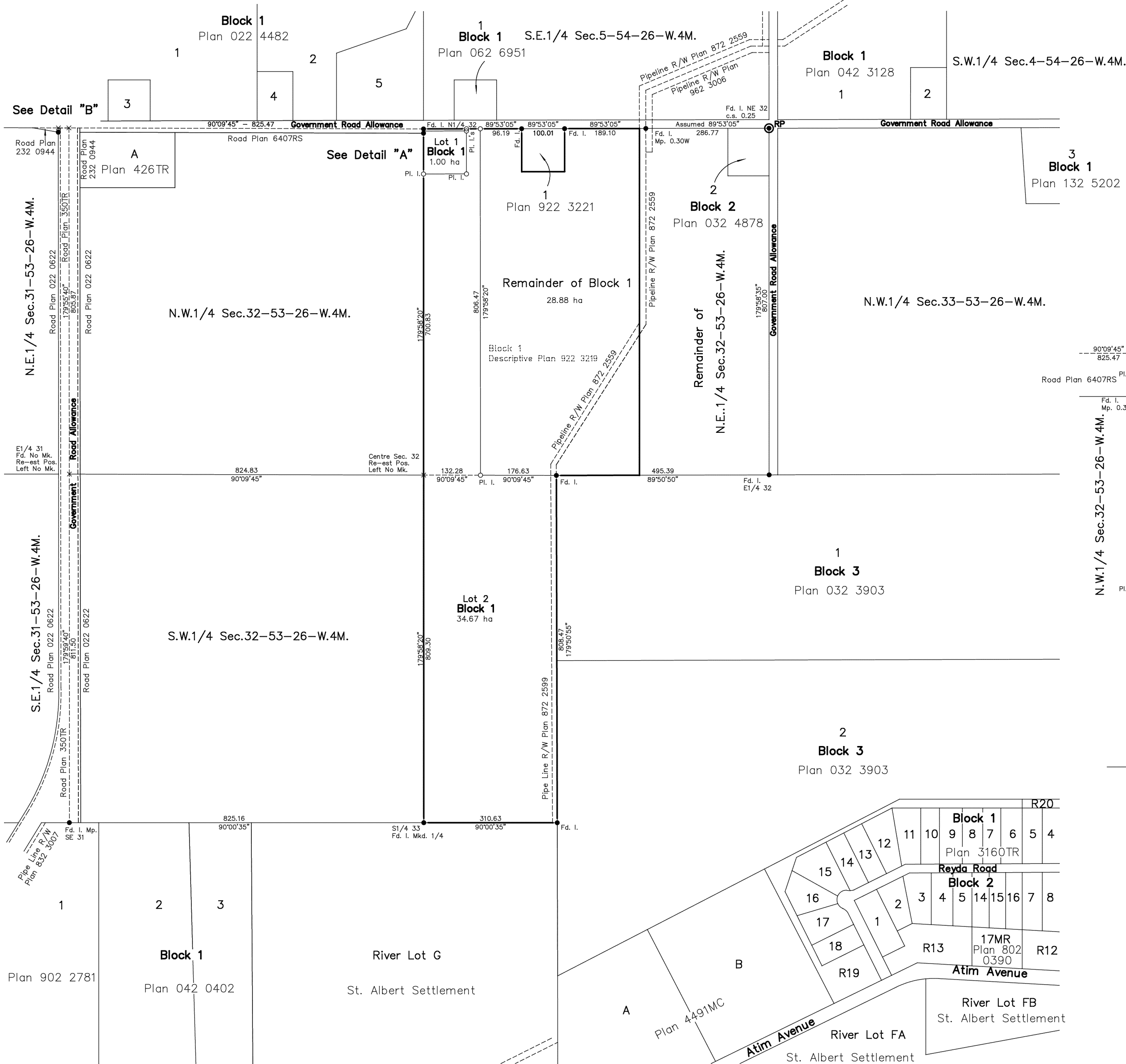
File No.: 243660 DWG No: 243660-Grid-Rev6.dwg

Surveyed: RF

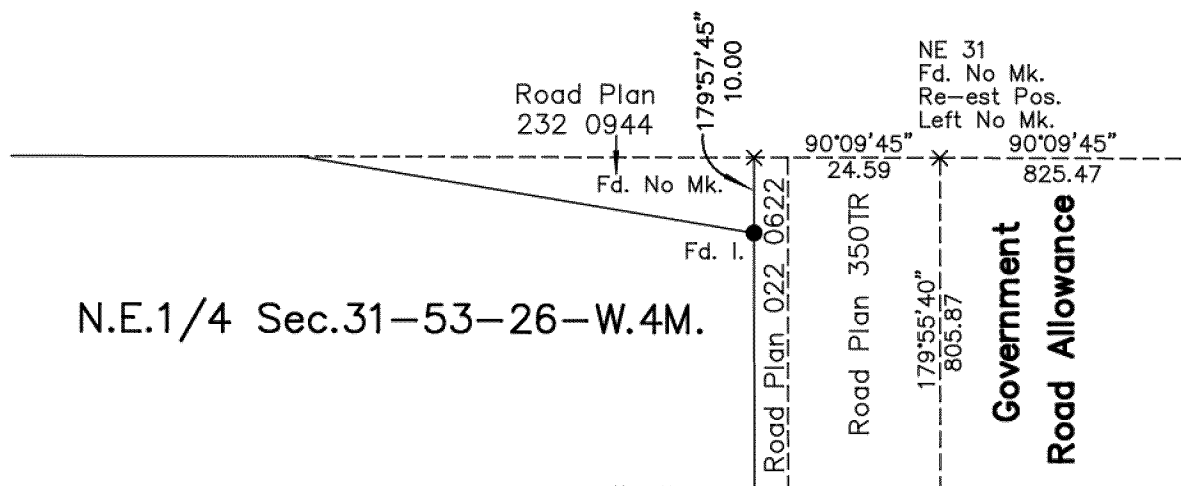
Drawn: QM

Ckd: JG

Date: Nov 21st, 2024.



Detail "A"
Not to Scale



Detail "B"
Not to Scale

WRITTEN SUBMISSIONS FROM ADJACENT LANDOWNERS AND OTHER AFFECTED PERSONS

*NOTE:

No submissions were
received at the time of
publication of the Agenda