

SEPTEMBER 16, 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: Quillcorp2016 Inc. (Yvon Brochu) 025-STU-008 Subdivision Appeal
- 2.2. Appellant: 2656819 Alberta Ltd c/o Tarek Hatoum 025-STU-009 Subdivision Appeal

3. ADJOURNMENT

Appeal #1

025-STU-008 Appealing the
Subdivision Authority's
conditional approval to subdivide
a 31.47 hectare parcel from 5.97
hectares



SUBDIVISION & DEVELOPMENT APPEAL BOARD

Site Information:		Date Received Stamp
Municipal Address of site: S.W. 8 Twp. 55 Rge. 24 W. 4TH		
Legal land description of site: (“plan, block, lot” and/or “range-township-section-quarter”)		
Development Permit number or Subdivision Application number: 2025-S-006		
Appellant Information:		
Name: Quillcorp2016Inc.	Phone: Severed in line with s.20 of ATIA	Agent Name: (if applicable) Yvon Brochu
Mailing Address: Severed in line with s.20 of ATIA		City, Province: Alberta
Postal Code: Severed in line with s.20 of ATIA	Email: Severed in line with s.20 of ATIA	

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

☐ 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

Because it was refused due to the fact that a parcel across the tract maximized the lots lot and that was

not the old county rule.

PS: I KOW THAT I AM LATE FOR MYSUBMISSION, BUT I WORK ALONE AND WAS VERRY HILL

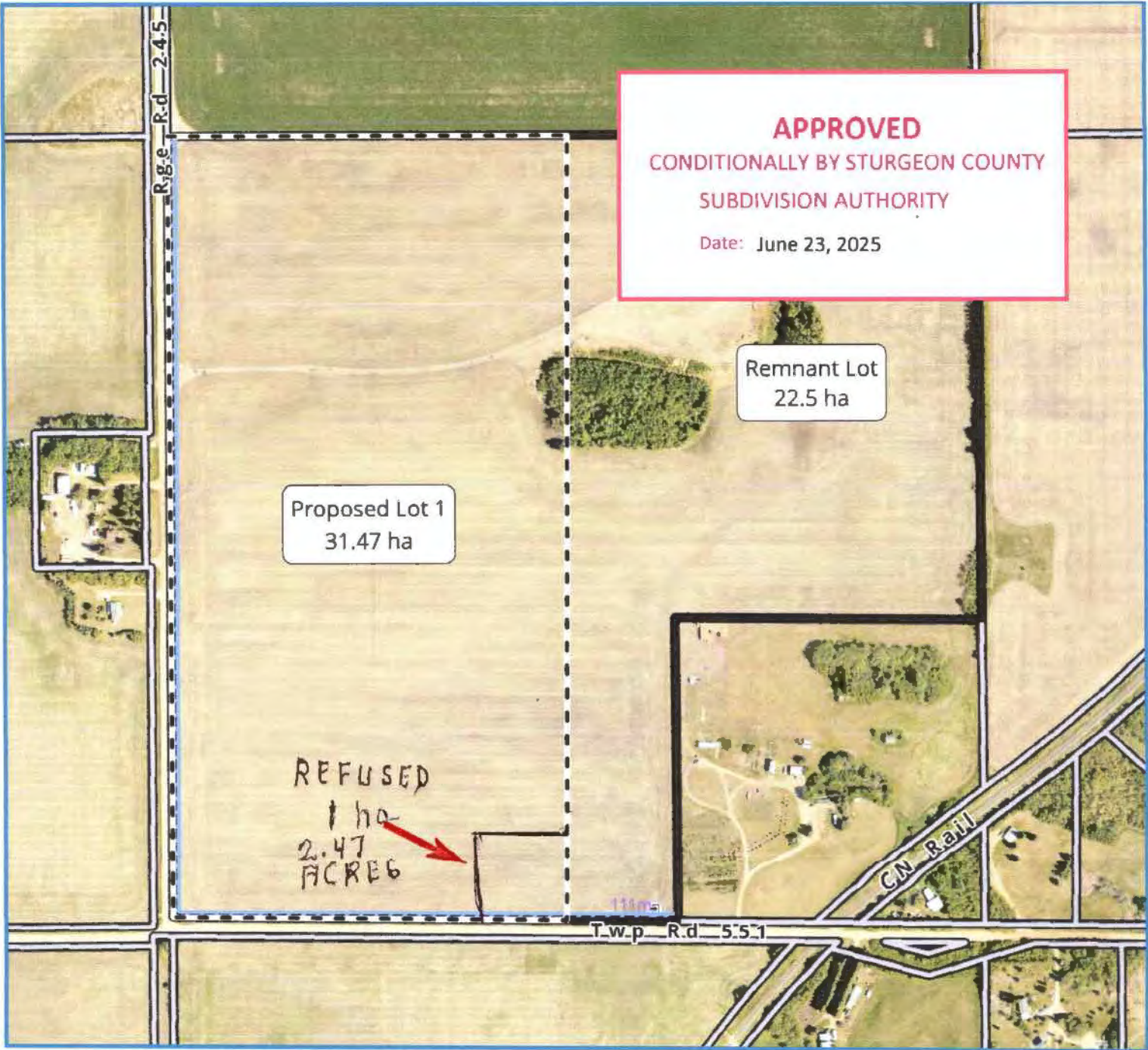
I ASK FOR YOUR FORGIVENESS; I JUST CAME FROM UofA for work on my hear (Attach a separate page if required)

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: Severed in line with s.20 of ATIA	Date: AUGUST 19, 2025
FOR OFFICE USE ONLY	
SDAB Appeal Number:	Appeal Fees Paid: <input type="checkbox"/> Yes <input type="checkbox"/> No
	Hearing Date: YYYY/MM/DD

Exhibit 2 [Subdivision Authority Recommendation]

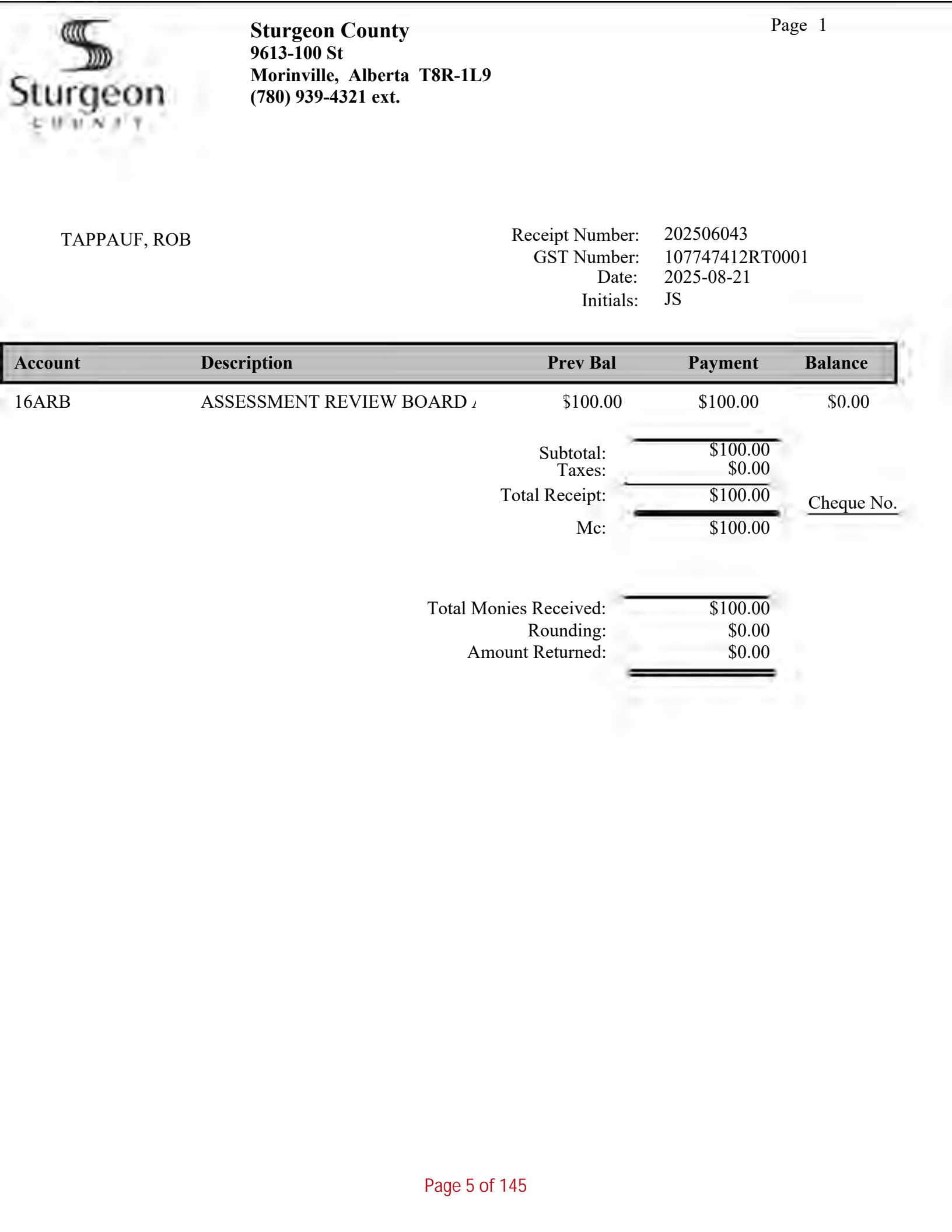
File Number: 2025-S-006



Legal Description: 4;24;55;8;SW
Roll Number: 1881000
Total Acres/Hectares: 133.37ac / 53.97ha
Land Use: AG - Agriculture
Municipal Address: N/A
Date: 5/8/2025

Legend

- Existing Approach
- Road Widening By Caveat



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

TAPPAUF, ROB

Receipt Number: 202506043
GST Number: 107747412RT0001
Date: 2025-08-21
Initials: JS

Account	Description	Prev Bal	Payment	Balance
16ARB	ASSESSMENT REVIEW BOARD /	\$100.00	\$100.00	\$0.00
		Subtotal:	\$100.00	
		Taxes:	\$0.00	
		Total Receipt:	\$100.00	<u>Cheque No.</u>
		Mc:	\$100.00	
		Total Monies Received:	\$100.00	
		Rounding:	\$0.00	
		Amount Returned:	\$0.00	

August 28, 2025

SDAB File Number: 025-STU-008

To Quillcorp2016Inc. (c/o Yvon Brochu):

**NOTICE OF
APPEAL BOARD HEARING**

Legal Description of Subject Property:	SW-8-55-24-W4M
Subdivision Application Number:	2025-S-006
Decision Regarding Proposed Subdivision:	Conditional approval to subdivide a 31.47 hectare parcel from 53.97 hectares

Your appeal to the Subdivision and Development Appeal Board (SDAB) respecting the above-noted matter was received on August 21, 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.

The Board has acknowledged receipt of your appeal, and as it was filed after the legislated deadline, the Board will consider it as a preliminary matter to determine if the appeal will proceed to a merit hearing.

Take notice that this Subdivision and Development Appeal Board hearing is scheduled for **September 16, 2025 at 2:00 p.m.** in the Council Chambers of Sturgeon County Centre, 9613 – 100 Street, Morinville, Alberta. **You should be prepared to present all information to the Board on this date, recognizing that the Board must first decide whether to hear the merits of the appeal given that it was filed late.**

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 988 188 977#. 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 September 11, 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.

Melodie Steele
Secretary, Subdivision and Development Appeal Board

August 28, 2025

SDAB File Number: 025-STU-008

Dear Resident:

**NOTICE OF
APPEAL BOARD HEARING**

Legal Description of Subject Property:	SW-8-55-24-W4M
Subdivision Application Number:	2025-S-006
Decision Regarding Proposed Subdivision:	Conditional approval to subdivide a 31.47 hectare parcel from 53.97 hectares

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Appellant: Quillcorp2016Inc. (c/o Yvon Brochu)

Reasons for Appeal:

- Applicant applied for 2.47 acres (1 hectare) as shown in the map (attached).
- The Subdivision Authority approved an alternate split in half configuration but refused the 2.47 acres.

Take notice that this Subdivision and Development Appeal Board hearing is scheduled for **September 16, 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 September 11, 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. 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.

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Melodie Steele
Secretary, Subdivision and Development Appeal Board

Encl.: Subdivision Map

August 28, 2025

SDAB File Number: 025-STU-008

To Whom it May Concern:

**NOTICE OF
APPEAL BOARD HEARING**

Legal Description of Subject Property:	SW-8-55-24-W4M
Subdivision Application Number:	2025-S-006
Decision Regarding Proposed Subdivision:	Conditional approval to subdivide a 31.47 hectare parcel from 53.97 hectares

An appeal to the Subdivision and Development Appeal Board (SDAB) respecting the above-noted matter was received on August 1, 2025. In accordance with section 686(2) of the *Municipal Government Act*, the SDAB must hold an appeal hearing within 30 days after receipt of a notice of appeal.

Appellant: Quillcorp2016Inc. (c/o Yvon Brochu)

Reasons for Appeal:

- Applicant applied for 2.47 acres (1 hectare) as shown in the map (attached).
- The Subdivision Authority approved an alternate split in half configuration but refused the 2.47 acres.

Take notice that this Subdivision and Development Appeal Board hearing is scheduled for **September 16, 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, 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 September 11, 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.

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.

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

Melodie Steele
Secretary, Subdivision and Development Appeal Board

Encl.: Subdivision Map

Exhibit 1 [Applicant Submission]

File Number: 2025-S-006



Legal Description: 4;24;55;8;SW

Roll Number: 1881000

Total Acres/Hectares: 133.37ac / 53.97ha

Land Use: AG - Agriculture

Municipal Address: N/A

Date: 1/31/2025

Legend

 Existing Approach

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)

Initial Date Submitted: January 29, 2025

Application Fee: 3,200.00

Receipt No: 202500593

Date Accepted as "Complete": February 5, 2025

File No: 2025-S-006

Complete in full (where applicable):

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

Walter Tappauf

Mailing
address
(including
postal code):

Severed in line with s.20 of ATIA

Telephone:

Email:

Severed in line with s.20 of ATIA

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

Quillcorp 2016 Inc. (Yvon Brochu)

Mailing
address
(including
postal code):

Severed in line with s.20 of ATIA

Telephone:

Email:

Severed in line with s.20 of ATIA

PROPERTY INFORMATION:

All/part of the: S.W. ¼ Sec: 8 Twp: 55 Range: 24 West of the: 4th Meridian

OR Lot: Block: Plan: Land Title #

Municipal Address of Property:

Total existing property size (states on land title certificate): 53.99 hectares 133.37 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 : creating a new lot

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, **Walter Tappauf**

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

All/part of the: **S.W. ¼** Sec: **8** Twp: **55** Range: **24** West of the: **4**th Meridian

OR Lot: Block: Plan:

Municipal Address of Property:

do hereby authorize **Quillcorp 2016 Inc. (Yvon Brochu)**

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

Dated this **23** day of **January**, 20**25**

Signature(s) of ALL Registered Landowners

Severed in line with s.20 of ATIA

[Redacted Signature]

[Redacted Signature]

executor for the estate of

[Redacted Signature]

Walter Tappauf

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>)

Freedom of Information and Protection of Privacy (FOIP) Act

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08
055-24W4



Abandoned Well Map

Base Data provided by: Government of Alberta

Author D. Edmundson

Printing Date: 1/17/2025

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

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: 9,027.98

0.14 Kilometers 0

Projection and Datum:

WGS84 Web Mercator Auxiliary Sphere



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:

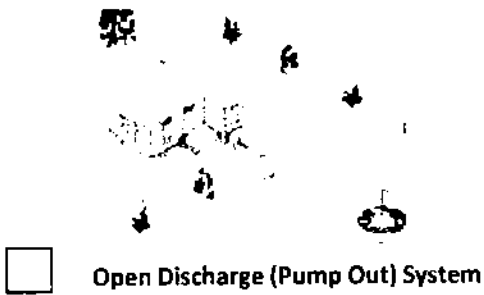
Alberta Municipal Affairs
Toll Free: 1-866-421-6929

OR

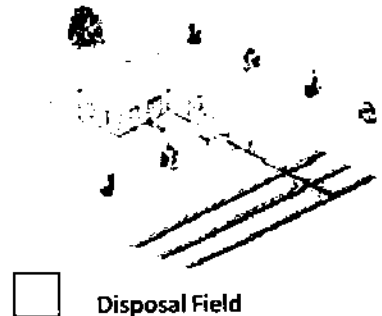
Superior Safety Codes Inc. (Sturgeon County's Agent)
Telephone: 780-489-4777
Toll Free: 1-866-999-4777

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):



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



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



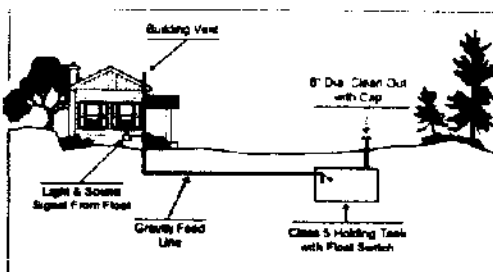
A system where the effluent treatment area includes a bed of sand and is built above ground to overcome limits imposed by proximity to water table or bed rock, or by highly permeable or impermeable soils.



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

☒ **No existing sewage disposal.**

☐ **Municipal Sanitary Line**



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, Quillcorp 2016 Inc. (Yvon Brochu)

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: Severed in line with s.20 of ATIA

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.

Freedom of Information and Protection of Privacy (FOIP) Act

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Owners: WALTER TAPPAUF
C. of T.: 232 349 353

According to Alberta Energy Regulator mapping, there are no abandoned wells on the subject property.

Area of Proposed Subdivision shown thus: ———
and contains 54.6 ha (134.87 ac)

Approximate location of gas distribution lines shown thus: ———

Existing and Proposed Access shown thus: ———

Dimensions shown are in meters and decimals thereof.

Subject to revision by final survey.

SCALE 1:5000



DWG NAME: 2025-0004_TP

January 16th, 2025

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PLAN SHOWING

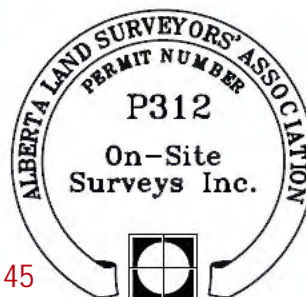
Page 1 of 2

PROPOSED SUBDIVISION

OF


S.W. 1/4 SEC.8 - TWP.55 - RGE.24 - W.4M.

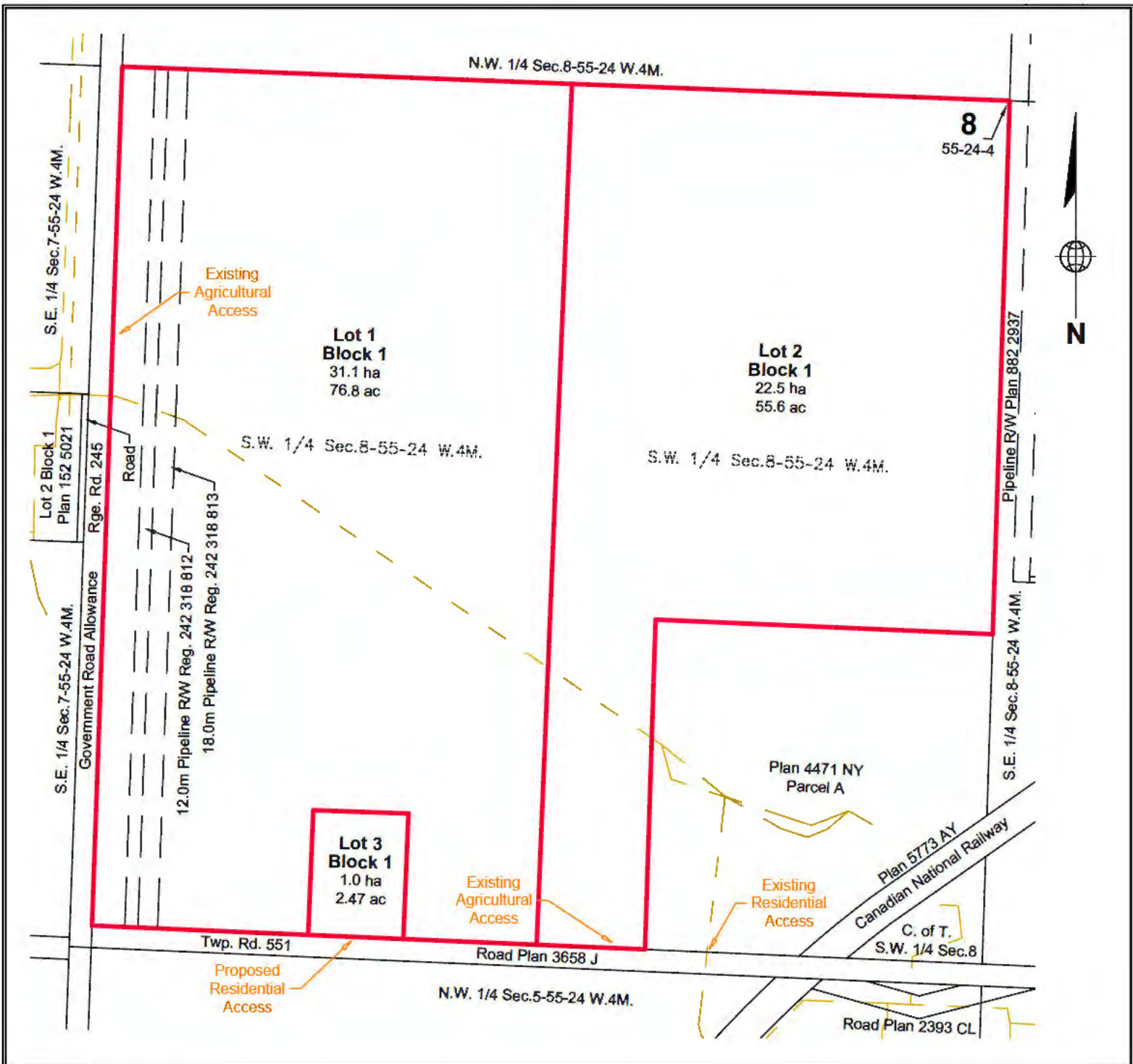
STURGEON COUNTY - ALBERTA



Certified Correct this 16th day
of January, 2025.


DWAYNE L. EDMUNDSON
ALBERTA LAND SURVEYOR

 780-293-1870
On-Site Surveys Inc.



Owners: WALTER TAPPAUF
C. of T.: 232 349 353

According to Alberta Energy Regulator mapping, there are no abandoned wells on the subject property.

Area of Proposed Subdivision shown thus: ———
and contains 54.6 ha (134.87 ac)

Approximate location of gas distribution lines shown thus: - - - - -

Existing and Proposed Access shown thus: ———

Dimensions shown are in meters and decimals thereof.

Subject to revision by final survey.

SCALE 1:5000



DWG NAME: 2025-0004_TP

January 16th, 2025

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PLAN SHOWING
PROPOSED SUBDIVISION
OF
S.W. 1/4 SEC.8 - TWP.55 - RGE.24 - W.4M.

STURGEON COUNTY - ALBERTA

Initial: _____



780-293-1870

n-Site Surveys Inc.

June 23, 2025

Quillcorp 2016 Inc
c/o Yvon Brochu
Severed in line with s.20 of ATIA

Re: Proposed Subdivision
Our File No: 2025-S-006
Applicant: Quillcorp 2016 Inc
Landowner: Walter Tappauf (Robert Tappauf)
Legal Description: SW 8-55-24-W4

Your application for subdivision was APPROVED CONDITIONALLY by the Subdivision Authority on June 23, 2025, subject to the following conditions:

THE CONDITIONS OF APPROVAL ARE:

- 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 2, dated May 8, 2025, and submit it in a manner that is acceptable to Land Titles. The surveyor may also be required to 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 2 and as required by Sturgeon County Engineering Services, a 5-metre-wide area parallel and adjacent to the boundary of the Proposed Lot/Remnant Lot and the adjacent roads (Twp Rd 551 & Rge Rd 245) shall be acquired by Sturgeon County in the future via the terms and conditions of a land acquisition agreement (note: this agreement to be prepared by Sturgeon County).
- 4) 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.
- 5) Pursuant to Provision 669 of the MGA, municipal reserves owing on Proposed Lot 1 and the Remnant Lot shall be deferred by caveat (note: this caveat to be prepared by Sturgeon County).
- 6) The applicant is to obtain all necessary permits to comply with the Land Use Bylaw – to the satisfaction of the Development Authority.

- 7) A restrictive covenant created by, and to the satisfaction of Sturgeon County shall be registered on the land title certificate of Proposed Lot 1 advising that no further subdivision shall occur on this parcel in consideration of Section 11.1.3(b) of the Land Use Bylaw 1385/17 – which allows for only one residential ‘acreage’ or ‘farmstead’ subdivision on each *half* of a quarter-section. This restrictive covenant shall be created by, and to the satisfaction of Sturgeon County, and will act as a memorandum stipulating that any opportunity to subdivide a residential lot from ‘Proposed Lot 1’ was already fulfilled on the other half of this quarter-section instead.

ADVISORY NOTES

- Pursuant to Section 2.4.3 of the LUB, at the development permit stage on any property, the developer may be required 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. Furthermore, a hydrological report may be required based on the proposed location chosen for future development.
- Pursuant to the Water Act and the Alberta Wetland Policy, any future development or site grading which might alter or disturb a wetland may require additional approvals from Alberta Environment and Parks.
- Any parcel without an existing approach must collaborate with Planning & Development Services to submit an Approach Application and determine access requirements prior to any construction in the future. No development permits shall be issued until a suitable approach has been constructed to General Municipal Servicing Standards and inspected. For assistance with access issues and inspections, please telephone 780-939-8275.
- 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.

Reasons for decision are as follows:

- The Subdivision Authority is of the opinion, after considering the factors set out in S.9 of the Matters Related to Subdivision and Development Regulation, that the lands are suitable for the purpose for which the subdivision is intended because the nature of the lands and proposed configuration of the lot(s) remove any concern regarding these factors except for those specifically addressed by the conditions.
- The Subdivision Authority has not received any comments from adjacent landowners regarding this subdivision.

Developer/Landowner should contact local gas company to ensure that their utility does or does not need to be relocated at the developer/landowner’s expense.

This approval will expire on **June 23, 2026**. Pursuant to Section 657 of the Municipal Government Act, an extension beyond this one-year time period may be authorized by the Municipal Council, provided just cause is shown.

When all the conditions of approval have been complied with, one endorsement of Subdivision Authorization Approval Form and two copies of the *Plan*, which is satisfactory to the Registrar of Alberta Land Titles, may be submitted for endorsement by this Municipality.

PLEASE NOTE:

An endorsement fee of \$250 per application (excluding reserve lots and public utility lots) will be required to be paid upon submission of the *Plan*, as well as a parcel fee of \$600.00 per new lot created (or adjusted).

Subdivision and endorsement fees are subject to change. If the subdivision and endorsement fee schedule is amended before you submit the *Plan*, which is satisfactory to the Registrar of Alberta Land Titles, the new fees will apply.

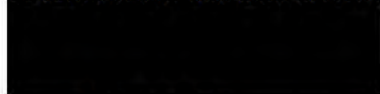
The applicant is urged to contact the appropriate oil/utility company if construction of buildings is required.

Land surveyors are strongly urged to contact planning staff in the event of uncertainties with the approval diagram or with the conditions rendered by the subdivision authority.

SEE ENCLOSURE RE: CONDITIONAL APPROVAL VALIDITY PERIOD AND APPEAL PROCEDURE.

Yours truly,

Severed in line with s.20 of ATIA



Martyn Bell
Program Lead, Current Planning

/sg

Encl:

C: AltaLink Management Ltd.
Alberta Environment & Protected Areas
Alberta Health Services
Apex Utilities
Canada Post
Fortis Alberta

Greater St. Albert Catholic School
Division
National Defense
Sturgeon School Division
Telus Access Planning

PLEASE NOTE THAT THIS OFFICE WILL NOT ENDORSE ANY DOCUMENTS OR PLANS UNTIL THE APPEAL PERIOD, AS SET OUT IN THE MUNICIPAL GOVERNMENT ACT, HAS EXPIRED.

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.

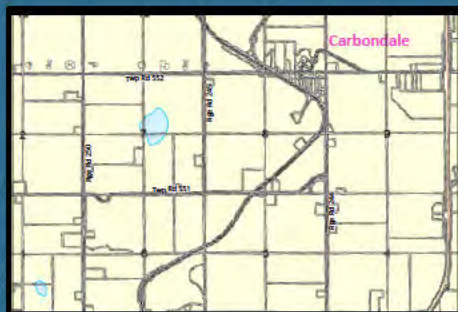
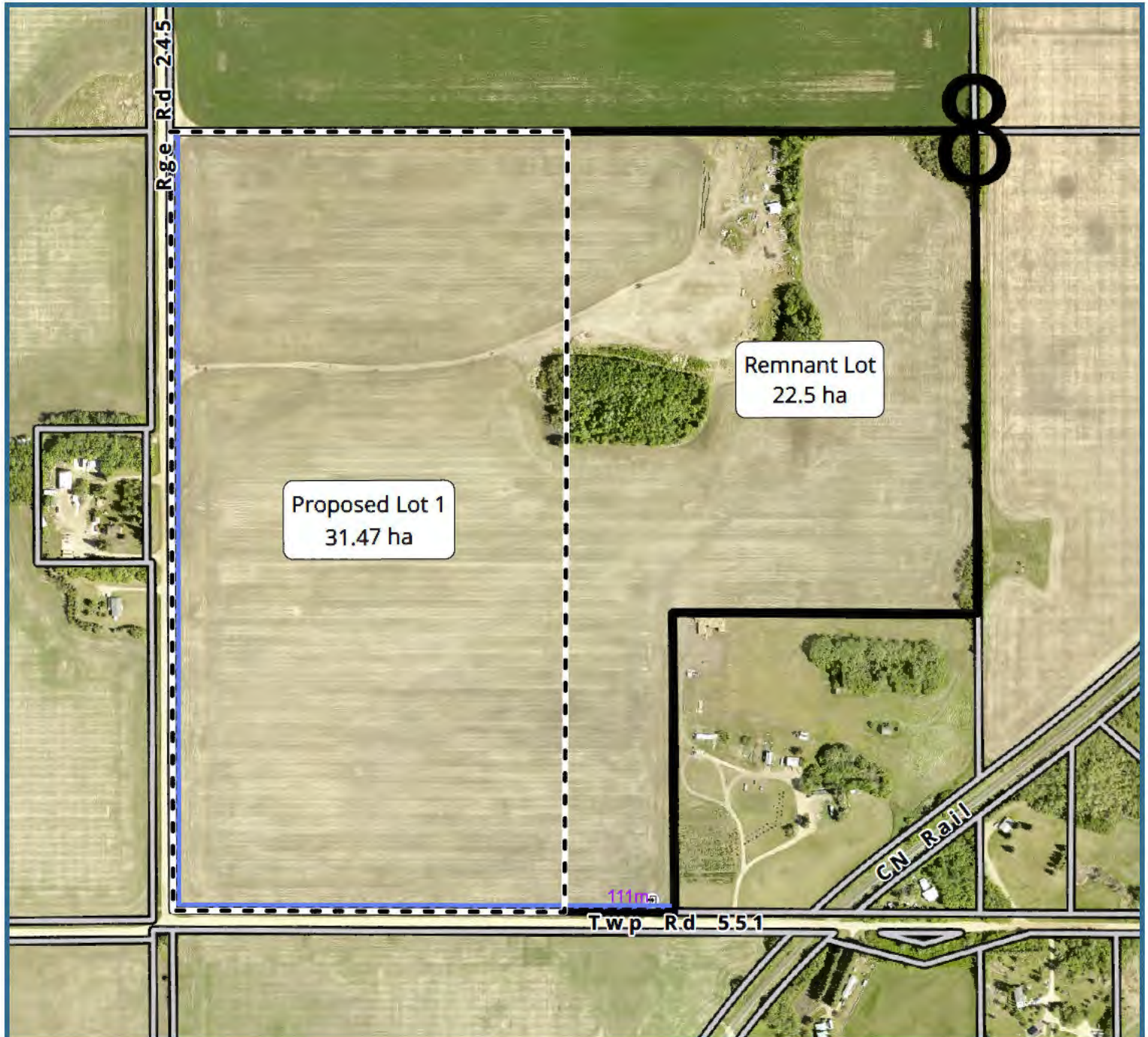
The final date the appeal can be filed is: **JULY 14, 2025**

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 [Subdivision Authority Recommendation]

File Number: 2025-S-006



Legal Description: 4;24;55;8;SW

Roll Number: 1881000

Total Acres/Hectares: 133.37ac / 53.97ha

Land Use: AG - Agriculture

Municipal Address: N/A

Date: 5/8/2025

Legend



Existing Approach



Road Widening By
Caveat

PLANNING AND DEVELOPMENT SERVICES REPORT

Prepared For: Sturgeon County Subdivision Authority
Prepared By: Jonathan Heemskerk, Planning & Development Services



FILE INFORMATION: 2025-S-006	
Council Division:	2
Tax Roll Number:	1881000
Legal Land Description of Property:	SW-8-55-24-4
Landowner:	Walter Tappauf
Applicant:	Quillcorp 2016 Inc. (Yvon Brochu)
Staff Recommendation	Conditional Approval (revised)
Appeal Board (if appealed):	Subdivision & Development Appeal Board
Administrative Fees:	\$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 31.08 hectares (76.80 acres) and 1 hectare (2.47 acres) from 54.58 hectares (134.87 acres).

PART II – SUBDIVISION HISTORY:

1. Subdivision History:
 - 66-SC-12: Subdivision from 1966 creating a 20-acre parcel in the southeast corner of the quarter section.
 - Historical subdivision creating a 1.31 acre parcel southeast of the existing rail road tracks.

PART III – REFERRAL SUMMARY:

1. Sturgeon County Development Officer:
 - *Proposed Lot 1, Proposed Lot 2, and Remnant Lot:*
 - The subject lands are within the Development Constraint Overlay due to the historical coal mining activity.
 - In addition to the historical coal mining there are wetlands in the north portion and according to Sturgeon County's Master Drainage Plan the southwest corner of the parcel is prone to flooding.
 - The land is currently vacant and appears to have been used for sod farming
 - Given the lands are within the Development Constraint Overlay, professional engineering involvement is necessary. To confirm a suitable location for future development a geotechnical investigation is required to include the site exploration and evaluation (site suitability, depth of the historical coal mines – room and pillar

mining method), site development and housing construction (foundation requirements) and information on the determination of any subsidence effects.

- It is also recommended that a hydrological analysis, stamped and signed by a practicing professional be obtained to determine where the 1:100 yr. flood inundation elevation is for a development area. Recommendations for overall site grading, to identify any additional development constraints for the site, and a finished floor elevation to ensure a minimum of 1m of freeboard above the ground water table, and establish the lowest building opening elevation, ensuring it is a minimum of 0.5m above the 1:100 year HWL.

2. Sturgeon County Engineering Services:

- *Proposed Lot 1:*

- In accordance with the Grid Right of Way Dedications and Acquisition policy, 5 metres required via land acquisition agreement adjacent to Twp Rd 551 and Rge Rd 245.
- Either approach #2 or #3 will need to be removed. The remaining approach must follow General Municipal Servicing Standards. Approach conditions to be verified in spring.

- *Proposed Lot 2:*

- In accordance with the Grid Right of Way Dedications and Acquisition policy, 5 metres required via plan of survey adjacent to Twp Rd 551.
- No existing approach. One must be constructed to General Municipal Servicing Standards.

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 551.
- Existing approach (#1) to be verified in the spring to ensure compliance with General Municipal Servicing Standards.

All Lots:

- A drainage channel and high flood risk exists within the quarter section and a portion of the lands have been identified as wetlands. Development must not alter or obstruct the drainage channel, and 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.

3. No Objections:

- Alberta Health Services, Sturgeon County Protective Services, Apex Utilities, Telus, Fortis Alberta.

4. No Responses:

- Adjacent landowners, Alberta Environment and Protected Areas, Altalink, Canada Post, Department of National Defense, Sturgeon County Agriculture Services, Sturgeon School District, St. Albert School District.

PART IV – ANALYSIS:

1. There are currently three agricultural parcels on this quarter section which includes one AG – Major, one AG – Minor, and one AG – Residential parcel. The Municipal Development Plan’s “Residential Type 4” policies (see **Appendix 2**), and the Land Use Bylaw’s “AG - Agriculture” regulations (see **Appendix 3**) both outline a maximum of four parcels allowed per quarter section consisting of:
 - Two “large” parcels (AG – Major)
 - Two “small” acreage parcels (AG – Minor or AG – Residential)

With two “small” and one “large” parcel already on this quarter section, there is one further subdivision permitted which would be a split in half to create a second AG – Major parcel. The proposed subdivision includes a split in half, in addition to another acreage subdivision (Proposed Lot 2). This would create a fifth parcel on the quarter section and a third acreage.

2. This configuration would exceed the maximum number of parcels identified in the Land Use Bylaw and Municipal Development Plan and therefore cannot be supported by administration. However, removing Proposed Lot 2 (acreage) would allow for the proposal to align with the subdivision regulations and policies, which can be supported. This new configuration is reflected in Exhibit 2 (see **Appendix 4**).
3. The proposed subdivision will result in two acreages located on the same half of the quarter-section (east), which is supported by Policy 2.3.17 of the Municipal Development Plan (see **Appendix 2**), and by Part 11.1.3(b) of the Land Use Bylaw (see **Appendix 3**). A restrictive covenant will be registered on Proposed Lot 1 indicating that no further subdivision is permitted.
4. Part 654(1) of the Municipal Government Act requires that a subdivision authority must not approve a subdivision unless the parcel is:

“...suitable for the purpose for which the subdivision is intended.”

Both Proposed Lot 1 and the Remnant Lot are AG – Major parcels with the purpose of continuing large scale agricultural operations. Therefore, the subdivision authority can confirm that the parcels are suitable for their intended purpose. Upon the time of future development or a future approval of an AG – Residential parcel (for the purpose of home development) professional engineering involvement is necessary. Completion of a geotechnical investigation and hydrological analysis will be necessary to confirm the proposed future residential location has a suitable developable pocket in relation to historical coal mining and overland drainage.

5. Money in lieu of municipal reserve will not be required since this split of the quarter section will result in two parcels greater than 39.5 acres in size. A deferred reserve caveat will be registered on the parcels instead.

PART V – DECISION:

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 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 2, dated May 8, 2025, and submit it in a manner that is acceptable to Land Titles. The surveyor may also be required to 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 2 and as required by Sturgeon County Engineering Services, a 5-metre-wide area parallel and adjacent to the boundary of the Proposed Lot/Remnant Lot and the adjacent roads (Twp Rd 551 & Rge Rd 245) shall be acquired by Sturgeon County in the future via the terms and conditions of a land acquisition agreement (note: this agreement to be prepared by Sturgeon County).
- 4) 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.
- 5) Pursuant to Provision 669 of the MGA, municipal reserves owing on Proposed Lot 1 and the Remnant Lot shall be deferred by caveat (note: this caveat to be prepared by Sturgeon County).
- 6) The applicant is to obtain all necessary permits to comply with the Land Use Bylaw – to the satisfaction of the Development Authority.
- 7) A restrictive covenant created by, and to the satisfaction of Sturgeon County shall be registered on the land title certificate of Proposed Lot 1 advising that no further subdivision shall occur on this parcel in consideration of Section 11.1.3(b) of the Land Use Bylaw 1385/17 – which allows for only one residential ‘acreage’ or ‘farmstead’ subdivision on each *half* of a quarter-section. This restrictive covenant shall be created by, and to the satisfaction of Sturgeon County, and will act as a memorandum stipulating that any opportunity to subdivide a residential lot from ‘Proposed Lot 1’ was already fulfilled on the other half of this quarter-section instead.

ADVISORY NOTES

- Pursuant to Section 2.4.3 of the LUB, at the development permit stage on any property, the developer may be required 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. Furthermore, a hydrological report may be required based on the proposed location chosen for future development.
- Pursuant to the Water Act and the Alberta Wetland Policy, any future development or site grading which might alter or disturb a wetland may require additional approvals from Alberta Environment and Parks.
- Any parcel without an existing approach must collaborate with Planning & Development Services to submit an Approach Application and determine access requirements prior to any construction in the future. No development permits shall be issued until a suitable approach has been constructed to General Municipal Servicing Standards and inspected. For assistance with access issues and inspections, please telephone 780-939-8275.
- 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.

Severed in line with s.20 of ATIA

Prepared by:

Jonathan Heemskerk, *Planner, Current Planning*

Severed in line with s.20 of ATIA

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.

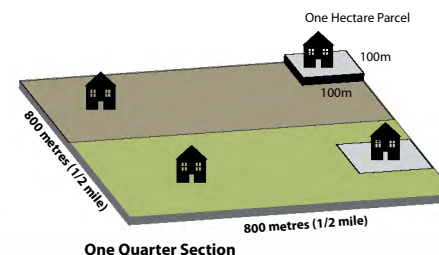
2.3.18 Shall ensure that Acreage Lots minimize the total amount of land being taken out of agricultural production. The maximum lot density for an Acreage Lot shall be one (1) unit per 32 hectares, with a lot size subject to provisions under the LUB.

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 agricultural industry by acknowledging the unique features of the working landscape.

Residential development in the Neighbourhood closely reflects the Primary Industry extraction activities historically found in the area. Following the closure of the coal mines, the Hamlets of Cardiff and Carbondale established themselves as residential subdivisions in the County. The desired intent is to accommodate agricultural lifestyles and to support existing rural communities, while recognizing the significant economic and cultural ties between the rural population and neighbouring Towns.

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

- ➊ Strengthening the viability of the agricultural industry and lifestyles (outside of the Hamlets of Cardiff and Carbondale) through the implementation of Residential Type 4 policies.
- ➋ Discouraging the development or expansion of Confined Feeding Operations (as per the AOPA notification schedule detailed in Appendix A-2) from the municipal boundaries of Bon Accord, Gibbons, Morinville, Legal 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.
- ➌ Establishing an administrative boundary for the Hamlets of Cardiff and Carbondale and implementing Residential Type 2 policies within the Hamlet of Cardiff. Until an administrative boundary is identified through the Planning Document process, existing land-use zoning shall be used to identify where Residential Type policies are applicable.
- ➍ Developing a statutory Regional Planning Document for the Hamlet of Cardiff to give more certainty to local communities, investors, service providers and municipal neighbours regarding the Hamlets' long-term growth aspirations.
- ➎ Giving regard to the existing residential character of the Hamlets of Cardiff and Carbondale 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.
- ➏ Considering the diversification of residential options for the Hamlet of Carbondale through the allowance of increased residential densities to Residential Type 3 levels. Sturgeon County may contemplate applications that exceed Residential Type 4 levels, if the parcel densities range from five (5) to fifty (50) units per 64 hectares/160 acres and are detailed within an approved Local Planning Document.
- ➐ Limiting the infill of existing country residential subdivisions and Hamlets, where no approved Plan is in place, 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: 2025-S-006



Legal Description: 4;24;55;8;SW

Roll Number: 1881000

Total Acres/Hectares: 133.37ac / 53.97ha

Land Use: AG - Agriculture

Municipal Address: N/A

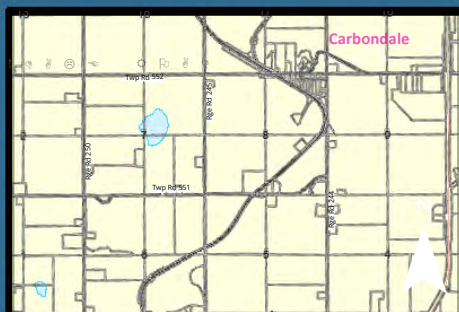
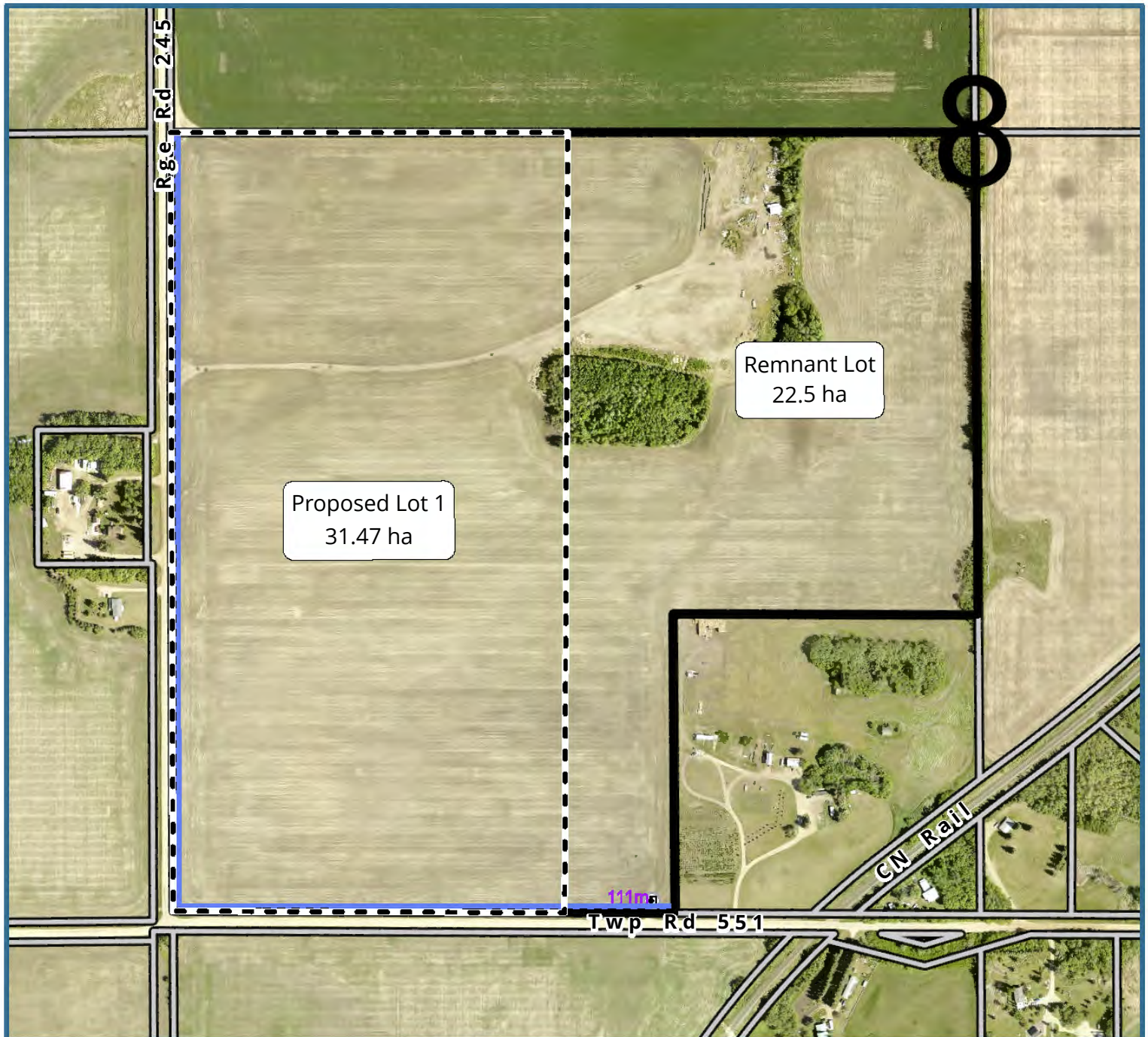
Date: 1/31/2025

Legend

 Existing Approach

Exhibit 2 [Subdivision Authority Recommendation]

File Number: 2025-S-006



Legal Description: 4;24;55;8;SW

Roll Number: 1881000

Total Acres/Hectares: 133.37ac / 53.97ha

Land Use: AG - Agriculture

Municipal Address: N/A

Date: 5/8/2025

Legend



Existing Approach



Road Widening By
Caveat

MEMO

To: Shannon Gagnon

From: Carla Williams

Date: February 18, 2025

Re: Proposed Subdivision

File No: 2025-S-006

Roll No: 1881000

Legal Description: SW 8-55-24-W4

The subject parcel is districted as AG – Agricultural according to Sturgeon County’s Land Use Bylaw 1385/17, as amended. The lands are also within the Development Constraint Overlay due to the historical coal mining activity (see maps below).

In addition to the historical coal mining there are wetlands in the north portion and according to Sturgeon County’s Master Drainage Plan the southwest corner of the parcel is prone to flooding.

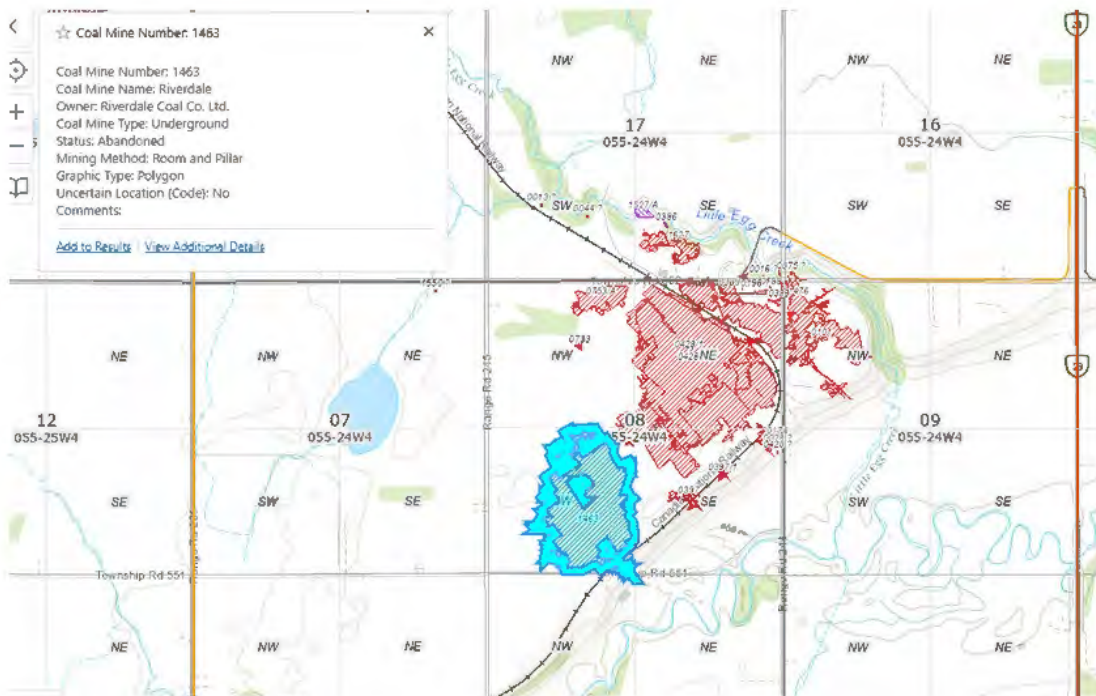
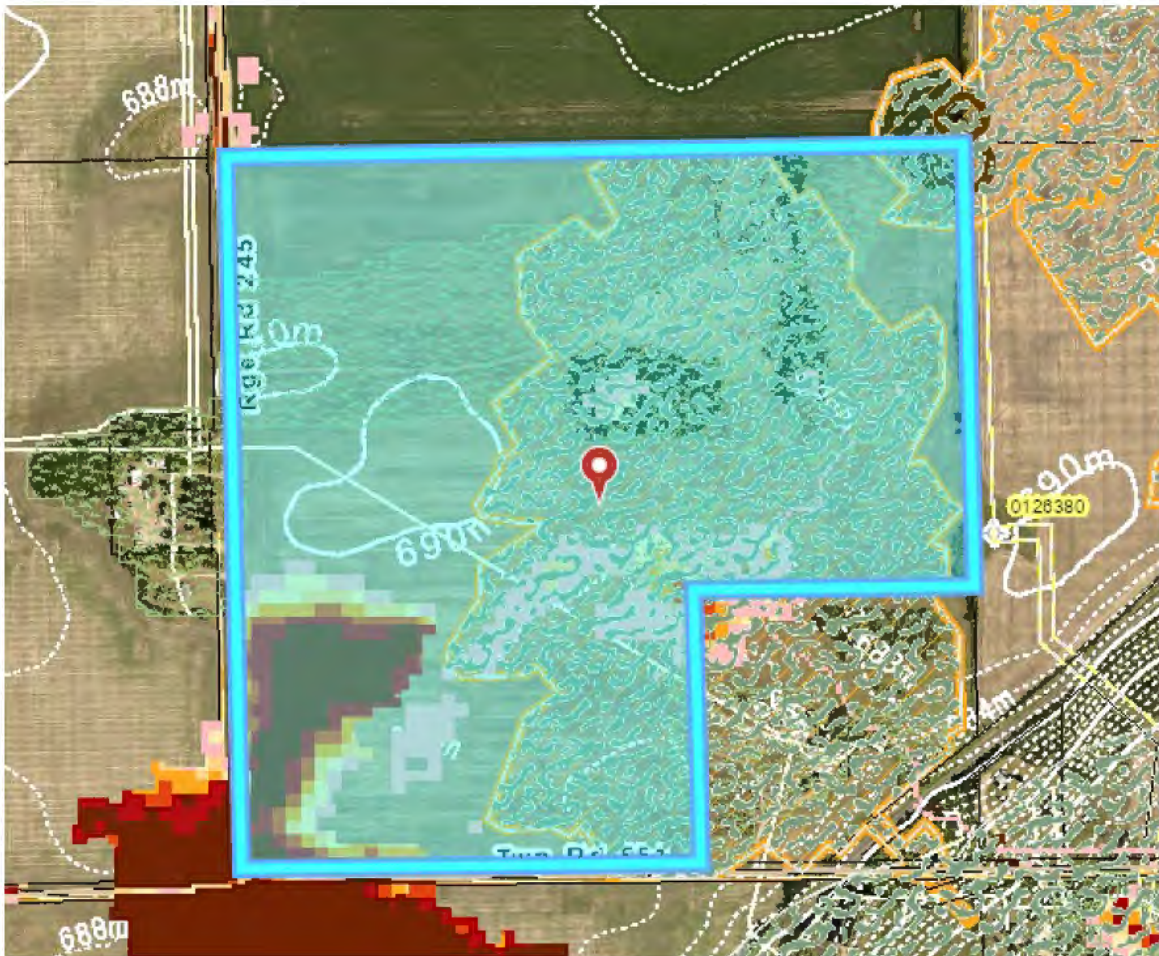
The land is currently vacant and appears to have been used for sod farming.

Given the lands are within the Development Constraint Overlay, professional engineering involvement is necessary. To confirm a suitable location for future development a geotechnical investigation is required to include the site exploration and evaluation (site suitability, depth of the historical coal mines – room and pillar mining method), site development and housing construction (foundation requirements) and information on the determination of any subsidence effects.

It is also recommended that a hydrological analysis, stamped and signed by a practicing professional be obtained to determine where the 1:100 yr. flood inundation elevation is for a development area. Recommendations for overall site grading, to identify any additional development constraints for the site, and a finished floor elevation to ensure a minimum of 1m of freeboard above the ground water table, and establish the lowest building opening elevation, ensuring it is a minimum of 0.5m above the 1:100 year HWL.

Any disturbance to wetlands will require an approval from Alberta Environment and Parks.

Existing and proposed accesses to the parcels are subject to County Engineering approval.



Subdivision Referral to Engineering Services

- Referral Sent: Severed in line with s.20 of ATIA
- Roll No: [REDACTED]
- Phone No: [REDACTED]
- Response Deadline:
- Municipal Address:
- Landowner(s):

: _____

: _____

- ☐ On-site inspection completed; or
- ☐ cursory desktop review *only* (on-site inspection planned for spring).

Referral comments provided by: _____ on _____
(Engineering Services staff member) (date)

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):

➤ **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 #** _____ (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 Requirements: _____

➤ **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 Requirements: _____

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

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):

- **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 #** _____ (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: _____

- **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:

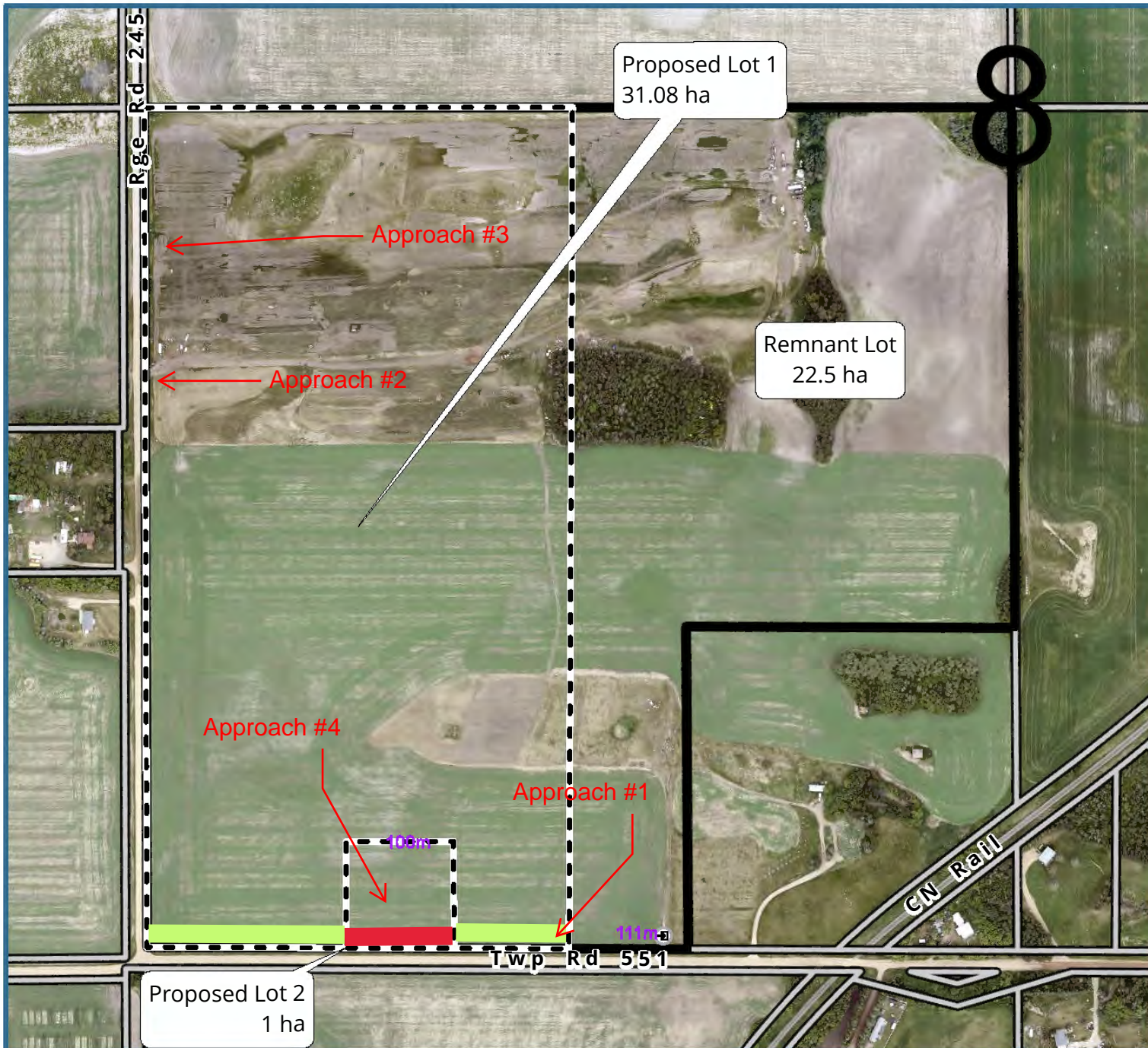
Width: _____. Surface: _____. Side-Slopes: _____. Culvert Size/Condition: _____

Other Requirments: _____

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

IDLS Exhibit

File Number: 2025-S-006



Legal Description: 4;24;55;8;SW

Roll Number: 1881000

Total Acres/Hectares: 133.37ac / 53.97ha

Land Use: AG - Agriculture

Municipal Address: N/A

Date: 1/31/2025

Legend



Existing Approach



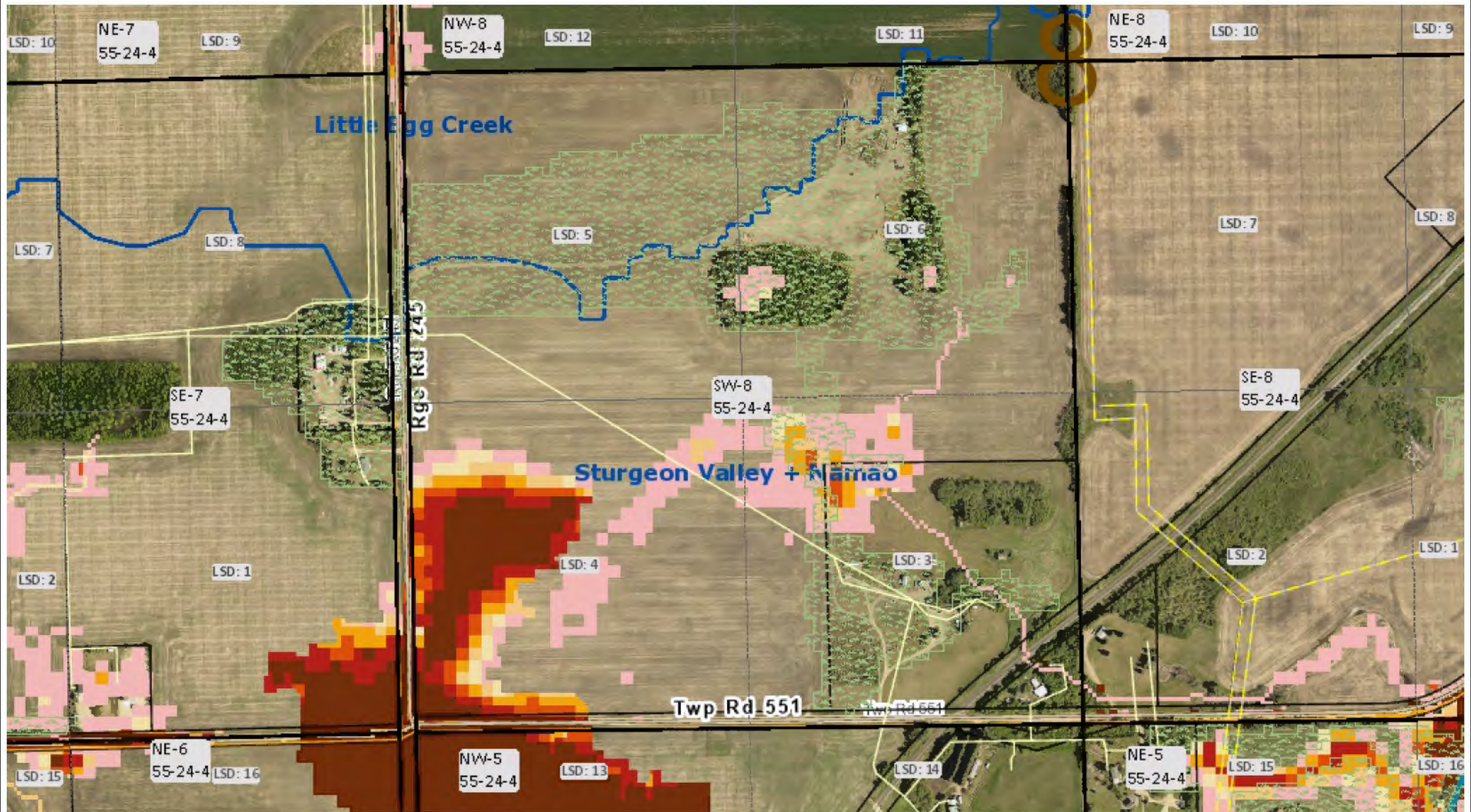
5m dedication



5m acquisition

2025-S-006 Flood Risk & Wetland Map

25-Feb-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 52 of 145

Joshua Scanks

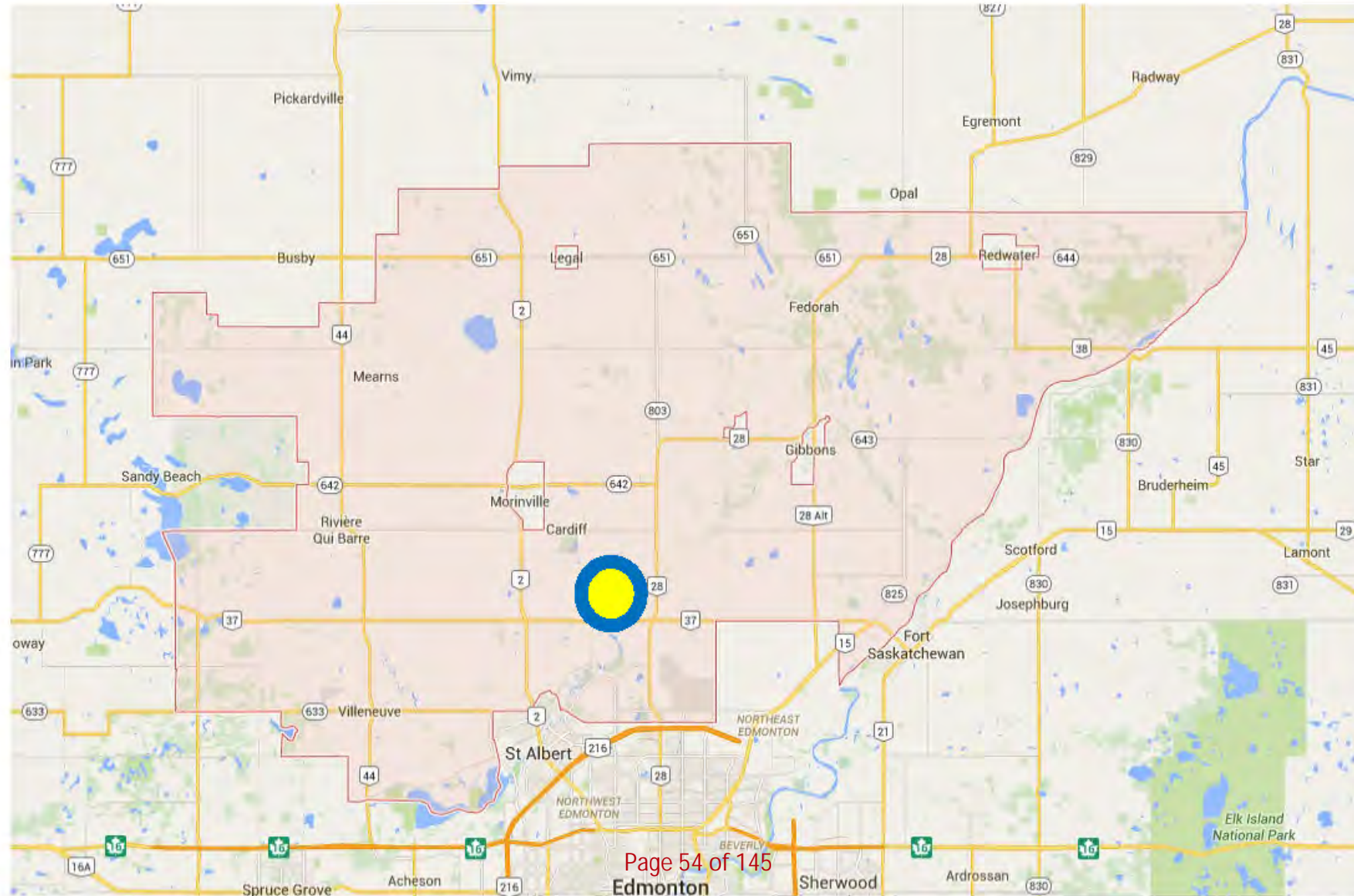


Subdivision and Development Appeal Board (2025-S-006)

Jonathan Heemskerk
September 16, 2025



Site Location (Regional Context)



Site Location (Local Context)



Proposal



Referral Responses

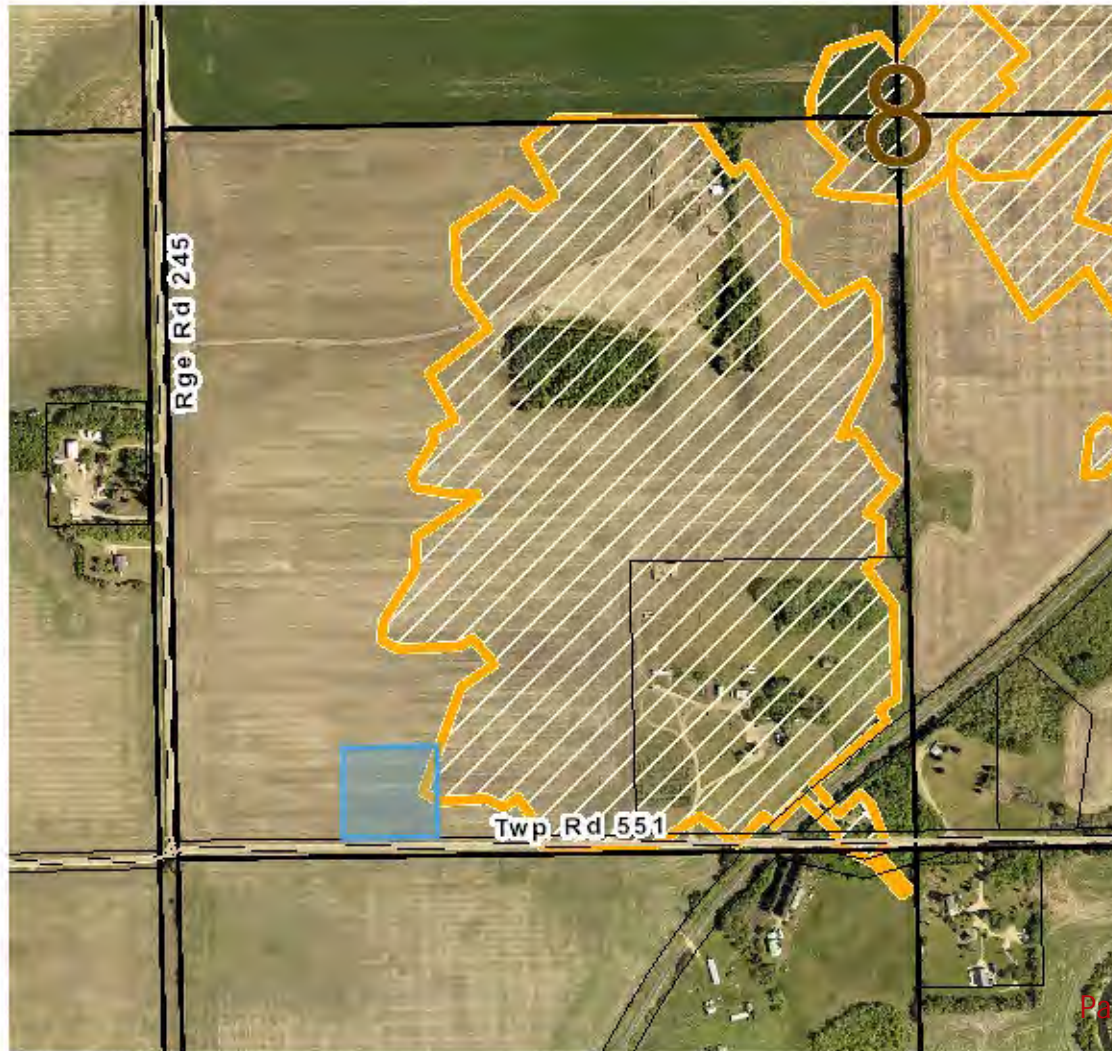
Sturgeon County Development Officer

- The subject lands are within the Development Constraint Overlay due to the historical coal mining activity.
- According to Sturgeon County's Master Drainage Plan the southwest corner of the parcel is prone to flooding.
- Given the lands are within the Development Constraint Overlay and are prone to overland flooding, professional engineering involvement is necessary.
- To confirm a suitable location for future development a geotechnical investigation is required to include the site exploration and evaluation, site development & housing construction, and any subsidence effects.
- It is also recommended that a hydrological analysis be completed to determine the 1:100-year flood elevation, recommended site grading, finished floor elevation, etc.

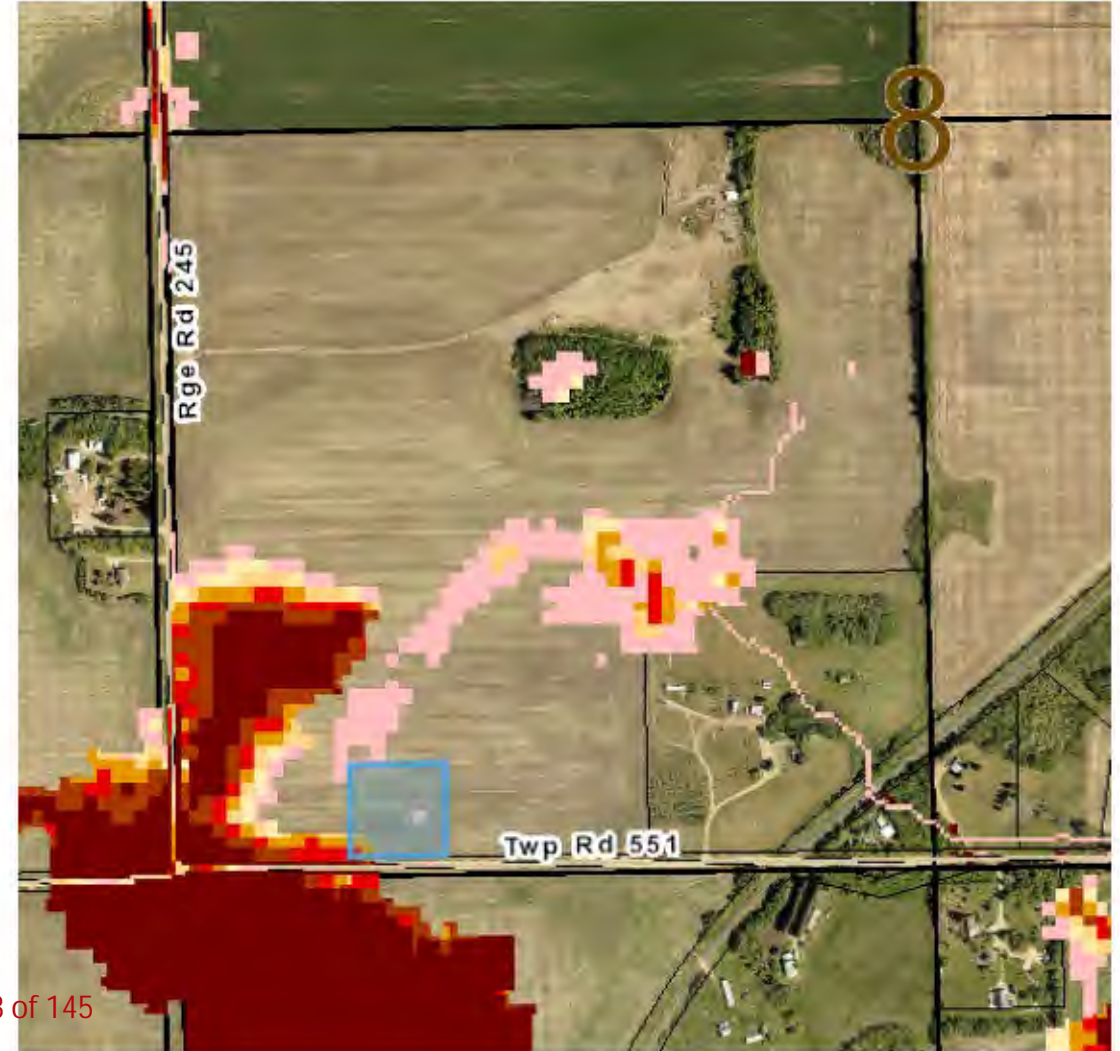


Referral Responses

Historical Coal Mining



Drainage Master Plan (Flood Risk)



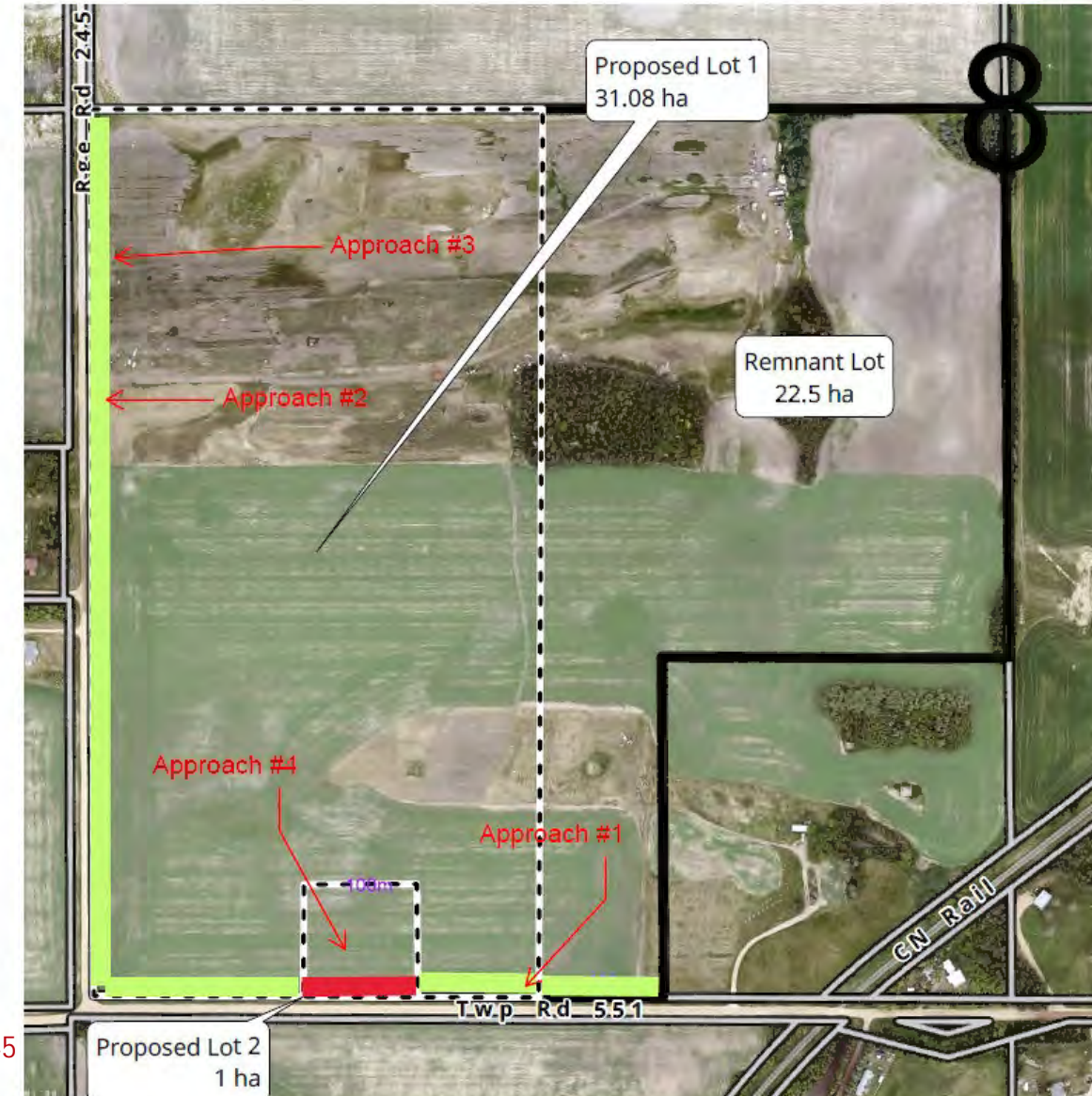
Referral Responses

Sturgeon County Development Engineering

- 5m by plan of survey on Proposed Lot 2.
- 5m by caveat for the Proposed Lot 1 and Remnant Lot.
- Either approach #2 or #3 to be removed.
- Approach #1 likely requires upgrades to GMSS.
- New approach constructed for acreage lot.
- A drainage channel and high flood risk exist within the quarter section. Development in those areas will require additional testing to confirm site suitability.

All Other Parties:

- No objections/concerns.



Subdivision History and Fragmentation

1 large AG – Major parcel (**blue star**)

2 small AG – Minor/Residential parcels (**red stars**)

- 20 acres
- 1.31 acres

The 20-acre parcel was created in 1966, and the 1.31-acre parcel was created prior to 1966.

Prior to 2017, the 1.31-acre parcel southeast of the railway tracks would be considered 'fragmented' allowing for another acreage to be subdivided.



Configuration As Proposed

The proposed configuration would result in five total parcels consisting of:

- 2 large AG Major parcels
- 3 small AG Minor/Residential parcels



Issue Analysis

Policies and Regulations

Municipal Development Plan

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



Subdivision Authority Approval



Subdivision Authority Decision

The Subdivision Authority's decision for **approval on the split in half** is consistent with:

- Land Use Bylaw regulations
- Municipal Development Plan policies
- Municipal Government Act

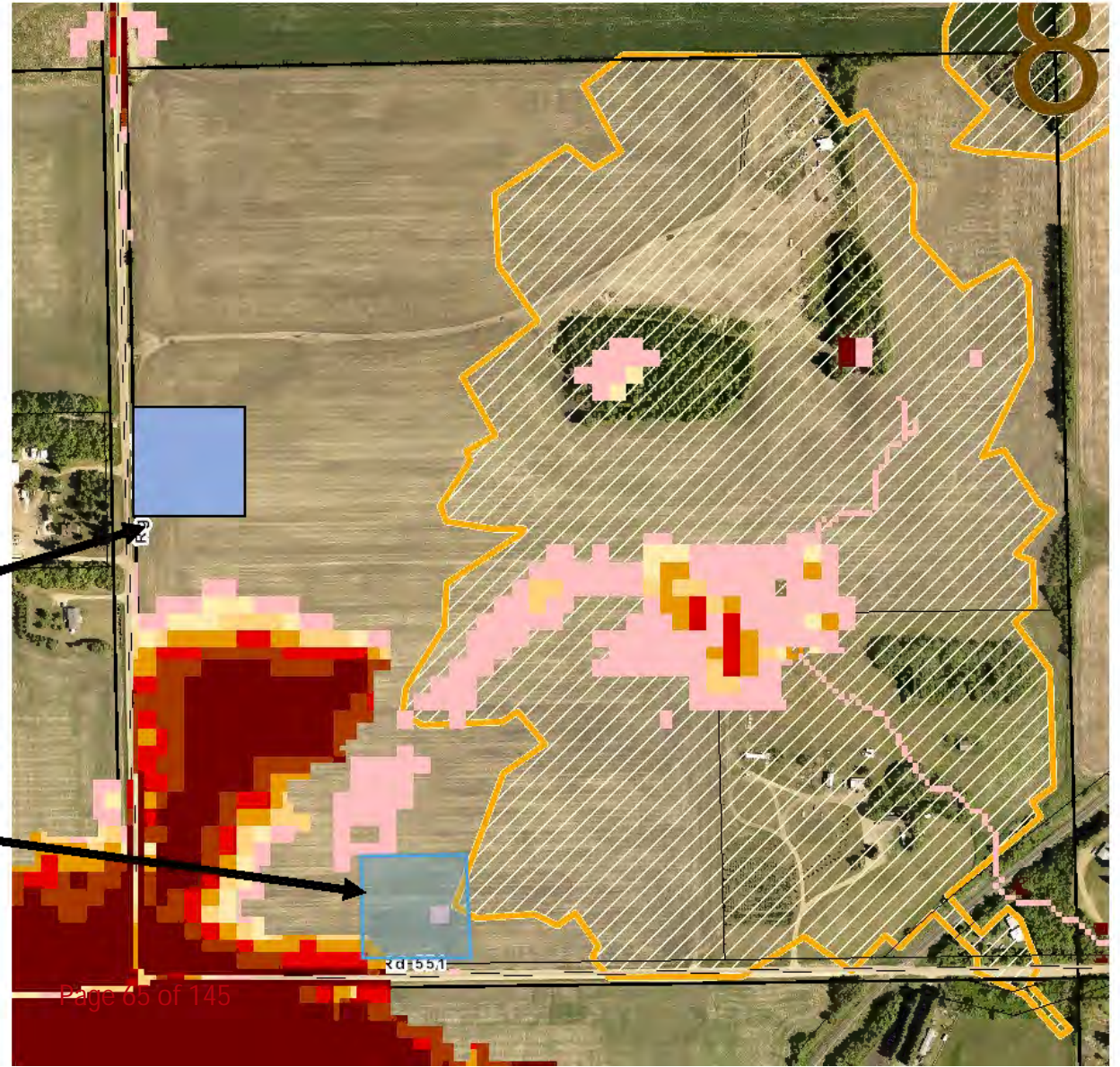
Alternative Configuration

Suggest moving the acreage location to avoid adjacent flood risk and historical coal mining.

This would alleviate the need for additional engineering reports such as a geotechnical and hydrological.

New location

Old location



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 may also be required to 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 2 and the adjacent road shall be dedicated as road allowance via plan of survey at no cost to Sturgeon County.
- 4) 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 the Proposed Lot 1 and the Remnant Lot and the adjacent roads (Twp Rd 551 & Rge Rd 245) shall be acquired by Sturgeon County in the future via the terms and conditions of a land acquisition agreement (note: this agreement to be prepared by Sturgeon County).
- 5) 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.
- 6) 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 2. A payment will be made in place of reserves equal to \$1,474.55 (determined at a rate of \$14,745.52 per hectare X 10% X 1 hectare = \$1,474.55). The money-in-lieu calculation will be based on the actual amount of land (in hectares) shown on a plan of survey.
- 7) Pursuant to Provision 669 of the MGA, municipal reserves owing on Proposed Lot 1 and the Remnant Lot shall be deferred by caveat (note: this caveat to be prepared by Sturgeon County).
- 8) The applicant is to obtain all necessary permits to comply with the Land Use Bylaw – to the satisfaction of the Development Authority.

Conditions - Summary

- 1) Retain a surveyor
- 2) Ensure taxes are paid
- 3) 5m by plan of survey (acreage lot)
- 4) 5m by caveat (large AG pieces)
- 5) Upgrade/construct approaches to Engineering Standards
- 6) Money in lieu of Municipal Reserve (acreage lot)
- 7) Deferred reserve caveat on (large AG pieces)
- 8) Obtain all necessary permits/farm building declarations

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

***NOTE:**

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

Appeal #2

025-STU-009 Appealing the
Subdivision Authority's refusal to
subdivide a 0.46 hectare parcel
and a 0.51 hectare parcel from
1.27 hectares



Sturgeon

COUNTY

NOTICE OF APPEAL

SUBDIVISION & DEVELOPMENT APPEAL BOARD

Site Information:		
Municipal Address of site: 2 54220 Rge Rd 250		
Legal land description of site: (plan, block, lot and/or range-township-section-quarter) Plan 4208NY, Lot 17 (North Point)		
Development Permit number or Subdivision Application number: 2025-S-023		
Appellant Information:		
Name: 2656819 ALBERTA LTD. c/o Tarek Hatoum	Phone: Severed in line with s.20 of ATIA	Agent Name: (if applicable) Moe Ahmad
Mailing Address: Severed in line with s.20 of ATIA	City, Province: Edmonton, Alberta	
Postal Code: Severed in line with s.20 of ATIA	Email: Severed in line with s.20 of ATIA	

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 respectfully wish to appeal the recent decision regarding the refusal of lots in North Point. We believe that the lots in question are compatible with the North Point subdivision and would like to formally request a review of the decision and the appeal process. Thank you for your time and consideration.

We look forward to your response. (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: Severed in line with s.20 of ATIA	Date: August 26, 2025
FOR OFFICE USE ONLY	
SDAB Appeal Number:	Appeal Fees Paid: <input type="checkbox"/> Yes <input type="checkbox"/> No Hearing Date: YYYY/MM/DD

APPEAL SUBMISSION INFORMATION

The Notice of Appeal must be received by the Subdivision and Development Appeal Board, no later than the final date of the appeal, as specified in the *Municipal Government Act*. Otherwise the appeal will not be processed.

FILING INFORMATION

MAIL OR DELIVER TO:

Secretary, Subdivision & Development Appeal Board
9613-100 Street
Morinville, AB T8R 1L9

***Please note that the Notice of Appeal form will not be processed until the fee calculated in accordance with the County's current *Fees & Charges Schedule* is received.**

APPEAL PROCESS

Who can appeal?

Subdivision appeals:

- The applicant for subdivision approval, pursuant to Section 678(1)(a) of the *Municipal Government Act*.
- Government Departments to which subdivision applications are required to be referred for comment, pursuant to Section 678 (1)(b) of the *Municipal Government Act*.
- School authorities on limited issue with respect to allocation of municipal and school, pursuant to Section 678(1)(d) of the *Municipal Government Act*.

Please note: The *Municipal Government Act* does not provide for adjacent owners to appeal but they are entitled to be notified of an appeal and to be heard at the Board hearing.

Development appeals:

Development appeals may be filed by anyone who is affected by a decision of the Development Authority in relation to a development proposal. Appeals may not be filed for a permitted use unless the Development Authority relaxed, varied or misinterpreted the Land Use Bylaw.

For further information:

If you require additional information regarding the appeal deadlines and the procedures of the Board, please contact the Secretary of the Subdivision and Development Appeal Board at:

Phone: 780.939.4321

Email: legislativeservices@sturgeoncounty.ca



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

Page 1

HATOUM, TAREK

Receipt Number: 202506166
GST Number: 107747412RT0001
Date: 2025-08-27
Initials: JS

Account	Description	Pre-Bal	Payment	Balance
16APP	APPEAL FEES - LEGISLATIVE SE		\$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	

August 28, 2025

SDAB File Number: 025-STU-009

To 2656819 Alberta Ltd. (c/o Tarek Hatoum); Agent: Moe Ahmad:

**NOTICE OF
APPEAL BOARD HEARING**

Legal Description of Subject Property:	Plan 4208NY; Lot 1 (North Point) 2, 54220 Range Road 250
Subdivision Application Number:	2025-S-023
Decision Regarding Proposed Subdivision:	Refusal to subdivide a 0.46 hectare parcel and a 0.51 hectare parcel from 1.27 hectares

Your appeal to the Subdivision and Development Appeal Board (SDAB) respecting the above-noted matter was received on August 27, 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 **September 16, 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 988 188 977#. 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 September 11, 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) 939-1377 or (780) 939-8277 or email legislativeservices@sturgeoncounty.ca.

Melodie Steele
Secretary, Subdivision and Development Appeal Board

August 28, 2025

SDAB File Number: 025-STU-009

Dear Resident:

**NOTICE OF
APPEAL BOARD HEARING**

Legal Description of Subject Property:	Plan 4208NY; Lot 1 (North Point) 2, 54220 Range Road 250
Subdivision Application Number:	2025-S-023
Decision Regarding Proposed Subdivision:	Refusal to subdivide a 0.46 hectare parcel and a 0.51 hectare parcel from 1.27 hectares

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Appellant: 2656819 Alberta Ltd. (c/o Tarek Hatoum); Agent: Moe Ahmad

Reasons for Appeal:

- Appealing the Subdivision Authority's decision for refusal based on the belief that the proposed lots are compatible with the North Point subdivision
- Requesting a review of the decision and appeal process.

Take notice that this Subdivision and Development Appeal Board hearing is scheduled for **September 16, 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 legislative@sturgeoncounty.ca. **To be included in the SDAB hearing agenda package, written submissions must be submitted no later than September 11, 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. 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.

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

Melodie Steele
Secretary, Subdivision and Development Appeal Board

Encl.: Subdivision Map

August 28, 2025

SDAB File Number: 025-STU-009

To Whom it May Concern:

**NOTICE OF
APPEAL BOARD HEARING**

Legal Description of Subject Property:	Plan 4208NY; Lot 1 (North Point) 2, 54220 Range Road 250
Subdivision Application Number:	2025-S-023
Decision Regarding Proposed Subdivision:	Refusal to subdivide a 0.46 hectare parcel and a 0.51 hectare parcel from 1.27 hectares

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Reasons for Appeal:

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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 September 11, 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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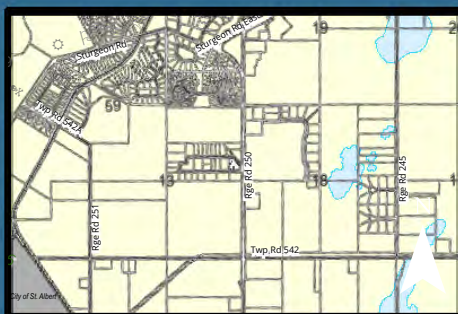
For further information, please call (780) 939-1377 or (780) 939-8277 or email legislativeservices@sturgeoncounty.ca.

Melodie Steele
Secretary, Subdivision and Development Appeal Board

Encl.: Subdivision Map

Exhibit 1 [Applicant Submission]

File Number: 2025-S-023



Legal Description: 4208NY;;17

Roll Number: 2730000

Total Acres/Hectares: 3.24ac / 1.31ha

Land Use: R1 - Country Residential

Municipal Address: 2 54220 Rge Rd 250

Date: 5/5/2025

Legend



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: May 5, 2025

Application Fee: \$ 3000.00

Receipt No: 202502643

202502646

Date Accepted as "Complete": May 15, 2025

File Number: 2025-S-023

Complete in full (where applicable):

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

2656819 ALBERTA LTD
Tarek Hatoum

Mailing
address
(including
postal code):

Severed in line with s.20 of ATIA

Telephone:

Severed in line with s.20 of ATIA

Email:

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

Moe Ahmad

Mailing
address
(including
postal code):

Severed in line with s.20 of ATIA

Telephone:

Severed in line with s.20 of ATIA

Email:

PROPERTY INFORMATION:

All/part of the: ¼ Sec: 13 Twp: 54 Range: 25 West of the: 4th Meridian

OR Lot: 17 Block: Plan: 4208NY Land Title # 852134375

Municipal Address of Property: #2 54220 Range Road 250

Total existing property size (states on land title certificate): 1.31 hectares 3.24 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 : Looking to sub divide to build future home for himself and the kids.

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, Tarek Hatoum

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

All/part of the: ¼ Sec: 13 Twp: 54 Range: 25 West of the: 4th Meridian

OR Lot: 17 Block: Plan: 4208NY

Municipal Address of Property: #2 54220 Range Road 250

do hereby authorize Moe Ahmad

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

Dated this 26 day of March, 2025

Signature(s) of ALL Registered Landowners

DocuSigned by:
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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>)

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 780-939-4321.

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

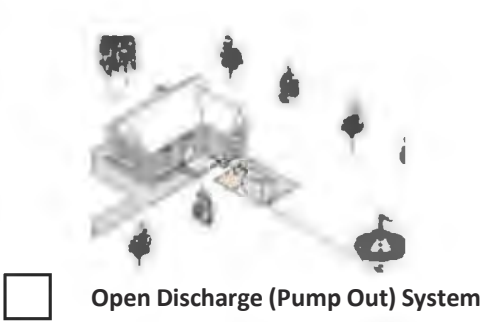
Superior Safety Codes Inc. (Sturgeon County's Agent)

Telephone: 780-489-4777

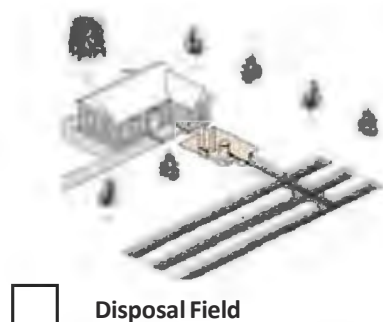
Toll Free: 1-866-999-4777

Sewage Disposal (Mandatory)

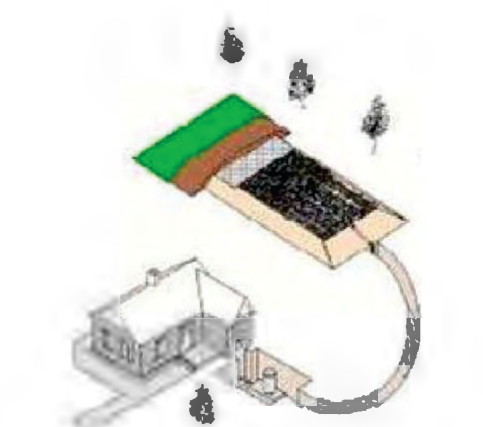
Indicate the existing type of sewage disposal on your property (Note: Additionally, please illustrate the specific location in your attached aerial photo):



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



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



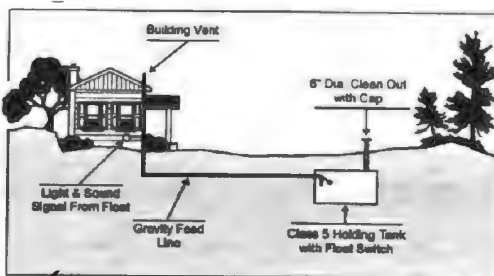
A system where the effluent treatment area includes a bed of sand and is built above ground to overcome limits imposed by proximity to water table or bed rock, or by highly permeable or impermeable soils.



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

☐ **No existing sewage disposal.**

☐ **Municipal Sanitary Line**



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, Moe Ahmad

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.

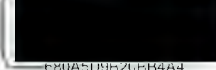
I/We grant consent for an authorized person of Sturgeon County to communicate information electronically as per Section 608 (1) of the Municipal Government Act, R.S.A. 2000., c.M-26

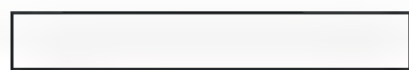
Signature(s) of registered landowner(s) or applicant(s):

DocuSigned by:

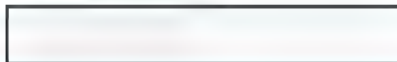
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Application Checklist

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.

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 & Privacy Officer at 9613 – 100 Street, Morinville, Alberta, T8R 1L9; or phone 780-939-4321.

August 7, 2025

Moe Ahmad

Severed in line with s.20 of ATIA

Severed in line with s.20 of ATIA

Re: Proposed Subdivision
Our File No.: 2025-S-023
Legal Land Description: 4208NY;;17 - North Point
Proposal: ±0.46ha lot and ±0.51ha lot from ±1.31ha

Please be advised that the above-mentioned subdivision application was **REFUSED** by the Subdivision Authority on **August 7, 2025**.

THE REASONS FOR REFUSAL ARE:

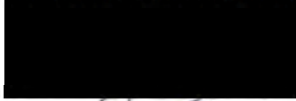
1. Part 654(1) of the Municipal Government Act requires that: *"A subdivision authority must not approve an application for subdivision approval unless: (a) the land that is proposed to be subdivided is, in the opinion of the subdivision authority, suitable for the purpose for which the subdivision is 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. The proposal does not conform with the Municipal Development Plan as per Section 654(1) of the Municipal Government Act. The policies are noted below:
 - a) Policy 2.2.2 prevents any residential subdivision layout that does not reflect future development potential, or that may result in development restrictions of the adjacent parcel.
 - b) Policy 2.2.7 notes the County shall ensure infill subdivision and development complement 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).
3. The proposal does not conform with the Land Use Bylaw as per Section 654(1) of the Municipal Government Act. The regulations are noted below:
 - a) Part 12.1.3 of the Land Use Bylaw outlines a minimum parcel area of 1 hectare (2.47 acres) for parcels not connected to a municipal sanitary line.

4. This proposal does not conform to the policy or intent of the Sturgeon Valley South Area Structure Plan. This policy requires the County to develop the area in an orderly and phased manner at densities described within the plan. This application does not meet these requirements.

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

Yours truly,

Severed in line with s.20 of ATIA



Martyn Bell
Program Lead, Current Planning

/sg

Encl:

C: AltaLink Management Ltd.
Alberta Health Services
Atco Gas
Canada Post
Fortis Alberta
National Defense
St Albert Catholic School District
Sturgeon School District
Telus Access Planning

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.

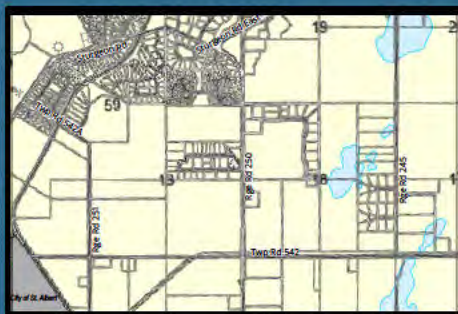
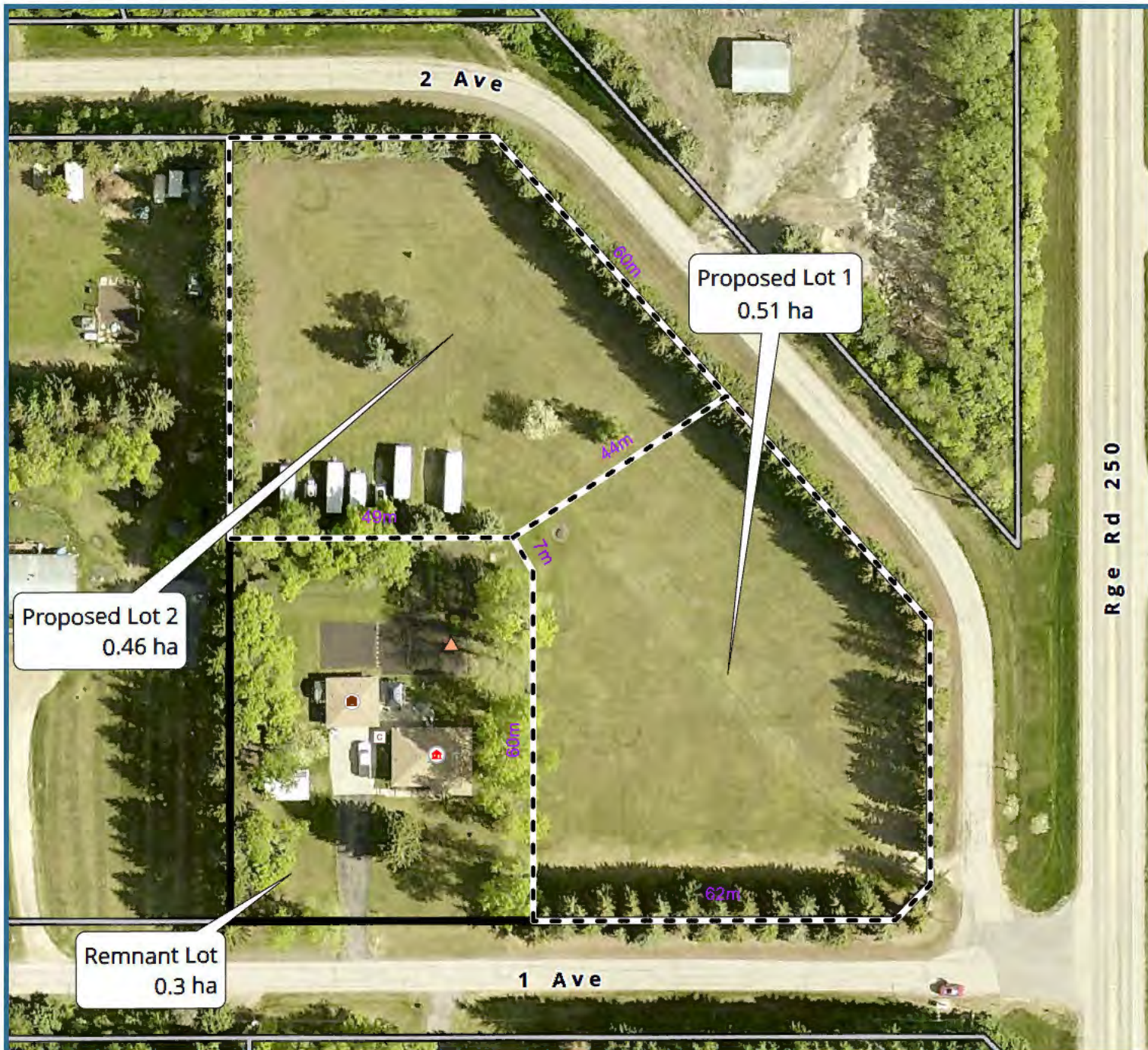
The final date the appeal can be filed is: **AUGUST 28, 2025**

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-023



Legal Description: 4208NY;;17

Roll Number: 2730000

Total Acres/Hectares: 3.24ac / 1.31ha

Land Use: R1 - Country Residential

Municipal Address: 2 54220 Rge Rd 250

Date: 7/31/2025

Legend



Cistern



Dwelling



Garage



Septic Tank

PLANNING AND DEVELOPMENT SERVICES REPORT

FILE INFORMATION: 2025-S-023	
Council Division:	1
Tax Roll Number:	2730000
Legal Land Description of Property:	Plan 4208NY, Lot 17 (North Point)
Landowner:	2656819 Alberta Ltd c/o Tarek Hatoum
Applicant:	Moe Ahmad
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 two new residential parcels sized at 0.51 hectares (1.20 acres) and 0.46 hectares (1.14 acres) leaving a remnant parcel of 0.3 hectares (0.74 acres).

PART II – SUBDIVISION HISTORY:

1. Subdivision History:
 - This parcel was created during the original subdivision of North Point.

PART III – REFERRAL SUMMARY:

1. Sturgeon County Development Officer:
 - *Proposed Lots 1 and 2:*
 - o Vacant land.
 - *Remnant Lot:*
 - o Sturgeon County Records include 35-69 Dwelling and 39-70 Garage.
2. Sturgeon County Engineering Services:
 - *Proposed Lot 1:*
 - o In accordance with the Grid Right of Way Dedications and Acquisition policy, 5 metres required via land acquisition agreement adjacent to 1 Ave and 2 Ave.
 - o Approach #1: For multi-family area, the approach width shall be 7.5-9m wide at property line. As 2 Ave is paved, it is required the new approach to be paved to property line. Please contact sturgeon county DELS for approach location.
 - o Approach #4: This approach shall be removed due to the proximity to the main entrance.

- *Proposed Lot 2:*
 - In accordance with the Grid Right of Way Dedications and Acquisition policy, 5 metres required via land acquisition agreement adjacent to 2 Ave.
 - Approach #2: For multi-family area, the approach width shall be 7.5-9m wide at property line. As 2 Ave is paved, it is required the new approach to be paved to property line. Please contact sturgeon county DELS for approach location. The preferred location to be lined up with the existing approach across 2 Ave.
 - *Remnant Lot:*
 - In accordance with the Grid Right of Way Dedications and Acquisition policy, 5 metres required via land acquisition agreement adjacent to 1 Ave.
 - Approach #3: For multi-family area, the approach width shall be 7.5-9m wide at property line. Please widen the paved approach to 7.5m at property line. Please clean the ditch and expose culvert, the existing culvert is almost blocked. Please install rip rap on both side of the culvert.
 - *All Lots:*
 - A lot grading design prepared by professional engineer shall be submitted for review and acceptance to General Municipal Servicing Standards.
3. Sturgeon County Utility Services:
- *All Lots:*
 - This application meets the requirements of Utility Services.
 - North Point does not have any municipal water or wastewater services.
4. Alberta Health Services:
- *All Lots:*
 - Any existing private sewage disposal systems that are on the lands are to meet compliance with the current Alberta Private Sewage and Disposal Systems Regulation
5. Adjacent Landowners:
- Four letters of objection were received from residents in North Point. Concerns included:
 - Previous subdivisions have been made by resident owners who have continued to live in the neighbourhood. There is no one residing in this house and the lot is quite unkept.
 - Concerns with new access points causing safety concerns.
 - Previous subdivisions have been from 1 lot to 2, whereas this subdivision is looking to create 3 lots, all of which would be on the smaller end of North Point lots. This is not consistent with the subdivision plan in the neighbourhood.
 - Recent subdivisions in the area have been done on the pretense that it is for family members, but the lots have been sold and new owners are disrupting the character of the neighbourhood. Safety concerns with additional traffic and new owners are littering in the subdivision.
 - Driveways should be placed at the 'bends' of each lot with surrounding trees removed to ensure proper sightlines.
 - Roadway infrastructure on Rge Rd 250 turning into North Point needs to be upgraded (i.e. turn lanes) as additional traffic has caused safety concerns.
 - Concern that the existing 'Minnesota Mound' sewage disposal system will be too close to surrounding property lines.

6. No Objections:
 - Sturgeon County Protective Services, Sturgeon County Open Spaces, ATCO Gas, Telus, Fortis Alberta.
7. No Responses:
 - Altalink, Canada Post, Department of National Defense, Sturgeon County Agriculture Services, Sturgeon County Drainage Operation, Sturgeon School District, St. Albert School District,

PART IV – ANALYSIS:

1. Given the location of the parcel, policy and regulation will be considered from the Municipal Development Plan, Sturgeon Valley South Area Structure Plan (SVSASP), and the Land Use Bylaw.
2. This application proposes to subdivide an existing R1 – Country Residential parcel within the North Point multi-lot subdivision. This would create two new acreage parcels, both of which would be accessed from the local roads of 1st and 2nd Ave.
3. There are 29 residential parcels within North Point, which vary in size from 1 acre to 3.52 acres. The average lot size is 2.12 acres, and the median lot size is 1.63 acres. Currently, the five smallest lots in the subdivision are 1 acre, 1.36 acres, 1.37 acres, 1.5 acres, and 1.5 acres. The three newly created parcels would be some of the smallest within North Point:
 - Remnant Lot: 0.3 hectares (0.74 acres) – smallest lot in North Point
 - Proposed Lot 2: 0.46 hectares (1.14 acres) – third smallest lot in North Point
 - Proposed Lot 1: 0.51 hectares (1.20 acres) – fourth smallest lot in North Point

Part 12.1.3 of the **Land Use Bylaw's** "R1 - Country Residential" district (see **Appendix 3**) outline a minimum parcel area of 1 hectare (2.47 acres) if a parcel is not connected to a municipal sanitary line. Parcels within North Point rely on private servicing and are not connected to a wastewater line. This subdivision would result in parcel sizes of 0.51 hectares (1.20 acres), 0.46 hectares (1.14 acres), and 0.3 hectares (0.74 acres), all of which fall short of the minimum size requirements. Therefore, this application does not conform with the subdivision regulations outlined in the Land Use Bylaw.

4. The intent of the **Sturgeon Valley South Area Structure Plan** is to facilitate a framework that allows for orderly and efficient future residential development at densities outlined within the plan. This area of the plan outlines a future average density of 35 dwelling units per net residential hectare. The premature fragmentation of lands contradicts the goal of a cohesive and contiguous land supply by creating additional lots that pose greater challenges to the future development potential of the lands.

5. Policy 2.2.7 of the **Municipal Development Plan** indicates that infill subdivision shall conform to the criteria outlined in the Land Use Bylaw, and this application does not meet the minimum size requirements for an R1 parcel.

6. 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."*

The premature fragmentation of land to create an additional lot does not align with the future development potential of the area. As such, the application contradicts the Municipal Development Plan and the Sturgeon Valley South Area Structure Plan. Furthermore, the application does not conform to the subdivision regulations outlined in the Land Use Bylaw. Therefore, in line with Part 654(1) of the Municipal Government Act, this application cannot be supported by administration.

7. It appears that the existing septic tank would continue to comply with the Alberta Private Sewage Systems Standard of Practice – however a certificate of compliance is necessary to verify.
8. Money in lieu of municipal reserve has already been claimed as part of the original subdivision of North Point.

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. The proposal does not conform with the Municipal Development Plan as per Section 654(1) of the Municipal Government Act. The policies are noted below:
 - a) Policy 2.2.2 prevents any residential subdivision layout that does not reflect future development potential, or that may result in development restrictions of the adjacent parcel.
 - b) Policy 2.2.7 notes the County shall ensure infill subdivision and development complement 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).

3. The proposal does not conform with the Land Use Bylaw as per Section 654(1) of the Municipal Government Act. The regulations are noted below:
 - a) Part 12.1.3 of the Land Use Bylaw outlines a minimum parcel area of 1 hectare (2.47 acres) for parcels not connected to a municipal sanitary line.
4. This proposal does not conform to the policy or intent of the Sturgeon Valley South Area Structure Plan. This policy requires the County to develop the area in an orderly and phased manner at densities described within the plan. This application does not meet these requirements.

Severed in line with s.20 of ATIA

Prepared by: _____

Jonathan Heemskerk, *Planner, Current Planning*

Severed in line with s.20 of ATIA

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.

Accommodating Diverse Housing Options

Through the provision of land-use policies that encourage a variety of residential types in an effort to achieve complete communities. (See Figure 4 – Growth Strategy Concept Map p.25.)

Residential Type 1 - Sturgeon Valley

Residential Type 1 contains the majority and most varied of Sturgeon County's future residential potential and is situated where development pressures are most imminent. All Residential Type 1 development requires municipal infrastructure and service provision. Residential Type 1 is limited to the general geographic areas identified in the Edmonton Metropolitan Regional Growth Plan Sturgeon Valley Special Study Area. For additional policies reflecting the unique needs of each geographic area/community, refer to Neighbourhood G.

2.3.1 Shall accommodate residential development (Type 1) by establishing Regional statutory Planning Documents for lands within the Sturgeon Valley Special Study Area as a way to identify, prioritize, densify and phase subsequent residential and non-residential growth in the listed locations. (See Figure 4 – Regional Concept Map p.25 and Map 12A p.114.)

2.3.2 Shall accept new residential development (Type 1) applications for Local Planning Documents within the boundaries of the Sturgeon Valley Special Study Area upon adoption of a statutory Regional Planning Document. (See Map 12A p.114.)

2.3.3 Shall apply Sturgeon County's Municipal Development Plan Residential Type 1 policies to the Sturgeon Valley Special Study Area in compliance with the Edmonton Metropolitan Region Growth Plan. (See Map 12A p.114.)

2.3.4 Shall aim to achieve the established population projections identified in the Edmonton Metropolitan Region Growth Plan, and shall accommodate the associated densities through the planning process.

2.3.5 Shall discourage premature fragmentation of Primary Industry lands for non-Primary Industry development, as a way to ensure cohesive and contiguous future land development and municipal servicing.

2.3.6 Shall advocate for compact residential types, mixed-use developments, secondary suite allowances, walkable communities and communal open space in accordance with the Sturgeon Valley Special Study Area strategic principles.

Residential Type 2 - Growth Hamlets

Residential Type 2 refers to development within Sturgeon County's hamlets where additional residential growth is viable. This residential type is reflective of Sturgeon County's traditional housing opportunities and is associated with residential densities found within Sturgeon County's hamlets. Consideration and contemplation of growth within the identified hamlets requires supportive planning and infrastructure documents, rationalizing the proposal. Residential Type 2 will be limited to the Hamlets of Cardiff and Villeneuve. For additional policies reflecting the unique needs of each Hamlet, refer to individual Neighbourhoods.

2.3.7 Shall accommodate residential development (Type 2) by establishing a series of statutory Regional Planning Documents for the Hamlets of Cardiff and Villeneuve as a way to identify, prioritize, densify and phase subsequent growth in the listed locations. (See Figure 4 – Regional Concept Map p.25.). Densities of the Growth Hamlets shall be in accordance with the minimum greenfield densities as prescribed by the Edmonton Metropolitan Region Growth Plan.

2.3.8 Shall establish an administrative boundary for Sturgeon County Residential Type 2 hamlets and limit residential development outside the boundaries until Sturgeon County identifies a demonstrated need for expansion of the Hamlet. The administrative boundary will take into account mitigative measures including (but not limited to) land use conflicts, airport activities, aggregate and agricultural operations, right of ways and infrastructure setback.

2.3.9 Shall undertake an evaluation of municipal servicing needs prior to significant Hamlet development or expansion in order to identify and prioritize improvements for development.

2.3.10 Shall require proposed residential development to respect the existing scale, type and character of the community. Secondary suites or mixed-use developments may be contemplated where the applicant can successfully demonstrate to the approval authority that no significant impacts on municipal infrastructure or community amenities will occur.

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, Colahoo, Mearns, Riviere Qui Barre, Lomoureux, Namoo, Pine Sands and Corbondale. 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.

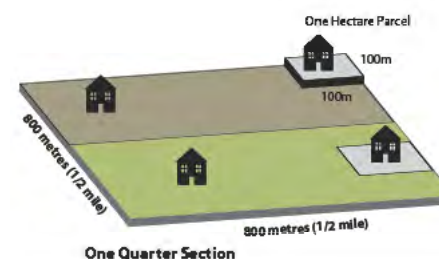
2.3.18 Shall ensure that Acreage Lots minimize the total amount of land being taken out of agricultural production. The maximum lot density for an Acreage Lot shall be one (1) unit per 32 hectares, with a lot size subject to provisions under the LUB.

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.



Placemaking Principles

Development within the regionally significant Neighbourhood G will deliver quality and sustainable places, whilst responding positively to the existing community, and aspects of local context, heritage, agriculture, and character. Within the Neighbourhood, distinct developments will contribute towards a strong sense of place and identity, whilst providing opportunities for all residents to work, enjoy and thrive. Local enterprise will be encouraged and championed in the Neighbourhood, in addition to strategic commercial opportunities. Future development within this area will be shaped by Regional direction, outlined within the EMRB Growth Plan, and will be in accordance with the Sturgeon Valley Special Study Area (SVSSA) Policies. Orderly and attractive development will reflect the Sturgeon context, delivering good places, contiguous development and complete communities.

In order to deliver quality places and complete communities, placemaking principles must be embedded within developments. The Sturgeon Valley will provide for an attractive, legible, healthy, accessible and safe environment for all. Development within Neighbourhood G will ensure that the community benefits from an appropriate diversity of land uses, active travel opportunities, green spaces, economic opportunity, community infrastructure and service. An appropriate level and mix of densities will be provided that in combination are capable of sustaining local vibrancy, and development viability.



Neighbourhood G Placemaking Principles

G

1.1

Responsible to the Regional Context, delivering Sustainable Places

Supporting the regional vision of growth by developing in accordance with regional policy and by focusing the majority of Sturgeon County's future residential, commercial and institutional development activity to this Neighbourhood.

Developing statutory Planning Documents for all development in Neighbourhood G to give certainty to local communities, investors, developers, service providers, and municipal neighbours regarding long-term density and growth aspirations.

G

1.2

Demonstrating long-term viability, ensuring complete, well-serviced communities

All prospective developments must demonstrate the viability of the proposal in line with requirements within with regional policy. This will include an awareness of infrastructure, transportation, community facilities and amenities.

Developments are to provide an appropriate mix of uses and dwelling types, open and green spaces, and will adequately demonstrate the long-term fiscal implications for the County.

G

1.3

Providing logical and timely infrastructure that provides high-quality service to residents now and in the future

Developments are required to fulfill the requirements of the regional policy, all infrastructure servicing to Neighbourhood G will contribute to the delivery of quality places.

Strategic delivery of infrastructure resources is to be efficient, logical, and should consider the wider Sturgeon Valley and regional context. Alternative and innovative servicing where appropriate may be considered.

G

1.4

Creating a well-connected community, through the design of an interconnected Valley network

Through the natural and informed expansion of existing transport infrastructure; a comprehensive, efficient and robust transportation network will be developed that enhances movement through a variety of means across the Sturgeon Valley and to regionally significant destinations.

Making active travel an attractive alternative in addition to recreational opportunity and delivering a transit centre that provides an accessible connection to the wider region.

G

1.5

Championing Sturgeon's agricultural heritage whilst positioning the Valley for the future of farming

The local agricultural heritage provides a strong culture for the Sturgeon Valley community. Current agricultural holdings near the Sturgeon Valley area will continue to thrive.

Sturgeon Valley is well positioned to provide unique spaces for non-conventional agriculture and community growing, whilst providing close access to local and regional consumers as well as opportunity for complementary, co-located industry.

Implementation of Neighbourhood G Placemaking Principles

In order to implement and embed the overarching placemaking principles within Neighbourhood G developments will seek to:

- a** Develop and contribute to the identity of the Sturgeon Valley, where unique features such as agriculture, heritage, culture and natural physical attributes are reflected and championed by developments throughout the Neighbourhood.
- b** Foster key gateway points in and around the Sturgeon Valley, by ensuring that public improvements and private development work together to enhance the sense of entry into the Sturgeon Valley community through elements such as signage and landscaping that captures the uniqueness of the area and its setting.
- c** Be sensitive and responsible to the density and character of the Sturgeon Valley community and surrounding areas. Avoid unacceptable juxtapositions and/or conflict between residential and non-residential uses. Ensure there are no significant adverse impacts on natural heritage assets.
- d** Provide a mix of uses to enhance the Sturgeon Valley community. Based upon the need throughout the Neighbourhood, ensure adequate leisure uses are provided for, local business opportunities are encouraged to thrive within commercial nodes, and there are appropriate spaces for essential social infrastructure. Local, boutique businesses are to be encouraged, whilst commercial developments that are larger in scale would be expected to be sited outside of residential communities.
- e** New developments are well connected to existing places capitalising on existing active travel routes, thereby positively contributing the overall connectivity throughout the entire Sturgeon Valley. Development will deliver new, and/or enhance existing, connections to community nodes.
- f** Deliver spaces that are designed to be adaptable and robust; by utilising landscaping, green infrastructure, ecological design, naturalisation and sustainable drainage where appropriate. Ensure active frontages onto streets, community facilities and key public spaces to provide natural surveillance, social interplay and character.
- g** Paths and trails, which provide a leisure function will be highly sensitive to pedestrian desire lines and will connect developments to not only natural spaces but also local important nodes, ultimately developing a comprehensive active travel network across the entire Sturgeon Valley community.
- h** Encourage the use of sustainable construction methods, Low Impact Development principles, ecological design, resource efficiency, building energy efficiency and contributions towards localised renewable or low carbon energy generation.
- i** Deliver a high-quality public realm, incorporating public art and landscaping where appropriate. Where internal streets and public spaces are welcoming, low maintenance, well defined, safe and accessible for all, with a distinct identity. Landscaping utilises native species and naturalisation where possible.
- j** Provide appropriate naturalisation of landscaping that will prevent excessive water use and the nutrient loading in water bodies. Naturalised landscaping will act as green corridors linking to other natural spaces and provide important flood mitigation whilst being conscientious of natural hazards such as wildfires.

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

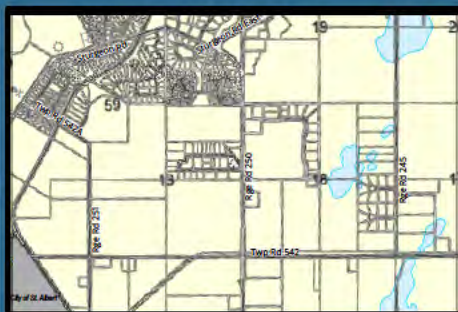
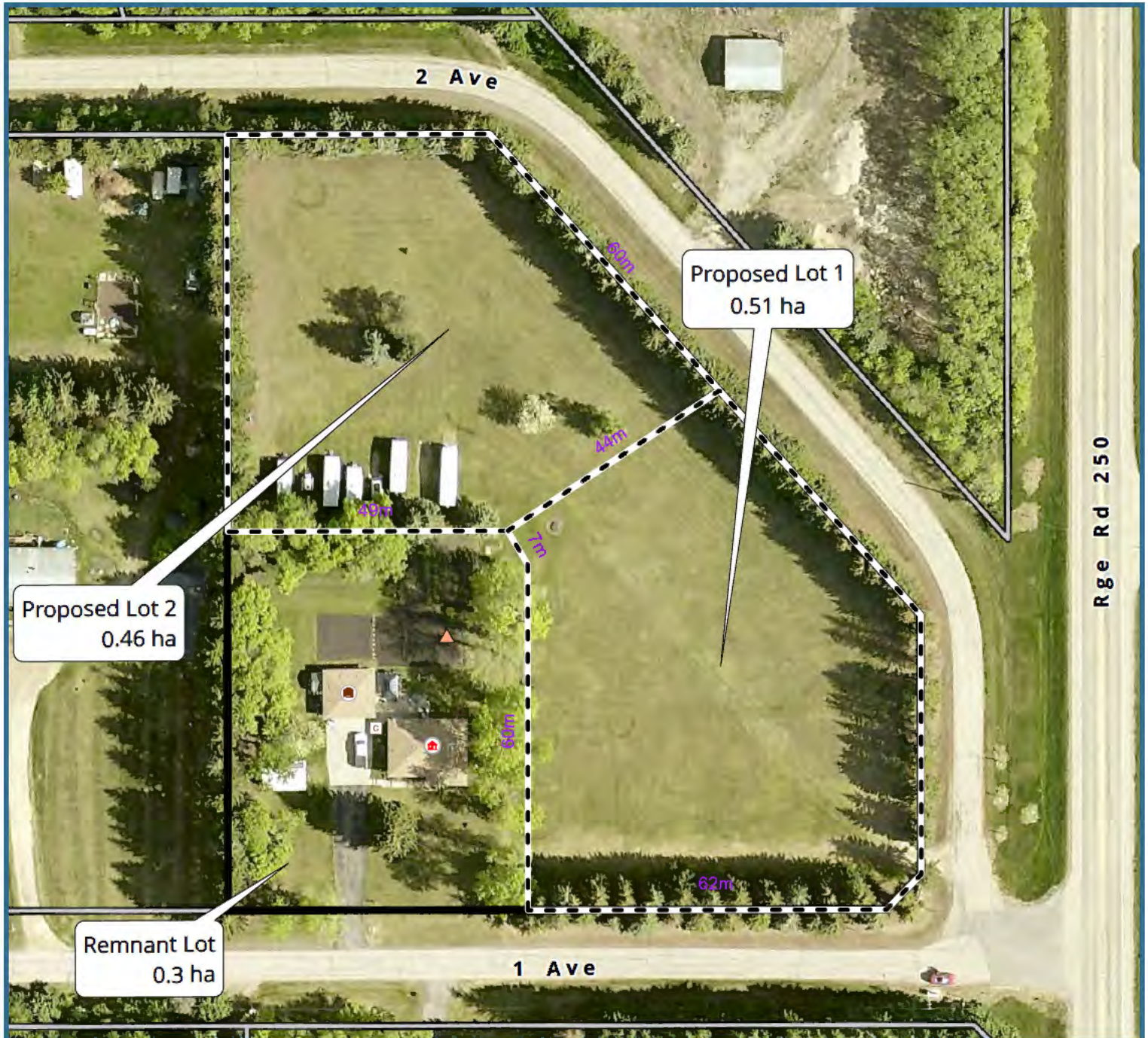
.5

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.

Exhibit 1 [Applicant Submission]

File Number: 2025-S-023



Legal Description: 4208NY;;17

Roll Number: 2730000

Total Acres/Hectares: 3.24ac / 1.31ha

Land Use: R1 - Country Residential

Municipal Address: 2 54220 Rge Rd 250

Date: 5/5/2025

Legend

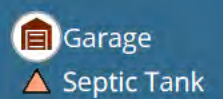
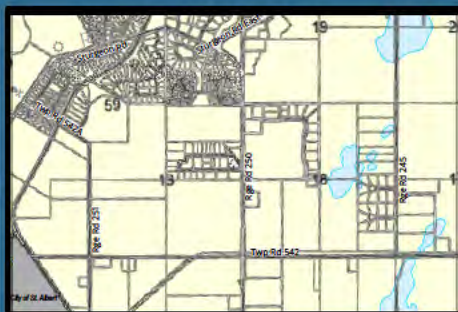
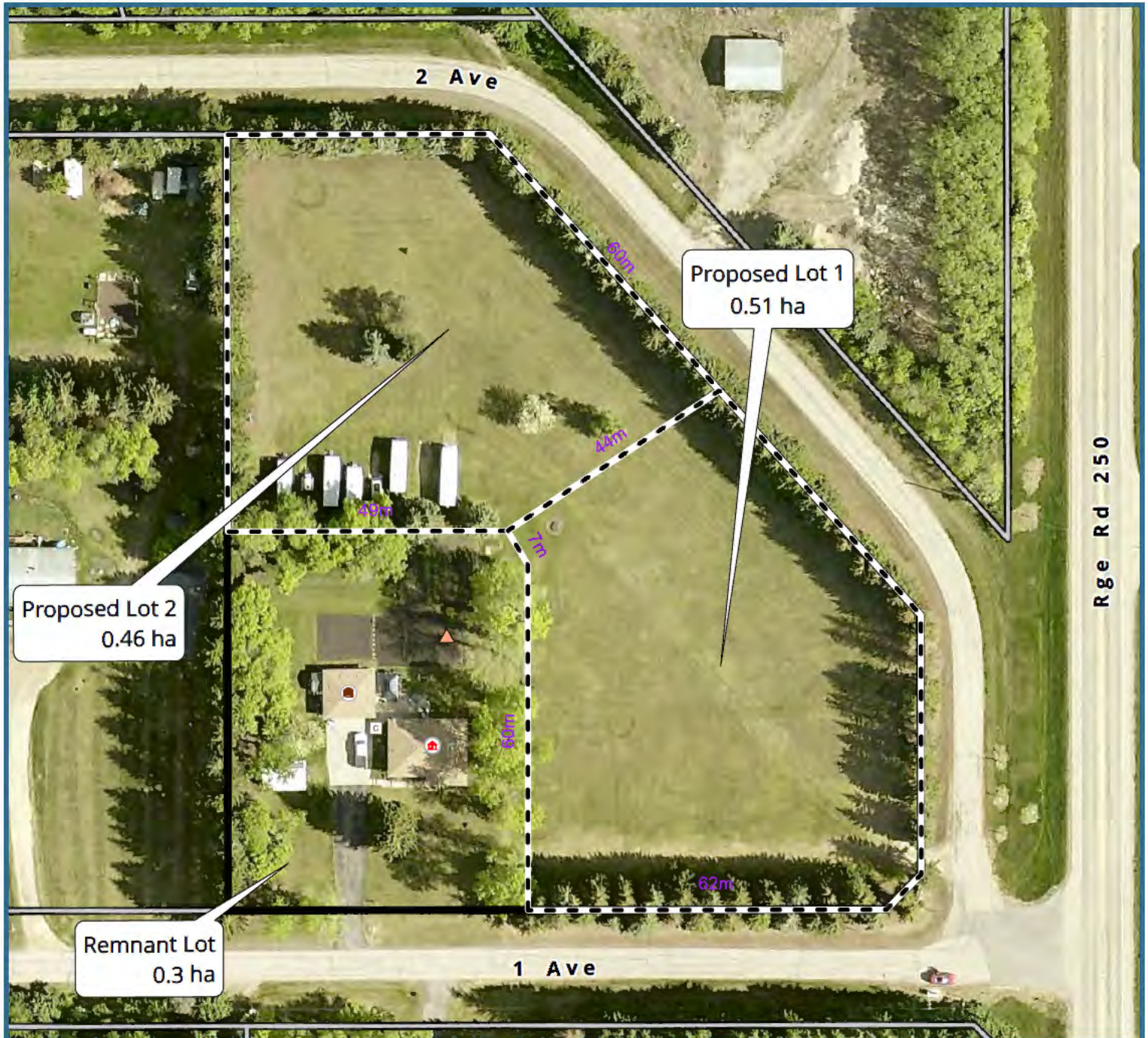


Exhibit 2 [Refusal]

File Number: 2025-S-023



Legal Description: 4208NY;;17

Roll Number: 2730000

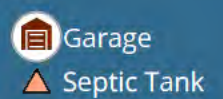
Total Acres/Hectares: 3.24ac / 1.31ha

Land Use: R1 - Country Residential

Municipal Address: 2 54220 Rge Rd 250

Date: 7/31/2025

Legend



MEMO

To: Shannon Gagnon

From: Yvonne Bilodeau

Date: May 23, 2025

Re: Proposed Subdivision
File No: 2025-S-023
Roll No: 2730000
Legal Description: 4208NY;;17 North Point

The subject parcels are districted as R1 – Country Residential according to Sturgeon County’s Land Use Bylaw 1385/17.

Proposed Lot 1 – (0.51ha)

Vacant Land

Proposed Lot 2 – (0.46ha)

Vacant Land

Remnant Lot – (59.1ha)

Sturgeon County Records:

- 35-69 Dwelling
- 39-70 Garage

Subdivision Referral to Engineering Services

- Referral Sent:
- Roll No:
- Phone No: Severed in line with s.20 of ATIA
- Response Deadline:
- Municipal Address:
- Landowner(s):
2656819 ALBERTA LTD. c/o Tarek Hatoum
:
:

☒ On-site inspection completed; or

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

Referral comments provided by: Charlie Li on June 5, 2025
(Engineering Services staff member) (date)

Lot: Proposed Lot 1

- **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 1 topography is flat.

- **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):

1 and 2 Ave are paved local road in a 20m right of way (R/W), the ultimate R/W will be 30m. In accordance to Grid Right of way Dedication and acquisition policy Sturgeon County Requires 5m acquisition along the property line by caveat.

- **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: 7.5-9. Surface: paved. Side-Slopes: 3:1. Culvert Size/Condition: 500mm csp

Other Requirments:

For multi-family area, the approach width shall be 7.5-9m wide at property line. As 2 Ave is paved, it is required the new approach to be paved to property line. Please contact sturgeon county DELS for approach location.

- **Approach #⁴** (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:

This approach shall be removed due to proximity to main entrance.

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

Please contact Sturgeon county UWMS for water and sanitary service solutions.

A lot grading design prepared by professional engineer shall be submitted for review and acceptance. Please see attached lot grading requirements.

Lot: Proposed Lot 2

- **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 2 topography is flat.

- **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):

2 Ave is a paved local road in a 20m right of way (R/W), the ultimate R/W will be 30m. In accordance to Grid Right of way Dedication and acquisition policy Sturgeon County Requires 5m acquisition along the property line by caveat.

- **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: 7.5-9. Surface: paved. Side-Slopes: 3:1. Culvert Size/Condition: 500mm csp

Other Requirments: _____

For multi-family area, the approach width shall be 7.5-9m wide at property line. As 2 Ave is paved, it is required the new approach to be paved to property line. Please contact sturgeon-county DELS for approach location. The preferred location to be lined up with the existing approach across 2 Ave.

- **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):

Please contact Sturgeon county UWMS for water and sanitary service solutions.

A lot grading design prepared by professional engineer shall be submitted for review and acceptance. Please see attached lot grading requirements.

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 flat. Homestead exists inside remnant 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):

1 Ave is a paved local road in a 20m right of way (R/W), the ultimate R/W will be 30m. In accordance to Grid Right of way Dedication and acquisition policy Sturgeon County Requires 5m acquisition along the property line by caveat.

- **Approach #³** (label on map): ☒ None ☐ To be verified in spring ☒ Upgrades req'd ☐ Satisfactory

Current Status:

Width: ~4.7m. Surface: paved. Side-Slopes: _____. Culvert Size/Condition: 250mm csp

Requirements to meet General Municipal Servicing Standards:

Width: 7.5-9. Surface: paved. Side-Slopes: 3:1. Culvert Size/Condition: 500mm csp

Other Requirments:

For multi-family area, the approach width shall be 7.5-9m wide at property line. Please widen the paved approach to 7.5m at property line. Please clean the ditch and expose culvert, the existing culvert is almost blocked. Please install rip rap on both side of the culvert.

- **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):

Please contact Sturgeon county UWMS for water and sanitary service solutions.

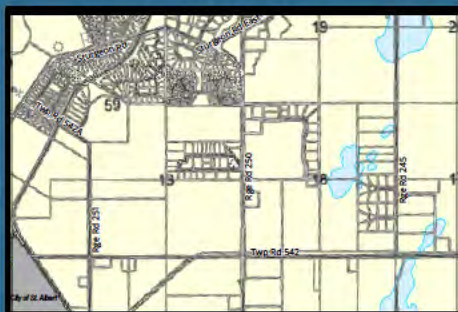
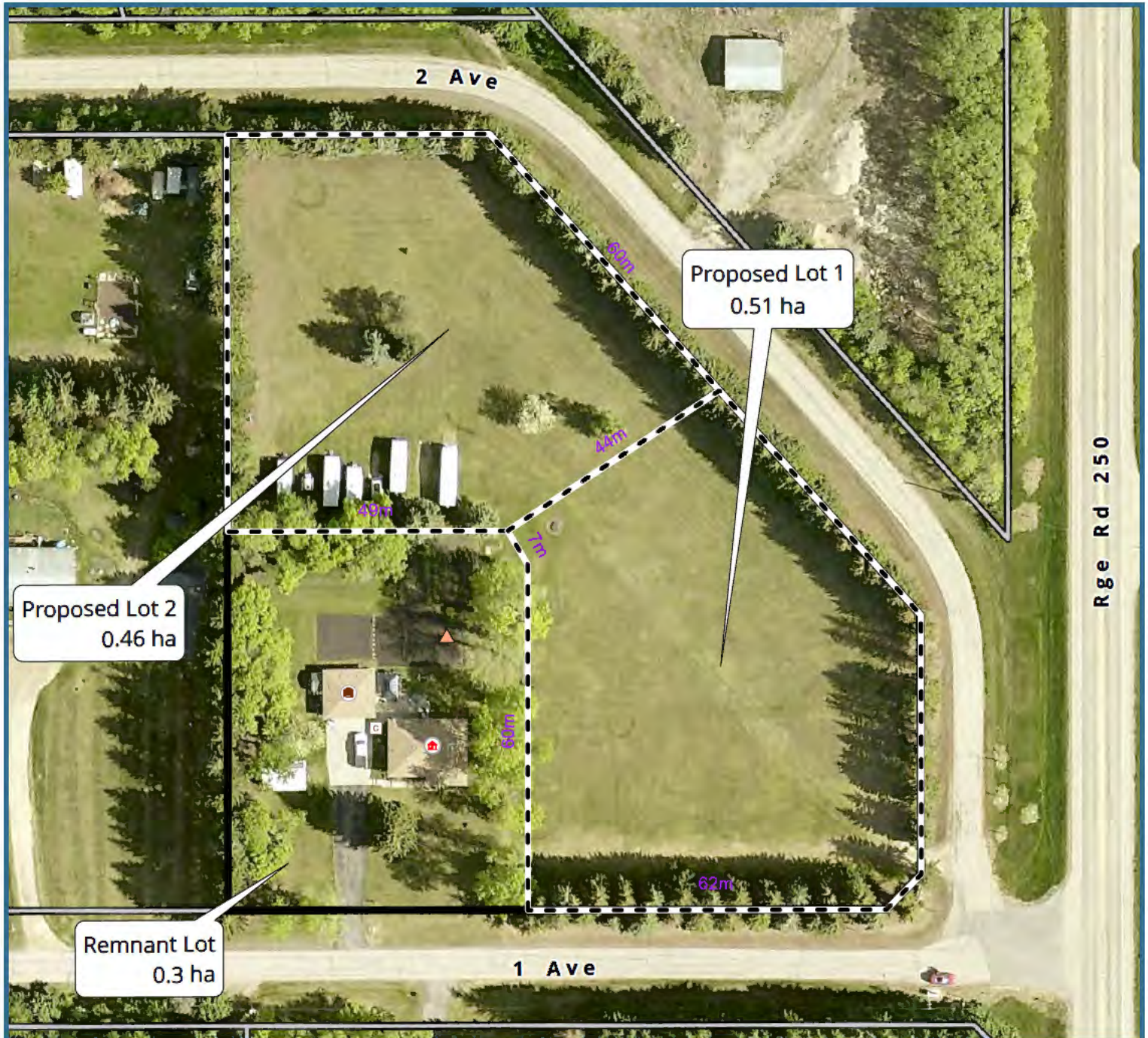
Low pressure gas service exists inside remnant lot, please contact utility company prior to any development.

~~A lot grading design prepared by professional engineer shall be submitted for review and acceptance.~~

Please see attached lot grading requirements.

DELS Exhibit

File Number: 2025-S-023



Legal Description: 4208NY;;17

Roll Number: 2730000

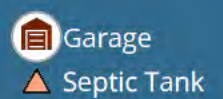
Total Acres/Hectares: 3.24ac / 1.31ha

Land Use: R1 - Country Residential

Municipal Address: 2 54220 Rge Rd 250

Date: 5/5/2025

Legend



5m acquisition

5m dedication

To: Utilities Services
Ted Zinnick/Lesley McDonald
From: Shannon Gagnon
Date: 2025-07-315
Roll No: 2730000
Proposed Sub File: 2025-S-023
Municipal Address: 2 54220 Rge Rd 250
Legal Description: 4208NY;;17 - North Point

PLEASE RETURN BY: JUNE 5, 2025

UTILITIES:

1)

A) Does the existing lot have a municipal water utility account?

No

B) Does existing lot have a connection that will affect the proposed connection?

No

**C) Will a deposit be required, with respect to utilities due to change of connection?
(i.e. The remnant lot has a connection that is on the proposed lot)**

<u>Parcel</u>		<u>Yes</u>	<u>No</u>	<u>Amount</u>
Proposed	Lot (1)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	\$ _____
Remnant Titled Area		<input type="checkbox"/>	<input checked="" type="checkbox"/>	\$ _____
Other		<input type="checkbox"/>	<input checked="" type="checkbox"/>	\$ _____

2) Municipal Water for Proposed Lot

A) Does the proposed lot have a municipal water utility account?

No

B) Does the proposed lot have a municipal water line available to tie into?

NO / Not Available

(Other available water services such as well or trucked water are the landowner's responsibility.)

C) The proposed lot is for:

- Brick and Mortar Home (Framed)
- Pre-Manufactured Home

D) Is a CRNWSC/Legal/Morinville/AFN Application Required (Fee may be required)

No

3) Municipal Wastewater for Existing Lot

A) Does the existing lot have a municipal wastewater utility account?

No

B) Does existing lot have a connection that will affect the proposed connection?

No

**C) Will a deposit be required, with respect to utilities due to change of connection?
(i.e. The remnant lot has a connection that is on the proposed lot)**

<u>Parcel</u>		<u>Yes</u>	<u>No</u>	<u>Amount</u>
Proposed	Lot (1)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	\$ _____
Remnant Titled Area		<input type="checkbox"/>	<input checked="" type="checkbox"/>	\$ _____
Other		<input type="checkbox"/>	<input checked="" type="checkbox"/>	\$ _____

4) **Municipal Wastewater for Proposed Lot**

A) Does the proposed lot have a municipal wastewater utility account?

No

B) Does the proposed lot have a municipal wastewater line available to tie into?

1. **NO/ Not Available**

(Options are available through P&D)

5) Is there infrastructure that belong to Sturgeon County or another entity that affects the parcel?
(e.g.: ACRWC Wastewater Force Main/Morinville Water Line, CRNWSC Line)

No

6) Does the proposal meet Utilities' Approval: **Yes**

7) Other Comments

North Point does not have any municipal water or wastewater services.

Date: May 21, 2025 Initial: LJM

May 30, 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
13 54 25 4
Plan 4208NY Lot 17
#2 54220 Range Road 250
Land Title # 852134375
Sturgeon County # 2024-S-023**

This application proposes to subdivide to create two (2) new residential lots. There is currently a water cistern water supply and holding tank sewage disposal system on the existing site.

Lot 1: 0.51 ha

Lot 2: 0.46 ha

Remnant lot: 0.3 ha

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.

Any 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,

Severed in line with s.20 of ATIA

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

Adjacent Landowner Submissions

Submission #1:

Dear Planning Technician(s)

Subdivision application for:
2, 54220 Range Road 250
Block 17 Plan 6282 MC
Pt S ½ , NE 13-54-25-W4

Please consider this our formal objection to the subdivision of #2, 54220 Range Road 250 (North Point Subdivision) into three parcels.

The reasons for our objection are as follows:

- Previous subdivision applications have been made by resident owners who have continued to live in the subdivision which minimizes changes in the character and quality of the neighbourhood. The residence at #2, 54220 Range Road 250 changed owners last year. To date there appears to be no one residing in the house and the lot is looking quite unkept. Now the lot is to be subdivided and flipped without consideration for the community.
- This proposed subdivision of lot #2 would require approaches or entrances be built on a curved section of the interior road in the subdivision. This becomes a safety concern on the interior road and adds to the high volume of traffic flow on 127 street and compounds the safety issue with regards to turning into NorthPoint.
- Other subdivision applications in NorthPoint have been for subdivision of one parcel into two parcels. The subdivision request into three parcels is not consistent with the existing plan of the subdivision as it creates a lot size much less than 1 acre. ALL lots are larger than 1 acre in NorthPoint and this standard should be followed for all proposed subdivided lots to maintain the character of our community.

If there are any questions or additional information is required, please contact us.

Submission #2:

To Whom It May Concern,

I received your letter indicating the proposed subdivision of the property listed above and wish to express my vehement disapproval thereof.

The people purchasing these lots are doing it purely for profit with no regard for the families that currently reside here. Lot #27 was subdivided last year under the guise that the new owner wanted to subdivide in order to reside on half of the property and have his family build a new home and reside next to him. This was a blatant lie. I appealed his request to subdivide but it was approved anyway. His ill intentions were proven. He sold one half and is currently renting the other half.

Since the renters moved in they have been illegally operating OHV's on the roads in our subdivision. They are extremely loud and are being operated well past midnight on some nights. The renters and their visitors are not obeying the posted speed limit and have come around the curves at high rates of speed in their motor vehicles. All of this is making it extremely unsafe for the residents and their pets who enjoy taking walks and riding bicycles around our subdivision as there are several blind curves. It is also unsafe for the children who are being picked up and dropped off by the school busses. As well as residents operating their motor vehicles when driving around the subdivision to and from our homes. Additionally, there is constant trash consisting of fast food wrappers, among other things, that are being discarded from vehicles and are now littering our once clean subdivision.

It was explained to me by Sturgeon County that NO subdividing of a lot would be allowed within North Point Subdivision whereby any parcel of subdivided land would be allowed that was **less than 1.5 acres**. According to the information that was sent to me Proposed Lot #1 would be **1.26 acres** (0.51 ha), Proposed Lot #2 **1.13 acres** (0.46 ha), and Remnant Lot **0.74 acres** (0.3 ha). All three lots fall short of the minimum size of 1.5 acres.

The residents that have subdivided in the past have done so with no negative impacts to our community. They were truthful and forthcoming with their intentions. However this new trend of individuals buying property in our subdivision to exploit the safety and peacefulness of current residents for profit is abhorrent. The onus is on the county to put the safety and interests of the current residents ahead of the greed of these buyers.

If you wish to discuss this matter further I can be reached via the contact information below. I appreciate your careful attention to this matter.

Submission #3:

Point of conversation, Lot 2 subdivide in North Point to three lots requires 2 objects to look at and fix.

First which is directed at the land owner of lot#2 and Sturgeon County. The road has two blind spots (2 Ave) that need to be fixed for safety concerns to those using the road. Point of concern kids, bikers and vehicles. Suggest putting driveways on each of the two bends circled and removing trees obstructing view on road (2 Ave), Alternative options may be available to fix issue.

Second, Rge Rd 250 has no turning lanes to enter into subdivision (North point). Increases to vehicles on Rge Rd 250 and to subdivision (North Point) over the last decade have pushed driving and entering into sub division to dire consequences (loss of life) if road way infrastructure is not upgraded to include turning and merge lanes. Rge Rd 250 is at a point of constant traffic flow on the road way with significant increases to traffic volume on road way every time there is a population increase in area or surrounding area. Tuscany Hills subdivision added. Growing city Edmonton St. Albert.



Submission #4:

This is our formal objection to the subdivision of #2, 54220 Range Road 250 (North Point Subdivision) into three parcels. We would not object to subdivision into two parcels. The reasons for our objection are as follows:

1. There have been multiple applications for subdivision of lots approved in this subdivision. ALL of them have been for subdivision of one parcel into two parcels. A subdivision into three parcels is not consistent with the existing plan of the subdivision.
2. All of the previous subdivision applications have been made by resident owners who have continued to live in the subdivision. Consequently, the subdivisions have not resulted in a significant change in the character of the neighbourhood. As best as we can determine, no one is residing in the residence at #2, 54220 Range Road 250. The indication is that this purchase was made and now the lot is to be subdivided and flipped without consideration for the community.
3. The original lots in this subdivision are approximately 3 acres. The approved subdivisions allowing for one lot to be subdivided into two lots have resulted in parcels of more than one acre. In the proposed subdivision one lot, which includes the existing residence and garage, is quite a bit less than one acre and is not consistent with the existing plan and community standard.
4. The existing residence has a Minnesota mound sewage dispersal system, which is north of the existing garage. The subdivision proposal is for parcel on which the residence is located to be the smallest lot. This causes concern about how close the sewage disposal mound is to the lot boundary.
5. We already have concerns regarding the high volume traffic flow on 127 Street and the safety of the turn into the subdivision entrance. Allowing three parcels would increase traffic into and around the subdivision that much more. It would also require two approaches be built on a curved portion of the interior road in the subdivision, again affecting the traffic flow and volume and safety of the interior road.

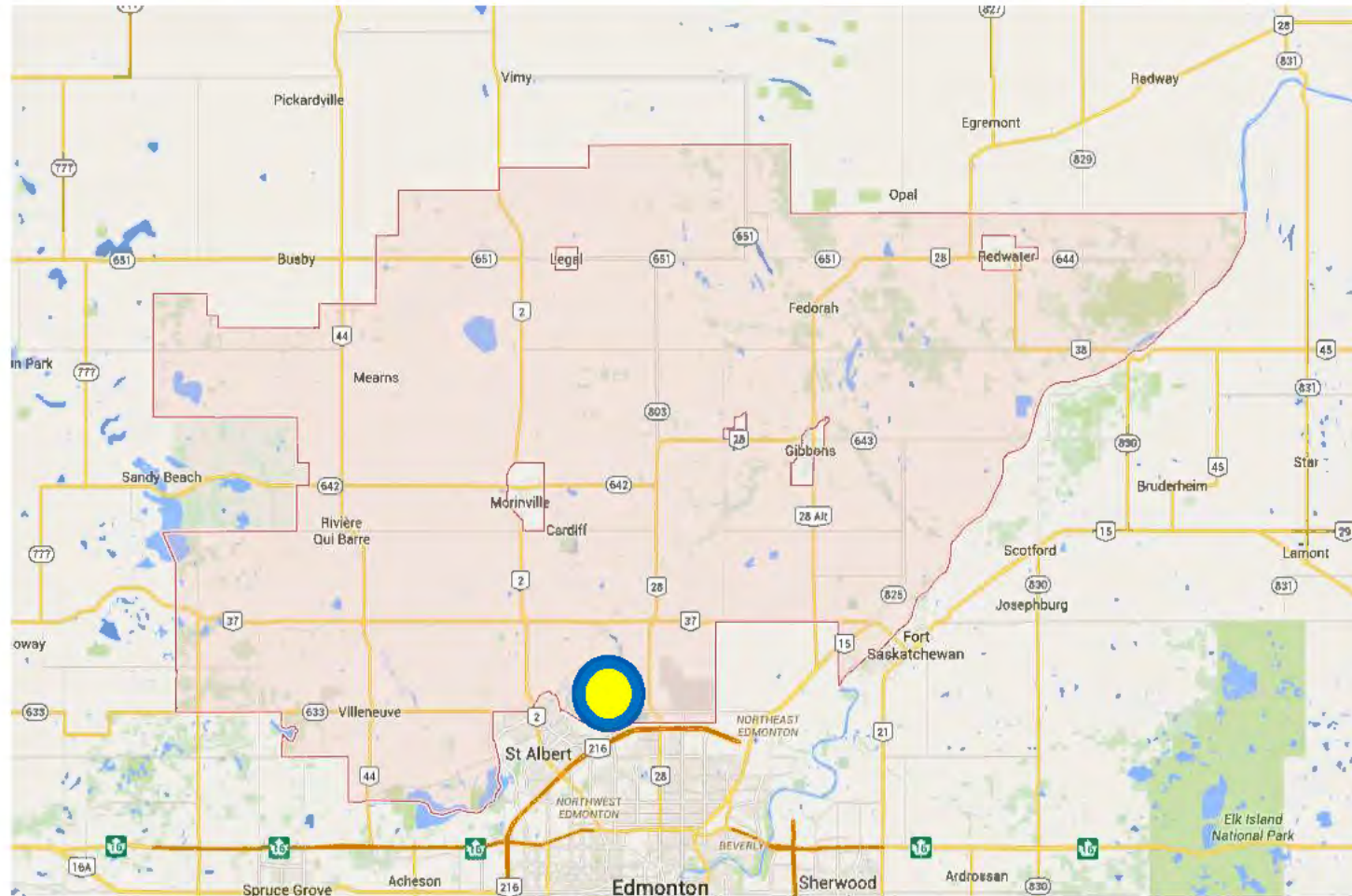
Thank you for your attention to our objection. If there are any questions or additional information is required, please contact us.

Subdivision and Development Appeal Board (2025-S-023)

Jonathan Heemskerk
September 16, 2025



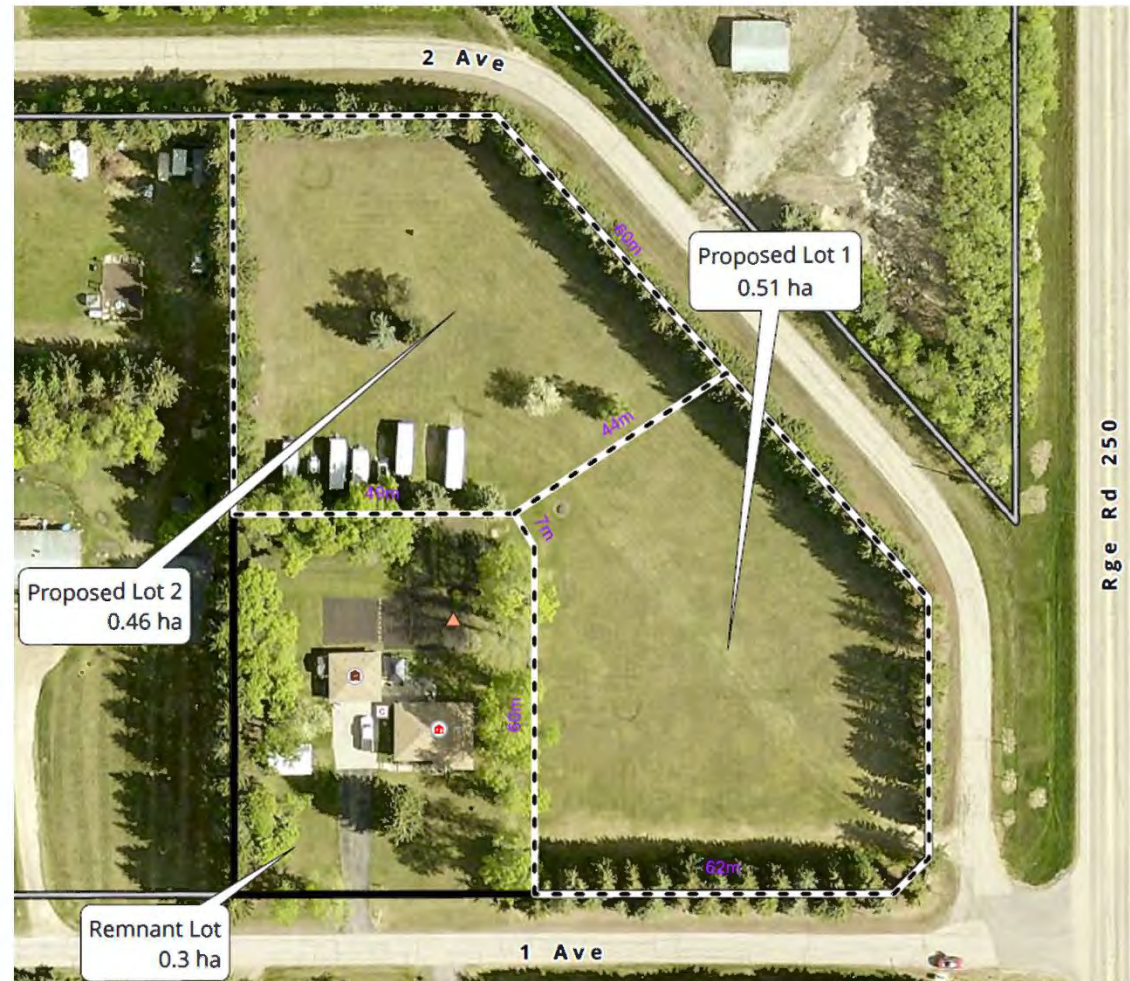
Site Location (Regional Context)



Site Location (Local Context)



Proposal



Referral Responses

Sturgeon County Development Officer

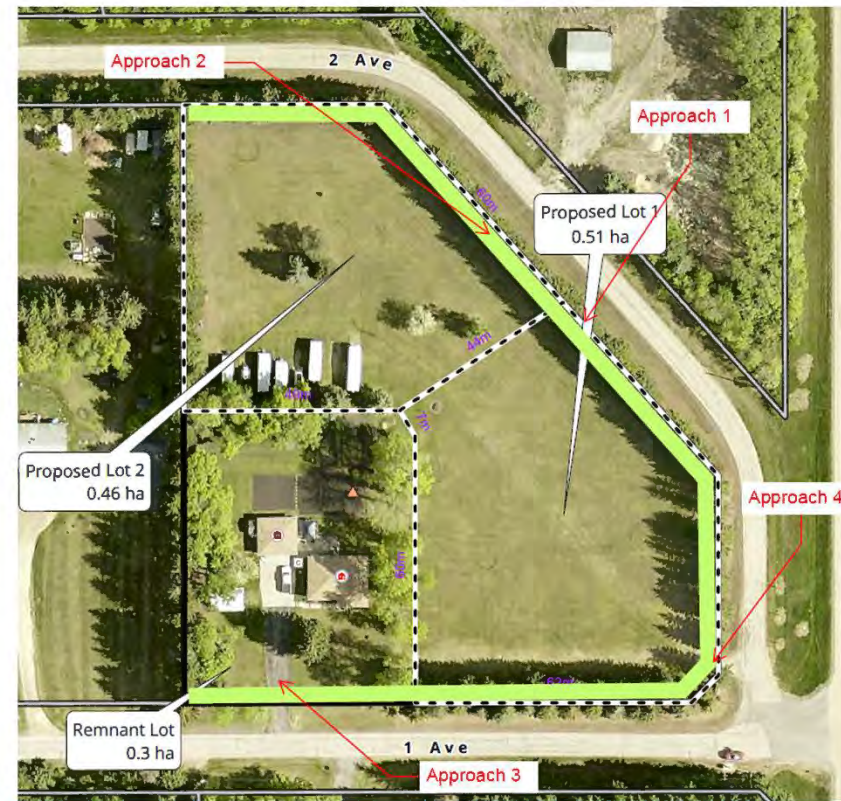
- Proposed Lots 1 and 2 are vacant land.
- Permit records on the Remnant lot indicate both the dwelling and garage. A site plan will be required to determine any additional structures.

Sturgeon County Development Engineering

- 5m is required for future road widening along all adjacent roads.
- Approach #4 must be removed due to proximity to the main intersection. Approach locations to be confirmed for new lots prior to construction.
- A lot grading plan is required for all lots as per GMSS.

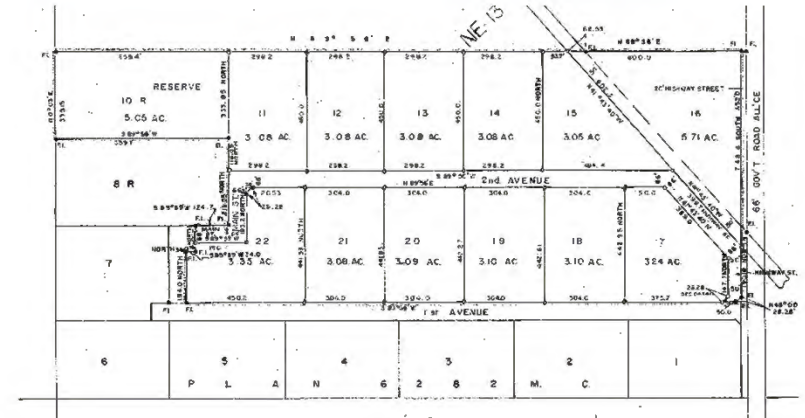
Adjacent Landowners

- Four letters of objection were received from North Point residents:
 - Previous subdivision was done current residents, no one is residing on this lot, and it is quite unkept.
 - All other subdivisions were 1 lot into 2 lots. This is 1 lot into 3 lots and would be smaller than the others in North Point.
 - Safety concerns with new access points in the area.
 - Roadway infrastructure on Rge Rd 250 should
 - Concern that the private sewage will be too close to boundaries.



North Point

- Privately serviced area (water and wastewater) originally subdivided through two phases in 1963 & 1966.
- The original subdivision had 19 residential lots:
 - Smallest Lot: **3.08 acres**
 - Largest Lot: **5.71 acres**
- The current subdivision has 29 residential lots:
 - Smallest Lot: **1.00 acres**
 - Largest Lot: **3.42 acres**



North Point

- Subject parcel is currently **3.68 acres**
- Average lot size is **2.12 acres**
- Median lot size is **1.63 acres**
- Currently, the five smallest lots within North Point are:
 - 1.00 acre
 - 1.36 acres
 - 1.37 acres
 - 1.50 acres
 - 1.50 acres



Sturgeon Valley Estates

- The proposed subdivision would create lots of **0.74 acres**, **1.14 acres**, and **1.20 acres**

# (smallest lots)	Parcel Size
Remnant Lot	0.74 acres
1	1.00 acres
Proposed Lot 2	1.14 acres
Proposed Lot 1	1.20 acres
2	1.36 acres
3	1.37 acres
4	1.50 acres
5	1.50 acres
6	1.53 acres
7	1.54 acres
8	1.54 acres
9	1.54 acres
10	1.54 acres



Previous Subdivisions

- The most recent subdivision was in 2023 and was approved by the SDAB. This was a split in half and created lots of:
 - 1.50 acres
 - 1.50 acres
- The five most recent subdivisions were from 2023, 2013, 2012, 2010, 2008.



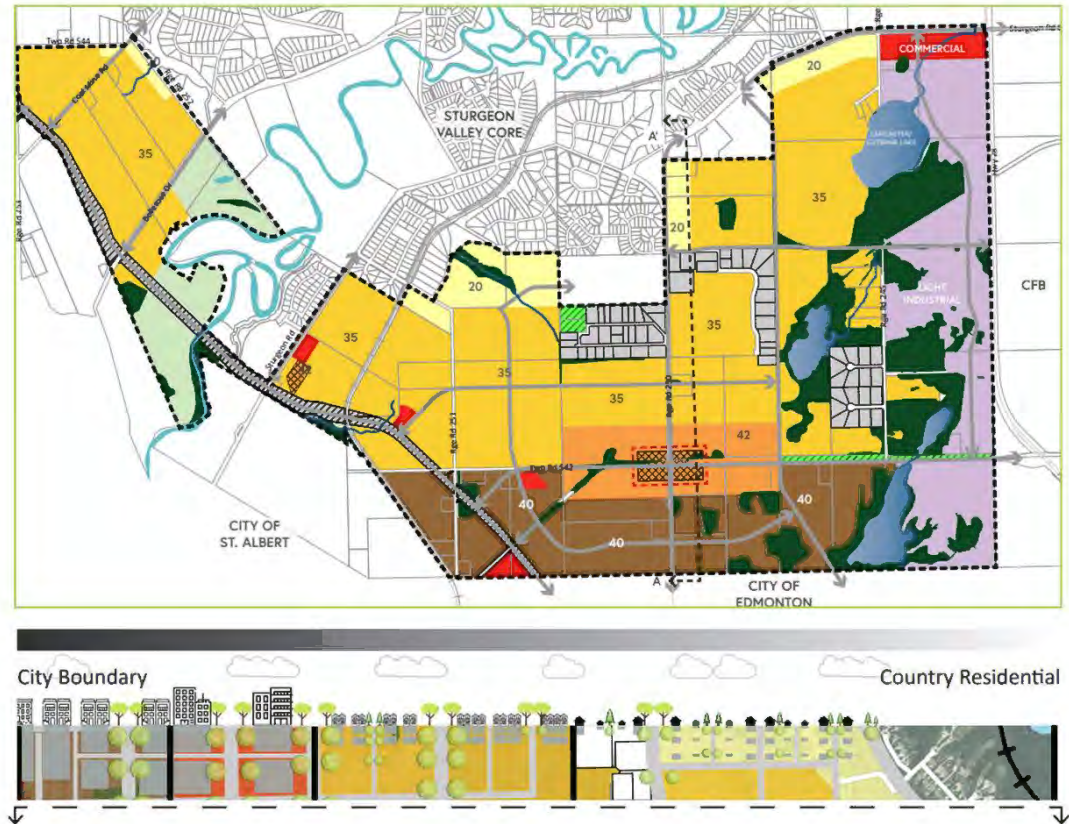
LUB and MDP Regulations/Policy

- The subdivision is not consistent with the subdivision regulations of the R1 – Country Residential district.
- **LUB - 12.1.3** – Minimum parcel area of 1 hectare (2.47 acres) if not connected to a municipal sanitary line.
- **MDP 2.2.7** – Infill subdivision shall conform to the provisions of the Land Use Bylaw
- This subdivision falls short of the minimum parcel area requirements.



Sturgeon Valley South ASP

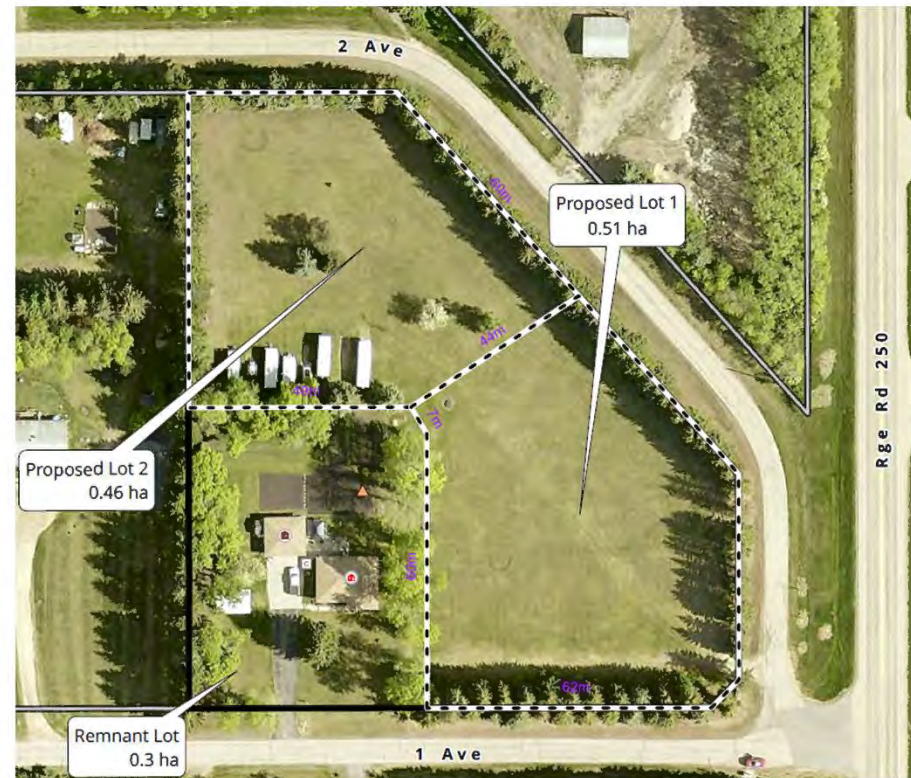
- The intent of the Sturgeon Valley South is to allow for orderly and efficient future residential development at densities outlined within the plan.
- This area of the plan outlines a future average density of 35 dwelling units per net residential hectare.
- Premature fragmentation of land contradicts the goal of a cohesive and contiguous land supply for future development.



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
- Sturgeon County Municipal Development Plan policies
- 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) 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 all lots and the adjacent road shall be acquired by Sturgeon County in the future via the terms and conditions of a land acquisition agreement (note: this agreement to be prepared by Sturgeon County).
- 4) 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.
- 5) The applicant is to obtain all necessary permits to comply with the Land Use Bylaw – to the satisfaction of the Development Authority.
- 6) Pursuant to Provision 654(1)(c) of the MGA, the proposed subdivision must result in compliance with the 2021 Alberta Private Sewage Systems Standard of Practice. A certificate of compliance may be required from the County's Gas & Plumbing Inspector confirming that the existing septic system either meets the Standard of Practice, the system has been replaced, relocated, or redesigned to comply, or conformation must be provided to Sturgeon County demonstrating that all setback requirements have been achieved. Note: An Alberta Land Surveyor may be required to confirm distances from the septic system to property lines, buildings or other features – to the satisfaction of Sturgeon County.
- 7) 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 Engineering Services, Sturgeon County Transportation Services, and/or Sturgeon County Development Services in accordance with General Municipal Servicing Standards.

Conditions - Summary

- 1) Retain a surveyor
- 2) Ensure taxes are paid
- 3) 5m by caveat on all lots
- 4) Upgrade/construct approaches to Engineering Standards
- 5) Obtain all necessary permits
- 6) Septic system compliance
- 7) Complete a lot grading plan

Other Potential Configuration



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

Objection to Subdivision of 2, 54220 Range Road 250 - North Point

From Sara Peacock Severed in line with s.20 of ATIA
Date Mon 2025-09-08 8:27 PM
To Legislative Services <legislativeservices@sturgeoncounty.ca>

You don't often get email from sarapeacock@icloud.com. [Learn why this is important](#)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender, and know the content is safe. If you are unsure of the contents of this email, please reach out to IT at ISSupport@sturgeoncounty.ca

Attention: Melodie Steele
Secretary, Subdivision and Development Appeal Board

Subdivision application for 2, 54220 Range Road 250
 Block 17 Plan 6282 MC
 Pt S ¼, NE 13-54-25-W4

This is our formal objection to the subdivision of #2, 54220 Range Road 250 (North Point Subdivision) into **three** parcels. We would not object to subdivision into two parcels. The reasons for our objection are as follows:

1. There have been multiple applications for subdivision of lots approved in this subdivision. ALL of them have been for subdivision of one parcel into two parcels. A subdivision into three parcels is not consistent with the existing plan of the subdivision.
2. All of the previous subdivision applications, with one exception, have been made by resident owners who have continued to live in the subdivision. Consequently, the subdivisions have not resulted in a significant change in the character of the neighbourhood. With respect to the one exception the subdivided (new) lot was sold and a new residence built which is now occupied by the owner. The existing (remnant) lot which had an existing older residence was rented for a brief period. There is now significant renovation occurring at the older house and the information from the workers is that the owner will be moving into the residence once the renovations are complete.
3. As best as we can determine, no one is residing in the residence at #2, 54220 Range Road 250 although there are vehicles parked there. There are also what appear to be family social activities on weekends. The indication is that the lot was purchased with a view to subdividing and reselling.
4. The original lots in this subdivision are approximately 3 acres. The approved subdivisions allowing for one lot to be subdivided into two lots have all resulted in parcels of more than one acre. In the proposed subdivision one lot, which includes the existing residence and garage, is quite a bit less than one acre and is not consistent with the existing plan and community standard.
5. The existing residence has a Minnesota mound sewage dispersal system, which is north of the existing garage. The subdivision proposal is for parcel on which the residence is located to be the smallest lot. This causes concern about how close the sewage disposal mound is to the proposed lot boundary.
6. We already have concerns regarding the high volume traffic flow on 127 Street and the safety of the turn into the subdivision entrance. Allowing three parcels would increase traffic into and around the subdivision that much more. It would also require two approaches be built on a curved portion of the interior road in the subdivision, again affecting the traffic flow and volume and safety of the interior road.

The increased traffic could also create a bottleneck at the entrance to the subdivision as the undivided lot is at the entrance into the subdivision and the first one inside the interior loop.

7. Half of the original lots in the subdivision have been subdivided into two parcels. Allowing this subdivision into three parcels would set a precedent for any future subdivision of the remaining unsubdivided lots.
8. There is no water or sewer service in this subdivision so any development requires some septic disposal system, which is problematic with smaller lots.

Thank you for your attention to our objection. If there are any questions or additional information is required, please contact us at the email/phone/address below.

Sara L. Peacock

Severed in line with s.20 of ATIA

Severed in line with s.20 of ATIA

Paul F. LaFrance

Severed in line with s.20 of ATIA

Severed in line with s.20 of ATIA

September 8, 2025

Sturgeon County Subdivision and Development Appeal Board
9613 100 Street
Morinville, AB
T8R1L9

Re: SDAB File Number 025-STU-009, Subdivision Application Number 2025-S-023

Attn: Melodie Steele, Secretary, Subdivision and Development Appeal Board
legislativeservices@sturgeoncounty.ca

We are writing to the Board to object to the appeal by 2656819 Alberta Ltd, to the County's decision to not allow the subdivision of Plan 4208NY; Lot 1 (North Point); #2, 54220 Range Road 250. The reasons for our objection are outlined below:

- All current properties in North Point are occupied by their owners and all of the previous subdivision applications were by owners who continued to reside in our subdivision. This minimizes changes in the features and quality of our neighbourhood. The residence at #2, 54220 Range Road 250 changed owners last year. To date, there appears to be no one residing in the house and the lot looks unkept and uncared for. A North Point resident let us know, at the time of the sale, that the buyer said it was purchased sight unseen. He was told that the purchaser realized, after the purchase, that there weren't enough rooms for them. It would be extremely unusual to buy an acreage and home without first seeing it to know if it meets your needs. It raises questions about their intent to ever live in the home and if their purpose in buying it was to just to subdivide and flip the property without any consideration for our subdivision and the property owners that all live here. In addition, the fact that the owner of the property is not, in fact, an individual, but a numbered corporation, further supports this intent of the Appellant.
- All other subdivision applications in North Point have been for the subdivision of one property into two properties. The original subdivision request of the Appellant was for one property into three properties and is not consistent with the existing plan of the subdivision as it creates two lot sizes that are much less than one acre. ALL lots in North Point are larger than one acre and this standard should be followed for all proposed subdivided lots, for consistency and to maintain the character of our community.
- The original requested subdivision into three lots would require approaches or entrances to be built on a curved section of the subdivision road, near the entrance. Lot

#2 is the first lot as you turn into North Point. Adding two entrances here would be a safety concern on the interior road due to traffic congestion as traffic turns into North Point, and out of North Point into the high volume of traffic flow on 127 street.

Thank you for your consideration of our objection, our contact information is below.

Gary & Dalene

Severed in line with s.20 of ATIA

[REDACTED]

[REDACTED]

Support – With Conditions

If gas service is required, to avoid delays, the owner / developer should apply within [ATCO Quick Connect](#) or Contact ATCO Gas Service Applications team at GasApplicationsEdmonton@atco.com at their earliest convenience to discuss the service contract, gas load requirements, timing details and any associated costs. To avoid delays a minimum notice of 4 months is recommended. Note, each lot / unit is to have a separate service line. For Commercial services, ATCO Gas will require a detailed site plan and mechanical drawings with the gas load breakdown in order to design and size the gas service.

If you have any questions or concerns regarding this reply, please contact **Matt Bizari**

Severed in line with s.20 of ATIA

Sincerely,

ATCO GAS

Administrative Coordinator / Natural Gas Distribution