

June 17, 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: Rob & Sherri Frattin 025-STU-005 Subdivision Appeal

3. ADJOURNMENT

SUBDIVISION & DEVELOPMENT APPEAL BOARD

Site Information:		Date Received Stamp
Municipal Address of site: 36, 56220 RGE RD 230		
Legal land description of site: ('plan, block, lot' and/or 'range township-section-quarter') 11 2 8021930		
Development Permit number or Subdivision Application number: 2025-S-009		
Appellant Information:		
Name: Bob & Sherri Frattin	Phone: s.17(1) and s.17(4)(g)(i)	Agent Name: (if applicable)
Mailing Address: s.17(1) and s.17(4)(g)(i)	City, Province: s.17(1) and s.17(4)(g)(i)	
Postal Code: s.17(1) and s.17(4)(g)(i)	Email: s.17(1) and s.17(4)(g)(i)	

APPEAL AGAINST (Check ONE Box Only) for multiple appeals you must submit another Notice of Appeal

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

We are appealing the County's refusal based on size. We believe we have an adequate amount of land that would be equivalent to other acreages surrounding us. We feel we are not taking anything away from the subdivision.

(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: [Redacted]	Date: May 28, 2025
FOR OFFICE 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.

FRATTIN, ROB & SHERRI

Receipt Number: 202503376
GST Number: 107747412RT0001
Date: 5/28/2025
Initials: KB

Account	Description	Prev Bal	Payment	Balance
16APP	APPEAL FEES - LEGISLATIVE SE		\$100.00	
17MAP	MAPS		\$19.05	
	S-GST INC	\$0.95		
	Subtotal:		\$119.05	
	Taxes:		\$0.95	
	Total Receipt:		\$120.00	Cheque No.
	Debit:		\$120.00	
	Total Monies Received:		\$120.00	
	Rounding:		\$0.00	
	Amount Returned:		\$0.00	



STURGEON COUNTY
9610 100 ST
MORINVILLE, AB T8R 1L9
7809398354
WWW.STURGEONCOUNTY.AB.CA

Cashier: Karlee B.

Transaction 000076304268
Invoice #: 202503376

Total CA\$120.00
DEBIT CARD SALE CA\$120.00
INTERAC 2870

Retain this copy for statement
validation

Account: Checking
28-May-2025 2:32:29P
CA\$120.00 | Method: EMV
Interac XXXXXXXXXX2870
Reference ID: 000076304268
Auth ID: 177894
MID: *****2882
AID: A0000002771010
AthNtwkNm: INTERAC
PIN VERIFIED

*** REPRINT ***

May 29, 2025

SDAB File Number: 025-STU-005

To Whom it May Concern:

**NOTICE OF
APPEAL BOARD HEARING**

Legal Description of Subject Property:	Plan 8021930, Block 2, Lot 11 Sturgeon Valley Estates
Subdivision Application Number:	2025-S-009
Decision Regarding Proposed Subdivision:	Refusal to create a +/- 0.60 ha parcel from 1.49 ha

Your appeal to the Subdivision and Development Appeal Board (SDAB) respecting the above-noted matter was received on May 28, 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 **June 17, 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 101 767 830#. 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 June 12, 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

May 29, 2025

SDAB File Number: 025-STU-005

Dear Resident:

**NOTICE OF
APPEAL BOARD HEARING**

Legal Description of Subject Property:	Plan 8021930, Block 2, Lot 11 Sturgeon Valley Estates
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Appellants/Applicants: Rob and Sherri Frattin

Reasons for Appeal:

- There is an adequate amount of land and it would be equivalent to other acreages in the area.

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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 June 12, 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

May 29, 2025

SDAB File Number: 025-STU-005

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APPEAL BOARD HEARING**

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Why am I receiving this information?

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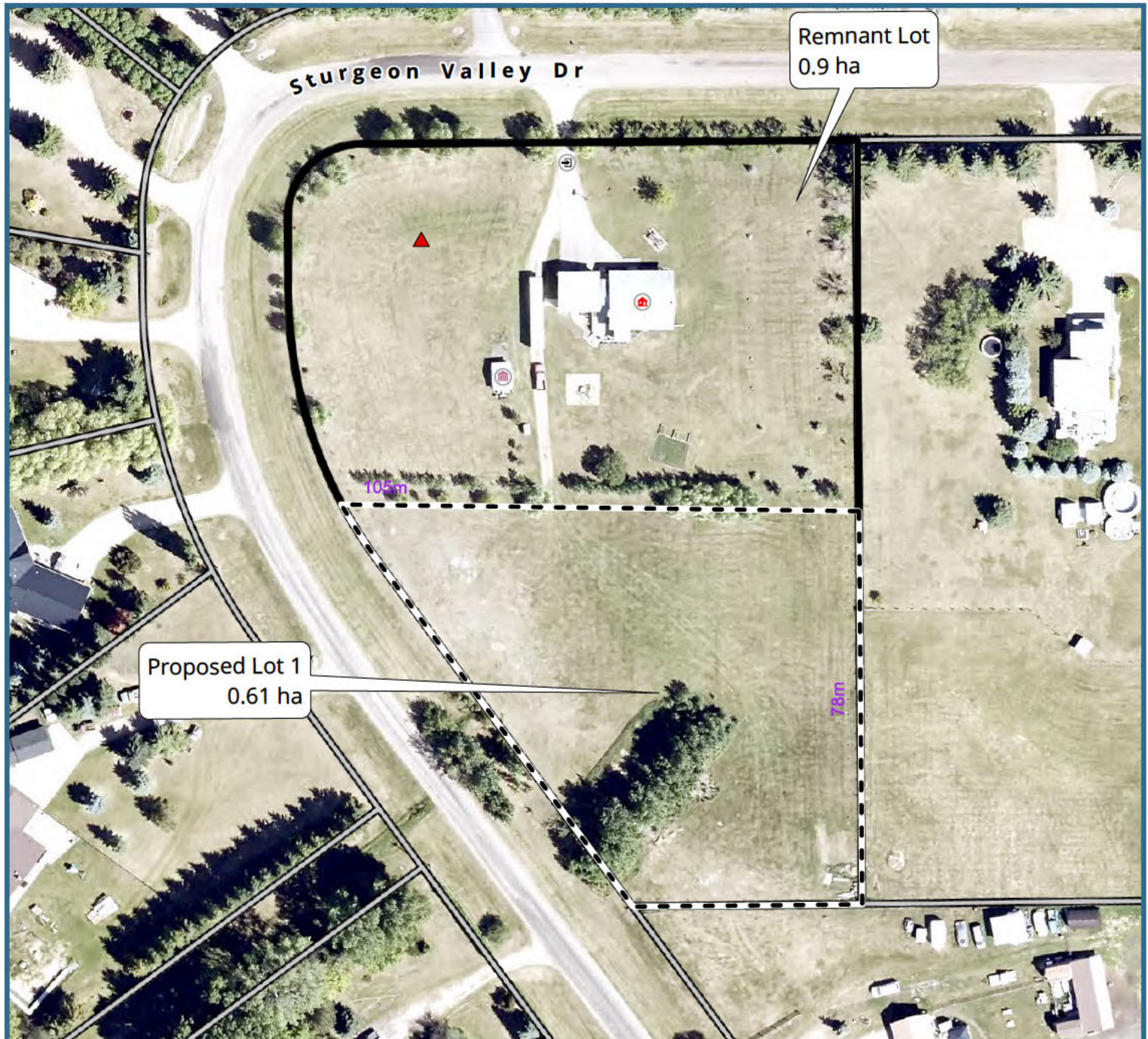
For further information, please call (780) 939-8277 or (780) 939-1377 or email legislativeservices@sturgeoncounty.ca.

Dianne Mason
Secretary, Subdivision and Development Appeal Board

Encl.: Subdivision Map

Exhibit 1 [Applicant Submission]

File Number: 2025-S-009



Legal Description: 8021930;2;11

Roll Number: 1209034

Total Acres/Hectares: 3.67ac / 1.49ha

Land Use: R1 - Country Residential

Municipal Address: 36 56220 Rge Rd 230

Date: 2/18/2025

Legend

- | | |
|---|--|
|  Dwelling |  Septic Field |
|  Existing Approach |  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: February 14, 2025

Date Accepted as "Complete": March 3, 2025

Application Fee: \$3000.00

Receipt No: 202500863

File Number: 2025-S-009

Complete in full (where applicable):

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

SEVERED IN LINE WITH SECTION 17
OF THE FOIP ACT

Mailing
address
(including
postal code)

SEVERED IN LINE WITH SECTION 17
OF THE FOIP ACT

Telephone:

Email:

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

Mailing
address
(including
postal code):

Telephone:

Email:

PROPERTY INFORMATION:

All/part of the: ¼ Sec: Twp: Range: West of the: th Meridian

OR Lot: 11 Block: 2 Plan: 8021930 Land Title #

Municipal Address of Property: 56220 RGE RD 230

Total existing property size (states on land title certificate): 1.49 hectares 3.68 acres

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 :

subdivide to sell

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,

being the registered owner(s) of lands legally described as:

All/part of the: ¼ Sec: Twp: Range: West of the: th Meridian

OR Lot: Block: Plan:

Municipal Address of Property:

do hereby authorize

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:	Varies	10m (33 ft)	1m (3.25 ft)		10m (33 ft)

Excerpt from: *Alberta Private Sewage Systems Standards of Practice 2021*

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

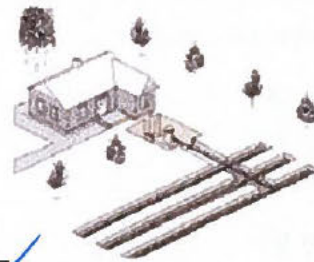
Sewage Disposal (Mandatory)

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



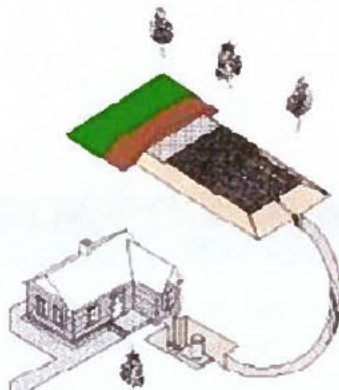
☐ Open Discharge (Pump Out) System

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



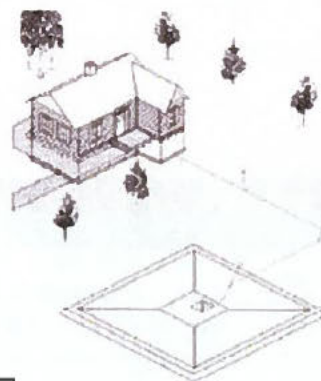
☒ Disposal Field

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.

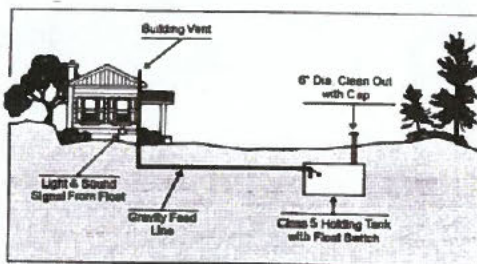


☐ Sewage Lagoon

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, **SEVERED IN LINE WITH SECTION 17 OF THE FOIP ACT**

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

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

SEVERED IN LINE WITH SECTION OF THE FOIP ACT

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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Title

Map Subtitle

3-Feb-2025



Prepared By:

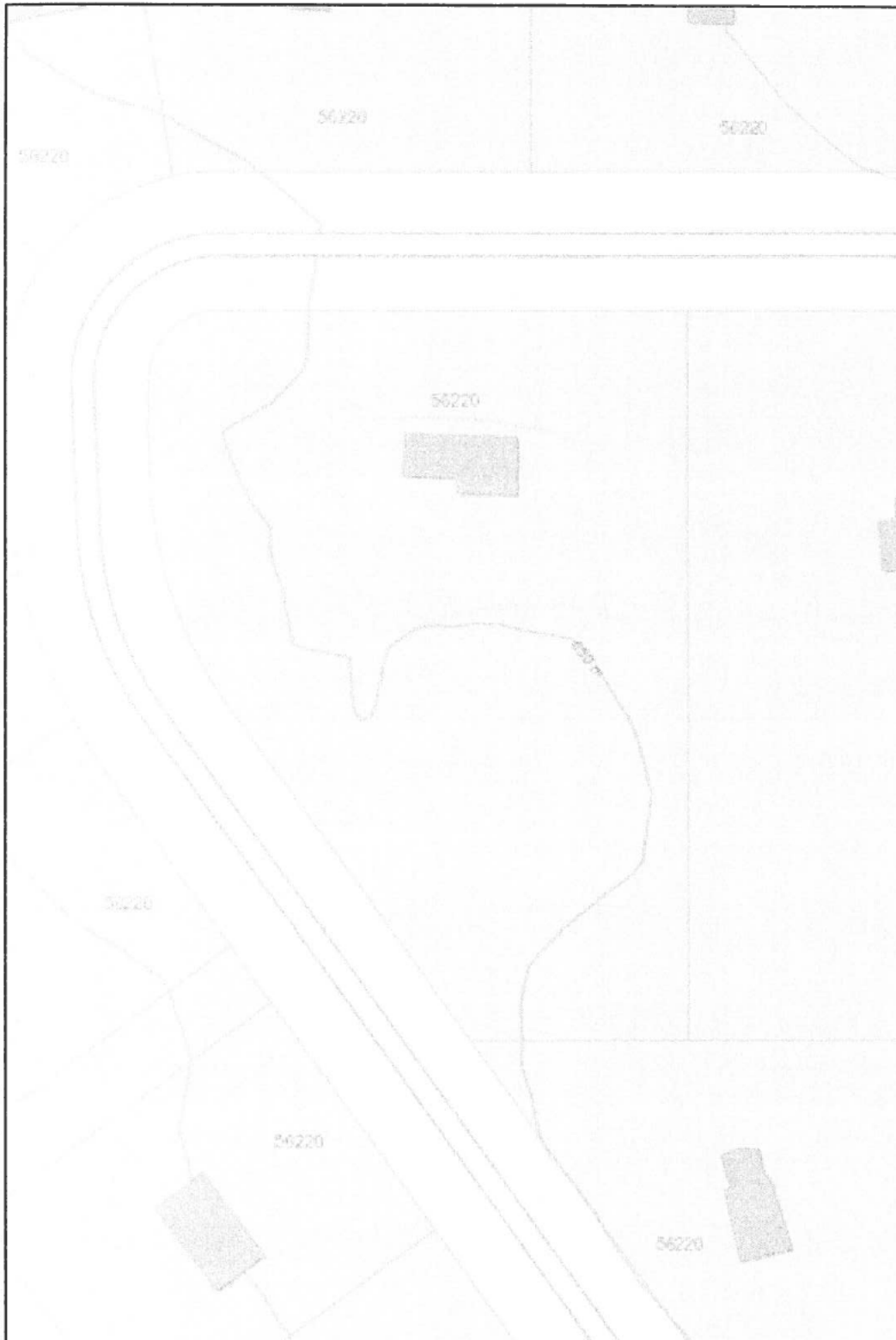
Prepared By

NAD_1983_10TM_AEP_Resource
© Sturgeon County



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.

Map Results



Legend

- ◊ Abandoned Wells (Large Scale)
- Abandoned_Well_Revised (Large Scale)
- Abandoned_Well_Loc_Pointer
- ATS v4_1 Alberta Provincial Boundaries

© Government of Alberta

While every effort is made to ensure data from this site is accurate and current, the Government of Alberta is not liable for any loss or damage arising from the possession, publication, or use of, that data. This information is provided "as is" without warranty.

Tuesday, February 04, 2025 20:55:34 -07:00

0.1

0.06

0.1 Kilometers

Map Scale: 1: 2,257



Alberta Government
GeoDiscover Alberta

Title

Map Subtitle

3-Feb-2025



Prepared By:

Prepared By

NAD_1983_10TM_AEP_Resource
© Sturgeon County

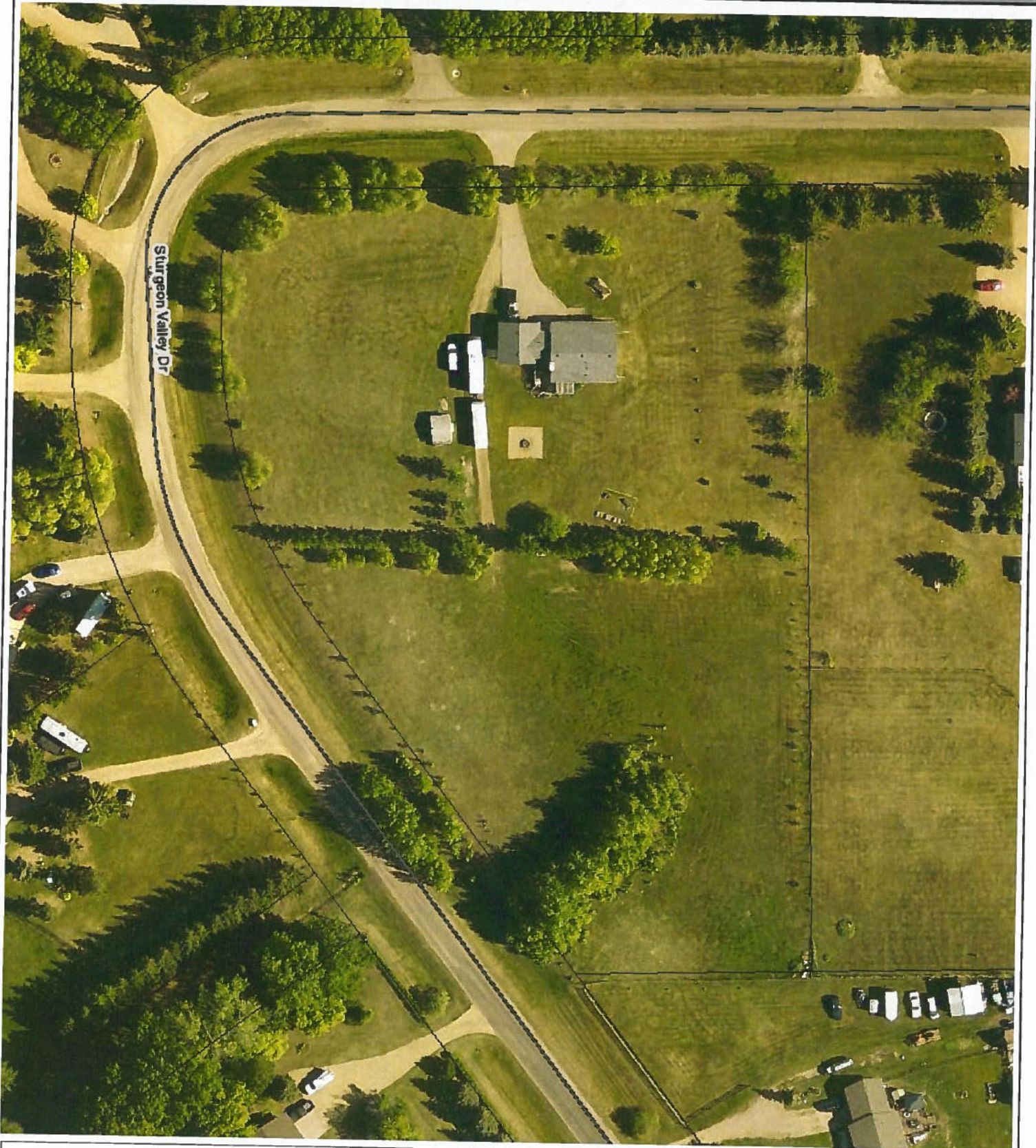


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Title

Map Subtitle

3-Feb-2025



NAD_1983_10TM_AEP_Resource
© Sturgeon County



Prepared By:

Prepared By

Page 21 of 88

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May 15, 2025

Rob & Sherri Frattin

Severed in line with s.17 of FOIP

Re: Proposed Subdivision
Our File No.: 2025-S009
Legal Land Description: Plan 8021930, Block 2, Lot 11 - Sturgeon Valley Estates
Proposal: To create a ± 0.60 ha parcel from 1.49ha

Please be advised that the above-mentioned subdivision application was **REFUSED** by the Subdivision Authority on **May 15, 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 Part 12.1.3 of the Land Use Bylaw, which requires that the minimum parcel area for unserviced parcels in the R1 – Country Residential district is 1 hectare (2.47 acres). This proposal does not meet the minimum parcel area requirements.

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.
Alberta Health Services
Atco Gas
Coronado Gas
Canada Post
Fortis Alberta

North Parkland Power
OPAC – Historical Resources
Sturgeon School Division
Telus Access Planning
Toronto Dominion Bank

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.

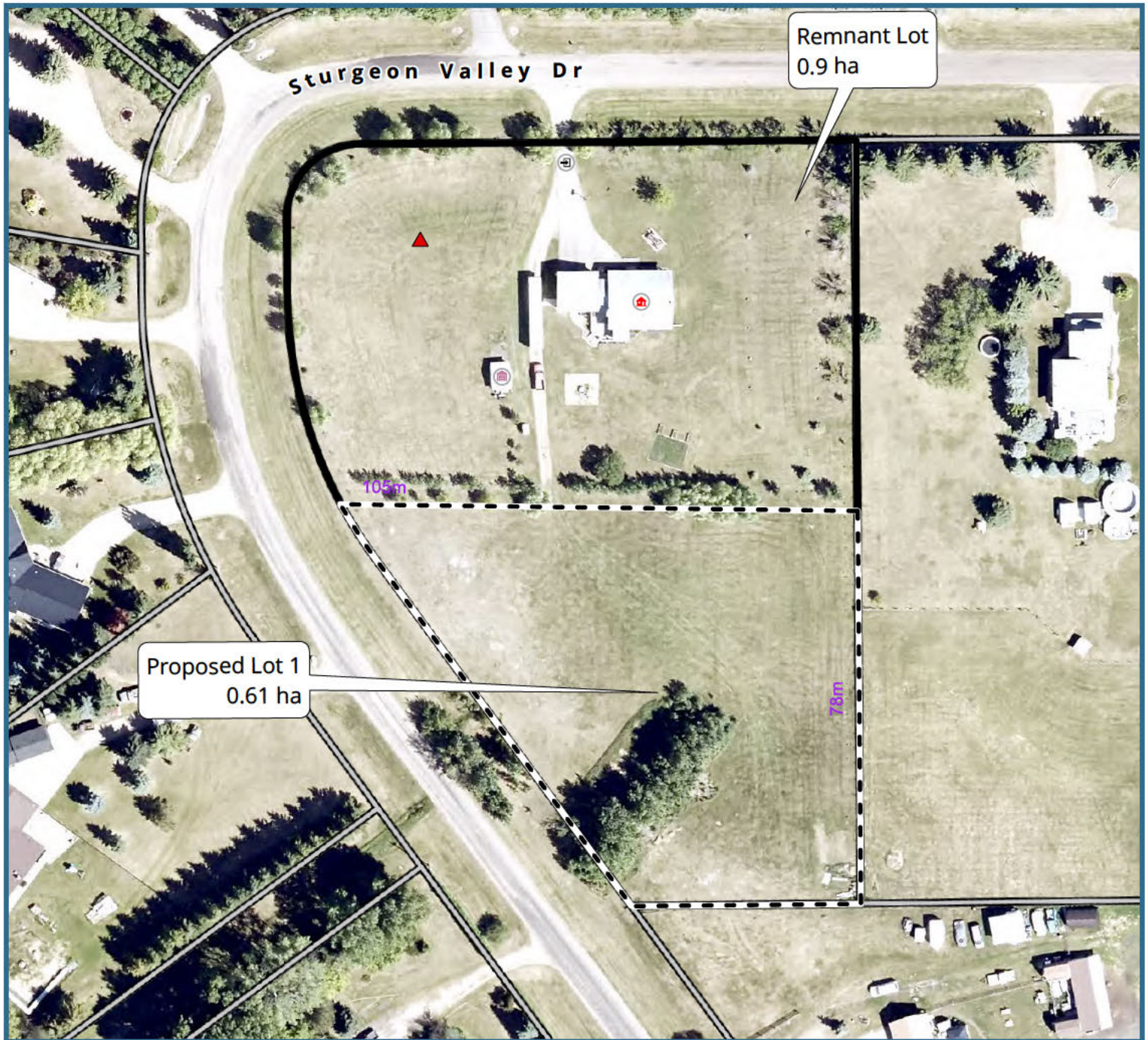
The final date the appeal can be filed is: **JUNE 5, 2025**

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: 2025-S-009



Legal Description: 8021930;2;11

Roll Number: 1209034

Total Acres/Hectares: 3.67ac / 1.49ha

Land Use: R1 - Country Residential

Municipal Address: 36 56220 Rge Rd 230

Date: 5/13/2025

Legend



Dwelling



Existing Approach



Septic Field



Shed

PLANNING AND DEVELOPMENT SERVICES REPORT

FILE INFORMATION: 2025-S-009	
Council Division:	1
Tax Roll Number:	1209034
Legal Land Description of Property:	Lot 11, Block 2, Plan 8021930
Landowners and Applicants:	Robert & Sherri -Lynn Frattin
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.

PART I – APPLICATION DETAILS:

1. As illustrated in Exhibit 1 the applicant proposes subdivision of 0.61 hectares (1.51 acres) from 1.51 hectares (3.73 acres).

PART II – SUBDIVISION HISTORY:

1. Subdivision History:
 - The original subdivision of Sturgeon Valley Estates in 1980.

PART III – REFERRAL SUMMARY:

1. Sturgeon County Development Officer:
 - All Lots:
 - Permits in place for the Single Detached Dwelling with attached garage and deck.
 - Assessment Records indicate a shed (573ft²) was constructed in 1999. Land Use Bylaw 819/96 stated that accessory buildings up to 1,200ft²) were exempt from a development permit, however a building permit is required.
 - As per Sturgeon County's Residential Lot Grading Policy and Procedure Section 7.1(b)(i) states that *as part of the application for subdivision, a land developer shall provide Current Planning and Development Services with a proposed lot grading plan.*
 - Further Section 7.1 (b)(iv) states "*For acceptance of the lot grading plan the land developer shall procure an accredited Alberta Land Surveyor to install grade stakes at all corners of the/each individual lot as well as along the centerline of the/each lot. Stakes shall also be installed at the toe and heel of all slopes and swales. Acceptable tolerances of ±150mm on lot corners and ±300mm within the lot will be accepted, subject to the satisfaction of Engineering Services*"

2. Sturgeon County Engineering Services:
 - *Proposed Lot:*
 - No land dedication/acquisition required.
 - No existing approach. One must be constructed to General Municipal Servicing Standards.
 - Sturgeon County will be undertaking a rehab of Sturgeon Valley Estates Subdivision in the summer, construction anticipated to begin in May. If it is possible for the applicant utilize the county contractor to perform the work at the same time as the road project, that would be preferred.
 - *Remnant Lot:*
 - No land dedication/acquisition required.
 - Existing approach standard will need to be verified to ensure compliance with General Municipal Servicing Standards.
3. Alberta Health Services:
 - The land is currently serviced with a water cistern and sewage disposal field on site.
 - The existing private sewage disposal systems that are on the lands are to meet compliance with the current Alberta Private Sewage and Disposal System Regulation.
4. Adjacent Landowners:
 - Two letters of objection were received regarding the proposed subdivision. Concerns included the following:
 - No desire for a home closer to their property, it will lose the feel of an acreage subdivision, and loss of our privacy.
 - The landowner has filled in the drainage ditch on the proposed property that was created to let any of the snow melt and heavy rain flow out to the ditch. Development in that location is not ideal.
 - A new sign would have to be made to show the changes to the subdivision and cost taxpayers more money.
 - This new subdivision will not add value or benefits to current property owners.
5. No Objections:
 - ATCO Gas, North Parkland Power, Telus, Fortis Alberta.
6. No Responses:
 - Altalink, Canada Post, Coronado Gas, OPAC - Historical Resources, Sturgeon County Protective Services, Sturgeon County Drainage Services, Sturgeon School District, Toronto Dominion Bank.

PART IV – ANALYSIS:

1. This application proposes to split an existing R1 – Country Residential parcel within the Sturgeon Valley Estates multi-lot subdivision. The proposed split follows an existing treeline and would create direct access to Proposed Lot 1 from the local roadway, Sturgeon Valley

Drive. This parcel is privately serviced and does not have the option to connect to municipal water or wastewater.

The subdivision regulations of the R1 – Country Residential district indicate that the minimum lot size for parcels created from a subdivision are 1 hectare (2.47 acres). This subdivision would result in parcel sizes of 0.61 hectares (1.51 acres) and 0.90 hectares (2.22 acres), both of which fall short of the minimum size requirements.

2. Therefore, this application is not consistent with the Land Use Bylaw's "R1 - Country Residential" regulations (see Appendix 3).
3. It appears that the existing septic field would continue to comply with the Alberta Private Sewage Systems Standard of Practice, should this application be approved – however a certificate of compliance is necessary to verify.
4. Money in lieu of municipal reserve has already been claimed as part of the original subdivision of Sturgeon Valley Estates.

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 Part 12.1.3 of the Land Use Bylaw, which requires that the minimum parcel area for unserviced parcels in the R1 – Country Residential district is 1 hectare (2.47 acres). This proposal does not meet the minimum parcel area requirements.

Prepared by:



Jonathan Heemskerk, Planner, Current Planning

Reviewed by:

Martyn Bell, Program Lead, Current Planning

NOTE: Appendices Attached...

(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.

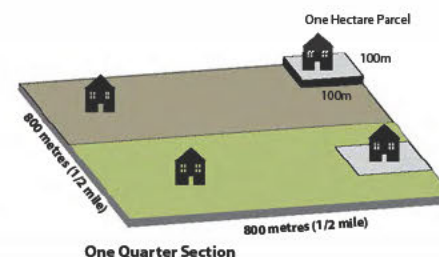
2.3.18 Shall ensure that Acreage Lots minimize the total amount of land being taken out of agricultural production. The maximum lot density for an Acreage Lot shall be one (1) unit per 32 hectares, with a lot size subject to provisions under the LUB.

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

Maintaining the rural character of the Neighbourhood through responsible interaction with the landscape.

Similar to other agrarian regions in Sturgeon County, the Neighbourhood is characterized by close ties between agricultural activities and residential development. However, Neighbourhood D is unique because of its proximity to heavy industrial developments in the Alberta Industrial Heartland (AIH), its extensive network of pipeline corridors and the recreation potential of the Redwater Provincial Recreation Area. The desired intent is to foster dialogue between the local community and a variety of municipal, provincial and federal agencies, to ensure that the concerns of residents are understood and accounted for.

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

aPromoting active dialogue between County residents and industry stakeholders regarding quality of life issues caused by increased industrial developments within the Alberta Industrial Heartland (AIH).

bStrengthening the viability of the Primary Industry and lifestyles through the implementation of Residential Type 4 policies within the Neighbourhood.

cReducing 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.

dRequiring that lands originally identified with Class 1 or Class 2 soils designations (as identified by the Canadian Land Inventory: Land Capability for Agriculture) revert to agricultural function and zoning after resource extraction is complete.

eDiscouraging the development or expansion of Confined Feeding Operations (as per the AOPA notification schedule detailed in Appendix A-2) from the municipal boundary of the Town of Redwater and 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.

fLimiting the infill of existing country residential subdivisions, where no approved Local Planning Document is in place, until the applicant provides a Needs Assessment and a Fiscal Impact Assessment (deemed complete to the satisfaction of the approving authority) that demonstrates a need for the additional residential development proposed.



PART 12 RESIDENTIAL DISTRICTS

12.1 R1 – COUNTRY RESIDENTIAL DISTRICT



.1 General Purpose

To provide for multi-lot residential subdivisions in rural areas where *parcel* size is determined through limited servicing availability and associated regulations. *Parcels* in this district are generally larger than ones found in the R2 district and accommodate *uses* in a residential context.

.2 Uses

Permitted Uses	Discretionary Uses
<i>Accessory dwelling unit**</i>	<i>Accessory dwelling unit**</i>
<i>Accessory, building*</i>	<i>Accessory, building*</i>
<i>Accessory, use*</i>	<i>Accessory, use*</i>
<i>Dwelling, single detached</i>	<i>Bed and breakfast</i>
<i>Group home, minor</i>	<i>Dugout</i>
<i>Home-based business, level 1 (office)</i>	<i>Family day home</i>
	<i>Group home, major</i>
	<i>Home-based business, level 2</i>
	<i>Sales centre</i>
	<i>Show home</i>

* Refer to Section 6.1 for further clarification.

** Refer to Section 6.1A for further clarification.

1432/19; 1587/22

.3 Subdivision Regulations

<i>Minimum parcel area</i>	0.8ha (2ac), if connected to a municipal sanitary line 1ha (2.47ac), if no municipal sanitary line
<i>Parcel density</i>	Maximum 50 <i>parcels</i> per 64.7ha (160ac)
<i>Infill subdivision</i>	Further <i>subdivision</i> of existing <i>parcels</i> where the proposed <i>parcels</i> do not meet the minimum <i>parcel area</i> and/or the prescribed <i>parcel density</i> , shall be subject to the recommendations of an approved <i>local planning document</i> .

.4 Development Regulations

<i>Minimum front yard setback</i>	<i>Abutting a local road</i>	12m (39.4ft)
	<i>Abutting collector road</i>	35m (114.8ft)
	<i>Flanking front yard</i>	10m (32.8ft)
<i>Minimum side yard setback</i>	<i>Principal building</i>	6m (19.7ft) or 10% of the <i>parcel width</i> , whichever is lesser, not to be less than 2.5m (8.2ft)
	<i>Accessory building</i>	3m (9.8ft)
<i>Minimum rear yard setback</i>	<i>Principal building</i>	6m (19.7ft)
	<i>Accessory building</i>	3m (9.8ft)
<i>Maximum height</i>	<i>Principal building</i>	12m (39.4ft)
	<i>Accessory building</i>	8m (26.2ft)
<i>Maximum floor area</i>	<i>Accessory building</i>	230m ² (2,475.7ft ²)
<i>Maximum parcel coverage</i>	15%	

1432/19

96

.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) Access to residential *parcels* shall in all cases be from a *local* or *collector road* constructed for the subdivision.

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

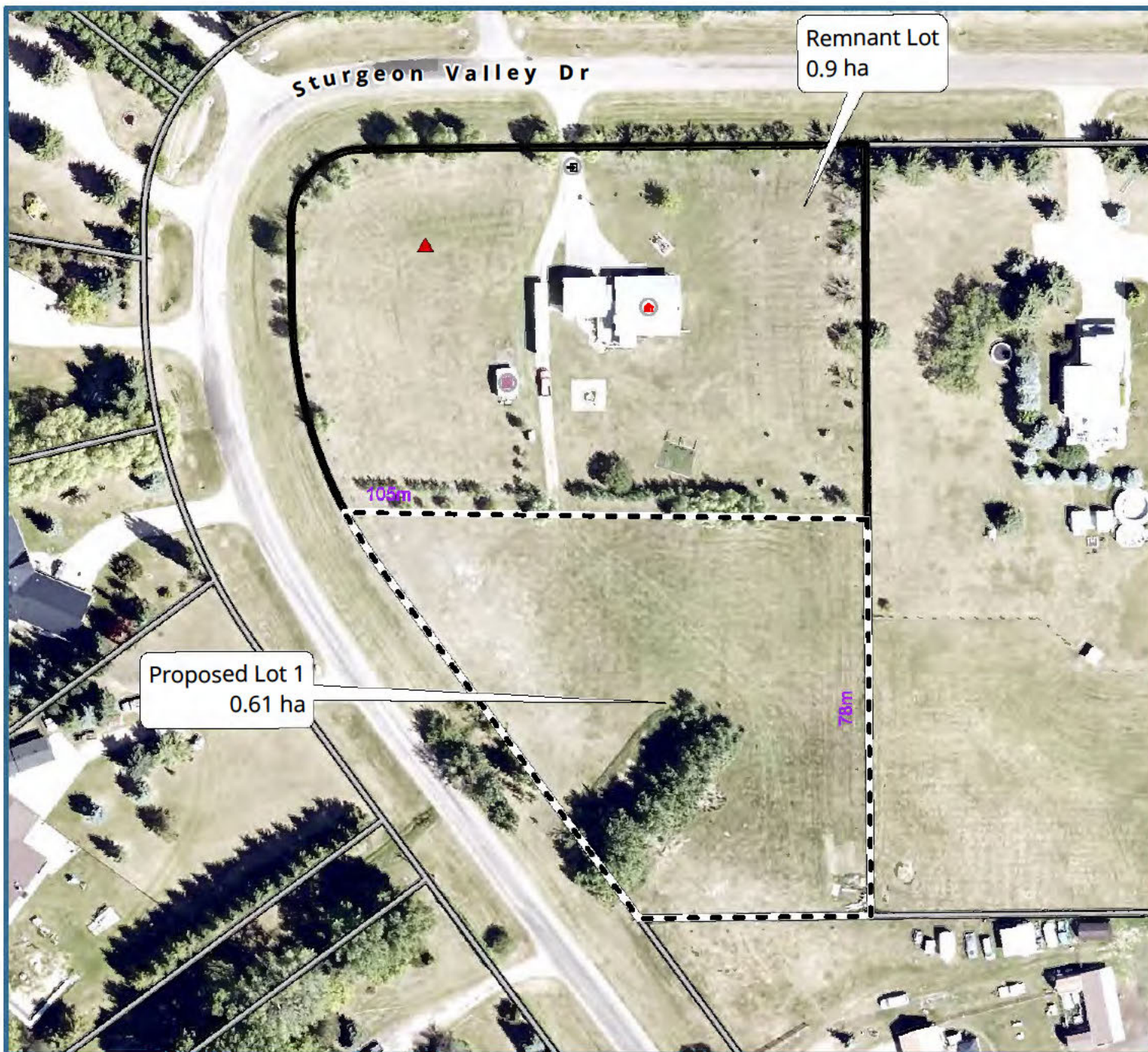
.5 Additional Development Regulations

- (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

Exhibit 1 [Applicant Submission]

File Number: 2025-S-009



Legal Description: 8021930;2;11

Roll Number: 1209034

Total Acres/Hectares: 3.67ac / 1.49ha

Land Use: R1 - Country Residential

Municipal Address: 36 56220 Rge Rd 230

Date: 2/18/2025

Legend



Dwelling



Existing Approach



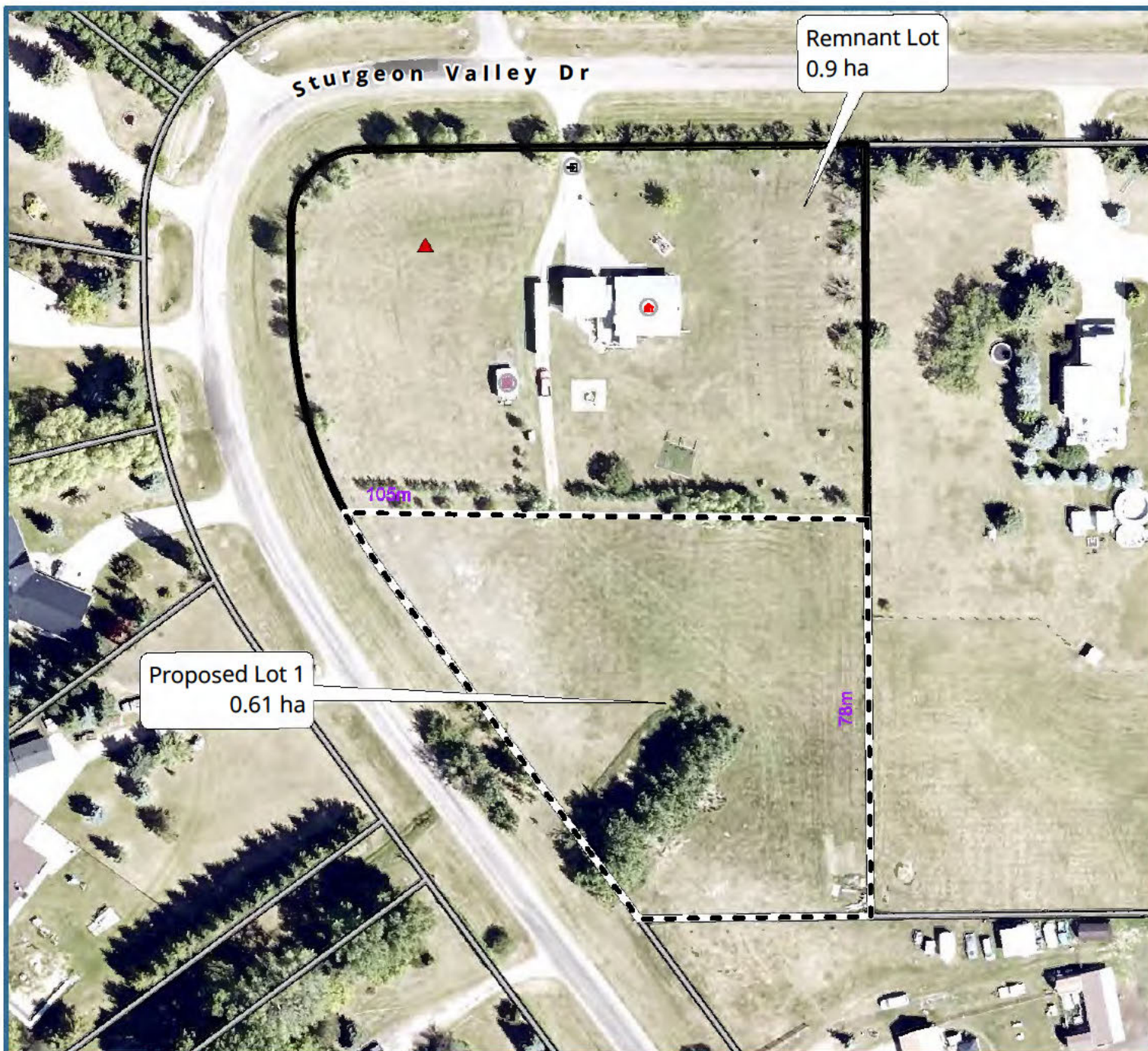
Septic Field



Shed

Exhibit 2 [Refusal]

File Number: 2025-S-009



Legal Description: 8021930;2;11

Roll Number: 1209034

Total Acres/Hectares: 3.67ac / 1.49ha

Land Use: R1 - Country Residential

Municipal Address: 36 56220 Rge Rd 230

Date: 5/13/2025

Legend



Dwelling



Existing Approach



Septic Field



Shed

MEMO

To: Shannon Gagnon

From: Yvonne Bilodeau

Date: March 6, 2025

Re: Proposed Subdivision

File No: 2025-S-009

Roll No: 1209034

Legal Description: Plan 8021930, Block 2, Lot 11 - Sturgeon Valley Estates

The subject parcel is districted as R1 – Country Residential according to Sturgeon County's Land Use Bylaw 1385/17.

Proposed Lot 1 (0.61ha)

As per Sturgeon County's Residential Lot Grading Policy and Procedure Section 7.1(b)(i) states that ***As part of the application for subdivision, a land developer shall provide Current Planning and Development Services with a proposed lot grading plan.*** Further Section 7.1 (b)(iv) states "*For acceptance of the lot grading plan the land developer shall procure an accredited Alberta Land Surveyor to install grade stakes at all corners of the/each individual lot as well as along the centerline of the/each lot. Stakes shall also be installed at the toe and heel of all slopes and swales. Acceptable tolerances of $\pm 150\text{mm}$ on lot corners and $\pm 300\text{mm}$ within the lot will be accepted, subject to the satisfaction of Engineering Services*"

Remnant Lot (0.9ha)

Development Permit #37-99 Single Detached Dwelling with attached garage and front deck

Compliance Certificate #C-181-99 - Approved

Building Permit #305305-14-B0429

Compliance Certificate #C-172-2002 – Approved

Assessment Records indicate a shed (573ft^2) was constructed in 1999. Land Use Bylaw 819/96 stated that accessory buildings up to $1,200\text{ft}^2$) were exempt from a development permit, however a **building permit is required.**

Subdivision Referral to Engineering Services

- Referral Sent: March 3, 2025
- Roll No: 1209034
- Phone No: [REDACTED] (Rob) Severed in line with s.17 of FOIP
- Response Deadline: March 24, 2025
- Municipal Address: 36 56220 Rge Rd 230
- Landowner(s):
: FRATTIN, ROB & SHERRI - LYNN
:
:

☐ On-site inspection completed; or

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

Referral comments provided by: Joshua Scanks on March 19th, 2025
(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 gradually slopes up towards the Northeast. Please see attached map showing flood risk from Sturgeon County's Drainage Master Plan and wetland areas from Government of Alberta, neither of which exist 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):

- Approach # 1 (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: 6-8m, Surface: Paved, Side-Slopes: 3:1, Culvert Size/Condition: 500mm CSP

Other Requirments: _____

Approach Conditions to be verified in spring

- 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):

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 gradually slopes up towards the Northeast. Please see attached map showing flood risk from Sturgeon County's Drainage Master Plan and wetland areas from Government of Alberta, neither of which exist 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):

- Approach #2 (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: 6-8m, Surface: Paved, Side-Slopes: 3:1, Culvert Size/Condition: TBD

Other Requirments:

Sturgeon County will be undertaking a rehab of Sturgeon Valley Estates Subdivision this summer, construction anticipated to begin in May. Please Contact Scot Williams, swilliams@sturgeoncounty.ca, to confirm location, culvert depth etc. It is recommended that the applicant utilize the county contractor to perform the work at the same time as the road project.

- 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:

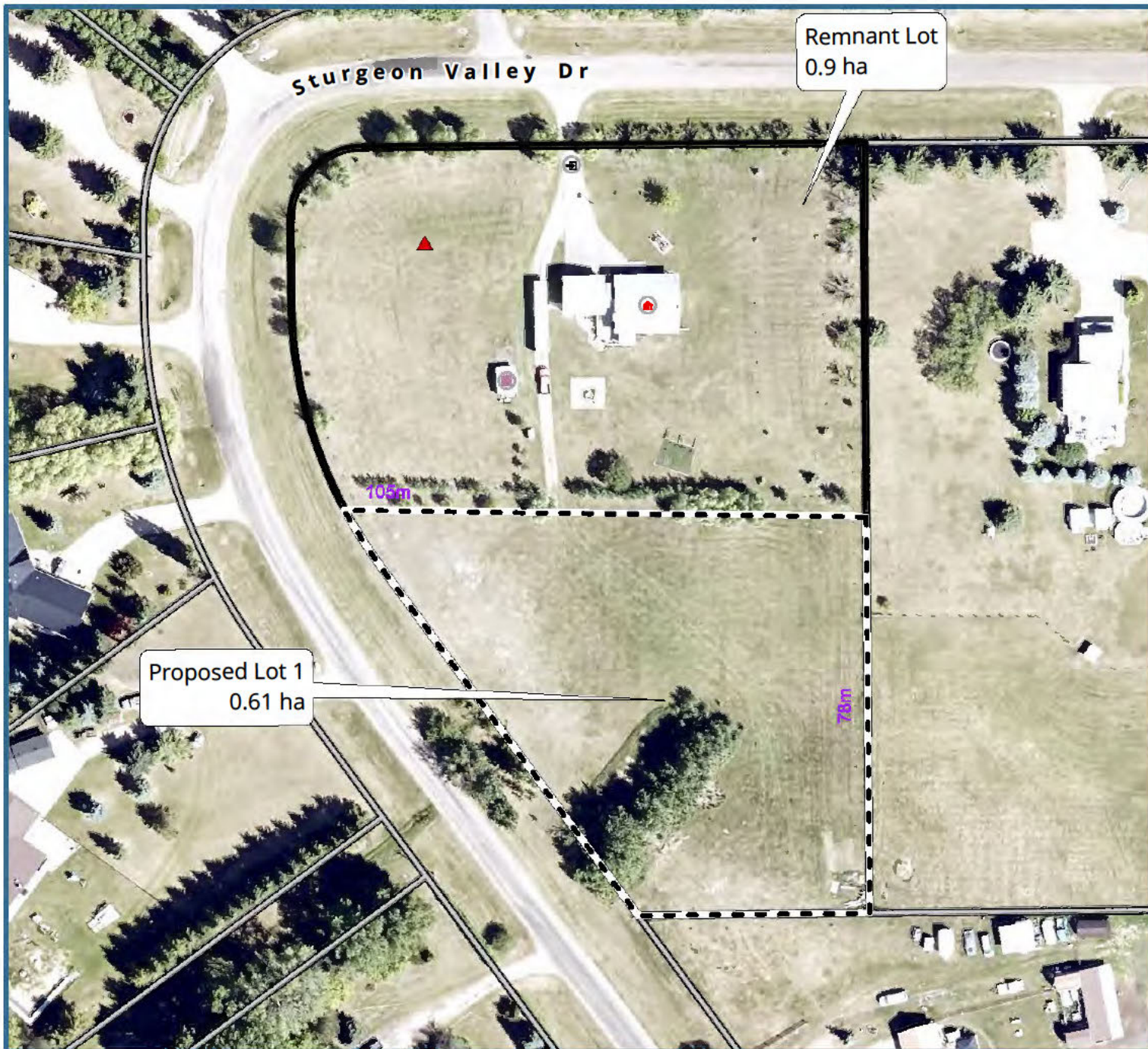
Width: _____, Surface: _____, Side-Slopes: _____, Culvert Size/Condition: _____

Other Requirments:

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

IDLS Exhibit

File Number: 2025-S-009



Legal Description: 8021930;2;11

Roll Number: 1209034

Total Acres/Hectares: 3.67ac / 1.49ha

Land Use: R1 - Country Residential

Municipal Address: 36 56220 Rge Rd 230

Date: 2/18/2025

Legend



Dwelling



Existing Approach



Septic Field



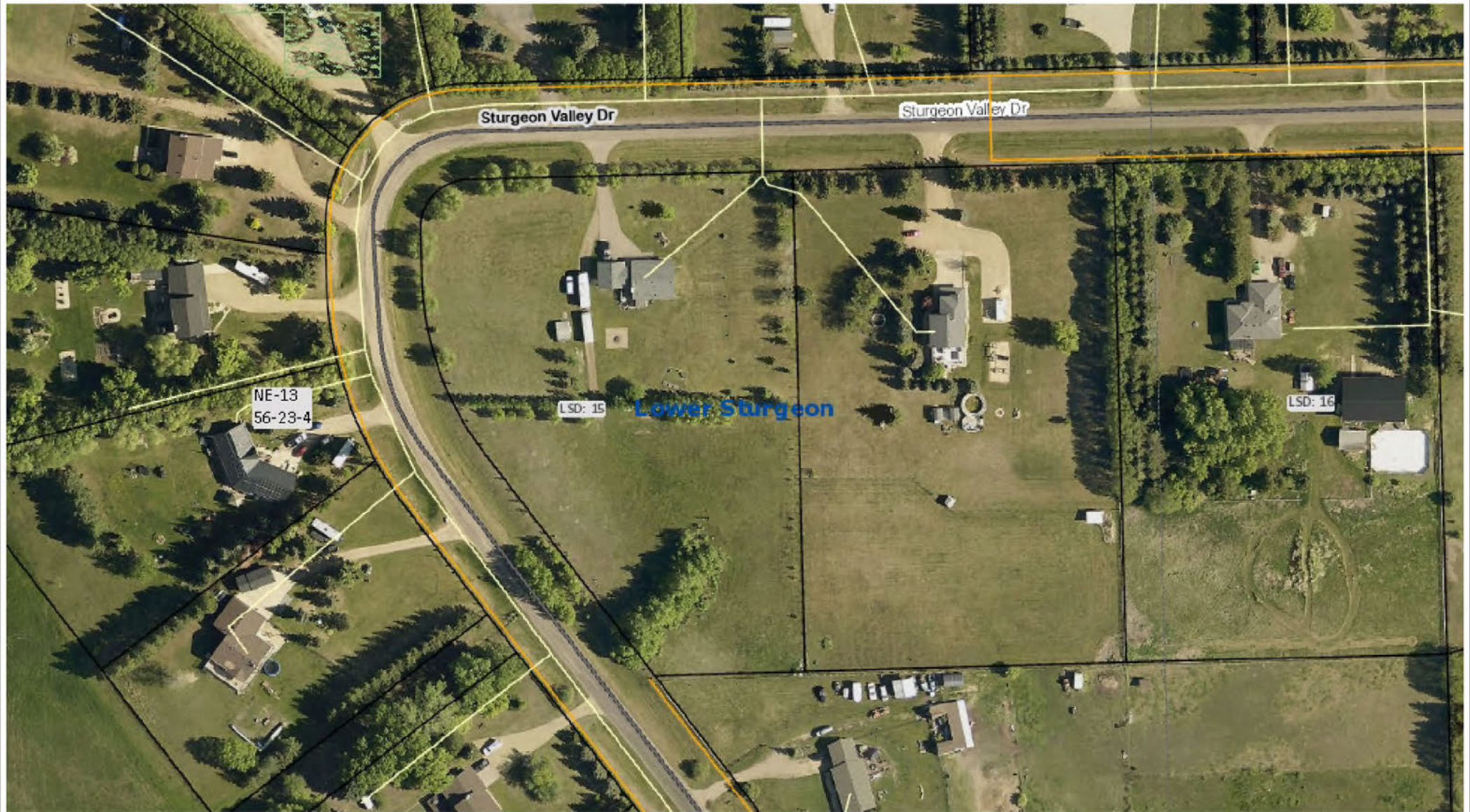
Shed

5m acquisition

5m dedication

2025-S-009 Flood Risk & Wetland Map

19-Mar-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:
Page 46 of 68

Joshua Scanks



March 20, 2025

Sturgeon County
Attn: Shannon Gagnon
Planning & Development Assistant
9613 100 Street
Morinville, AB T8R 1L9

E-mail: sgagnon@sturgeoncounty.ca

Dear Shannon;

**RE: Proposed Subdivision
Lot 11 Block 2 Plan 8021930
56220 – RGE RD 230
Sturgeon County # 2025-S-009**

This application proposes to subdivide a 1.49 acre residential lot. The proposed lot 1 being 0.61 ha, with the remnant lot being 0.9 ha. There is currently a residence, a water cistern and a sewage disposal field on site.

Future site must be in compliance with the *Nuisance and General Sanitation Regulation, NGS Reg.* (AR 243/2003):

- The setback distances outlined in Section 15(1) and (2) the *NGS Reg* must be met, these include:
 - No person shall locate a water well within:
 - a) **10 m** of a watertight septic tank, pump out tank or other water tight compartment of a sewage or waste water system,
 - b) **15 m** of a weeping tile field, evaporation treatment mound, or outdoor pit privy,
 - c) **30 m** of a leaching cesspool,
 - d) **50 m** of sewage effluent on the ground surface,
 - e) **100 m** of a sewage lagoon,
 - f) Or **450 m** of any area where waste is or may be disposed of at a landfill within the meaning of the Waste Control Regulation (AR 192/96)
 - Nor shall you locate any of the aforementioned items in a-f within the stipulated distances of an existing well.

Any future private sewage disposal systems that are on the lands are to meet compliance with the current Alberta Private Sewage and Disposal Systems Regulation. AHS-EPH recommends connection to municipal septic systems where they become available.

The existing private sewage disposal systems that are on the lands are to meet compliance with the current Alberta Private Sewage and Disposal Systems Regulation.

Alberta Health Services – Environmental Public Health (AHS-EPH) has found no records of contaminated sites or landfills associated with this property. Please be advised that AHS records are not exhaustive, and comments may be revised if new information is provided regarding the lands.

AHS EPH has no concerns with the proposed subdivision based on the information provided at this time.

Sincerely,

A handwritten signature in black ink that reads "Catherine Evelyn". The script is cursive and fluid.

Catherine Evelyn, BHS, MPH, CPHI(C)
Public Health Inspector / Executive Officer

SEVERED IN LINE WITH SECTION 17 OF THE FOIP ACT

Danielle Craib (she/her)

PLANNING AND DEVELOPMENT ASSISTANT (DEVELOPMENT)

780-939-1315

dcraib@sturgeoncounty.ca

sturgeoncounty.ca

9613 100 Street, Morinville, AB T8R 1L9



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Good Afternoon,

We are submitting our incite on the above-mentioned subdivision application. My husband and I are both opposed to this parcel of land being subdivided for the following reasons:

- We don't want to have a house that is close in proximity to our property. It starts to lose the feel of an acreage subdivision, and loss of our privacy. We moved to this subdivision because of the way it was laid out with space between properties.
- The landowner has filled in the drainage ditch on the proposed property that was created to let any of the snow melt and heavy rain flow out to the ditch. The filling in this ditch now causes run-off to accumulate and floods the proposed property, our property, and the other connected property. It is not an ideal situation to build

in that area.

- Subdividing the land would change the integrity of the subdivision, it is perfect the way it is mapped out. This will potentially cause residents to have to pay increased property taxes.
- A new sign would have to be made to show the changes to the subdivision and cost tax payers more money.

Thank you for taking our concerns into account. Our biggest problem with this is the privacy aspect of it all.



SEVERED IN LINE WITH SECTION 17 OF THE FOIP ACT

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In confidence **** my name, address and any identifying information to be kept confidential until, and only until such time as I, of my own choosing, agree to identify myself within a formal address/meeting.

I am submitting my response of: **NOT IN AGREEMENT!**

As a resident/owner of property, within Sturgeon Valley Estates, since **s.17(1)** unless I am specifically and directly, provided with clear and defensible reasons why this application will add value and benefit to the subdivision, I am submitting a hard and steadfast NO.

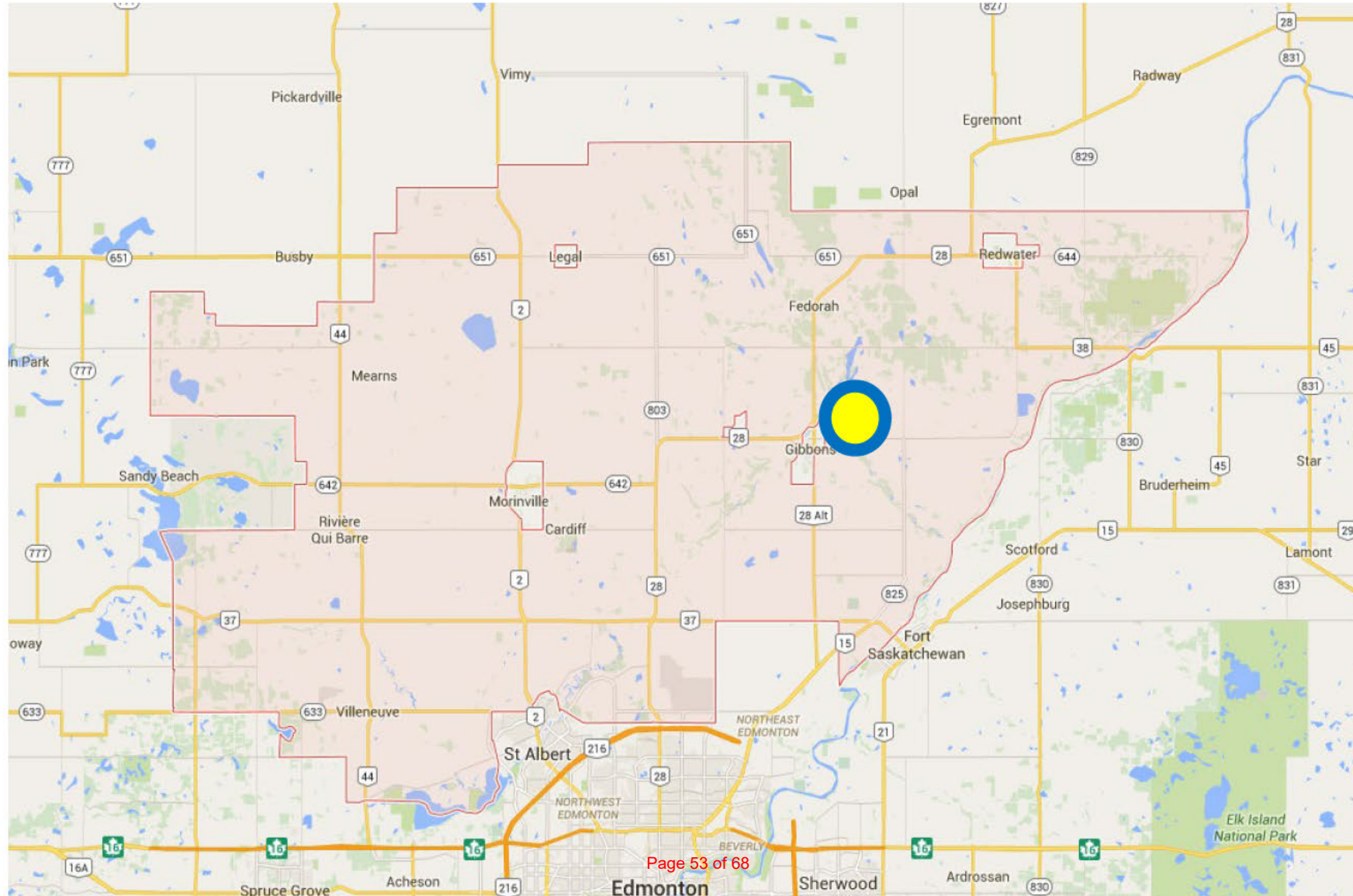
Subdivision and Development Appeal Board (2025-S-009)

Jonathan Heemskerk

June 17, 2025



Site Location (Regional Context)



Site Location (Local Context)



Proposal



Referral Responses

Sturgeon County Development Officer

- Permits in place for the Single Detached Dwelling
- Shed (1999) is exempt from development permit, but will require building permit
- Lot grading plan required for all residential subdivisions

Sturgeon County Development Engineering

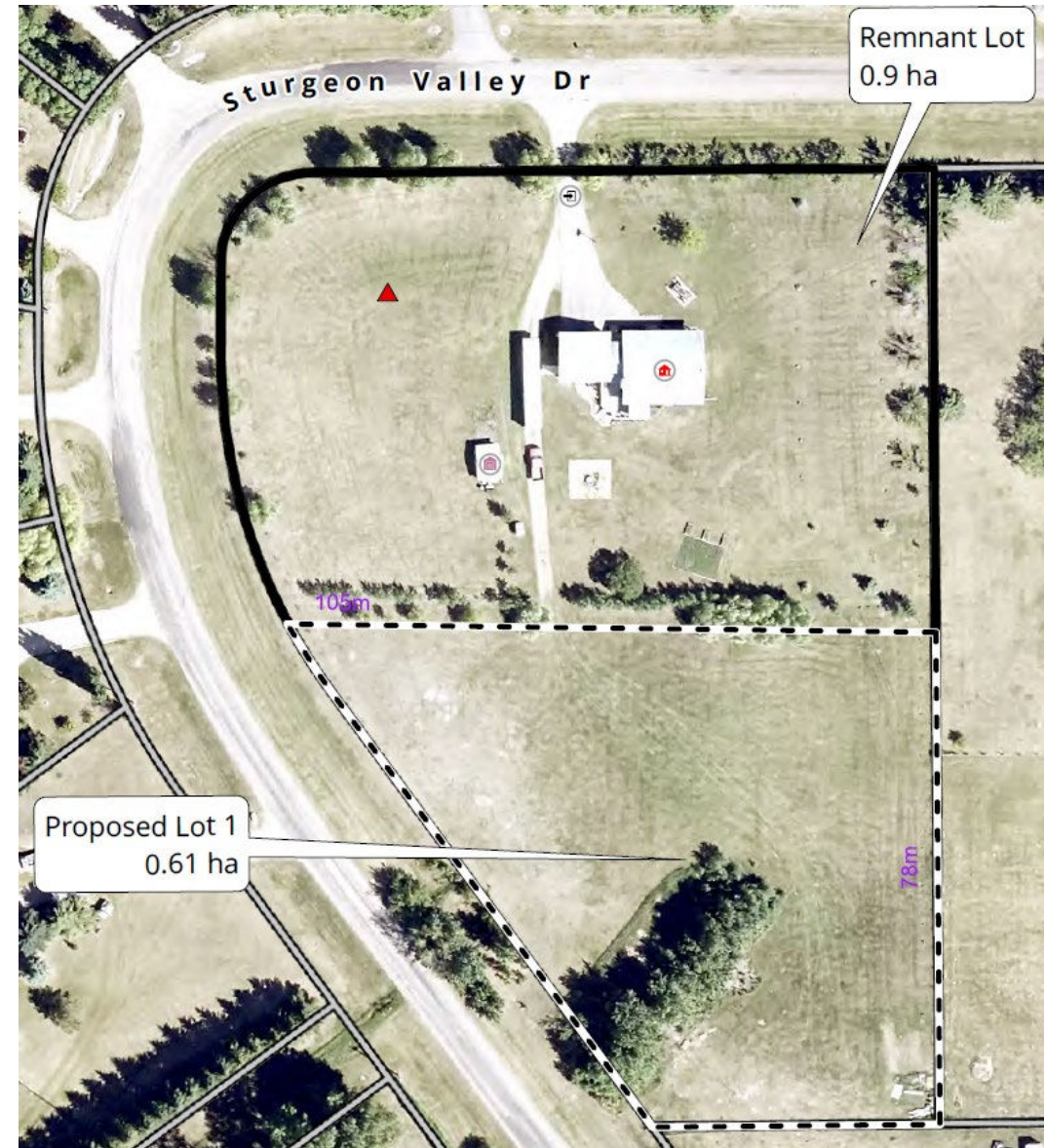
- No land dedication/acquisition required
- Approach must be constructed for Proposed Lot 1 to engineering standards

Alberta Health Services

- Land is serviced by a water cistern and septic field

Adjacent Landowners

- Two letters of objection were received:
 - No desire for a home closer to their property
 - Loss of privacy and feel of an acreage subdivision
 - The landowner brought fill in for an area used for drainage towards the ditch
 - A new sign would be required for the subdivision, costing taxpayers money



Sturgeon Valley Estates

- Private serviced area (water and wastewater) originally subdivided in 1980
- Lot sizes vary within this multi-lot subdivision
 - Smallest Lot: **1.34 acres**
 - Largest Lot: **5.58 acres**
- Subject parcel is currently **3.68 acres**
- Average lot size is 2.95 acres
- There are eight lots in the subdivision that are 1.6 acres or less



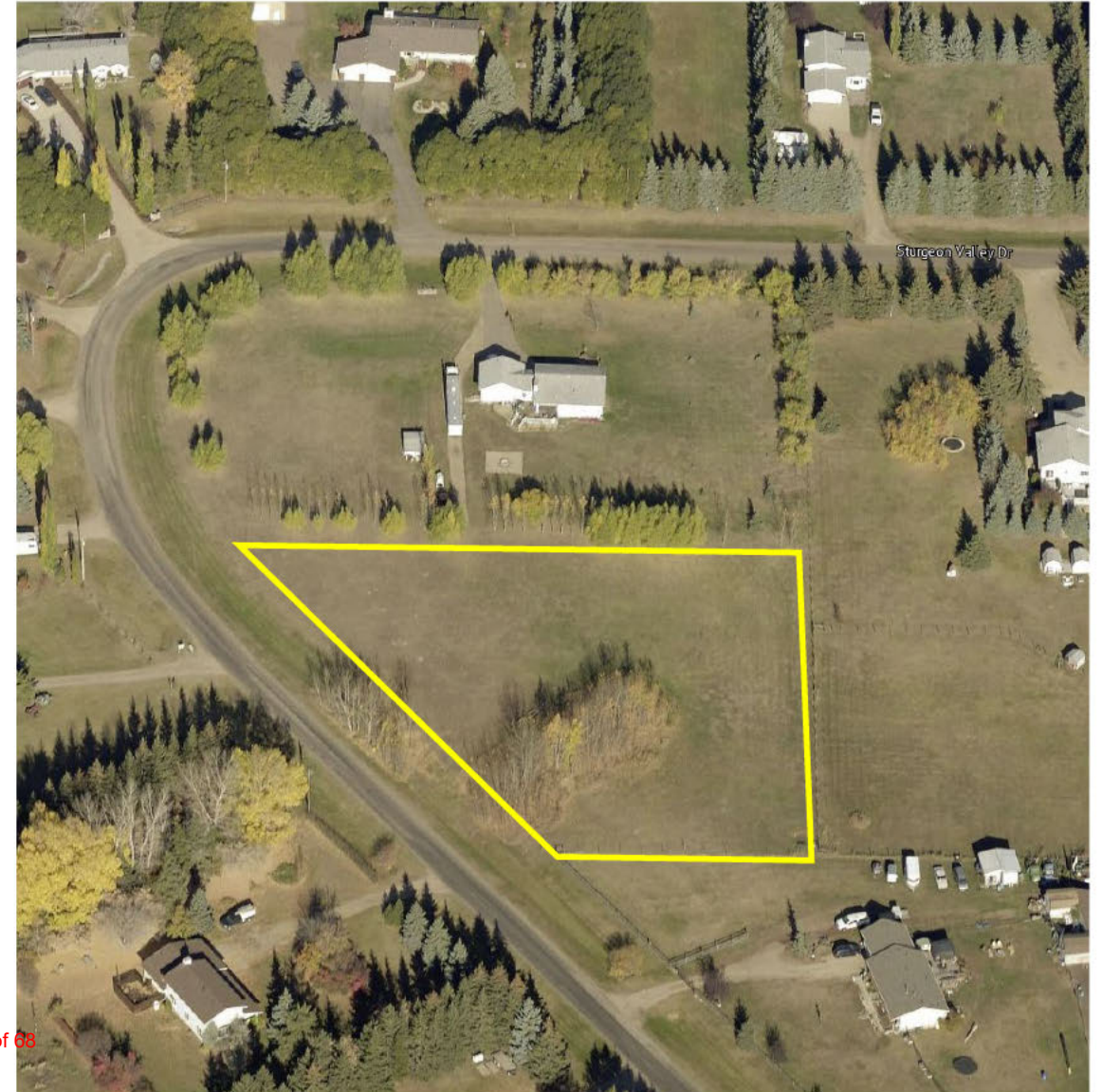
Sturgeon Valley Estates

- Proposed split of this lot would create lots of:
 - 1.51 acres & 2.17 acres

# (smallest lots)	Parcel Size
1	1.34 acres
Proposed Lot 1	1.51 acres
2	1.57 acres
3	1.57 acres
4	1.58 acres
5	1.58 acres
6	1.58 acres
7	1.58 acres
8	1.60 acres
Remnant Lot	2.17 acres
9	2.18 acres
10	2.57 acres

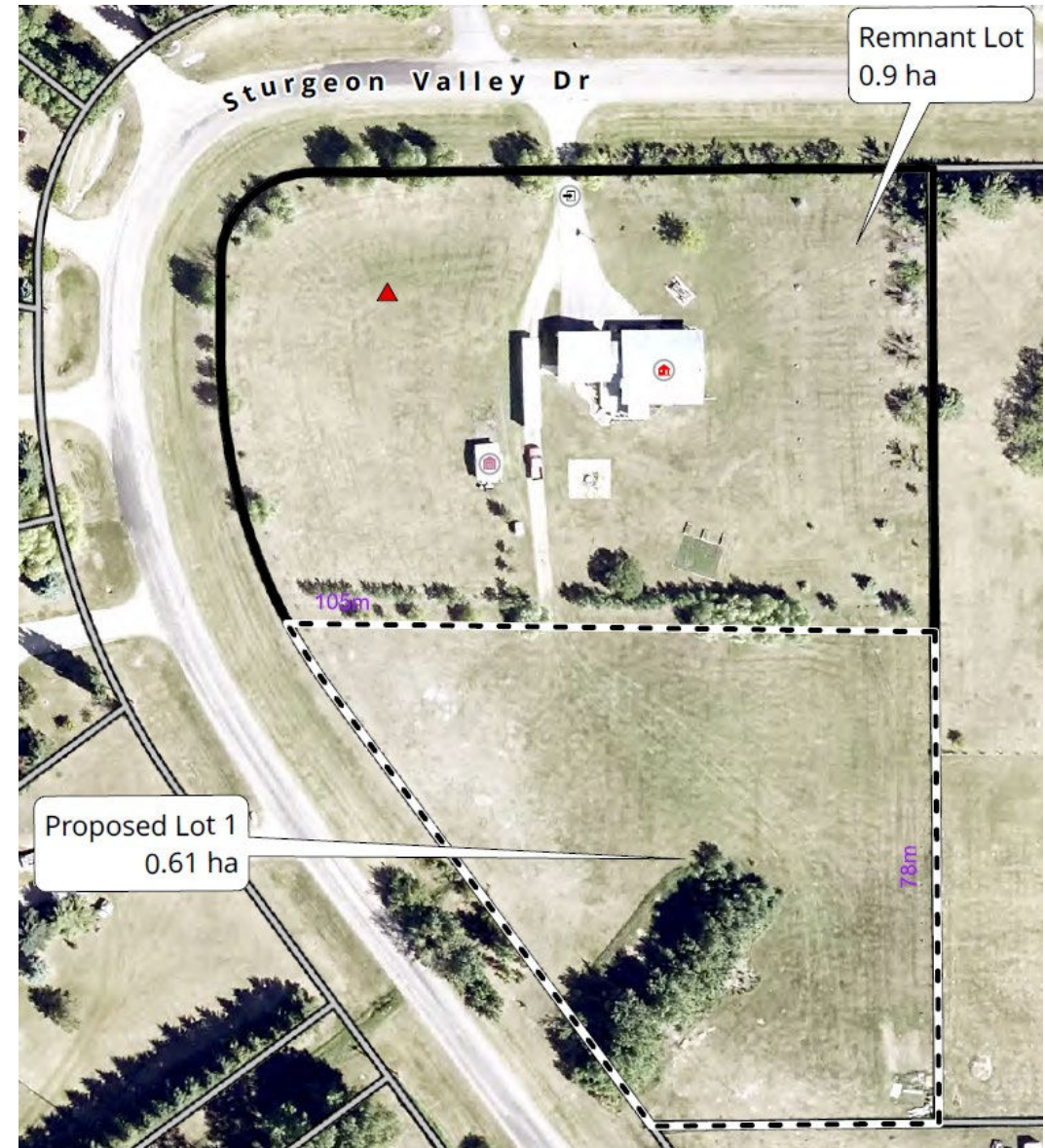


Proposed Subdivision



Land Use Bylaw Regulations

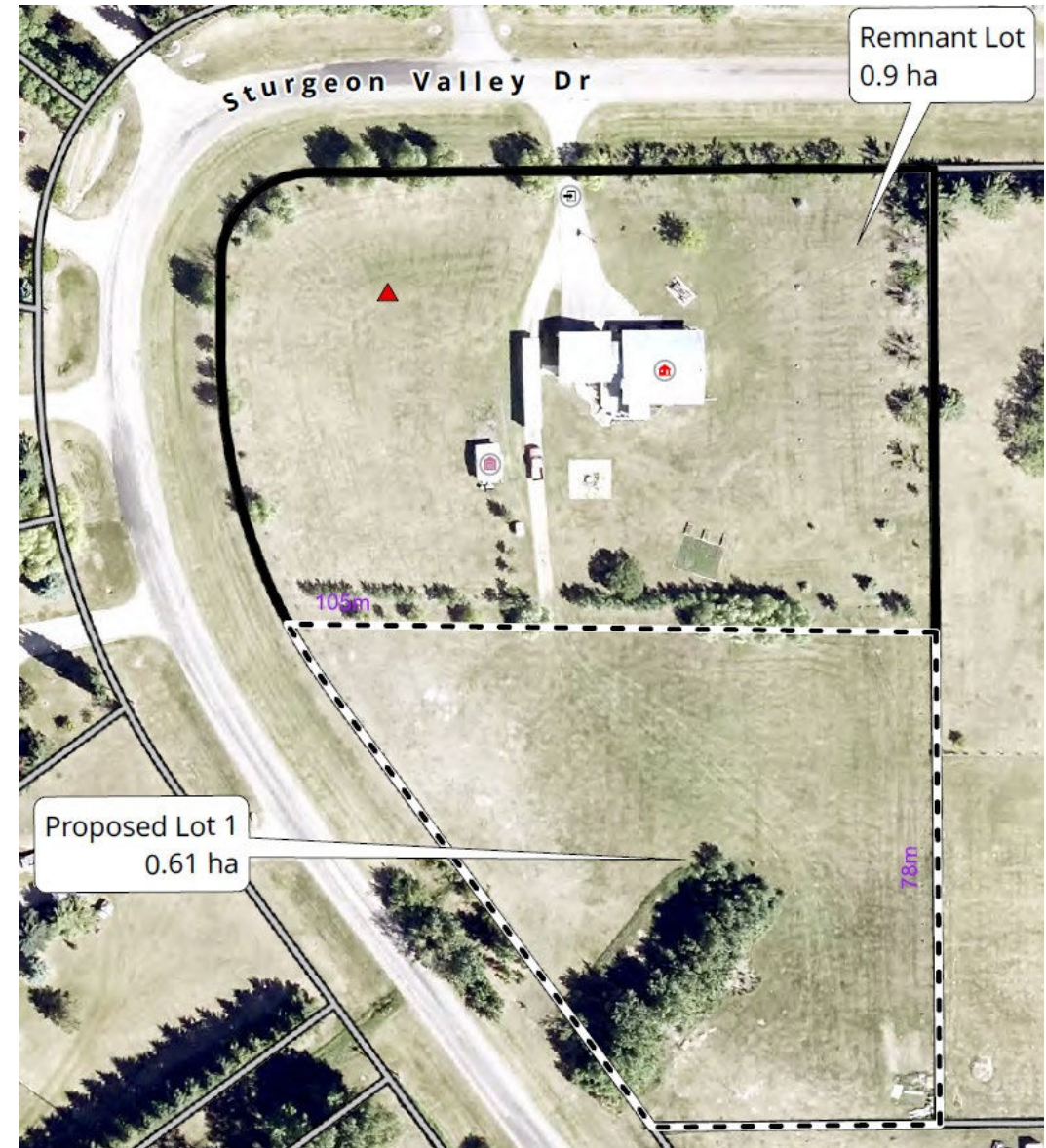
- The subdivision is not consistent with the subdivision regulations of the R1 – Country Residential district
- **12.1.3** – Minimum parcel area of 1 hectare (2.47 acres) if not connected to a municipal sanitary line
- This subdivision falls short of the minimum parcel area requirements



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 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 property 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 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) All upgrades to existing culverts and/or existing approaches, and construction/removal of approaches, as determined necessary by the Development Engineering Officer, will be the responsibility of the developer and upgraded to the satisfaction of Sturgeon County in accordance with General Municipal Servicing Standards, before this subdivision is endorsed.
- 4) The applicant is to obtain all necessary permits to comply with the Land Use Bylaw – to the satisfaction of the Development Authority.
- 5) The applicant shall complete and submit a lot grading plan. The plan will include overall grading, swales, and infrastructure to accommodate lot grading, along with pre / post grading contours, swale locations and percentage grades clearly shown. The proposed lot and remnant lot must operate independently with site grading, with drainage directed towards the public right of way. The applicant shall obtain a lot grading permit and undertake the grading work to the satisfaction of Sturgeon County in accordance with General Municipal Servicing Standards.

Conditions - Summary

- 1) Retain a surveyor
- 2) Ensure taxes are paid
- 3) Upgrade/construct approaches to Engineering Standards
- 4) Obtain all necessary permits
- 5) Complete a lot grading plan

APPELLANT SUBMISSIONS RECEIVED

***NOTE:**

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

WRITTEN
SUBMISSIONS
FROM
ADJACENT
LANDOWNERS
AND OTHER
AFFECTED
PERSONS

From: [Tammy Ranta](#)
To: [Legislative Services](#)
Subject: SDAB File number 025-STU-005
Date: Monday, June 9, 2025 9:55:31 PM

Severed in line with s.17 of FOIP

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Good Evening,

We are submitting our incite on the above-mentioned subdivision application. We are both opposed to this parcel of land being subdivided for the following reasons:

- We don't want to have a house that is close in proximity to our property. It starts to lose the feel of an acreage subdivision, and loss of our privacy. We moved to this subdivision because of the way it was laid out with space between properties.
- The landowner has filled in the drainage ditch on the proposed property that was created to let any of the snow melt and heavy rain flow out to the ditch. The filling in this ditch now causes run-off to accumulate and floods the proposed property, our property in the back field, and the other connected property. If subdivided the new landowners will have to fill it all in and the water will accumulate more. It is not an ideal situation to build in that area.
- Subdividing the land would change the integrity of the subdivision, it is perfect the way it is mapped out. This will potentially cause residents to have to pay increased property taxes.

We truly like our neighbors, they are great people and understand why they want to subdivide, but we really do not want neighbors that close to us.

Thank you for taking our concerns into account. Our biggest problem with this is the privacy aspect of it all.

Have a good evening
Kevin & Tammy Ranta
22 Sturgeon Valley Drive

From: [Marg Schiewe](#)
To: [Legislative Services](#)
Subject: appeal SDAB025-STU-005
Date: June 12, 2025 6:19:13 PM

Severed in line with s.20 of ATIA

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To Whom this may concern,

My husband and I are neighbors directly to the west of Rob and Sherri Frattin and we wanted to inform the appeal board that we are in favor of the land being subdivided. The division of the property is very practical as the area the Frattins wish to subdivide is land they have never developed. We feel that in today's society, with the housing shortage crisis, giving someone else an opportunity to possibly live in our great subdivision and feel the benefits of country living is more than enough reason to allow them to subdivide. I hope the appeal board considers this and votes in favor of the proposed subdivision.

Sincerely, Marg and Greg Schiewe