

October 29, 2025

**SUBDIVISION AND DEVELOPMENT APPEAL BOARD HEARING AGENDA
COUNCIL CHAMBERS AND VIDEOCONFERENCE 9:00 a.m.**

1. CALL TO ORDER (9:00 a.m.)

2. SCHEDULE OF HEARINGS:

2.1. Appellant: Lyle Pearce & Sandra Thomas	025-STU-013	Development Appeal
2.2. Appellant: Lee & Dionne Dwernychuk	025-STU-014	Subdivision Appeal

3. ADJOURNMENT

Appeal #1

025-STU-013 Appealing the
Development Authority's
conditional approval to construct
an uncovered deck for an above
ground swimming pool.

SUBDIVISION & DEVELOPMENT APPEAL BOARD

Site Information:		
Municipal Address of site: <u>#33 55312 Rge Rd. 241</u>		
Legal land description of site: <u>8120281; 2; 34</u> (‘plan, block, lot’ and/or ‘range-township-section-quarter’)		
Development Permit number or Subdivision Application number: <u>305305 - 25 - D0126</u>		
Appellant Information:		Date Received Stamp
Name: <u>Lyle Pearce + Sandra Thomas.</u>		Lyle Pearce: Severed in line with s.20 of ATIA
Phone: <u>Sandra Thomas</u>		
City, Province: <u>Sturgeon County. A.B.</u>		Severed in line with s.20 of ATIA
Email: <u>Severed in line with s.20 of ATIA</u>		Severed in line with s.20 of ATIA
must submit another Notice of Appeal		
Development Permit		Subdivision Application
☒ Approval		☐ Approval
☐ Conditions of Approval		☐ Conditions of Approval
☐ Refusal		☐ Refusal
Stop Order		
☐ Stop Order		
REASON(S) FOR APPEAL Sections 678 and 686 of the <i>Municipal Government Act</i> require that the written Notice of Appeal must contain specific reasons		
Please see attach File. File contains: written statement, supporting documents, pictures. Videos are available upon request.		
(Attach a separate page if required)		
The personal information of the appellant is collected under the authority of the Municipal Government Act and is collected under the authority of the Access to Information Act. It is part of a file available to the public. If you have any questions about the collection, use, or disclosure of this information, please contact the Municipal Government, Morinville, Alberta, T8R 1L9 (780) 939-4321.		
Signature of Appellant: <u>Severed in line with s.20 of ATIA</u>		October 7 2025
SDAB Appeal Number: <u>Severed in line with s.20 of ATIA</u>		Date: <u>Severed in line with s.20 of ATIA</u>

October 2, 2025

Dear Legislative Service Board Committee:

We are respectful requesting to appeal the Development Permit Number 305305-25-D0126 at #33 55312 Rge Rd 241, Sturgeon County.

DEVELOPMENT PERMIT

This correspondence pertains to the development permit approval for the following project:

"Development permit for an uncovered deck for an above-ground swimming pool at 33-55312 Rge Rd 241 (8120281;2;34).

Development permit number: 305305-25-D0126

roll: 1980037

Zoning: R1

Approved use: Accessory Building"

This request is being submitted on behalf of Mr. Lyle Pearce and Ms. Sandra Thomas, who are the landowners of 31 55312 Rge Rd 241. We reside adjacent to the registered landowners, Mr. Gregg and Mrs. Debra Blomquist.

Introduction

We are writing to request the opportunity to address the Legislative Service Board, regarding significant concerns relating to Development permit number: 305305-25-D0126 at 33 55312 Rge Rd 241. We believe that the permit application submitted was founded on information that is false, misleading, and inaccurate concerning its intended use by the registered landowners. Please note that we are not contesting the structural integrity of the building. However, we seek to appeal the following points:

1. The landowners have provided inaccurate and misleading information concerning the intended use of the structure.
2. The identification of the structure as a "deck" is incorrect; it is, in fact, a dock specifically designed for running and diving activities for canines.
3. We seek to evaluate the permissibility of installing an industry-standard, regulation-sized dog diving pool within a residential zoning area. Blomquist structure includes a designated running ramp, two distinct levels of a diving docks, equipped with accessible ramps and other related dog diving safety features.
4. We contend that the scale and commercial nature of this structure contravene land use bylaws, as it is evidently intended for business purposes. Such a structure is more appropriately situated within a commercial zone rather than a residential zone.

It is our belief that the landowners submitted false information regarding the intended use of the structure under consideration. The aforementioned structure has been utilized for an unlawful commercial enterprise known as K9Drifters, which operates as a dog diving business on this residential property from July 12 to September 22, 2025. This raises significant concerns regarding its compliance with land use zoning bylaws. Moreover, it is important to note that the dog diving dock and pool structure were specifically designed and constructed to adhere to industry regulatory standards pertinent to the operations of dog diving sport. This facility is evidently not intended for private residential use and was built explicitly for the operation of a dog diving pool business.

We are submitting this appeal at this time and not earlier is due to our involvement with the planning and development compliance officer's summer long investigation. This investigation determined that the landowners were conducting an illegal dog diving business, which resulted in the cessation of operations effective September 22, 2025. With the business aspects of our concerns now resolved, we must address the remaining issues related to the structure itself, specifically how the permit was initially approved for a commercial structure.

We would like to bring to your attention several concerns regarding the nearby structure:

1. The proximity of this structure to our residence is aesthetically displeasing, intrusive, and infringes upon our right to both enjoyment and privacy. This particularly affects our ability to enjoy our backyard, sunroom, master bedroom, and kitchen.
2. The substantial size of the structure, coupled with the surrounding wired fencing, negatively impacts the market value of our property.
3. Although business operations have temporarily ceased, the proprietors of K9Drifters continue to utilize the pool for diving activities. It is noteworthy that the individuals involved do not reside on the property; rather, they arrive solely for the purpose of using the pool and depart following each session.
4. The increased noise levels resulting from barking dogs and commands being issued contravene established nuisance laws.
5. There has been a noticeable surge in traffic generated by the business owners arriving with acquaintances to utilize the pool structure.
6. Given the dimensions of the structure, including the running dock, 2 separate ramps levels and pool size, exceeds the typical specifications for a residential swimming pool, combined with its identified commercial use, it is evident that the structure is not suitable for a residential zone.

We possess substantial evidence through social media pictures, reviews posting, and videotapes of illegal operations that supports our assertion that the intended usage described in the permit application was misleading, which are attached to this report. Based on this false information, the permit was granted.

Location of Pool Structure in Relation to Our Residence

The pool structure is positioned to the northeast of our residence, resulting in a direct line of sight from the sunroom and kitchen areas. The sounds of water and individuals utilizing the pool are audible at all times from the sunroom, kitchen, and master bedroom. The size of the structure is considerably large. As previously noted, it was specifically designed to comply with the regulatory standards associated with competitive diving dock sports, as detailed in the accompanying social media post. It is important to emphasize that this structure does not represent the typical recreational backyard swimming pool.

K9Drifters Business Owners

The landowners and the owners of K9Drifters are 2 separate entities. Gregg and Debra Blomquist are the registered landowners which the pool is located on. Haley Blomquist-Schafer and Kaelan Kelly are the owners of K9Drifter. As stated neither of the owners resides on the property.

Haley Blomquist-Schafer serves as the Co-Founder and Trainer at K9Drifters and is the biological daughter to the landowners.

Kaelan Kelly functions as the Co-Founder and Head Trainer.

They visit the site to conduct business operations and facilitate training sessions before departing. Furthermore, there are no approved home business licenses to operate K9Drifters as a dog diving dock business. According to the criteria for home business licenses, it is a requirement for an owner of the business to reside on the premises.

Additionally, I would like to note that we followed the proper complaint procedures by contacting the Development and Planning department in combination with the County Compliance Bylaw. The Compliance Bylaw Officer has already been notified of the situation, conducted an in-depth investigation which resulted in 3 verbal warnings and a written warning letter has been ordered to cease operations.

Explanation for Delay in Appeal Submission

We wish to articulate in detail our concerns regarding the absence of an appeal within the designated 21-day period.

1. Prior to the commencement of construction, we were unaware of any plans to build a pool and did not receive any communication regarding this matter.
2. Furthermore, there was no engagement with the landowners prior to or during the construction phase concerning potential developments or the specific nature of the structure, which we subsequently identified as a recreational swimming pool.

3. Additionally, we were not presented with any architectural drawings or plans related to the project. According to the information submitted in the landowners' permit application, which indicated the intended use of the structure as a "recreational swimming pool," it appears that development and planning policies do not mandate that notices be distributed to impacted residents regarding the issuance of the permit. Consequently, we were not notified by the department about the pending permit approval or given an opportunity to appeal the decision.
4. Construction of the pool did not commence until after the deadline of June 19. We only became aware of the pool's construction after the project began post-deadline, as the landowners had withheld information about the development until after the appeal period had lapsed. The apparent design of the pool raised our concerns when it became increasingly evident that it did not conform to the characteristics of a standard family pool but appeared to be more advanced in nature.
5. The pool was completed and became operational on July 21. Although K9Drifters began operations with open dock time on that date, we did not learn the business name until July 12, the day of the "Grand Opening INAUGURAL Pool Party." At that event, over 40 dogs were present, along with traffic directing signs at various locations including the mailboxes and the main entrance to the Cameron Park Subdivision. There were also signs directing traffic from Highway 37 onto Range Road 241, provision of portable restrooms, food service conducted without an Alberta Health food license, and event staff in custom-colored identification t-shirts.
6. The event was promoted on social media, which included maps indicating the location of the party, an event parking map, and details about raffles and giveaways, as well as ribbons and prizes for attendees.
7. Social media advertisements described the pool's design by stating that **"K9 Drifters Sport Club is a dog sports facility that features a dock diving pool, offering training sessions, events, and a supportive environment for dogs and handlers. Their outdoor pool is designed for training and competition, prioritizing accessibility, safety, and success."**

K9Drifters services advertise on social media:

Key Features:

- **Dock Diving Pool: A regulation-sized pool equipped with a dock and safety features**
- **Training Sessions:** Available for dogs of all skill levels, focusing on foundations, dryland skills, and dock diving techniques
- **Events:** Hosting competitions and activities, such as the "Can my dog do that?" introductory session
- **Accessibility:** Wheelchair ramps, accessible bathroom, and welcoming layout ensure inclusivity

Training and Events:

- **Swim lessons and intro to dock diving sessions are offered throughout the week**
- **Pool rental options are available for private sessions**
- **Competitions and events are scheduled throughout the season, including league nights and tournaments.**

K9 Drifters Sport Club aims to foster a sense of community among dog owners and handlers, promoting the sport of dock diving and supporting dog athletes. With its focus on safety, accessibility, and fun, the club provides an excellent environment for dogs to thrive"

"Services includes: Book your session: Visit the K9 Drifters website and use the booking portal to schedule your swim time. ®

1. **Enjoy the pool:** The facility is located 15 minutes north of Edmonton and provides life jackets and toys for your dog.

Types of sessions

- **Private instruction sessions:** These include an instructor and are mandatory for all new clients.
- **Self-service swimming:** After completing the introduction, you can book self-service sessions without an instructor
- **Pool parties: You can also book the pool for half-day private parties.**

Social Media Reviews states:

As per a review posted on social media states ..

- " 100/10 recommend! K9 Drifters is a club founded by people who are highly experienced in dog sports (dock diving included), so all of that knowledge is clearly displayed in the high quality construction of this facility. The pool's ramp is elongated so that it is not too steep and all of the top notch turf on the short dock. and **40' regulation dock is sufficiently stapled down.**

Another social review states:

- " The Drifters Dock is an incredibly welcoming place where dogs can learn to swim at their own pace. Owners are able to get into the water which allows the dogs to feel more comfortable if they are nervous jumping into the pool. **The facility is well built with the highest quality turf that allows the dogs to have great traction for jumping and three ways for the dogs to get into the pool.** They offer both introduction sessions and pool rental time for more advanced dogs. Kaelan and Haley were instrumental in teaching my dog to jump off the dock on his own. They worked at his pace and never pushed him past his comfort level. Their Pool Party event was a blast. Filled with laughter, cheering, and fun new games. Both dogs and humans alike had so much fun. This is a must visit for dock dogs of all levels. Whole structure itself uses the natural slope of the ground, so you don't actually have to climb any stairs or tall steep ramps yourself to get onto the dock!

TIME LINE AND DETAILS

May 29: Development approval granted for an 'uncovered deck for an above ground swimming pool

June 12: K9Drifters started advertising on social media the opening of the outdoor pool

- **Eight days prior** to the conclusion of the appeal notification period and preceding the commencement of excavation of the diving dock and pool

From May 29 to June 19, a 21-day notification period was established for the purpose of appealing the permit in question. The permit explicitly identifies the intended use of the structure as "recreational." However, it has come to light **after the 21-day appeal notification period** the actual intention behind the construction of this pool is to operate a dog diving dock which has been tailored to adhere to industry standards specific to the dog diving sport

Key design elements include dimensions that align with the most commonly used regulations set forth by the North American Diving Dogs (NADD), which stipulates a pool size of 21 feet by 45 feet and a depth of 52 inches. It is noteworthy that other associations may utilize alternative standard sizes, such as 21 feet by 4 feet by 49 feet.

Regarding the dock design: What are Dog Diving Industry Standards

- ****Dimensions**:** The dock should be approximately 40 feet long and 8 feet wide.
- ****NADD Standards**:** The dock is constructed in compliance with NADD standards to provide a secure launching point for dogs.

The following key design considerations are vital:

- ****Safety**:** The design should incorporate easy entry and exit points, including ramps or areas resembling a shallow beach, to facilitate safe water access for dogs.
- ****Water Depth**:** The water depth must be sufficient to ensure safety for diving dogs.
- ****Filtration**:** Robust filtration and sanitation systems are essential since dogs may introduce debris and hair into the water.
- ****Liner Protection**:** It is advisable to utilize concrete over the liner or implement a thick gravel layer in shallow areas to mitigate damage from dog claws.
- ****Non-Slip Surfaces**:** The installation of non-slip mats and turf around the pool area is recommended to enhance safety.

The design of the Blomquist pool complies with all of the basic applicable industry standards and specifications. However, the exact specifications of the pool design are unknown to us, as we have not had access to the permit drawings. Notably, according to the online K9Drifters website service outline and participants/user reviews, the pool meets "industry-regulated" standards. It is essential to highlight that this pool design deviates considerably from what one might typically expect in a residential backyard recreational pool setting. Attached images and postings are included as part of the appeal package.

We are going to state again, the inaccuracies in the permit application significantly misrepresented the intended use of the facility as a dog diving business. Had the application accurately reflected this purpose, along with an officially sanctioned home-based license, proper notifications would have been disseminated, and an appeal could have been pursued. The lack of awareness regarding the true intentions of the business until its initiation, coupled with the expiration of the appeal period, highlights the misleading and erroneous information provided by the property owners during the permitting process.

The resulting impact on our quality of life and enjoyment of our property has been substantial.

July 8: K9Drifters began operations in the diving pool.

July 12: Grand Opening Pool Diving Party.

- Had over 40 dogs and handlers/owners in attendance
- Served food without an AH food permit.

September 5: A written warning letter was issued by the Planning and Development Compliance Officer, after 3 verbal warnings were not respected or adhere to, instructing the cessation of all business operations related to K9Drifters. This directive included the requirement to remove all associated social media platforms that contained the address maps, and pool booking schedule relevant to the business.

September 21: K9Drifters formally complied with the order issued on September 5 to deactivate majority of the social media platforms. It is important to note, however, that the domain website for K9Drifters remains active, featuring a fully functional CONTACT page accessible at K9Drifter.com.

Summary and Conclusion

However, concerns remain regarding the continued existence of a structure that does not align with the original intended use stated in the permit. Again we are not challenging the structural integrity or construction of the building, rather, our focus is on how the permit was obtained through misinformation. Had the permit application accurately reflected its intended commercial use, the permit would not have been issued .

The delay in the initial appeal can be attributed to a lack of accurate information regarding the intended purpose of the structure, as well as a summer long investigation into illegal activities. We were not adequately informed that the dog diving dock and pool would operate as a commercial enterprise, nor were we made aware of the extent to which this structure would be intrusive, and imposing until construction commenced and business activities began. The resultant impact on our quality of life and enjoyment of our property has been significant.

Had the genuine intentions regarding this structure been fully disclosed in the permit application, we believe that Sturgeon County would not have authorized the permit. Furthermore, had there been transparency on the part of the landowners and had we received the necessary information in a timely manner, we would have pursued an appeal within the appropriate timeframe. Regrettably, this was not the case.

Therefore, we respectfully request the opportunity to present our concerns with supporting evidence to the committee.

In conclusion, we assert that the structure in question has been utilized primarily for an illegal dog diving operation and not for recreational use. We hope this appeal will be taken seriously, given the substantial evidence we have gathered.

Should you have any further inquiries, please feel free to reach out to us. For Lyle Pearce, you may contact him at [REDACTED] Sandra Thomas, please call [REDACTED]
Severed in line with s.20 of ATIA [REDACTED]

Thank you for your attention and we look forward to hearing from you soon.

Sincerely,

Lyle Pearce and Sandra Thomas

6:25

Not A Typical Backyard Pool

google.com



Photo 3 of 3



12:04

5G 74

Dock • July 2

July 2.

Turf ✓
Vapor barrier ✓
Insulation ✓
Pool liner ✓

Pool up on Friday !

Send message...



12:04

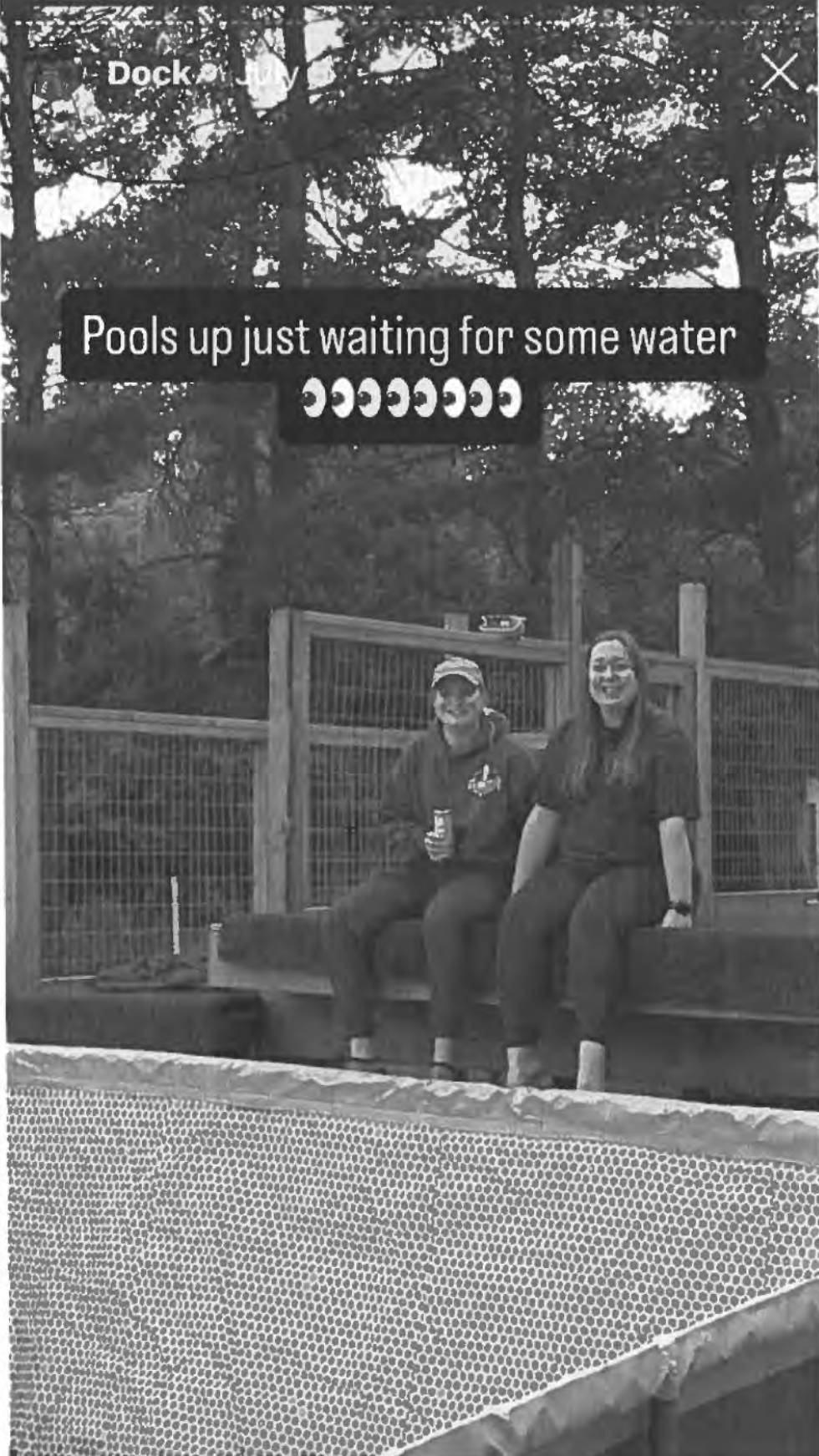
5G 74

Dock • July



July 5

Pools up just waiting for some water



Send message...





K9 Drifters Sport Club 7h

...



This is
family
recreational

- It is
A business
design!

Keep an eye on our socials for
upcoming pool time rental
opportunities!!!



Send message...



google.com



Pool Design

whole structure itself uses the natural slope of the ground, so you don't actually have to climb any stairs or tall steep ramps yourself to get onto the dock!

Not only is it the cheapest pool to book time at in Alberta, but you can also get in the pool with your dog (as long as there's a staff member on site)! K9 Drifters really understands how important this key factor can be for some dogs who are just learning to swim still ❤️



Press and hold to react

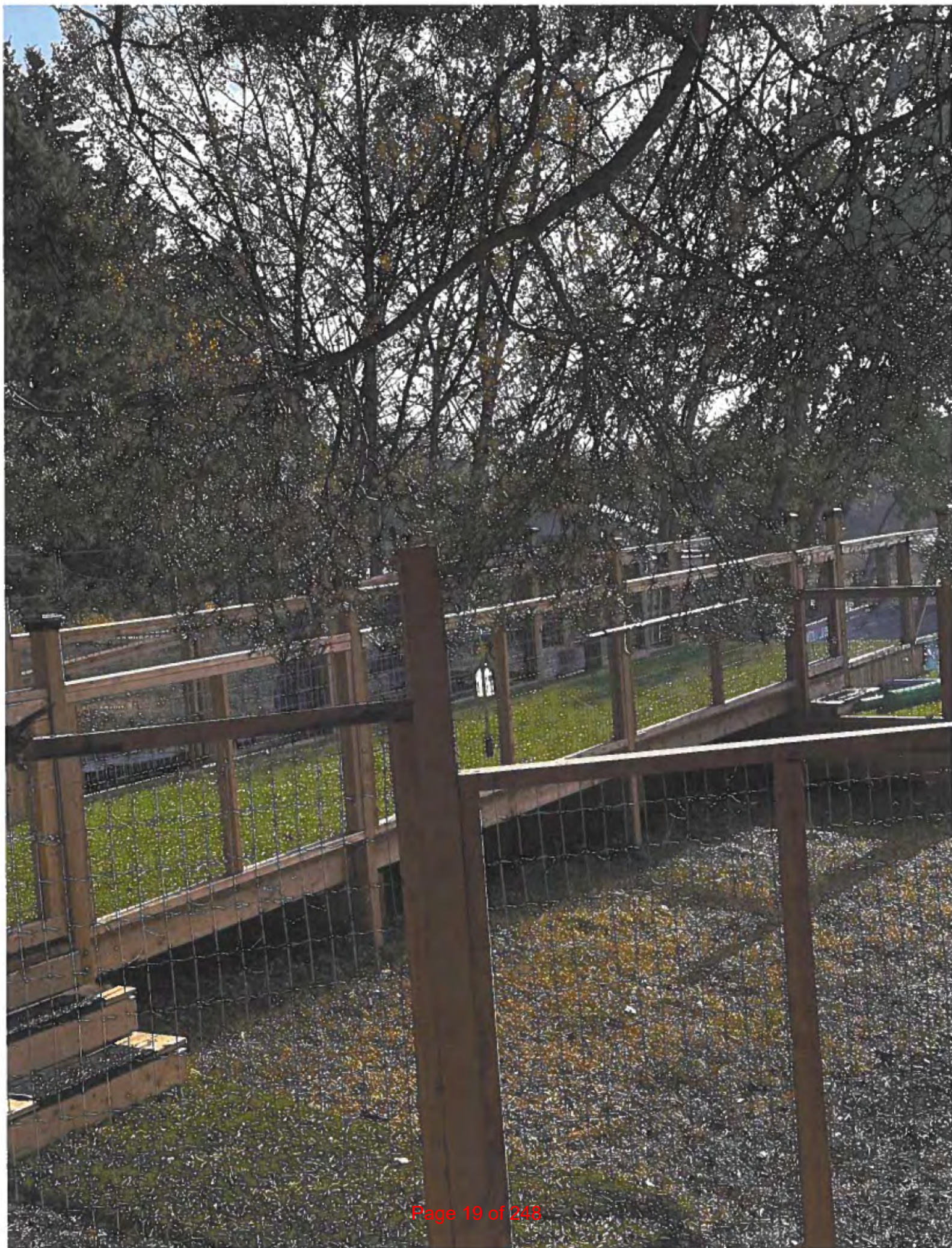


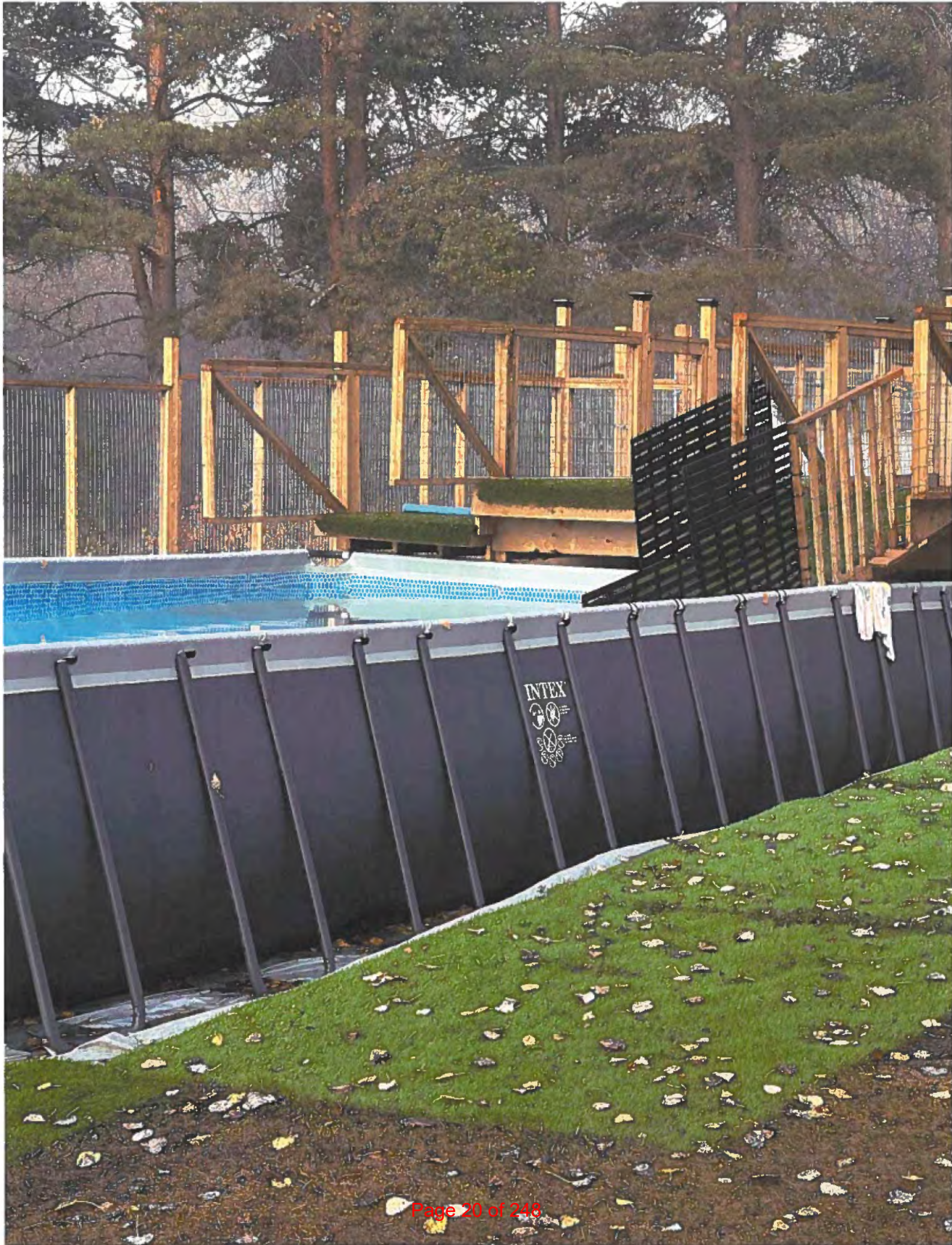
Photo 1 of 2



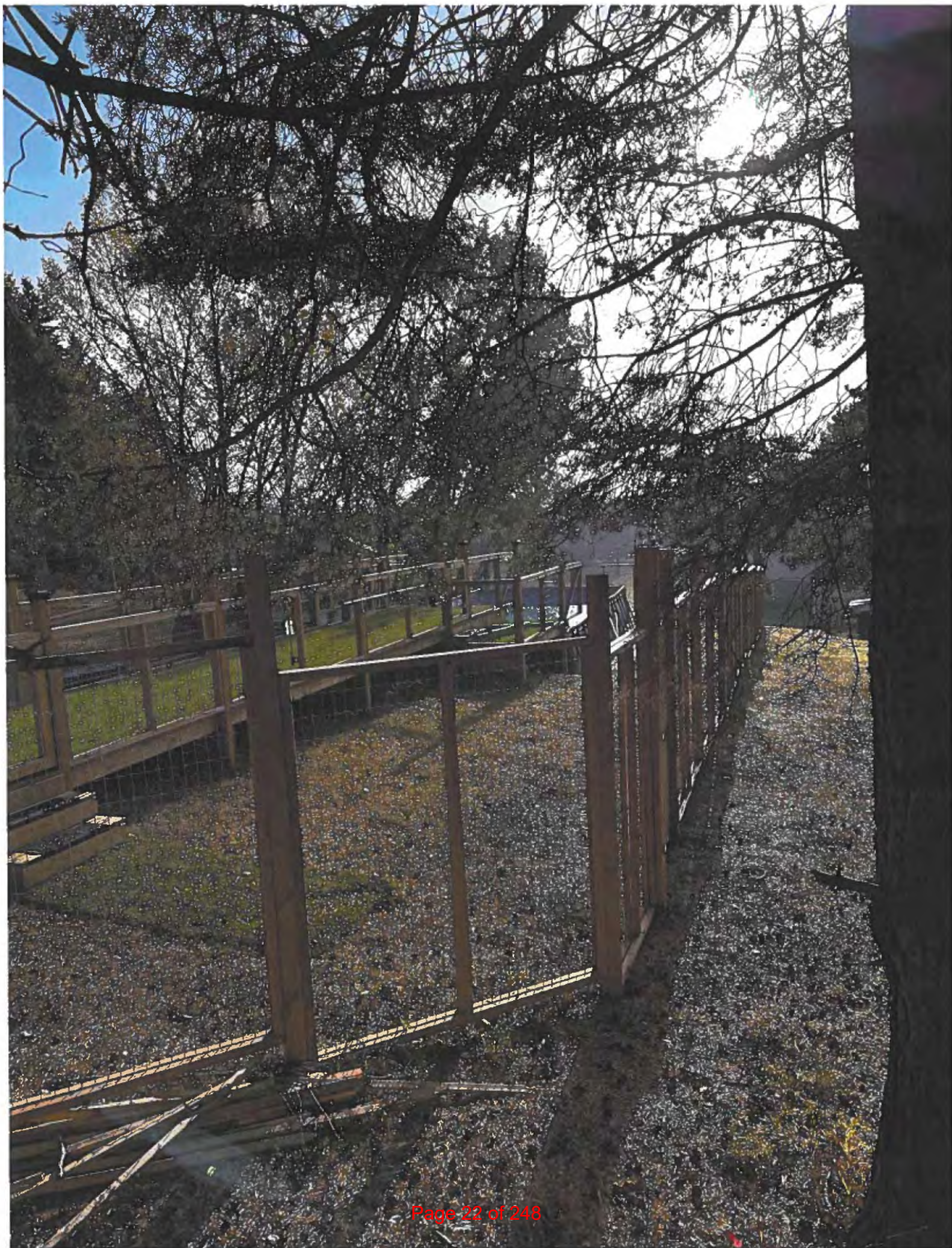


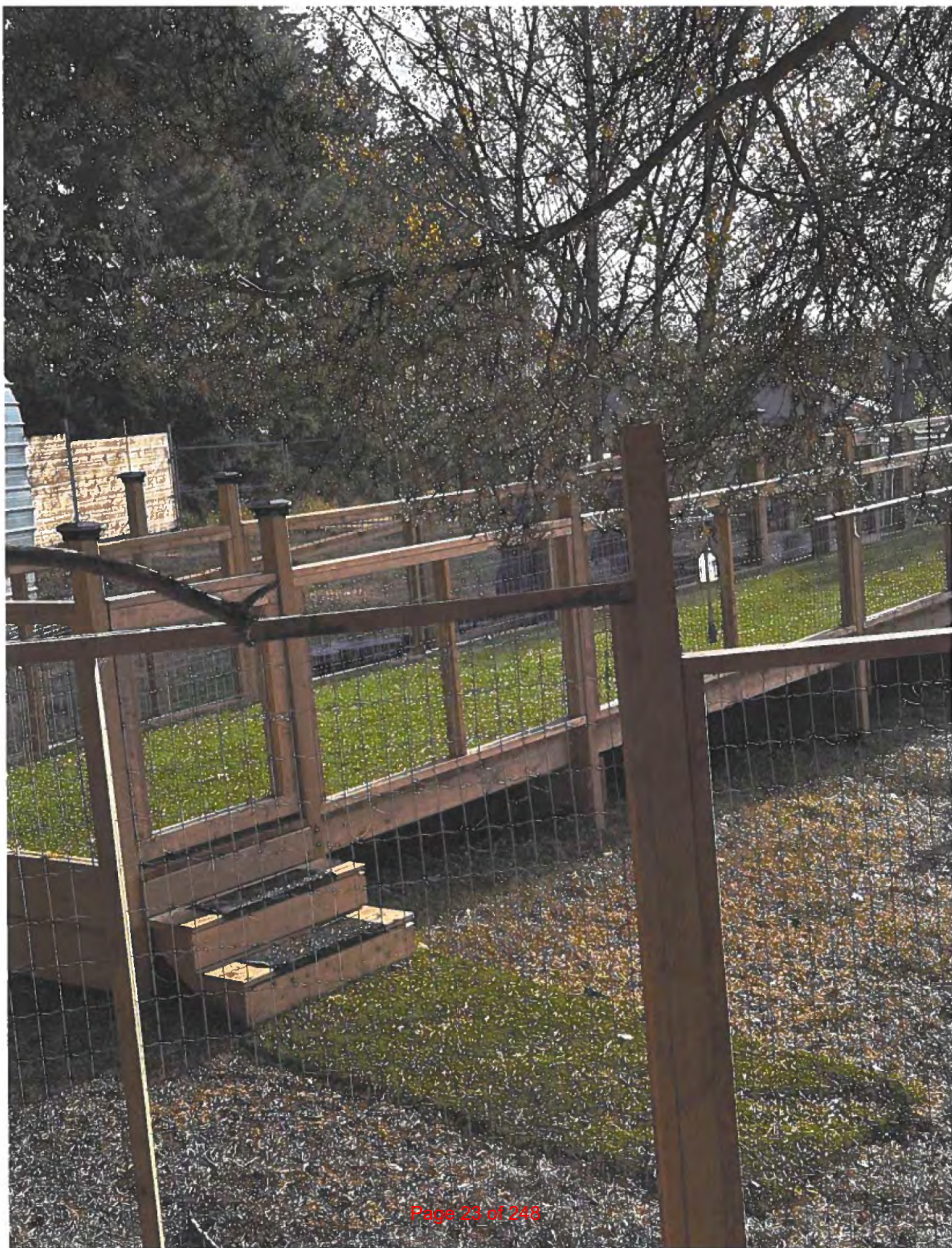














6:07



google.com



google.com



Photo 3 of 3





K9 Drifters Sport Club 5h

...



And that's wrap. Thank you everyone for
an amazing day 🧡💜



This is
A family
backyard
pool?

→
It's
commercial/
Business
Designed.



Send message...





K9 Drifters Sport Club 9h

Art Music · July



This is what it's all about 💜

@thegremlingirls



Send message...





K9 Drifters Sport Club 7h



So many
people. →
dog S.
Ramps.



Keep an eye on our socials for
upcoming pool time rental
opportunities!!!



Send message...



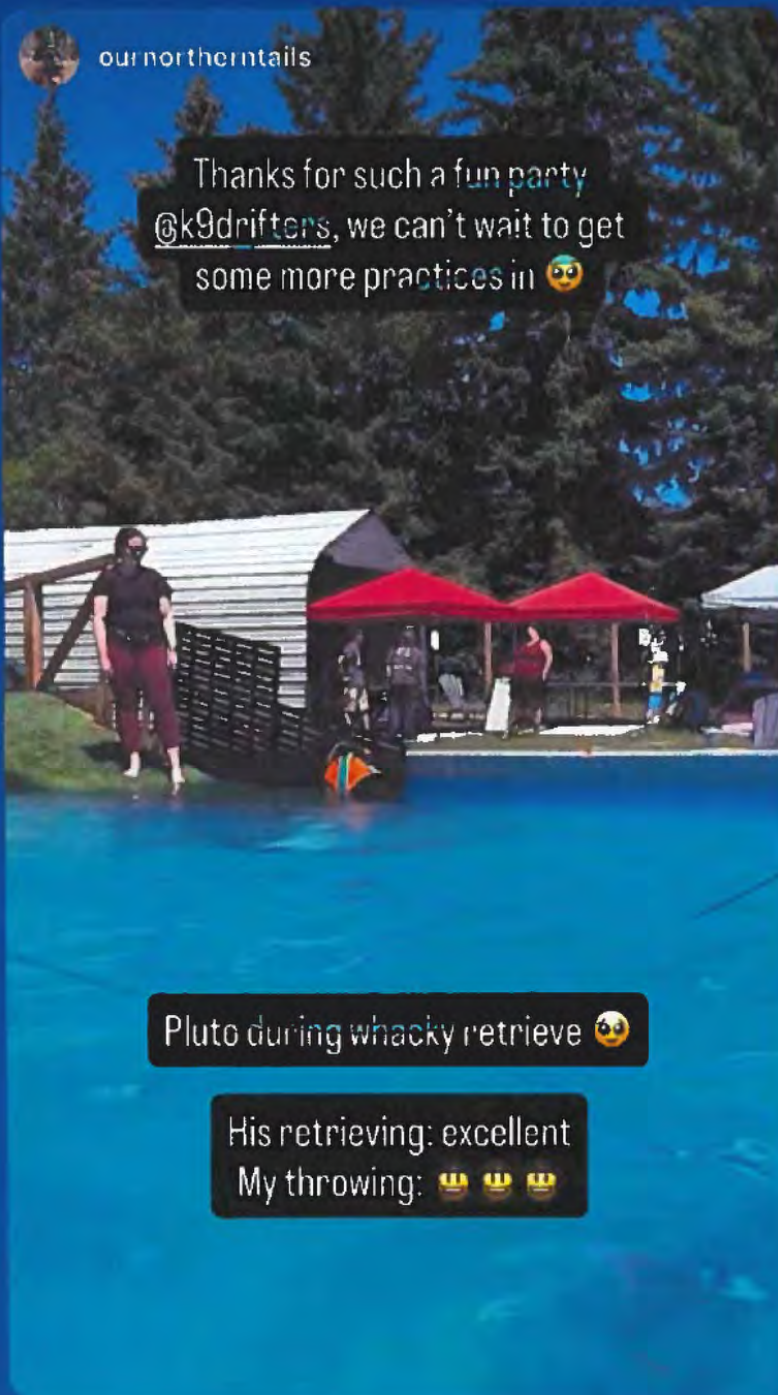


k9drifters • 22m



ournortherntails

Thanks for such a fun party
@k9drifters, we can't wait to get
some more practices in 🙄



Pluto during whacky retrieve 🙄

His retrieving: excellent
My throwing: 🙄🙄🙄

Send message...



5:37

98



K9 Drifters Sport Club 6h

Softmal, Nytron · Celebrate...



lifewithwinandnye

Finally!!!

He (kinda) tracked and caught it!!



2 Love /
diving dock
Not a
family
BACK yard
POOL 4

Page 31 of 248
dock is not a diving commercial dock
Belona in a residential zone?

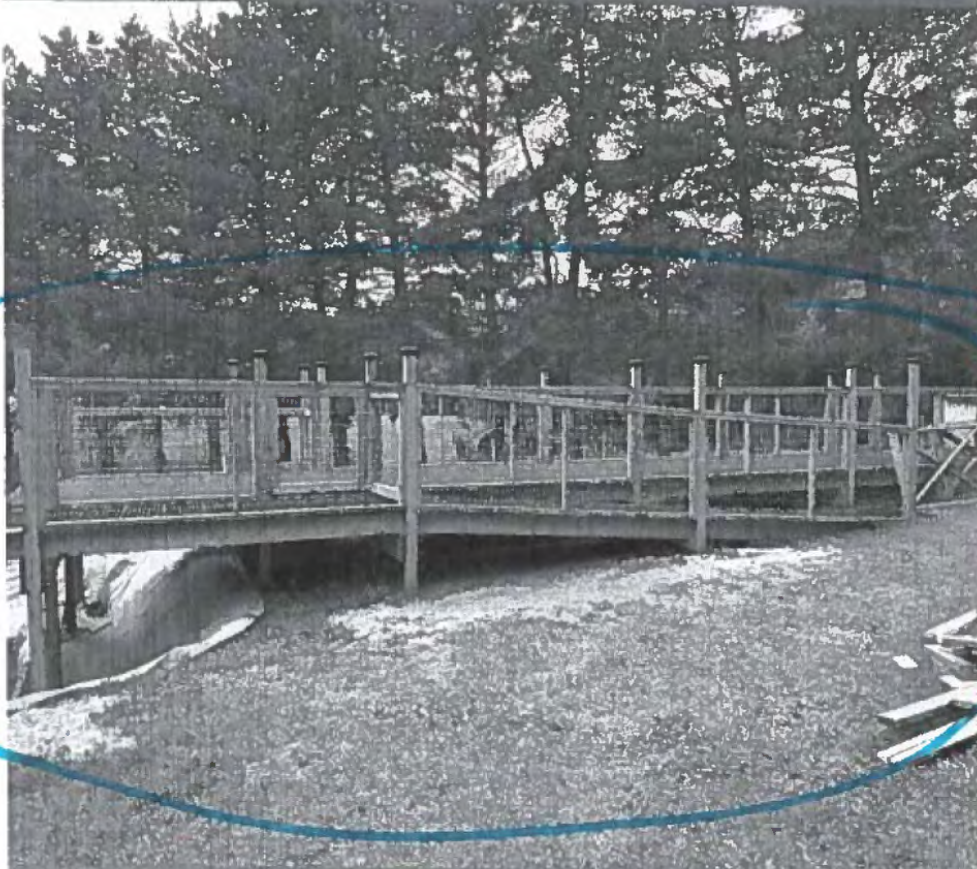
12:04

5G 74



Dock • July 5

Power Music Workout • Get Re... >



Design
for dog
Diving.
Not typically
designed for
a back yr
yard pool.

Send message...



12:07

5G 73

Dock • July 10



@mymuttlifecrisis

Send message...



12:07

5G 73

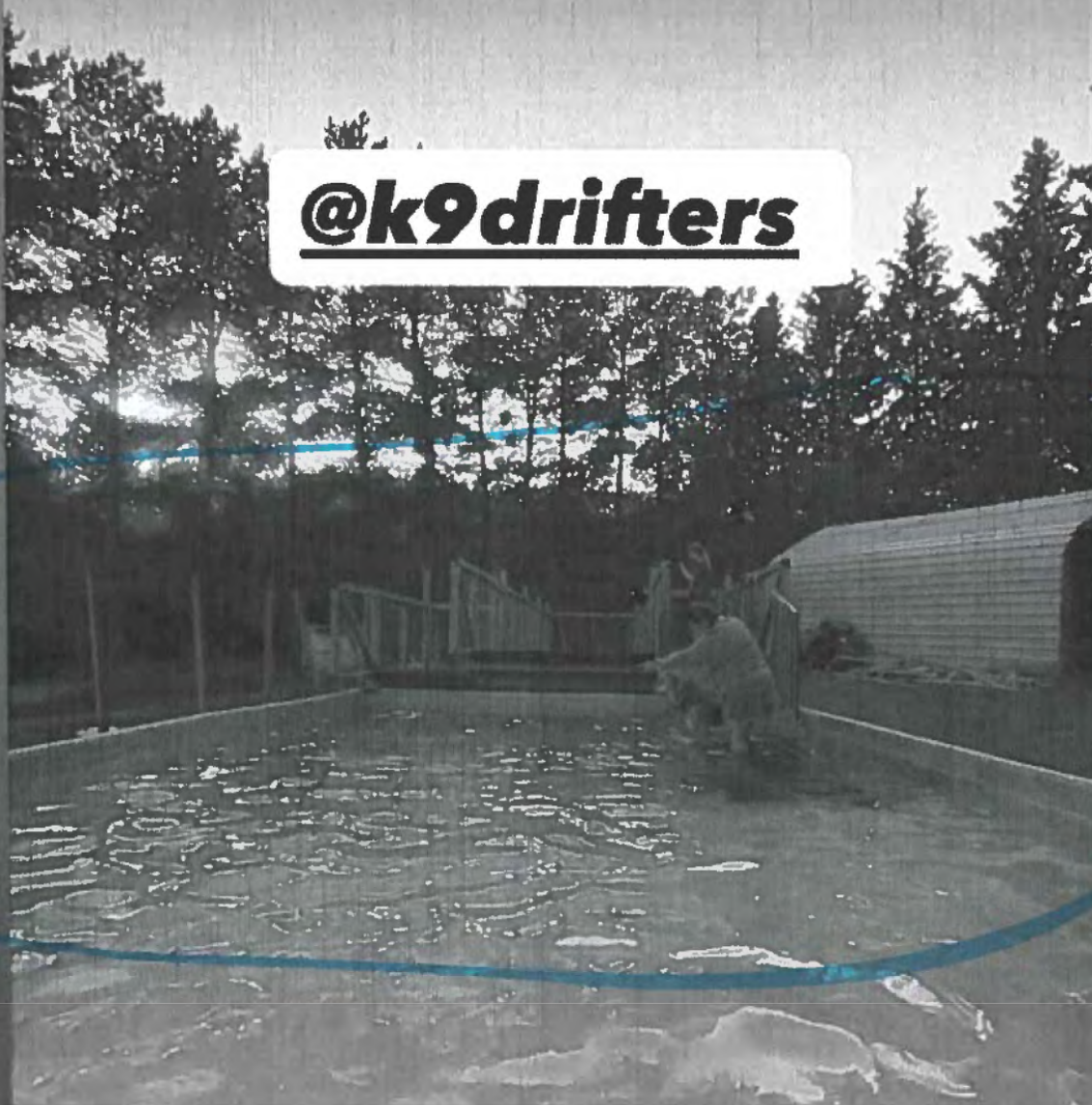


Dock • July 9



mymuttlifecrisis

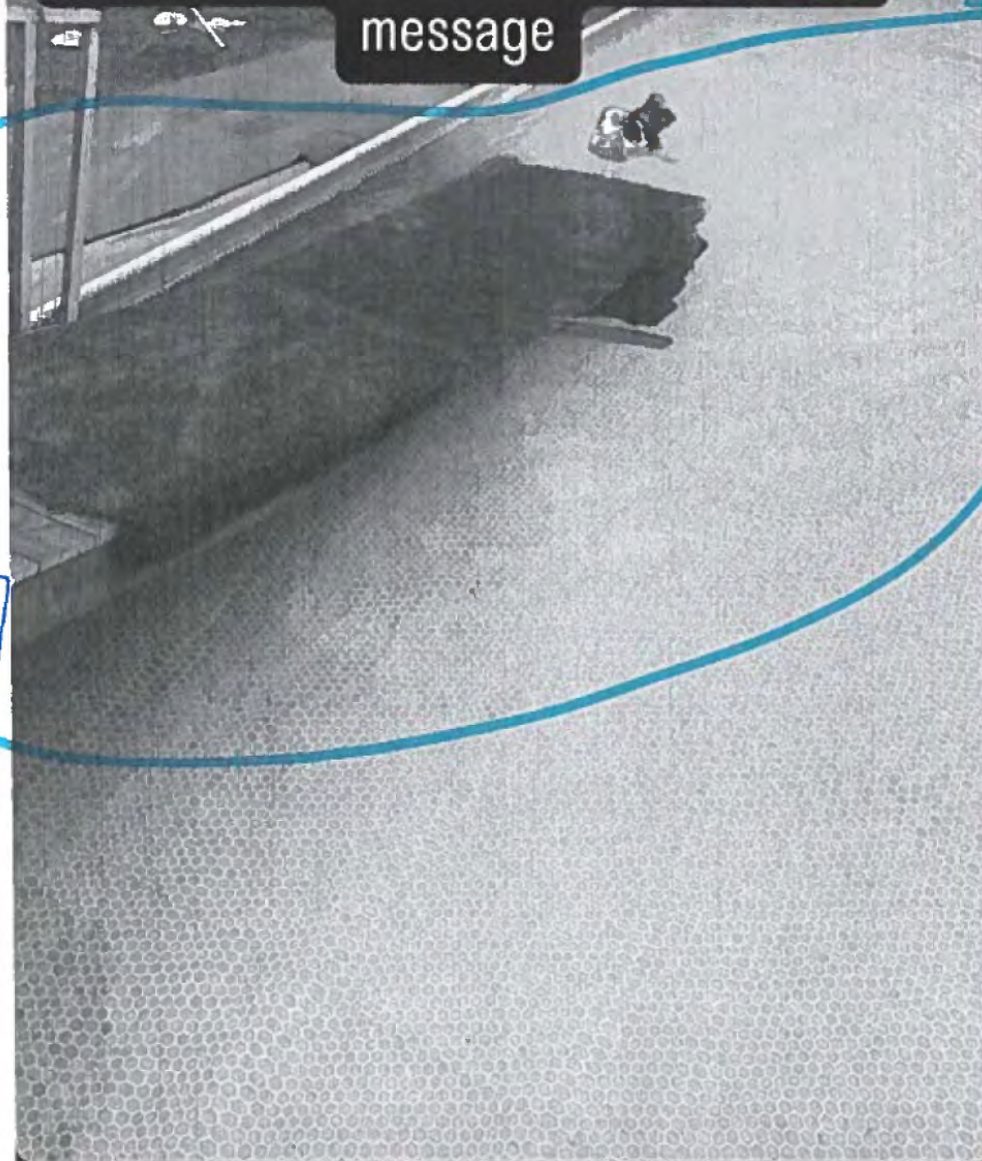
@k9drifters



Dock • July 10



Attention all competitors event emails
with event details just got sent out
please check your email
If you didn't get one please send us a
message



*Ramp
NOT A TYPICAL
Backyard pool
design*

Send message...



google.com



Photo 1 of 2



Photo 2 of 2



google.com



**K9 Drifters Sport Club 6h**

|| Softmal, Nytron · Celebrate... ▾



lifewithwinandnye

Finally!!!**He (kinda) tracked and caught it!!**

@tbugs_tugs

@k9drifters

Send message...



5:57

100



Photo



k9drifters

2 level Ramps

...

🎵 Martin Garrix, Macklemore, Fall Out Bo...



❤️ 19 💬 1



k9drifters We have some dock seminars coming up soon stay tuned on details !!!!

10 hours ago

**Dock** • July 12

ABC Kids • Here Fishie Fishie >



The breaker for timed odd object retrieve. This was a squishy fish.

**@k9drifters**

Send message...



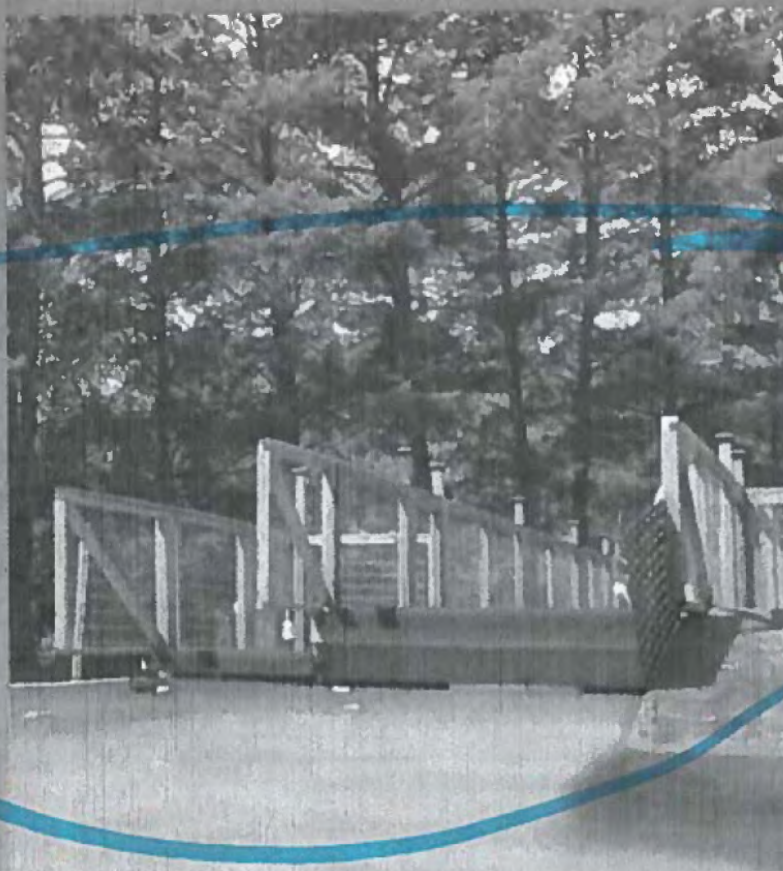


Dock • July 11



k9withwinandys

I don't know what's
worse... Nye's head first
Shamu dive or my cackle.



@k9drifters

Ramps
specially
Design.

Send message...



12:08

5G 72



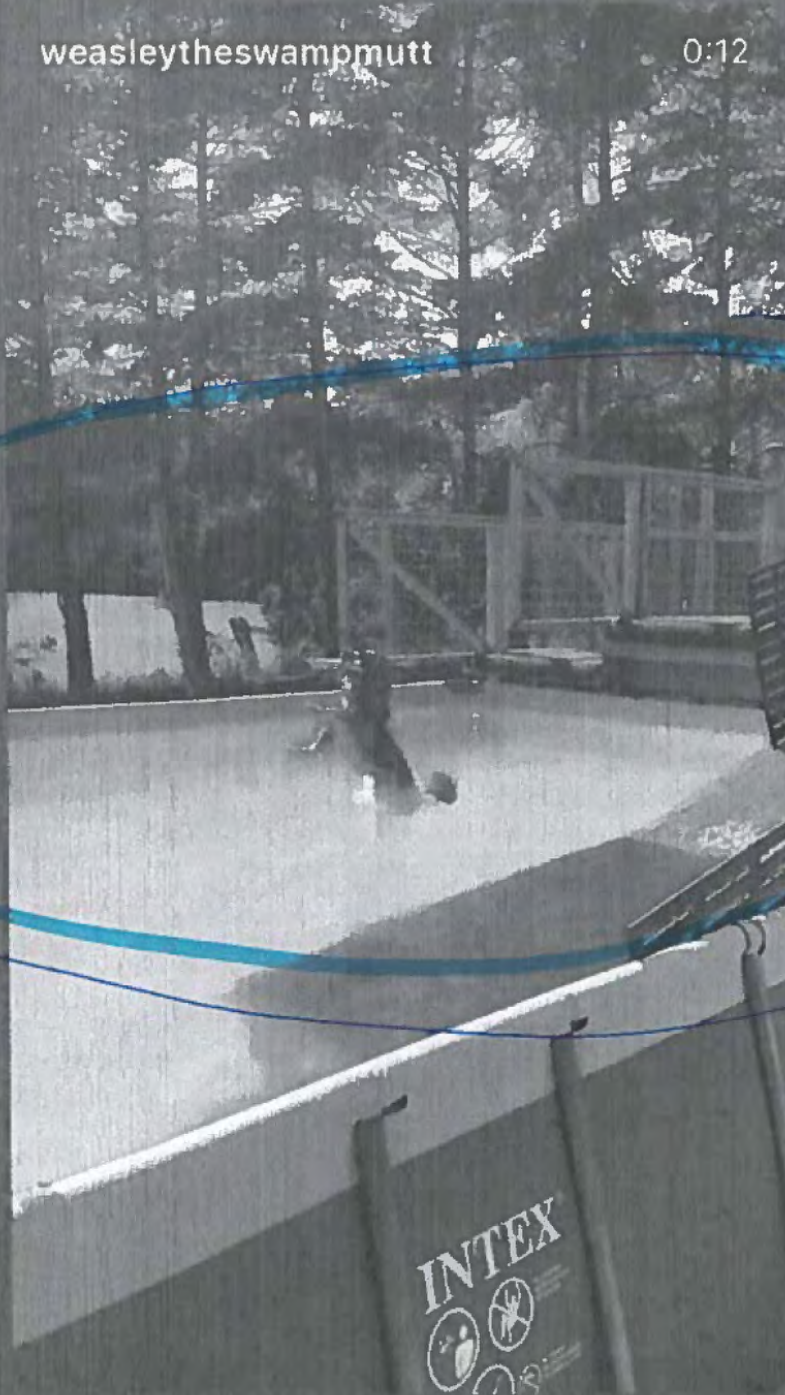
Dock • July 11
Watch full reel >

...



weasleytheswampmutt

0:12



Send message...



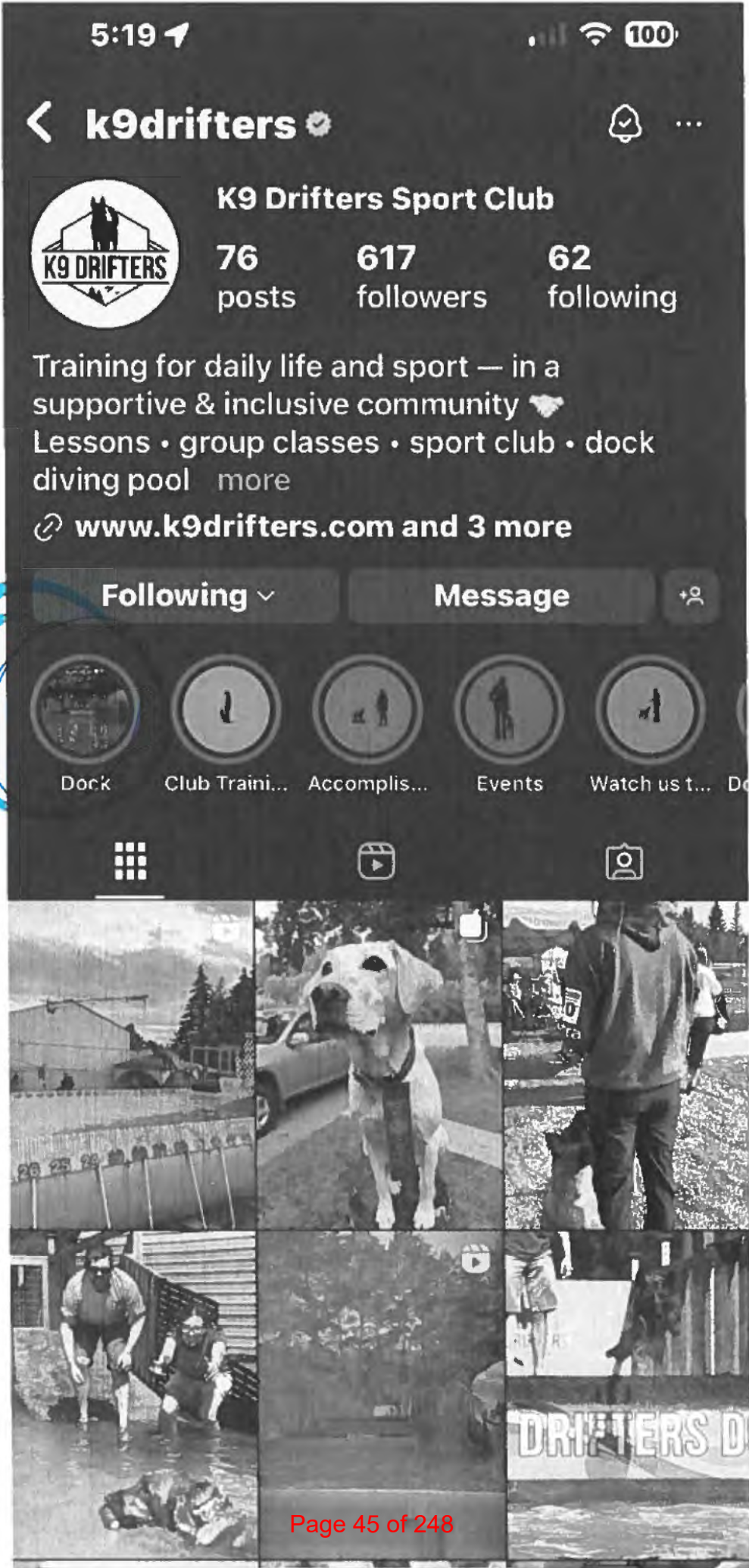




- K9 Drifters Website Information
- Business owners profile
 - Overview + service menu, value statement
 - Training & events outline
 - Dock Key Features

Website designed dock - booking button.

WEBSITE



11:20

Website

88

Book pool time now!

x



Website: k9drifters.com

Training for Daily Life and Sport.

Welcome to K9 Drifters

Strong teams are the foundation of every achievement. Whether you are new to training and seeking guidance, looking to advance your skills in dog sports, or aiming to strengthen the bond with your dog, we are here to support you.

[Learn more about us >](#)

Follow us on Instagram

Book pool time now!

x



Founded in 2024, K9 Drifters is a dog training company and dog sport club based in the Edmonton area. We are proud to offer a welcoming and inclusive environment where handlers at all levels, whether just starting out or actively competing, can find support, education, and community.

Our approach to training is grounded in the LIMA (Least Intrusive, Minimally Aversive) framework, which emphasizes ethical, science-based methods that prioritize the physical and emotional well-being of both dogs and their handlers. We recognize that each dog-handler team has its own set of needs, goals,

Book pool time now!

x



Our approach to training is grounded in the LIMA (Least Intrusive, Minimally Aversive) framework, which emphasizes ethical, science-based methods that prioritize the physical and emotional well-being of both dogs and their handlers. We recognize that each dog-handler team has its own set of needs, goals, and challenges. Because of this, we tailor our training to provide thoughtful, individualized support that encourages progress and strengthens the bond between dog and human.

At K9 Drifters, we offer a variety of group classes and private lessons, with a focus on puppy foundations, adult dog development, and sport-specific skills. Whether you're building confidence in a young dog or refining performance in a competitive setting, we work alongside you to develop practical skills that carry over into everyday life and the trial field alike.

We are committed to fostering an atmosphere of collaboration, continued learning, and mutual respect. Our goal is to make dog sports and training more accessible, effective, and rewarding for every team, at every stage.

Our Trainers

Book pool time now!

x



Haley Blomquist-Schafers

Biological Daughter of landowners
- Does not live on property.

Co-Founder and Trainer at K9 Drifters

Haley brings years of experience and a strong passion for helping dogs and their people succeed. With a background in behaviour-focused training and competitive dog sports, she actively competes in rally obedience, scent detection, and dock diving.

Haley's approach to training is rooted in empathy, clarity, and communication. She believes owners learn best when they feel supported and capable,

Book pool time now!

x



competitive dog sports, she actively competes in rally obedience, scent detection, and dock diving.

Haley's approach to training is rooted in empathy, clarity, and communication. She believes owners learn best when they feel supported and capable, and she excels at breaking down complex training concepts into practical, manageable steps. Her calm and encouraging presence helps clients build confidence while developing strong, lasting skills with their dogs.

Although she works with dogs of all ages, Haley is especially focused on early development and puppy training. She prioritizes engagement, socialization, and confidence-building to create strong foundations that support long-term success both in daily life and in sport. Her work is guided by the belief that thoughtful early guidance helps shape resilient, adaptable dogs.

Haley is passionate about empowering dog owners with the skills and confidence needed to build a strong partnership with their dogs. She is dedicated to fostering lasting progress and creating positive experiences that inspire continued growth. Through her role at K9 Drifters, Haley strives to cultivate a supportive community where dogs and their people can thrive in both sport and everyday life.



Book pool time now!

x



Kaelan Kelly



Co-Founder and Head Trainer at K9 Drifters

Kaelan brings over seven years of hands-on experience in the dog training industry and canine behaviour field. Her expertise includes puppy development, hunting dogs, and competitive dog sports. She trains and competes in multiple disciplines, including competitive obedience, rally obedience, scent detection, dock diving, and pointing dog trials and tests.

Her early work in behaviour modification laid the

Book pool time now!

x



obedience, scent detection, dock diving, and pointing dog trials and tests.

Her early work in behaviour modification laid the foundation for her commitment to helping dogs not only learn, but thrive mentally, physically, and emotionally. She emphasizes providing meaningful, instinct-driven outlets for dogs, particularly high-drive or working breeds, to help channel their energy in constructive and enriching ways.

Kaelan is committed to continued education and professional development. She actively pursues new learning opportunities by attending workshops and seminars to ensure she brings the highest standard of care and knowledge to her work.

Through K9 Drifters, Kaelan is proud to help build an inclusive and welcoming community for dog sport enthusiasts of all levels. Her goal is to make training not just accessible and effective, but also deeply rewarding for both dogs and their people.

Our Dogs

Book pool time now!

x



Our Priorities:

Accessibility

+

Safety

—

We prioritize a safe environment for both dogs and handlers, with thoughtful features like a non-slip matting, clear pool guidelines, and a setup that supports every stage of training.

Success

+

Our new outdoor dock diving pool is designed with training in mind—perfect for building confidence, developing skills, and having fun in a safe, supportive environment. Whether you're introducing your dog to the sport or working on foundations, this pool offers the space and setup to help your team grow.

June 12 K9 Drifters
1st date of advertising the
business
- Dock information
June 12 - July 12

posted
start up
business
operations
June 12.

- 8 days
prior to the
conclusion
of the appeal
notification
period and
preceding the
rigging of
the diving
dock.

This proves
business
intentions
before the
pool was even
started.

The permit
application
~~started~~
stated
"recreational"

how it can
be recreational when the business
started advertising June 12. Business was pre-planned





K9 Drifters Sport Club



Posts

About

Photos

More ▾

**K9 Drifters Sport Club — in
Edmonton, AB.**

...

Jun 26 · 🌐

**Something big is coming...** 📸

Our dock diving pool is almost ready, and we're making a splash with our very first event!

**Date: July 12****Location: 15min North of Edmonton**

Get ready for flying dogs, fun games, team building, and amazing ribbons and prizes . Whether your pup is a seasoned pro or just a ramp rookie this is the event to be at.

•• Stay tuned we'll be sharing sign-up info and event details very soon!

#dogsports #dockdiving #dockdivingdogs
#swimmingdogs #funevent #dogsportclub
#everyoneiswelcome #k9drifters #makeitfun
#confidencebuilding #dogtraining #divingdogs



Home



Friends



Reels



Marketplace



Notifications



Profile



K9 Drifters Sport Club

July 12 Grand Opening Pool Party

Posts

About

Photos

More ▾



K9 Drifters Sport Club



Jun 27 ·

ROSE · APT. · 🌐

June 27.

We've put our thinking caps on and come up with some super fun and innovative game for our upcoming coming event !

We're pumped!!!!

Registration opens July 1st we have 32 spots open per game !



Home



Friends



Reels



Marketplace



Notifications



Profile

12:04

5G 74



Dock • June 30

...



We have some very very exciting news
to share tomorrow before entries

open

Stay tuned

main
running
→ Dock.

June 30

Send message...



12:04

5G 74

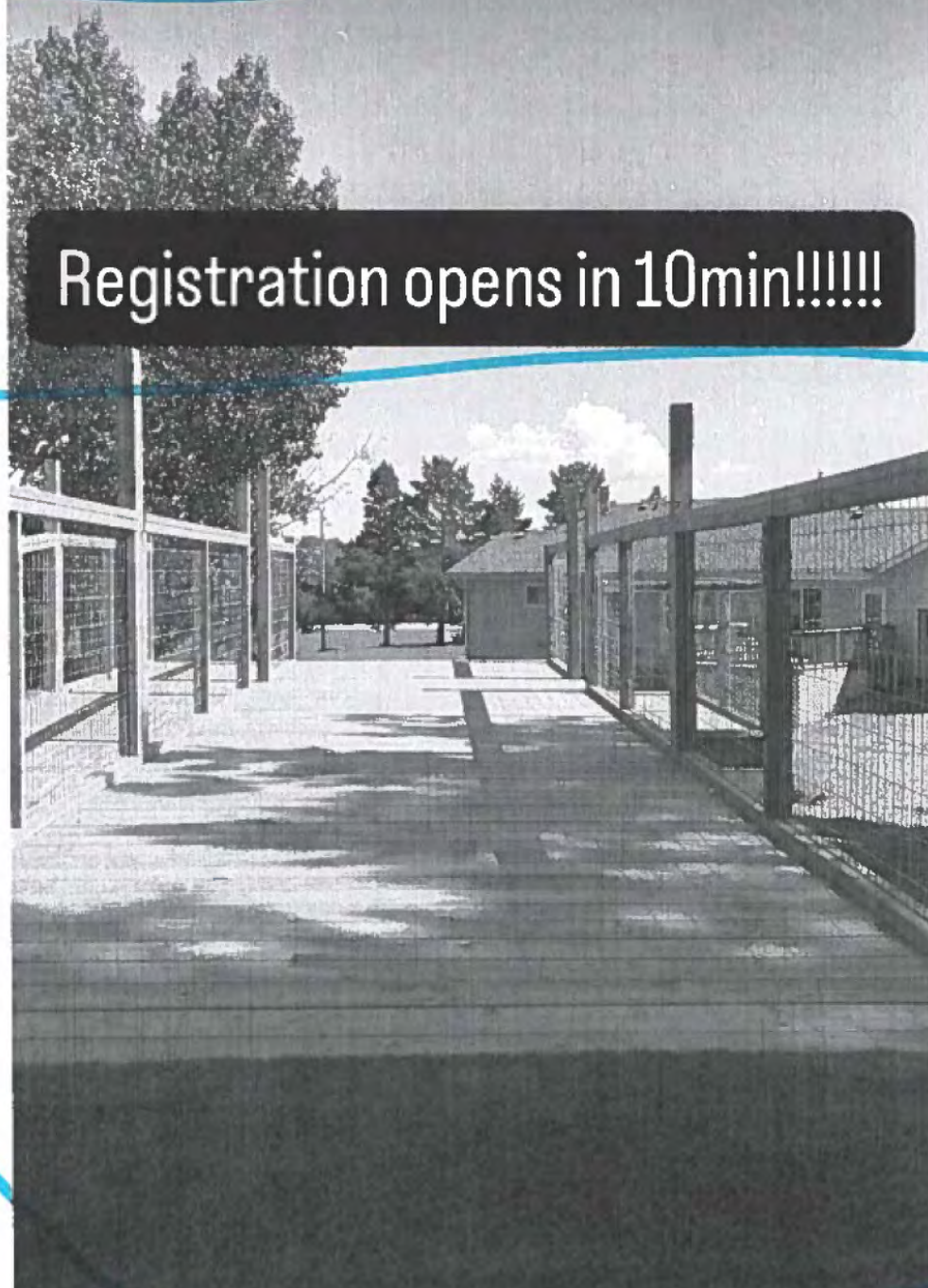


Dock • July 1

...



Registration opens in 10min!!!!!!



main
running
dock

Send message...



12:05

5G 74

Dock • July 7
∞ Boomerang >

... X

July 7.

Exciting things are happening!

Send message...



12:05

5G 74

Dock • July 8

July 8



pool
design
showing
regulated
2 level
ramps +
diving
docks.

Send message...



12:05

5G 74

Rock • July 8



July 8



Pool is ready!

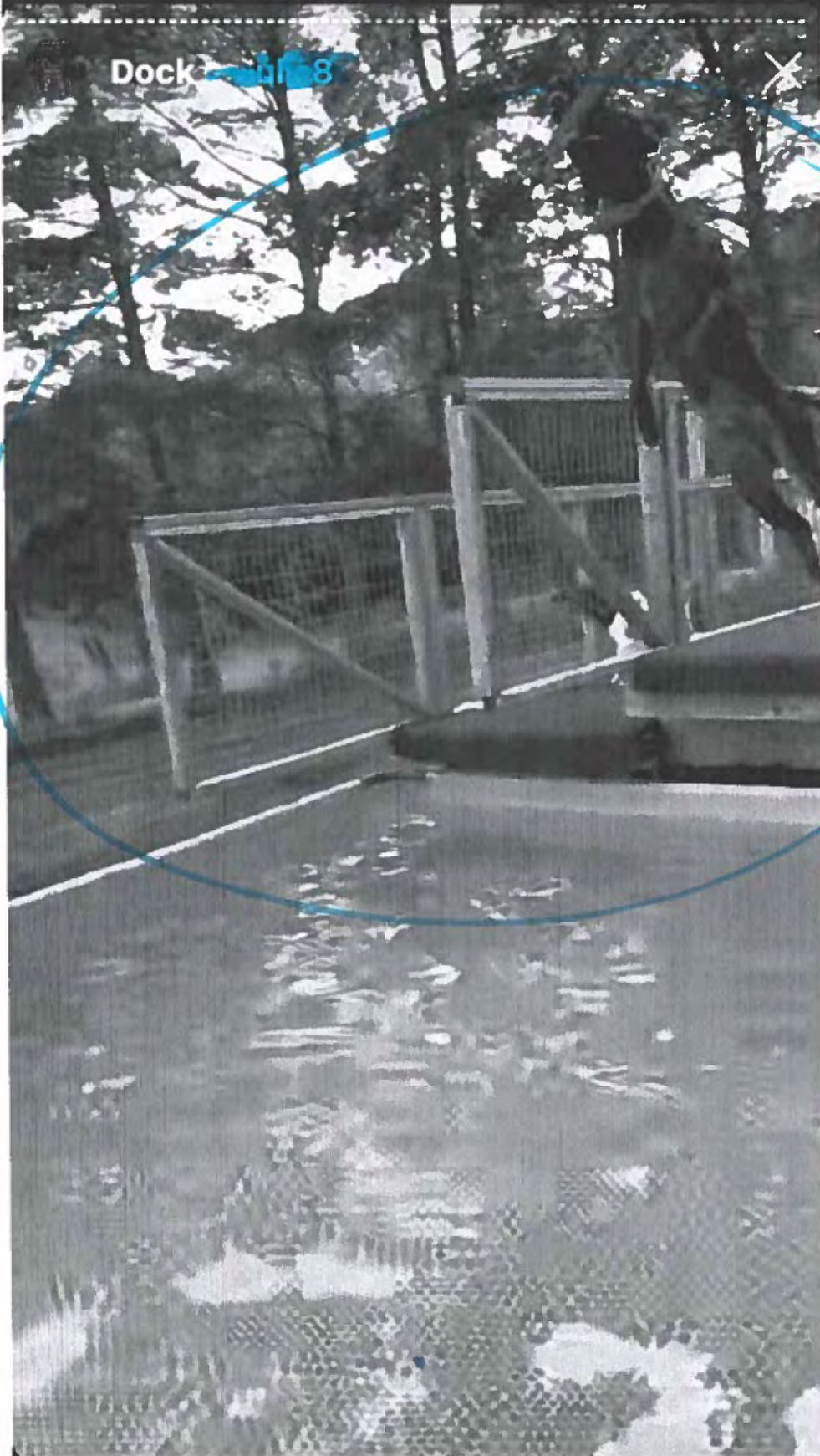
Send message...



12:06

5G 73

Dock 8



Send message...





Dock #1 July 9
Adreix · Pool Party



miss.kitah



Send message...



July 10

**OPEN DOCK - July 11th**

Open dock time is available for all registered competitors. The dock will be open 1pm-8pm on July 11th. Registered competitors are eligible for 15 minutes of dock time per registered dog. Additional time can be purchased for \$15 for 15 minutes (time dependent). Non-registered competitors are also welcome to attend, the pricing for dock time is the same (\$15 for 15 minutes).

Handlers are allowed to get into the pool to facilitate pool intros. Bring a change of clothes if you plan to get in!

Dock time is first-come-first-served. Cash or e-transfer only.

Send message...





Dock July 10

July 10

POOL PARTY - July 12TH

Check in will begin at 9am. Judges meeting will begin at 10am, all handlers must attend. We are aiming to have everything wrapped up by 6pm.

Any outstanding fees can be paid at check in (or on Friday night if you come to open dock). Cash or e-transfers will be accepted. E-transfers can be sent to admin@k9drifters.com.

A detailed schedule will be emailed out tomorrow evening. Order of games: Wacky Retrieve, Bucket Brigade, Rookie Rampage, Dive Ball Relay.

Raffle tickets can be purchased on Friday or Saturday until 5pm. Tickets will be drawn during ribbons at the end of the day Saturday.

Free hot dog lunch will also be available. Cash donations to the club are appreciated but not required.

Send message...



Key Features

< k9 drifters sport club dock

All Posts People Videos Groups

○ Meta AI

K9 Drifters Sport Club is a dog sports facility that features a dock diving pool, offering training sessions, events, and a supportive environment for dogs and handlers. Their outdoor pool is designed for training and competition, prioritizing accessibility, safety, and success.

Key Features:

- **Dock Diving Pool:** A regulation-sized pool equipped with a dock and safety features
- **Training Sessions:** Available for dogs of all skill levels, focusing on foundations, dryland skills, and dock diving techniques
- **Events:** Hosting competitions and activities, such as the "Can my dog do that?" introductory session
- **Accessibility:** Wheelchair ramps, accessible bathroom, and welcoming layout ensure inclusivity

1 2

Training and Events:

- Swim lessons and intro to dock diving



Home



Reels



Marketplace



Dating



Notifications



Profile

 k9 drifters sport club dock

All Posts People Videos Groups

- Dock diving foundation and dryland skills training
- Sport dog foundations
- Rally obedience
- CKC obedience
- Scent detection

Training and Events:

K9 Drifters Sport Club has hosted and participated in various dock diving events, including the recent opening dock weekend event where dogs achieved milestones and recorded splashes. The club is active on social media, sharing updates and achievements ².

Contact and Membership:

For more information on training days, club training nights, or group classes, interested individuals can shoot a message to K9 Drifters Sport Club. They seem to be welcoming and inclusive, emphasizing the importance of community and fun in dog sports ³.

Sources



Home



Reels



Marketplace



Dating



Notifications



Profile

< 🔍 k9 drifters sport club dock

All Posts People Videos Groups

1 2

Training and Events:

- Swim lessons and intro to dock diving sessions are offered throughout the week
- Pool rental options are available for private sessions
- Competitions and events are scheduled throughout the season, including league nights and tournaments

2 3

K9 Drifters Sport Club aims to foster a sense of community among dog owners and handlers, promoting the sport of dock diving and supporting dog athletes. With its focus on safety, accessibility, and fun, the club provides an excellent environment for dogs to thrive ¹.

Sources



Home



Reels



Marketplace



Dating



Notifications



Profile



Pool Intro Session

This 1-hour Pool Time Intro is a mandatory introductory session designed to familiariz...

\$90.00 • 1 hr

Fee
Structure:

Pool Time with Instructor

Book a personalized Pool Time session with an instructor to build confidence on the...

\$90.00 • 1 hr

Self-Serve Pool Time

The Self-Serve Pool Time session allows handlers to independently use the pool aft...

Price varies • 30 min+



Powered by Square
[Cookie Preferences](#)



book.squareup.com





Pool Intro Session

\$90.00 • 1 hr

This 1-hour Pool Time Intro is a mandatory introductory session designed to familiarize you and your dog with pool safety and guidelines. This session allows a maximum of three dogs per appointment and is required before booking self-serve pool time.



Powered by Square
[Cookie Preferences](#)

Add



book.squareup.com





Self-Serve Pool Time

Price varies • 30 min+

The Self-Serve Pool Time session allows handlers to independently use the pool after completing the required introductory briefing. Please note, no instructor is provided, and owners are not permitted to enter the water during the session.

Options

30 Minutes

\$40.00 • 30 min



1 Hour

\$75.00 • 1 hr



2 Hours

\$150.00 • 2 hr



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Add



book.squareup.com





What is the cost of pool time please



Reply



k9drifters 3h · Author



All dogs and handlers must complete a 60 minute pool intro before getting access to self-serve swim time. Pool intros/lessons are \$90 for 60 minutes. Self-serve pool time is \$75/hour or \$40/30 min

Reply



k9drifters • 3h · Author



All dogs and handlers must complete a 60 minute pool intro before getting access to self-serve swim time. Pool intros/lessons are \$90 for 60 minutes. Self-serve pool time is \$75/hour or \$40/30 min

Reply



suzipars67 19h · ❤️ by author



Hope you'll do another one - we had a blast! 🙌🙌🙌

1

Reply



imthatshyperson 22h · ❤️ by author



It was amazing! Great job 🐾 loved



Add a comment for k9drifters...





k9drifters · 3h · Author



All dogs and handlers must complete a 60 minute pool intro before getting access to self-serve swim time. Pool intros/lessons are \$90 for 60 minutes. Self-serve pool time is \$75/hour or \$40/30 min

Reply

 **suzipars67** 19h · ❤️ by author

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1

Reply



imthatshyperson 22h · ❤️ by author

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Add a comment for k9drifters...





What is the cost of pool time please



Reply



k9drifters • 3h · Author



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Reply



K9 Drifters Inc.

Address

33 Cambrae Dr S
Sturgeon County, AB T0A 0K5



Hours

Closed • Opens 12:00 PM



book.squareup.com





K9 Drifters Inc.

Address

33 Cambrae Dr S
Sturgeon County, AB T0A 0K5



Hours

Closed · Opens 12:00 PM



Sunday

Closed

Monday

12:00 PM – 3:30 PM

5:00 PM – 8:30 PM

Tuesday

12:00 PM – 3:30 PM

5:00 PM – 8:30 PM

Wednesday

12:00 PM – 3:30 PM

Thursday

Closed

Friday

4:00 PM – 8:45 PM

Saturday

Closed

Times shown in business time zone (MDT)



book.squareup.com

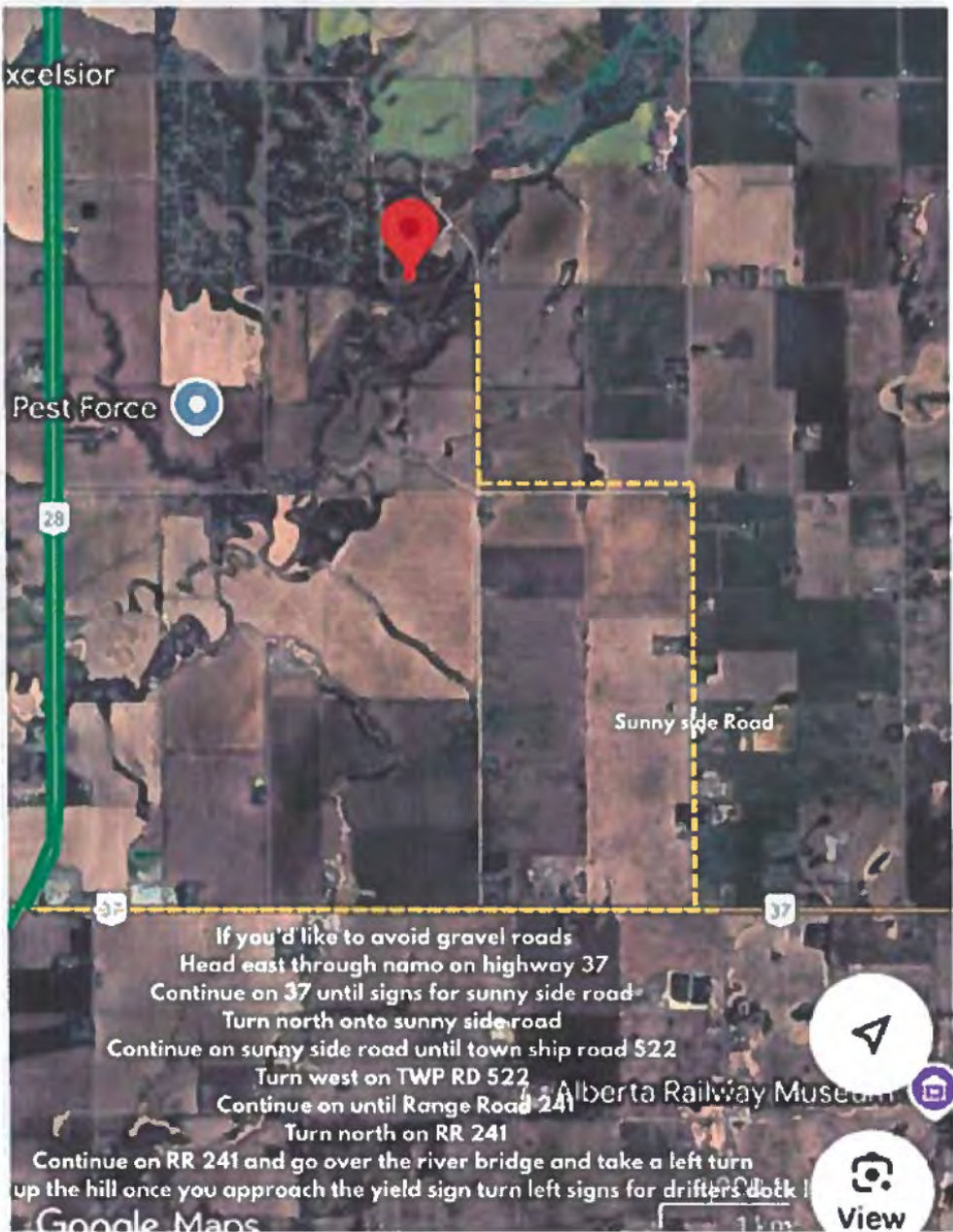


rocky_mountainfrenchies Day 5 in... more
4 hours ago

LOCATION

 **k9drifters** ✓

...



♥ 27 💬 2 ▼ 2



k9drifters Map and directions for... more

2 days ago

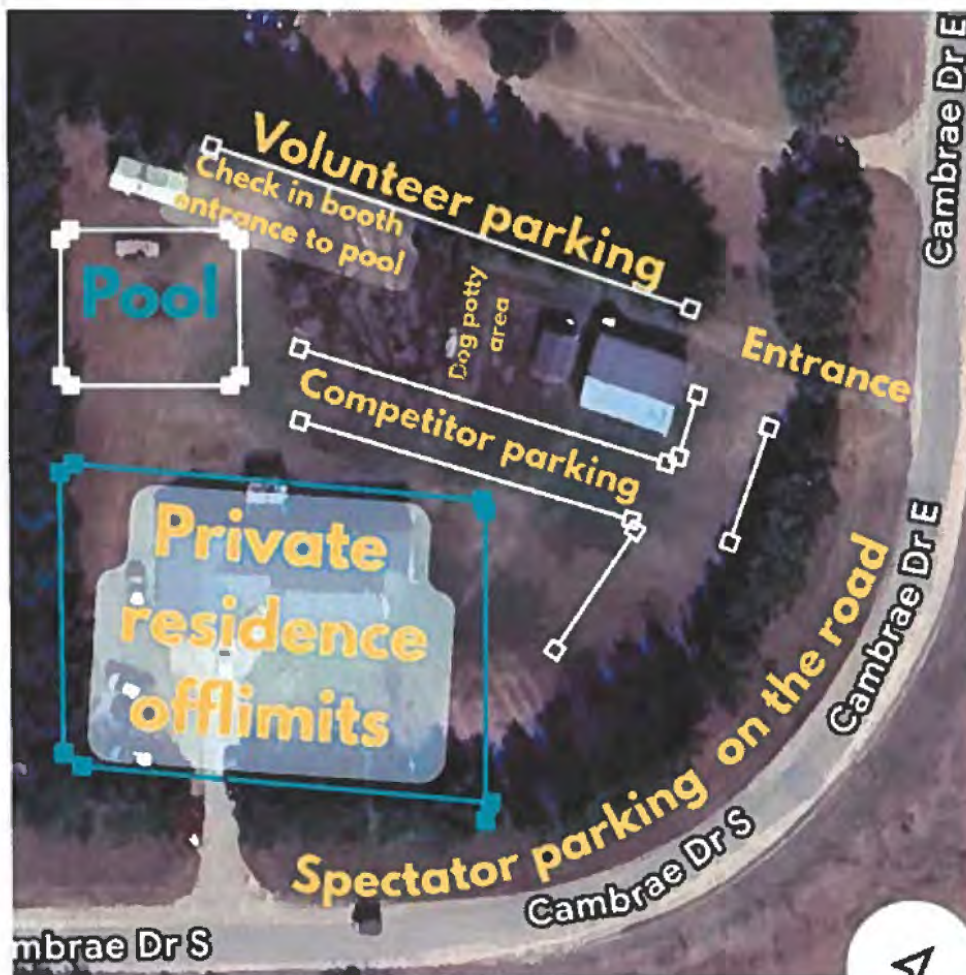
Instagram



k9drifters



(53.7607075, -113.4542783)



27 2 2



k9drifters Map and directions for Friday and Saturday are in our bio ! any questions please shoot us a message !



33 Cambrae Dr S, Sturgeon Co...



Restaurants



Gas



Groceries



Hotels

K9 Drifters Outdoor Pool



33 Cambrae Dr S



Cambrae Dr S

Google Maps



33 Cambrae Dr S



Directions



Start



Directory

These are results for **K9 Drifters** pool
Search instead for K9drigters pool

📍 **K9 Drifters, 33 Cambrae Dr S, Sturgeon** ⓘ
County, AB · Choose area

Places



K9 Drifters Outdoor Pool

5.0 (3) · Sports club

55312 Range Rd 241 #33

👤 "Amazing **pool**, amazing owners, amazing price!"

📍 Directions

🔗 Share

K9 Drifters

No ratings or reviews · Dog trainer

Open · Closes 8 p.m. · 33 Cambrae Dr S

Onsite services

📞 Call

📍 Directions

🌐 Website

🔗 Shar



Jul 2025



Su	Mo	Tu	We	Th	Fr	Sa
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		



Times are shown in MDT.

Today, Saturday, Jul 26, 2025

No availability until Monday, July 28.

Go to next available

How can a pool be "recreational" when the business hours are 12 noon to 7:45 or later.

Join the waitlist

mondays - wed.

Fri - Sat - Sun.

Pool was built FOR Business. Not Recreational

Self-Serve Pool Time

\$40.00 • 30 min

book.squareup.com

Times are shown in MDT.

Tuesday, Jul 29, 2025

Morning

No availability

Afternoon

12:00 PM	12:15 PM	12:30 PM
12:45 PM	1:00 PM	1:15 PM
1:30 PM	1:45 PM	2:00 PM
2:15 PM	2:30 PM	2:45 PM

Evening

5:00 PM	5:15 PM	5:30 PM
5:45 PM	6:00 PM	6:15 PM
6:30 PM	6:45 PM	7:00 PM
7:15 PM	7:30 PM	7:45 PM

Don't see your preference?

[Join the waitlist](#)

Powered by Square

Self-Serve Pool Time

\$40.00 · 30 min

Page 83 of 248



Times are shown in MDT.

Monday, Jul 28, 2025

Morning

No availability

Afternoon

1:15 PM

1:30 PM

1:45 PM

2:00 PM

2:15 PM

2:30 PM

2:45 PM

Evening

5:00 PM

5:15 PM

5:30 PM

5:45 PM

6:00 PM

6:15 PM

6:30 PM

6:45 PM

7:00 PM

7:15 PM

7:30 PM

7:45 PM

Don't see your preference?

Join the waitlist



Powered by Square
[Cookie Preferences](#)

Self-Serve Pool Time

\$40.00 · 30 min

Page 84 of 248



book.squareup.com



Times are shown in MDT.

Wednesday, Jul 30, 2025

Morning

No availability

Afternoon

12:15 PM	12:30 PM	12:45 PM
1:00 PM	1:15 PM	1:30 PM
1:45 PM	2:00 PM	2:15 PM
2:30 PM	2:45 PM	

Evening

No availability

Don't see your preference?

Join the waitlist

Powered by Square
[Cookie Preferences](#)

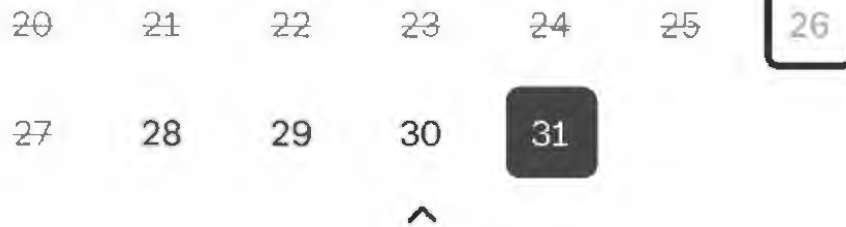
Self-Serve Pool Time

\$40.00 · 30 min

Page 85 of 248



book.squareup.com



Times are shown in MDT.

Thursday, Jul 31, 2025

Morning

No availability

Afternoon

12:00 PM

12:15 PM

12:30 PM

12:45 PM

1:00 PM

1:15 PM

1:30 PM

1:45 PM

2:00 PM

2:15 PM

Evening

No availability

Don't see your preference?

Join the waitlistPowered by Square
[Cookie Preferences](#)**Self-Serve Pool Time**

\$40.00 · 30 min

Page 86 of 248





book.squareup.com



Instagram



Times are shown in MDT

Sunday, Aug 3, 2025

Morning

No availability

Afternoon

12:00 PM

12:15 PM

12:30 PM

12:45 PM

1:00 PM

1:15 PM

1:30 PM

1:45 PM

2:00 PM

2:15 PM

2:30 PM

2:45 PM

3:00 PM

3:15 PM

3:30 PM

3:45 PM

4:00 PM

Evening

No availability

Self-Serve Pool Time



**book.squareup.com**

Instagram

Morning

No availability

Afternoon

12:00 PM

12:15 PM

12:30 PM

12:45 PM

1:00 PM

1:15 PM

1:30 PM

1:45 PM

2:00 PM

2:15 PM

2:30 PM

2:45 PM

Evening

5:00 PM

5:15 PM

5:30 PM

5:45 PM

6:00 PM

6:15 PM

6:30 PM

6:45 PM

7:00 PM

7:15 PM

7:30 PM

7:45 PM

Don't see your preference?

Join the waitlist



Self-Serve Pool Time





book.squareup.com



Instagram

Tuesday, Aug 5, 2025

Morning

No availability

Afternoon

12:00 PM

12:15 PM

12:30 PM

12:45 PM

1:00 PM

1:15 PM

1:30 PM

1:45 PM

2:00 PM

2:15 PM

2:30 PM

2:45 PM

Evening

5:00 PM

5:15 PM

5:30 PM

5:45 PM

6:00 PM

6:15 PM

6:30 PM

6:45 PM

7:00 PM

7:15 PM

7:30 PM

7:45 PM

Don't see your preference?

Join the waitlist

Self-Serve Pool Time





book.squareup.com



Instagram

Times are shown in MDT.

Wednesday, Aug 6, 2025

Morning

11:00 AM

11:15 AM

11:30 AM

11:45 AM

Afternoon

12:00 PM

12:15 PM

12:30 PM

12:45 PM

1:00 PM

1:15 PM

1:30 PM

1:45 PM

2:00 PM

2:15 PM

2:30 PM

2:45 PM

Evening

No availability

Don't see your preference?

Join the waitlist

**Self-Serve Pool Time**

\$40.00 · 30 min





book.squareup.com



Instagram

Friday, Aug 8, 2025

Morning

No availability

Afternoon

4:00 PM

4:15 PM

4:30 PM

4:45 PM

Evening

5:00 PM

5:15 PM

5:30 PM

5:45 PM

6:00 PM

6:15 PM

6:30 PM

6:45 PM

7:00 PM

7:15 PM

7:30 PM

7:45 PM

8:00 PM

Don't see your preference?

Join the waitlist

Self-Serve Pool Time

\$40.00 · 30 min





book.squareup.com



Instagram

Times are shown in MDT.

Saturday, Aug 9, 2025

Morning

No availability

Afternoon

4:00 PM

4:15 PM

4:30 PM

4:45 PM

Evening

5:00 PM

5:15 PM

5:30 PM

5:45 PM

6:00 PM

6:15 PM

6:30 PM

6:45 PM

7:00 PM

7:15 PM

7:30 PM

7:45 PM

8:00 PM

8:15 PM

Don't see your preference?

Join the waitlist

Self-Serve Pool Time

\$40.00 · 30 min





book.squareup.com



Instagram

Monday, Aug 11, 2025

Morning

No availability

Afternoon

12:00 PM

12:15 PM

12:30 PM

12:45 PM

1:00 PM

1:15 PM

1:30 PM

1:45 PM

2:00 PM

2:15 PM

2:30 PM

2:45 PM

Evening

5:00 PM

5:15 PM

5:30 PM

5:45 PM

6:00 PM

6:15 PM

6:30 PM

6:45 PM

7:00 PM

7:15 PM

7:30 PM

7:45 PM

Don't see your preference?

Join the waitlist

Self-Serve Pool Time





book.squareup.com



Instagram

Morning

No availability

Afternoon

12:00 PM

12:15 PM

12:30 PM

12:45 PM

1:00 PM

1:15 PM

1:30 PM

1:45 PM

2:00 PM

2:15 PM

2:30 PM

2:45 PM

Evening

5:00 PM

5:15 PM

5:30 PM

5:45 PM

6:00 PM

6:15 PM

6:30 PM

6:45 PM

7:00 PM

7:15 PM

7:30 PM

7:45 PM

Don't see your preference?

Join the waitlist

Self-Serve Pool Time

\$40.00 · 30 min





book.squareup.com



Instagram

Wednesday, Aug 13, 2025

Morning

11:00 AM

11:15 AM

11:30 AM

11:45 AM

Afternoon

12:00 PM

12:15 PM

12:30 PM

12:45 PM

1:00 PM

1:15 PM

1:30 PM

1:45 PM

2:00 PM

2:15 PM

2:30 PM

2:45 PM

Evening

No availability

Don't see your preference?

Join the waitlist

Powered by Square
[Cookie Preferences](#)

Self-Serve Pool Time

\$40.00 · 30 min





book.squareup.com



Instagram



Times are shown in MDT.

Thursday, Aug 14, 2025

Morning

11:00 AM

11:15 AM

11:30 AM

11:45 AM

Afternoon

12:00 PM

12:15 PM

12:30 PM

12:45 PM

1:00 PM

1:15 PM

Evening

No availability

Don't see your preference?

Join the waitlist

Powered by Square
[Cookie Preferences](#)**Self-Serve Pool Time**

\$40.00 · 30 min





book.squareup.com



Instagram

Times are shown in MDT.

Monday, Aug 18, 2025

Morning

No availability

Afternoon

12:00 PM

12:15 PM

12:30 PM

12:45 PM

1:00 PM

1:15 PM

1:30 PM

1:45 PM

2:00 PM

2:15 PM

2:30 PM

2:45 PM

Evening

5:00 PM

5:15 PM

5:30 PM

5:45 PM

6:00 PM

6:15 PM

6:30 PM

6:45 PM

7:00 PM

7:15 PM

7:30 PM

7:45 PM

Don't see your preference?

Self-Serve Pool Time

\$40.00 · 30 min





book.squareup.com



Instagram

Times are shown in MDT.

Monday, Aug 18, 2025

Morning

No availability

Afternoon

12:00 PM

12:15 PM

12:30 PM

12:45 PM

1:00 PM

1:15 PM

1:30 PM

1:45 PM

2:00 PM

2:15 PM

2:30 PM

2:45 PM

Evening

5:00 PM

5:15 PM

5:30 PM

5:45 PM

6:00 PM

6:15 PM

6:30 PM

6:45 PM

7:00 PM

7:15 PM

7:30 PM

7:45 PM

Don't see your preference?

Self-Serve Pool Time

\$40.00 · 30 min





book.squareup.com



Instagram

Tuesday, Aug 19, 2025

Morning

No availability

Afternoon

12:00 PM

12:15 PM

12:30 PM

12:45 PM

1:00 PM

1:15 PM

1:30 PM

1:45 PM

2:00 PM

2:15 PM

2:30 PM

2:45 PM

Evening

5:00 PM

5:15 PM

5:30 PM

5:45 PM

6:00 PM

6:15 PM

6:30 PM

6:45 PM

7:00 PM

7:15 PM

7:30 PM

7:45 PM

Don't see your preference?

Join the waitlist

Self-Serve Pool Time

\$40.00 · 30 min





book.squareup.com



Instagram

17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						



Times are shown in MDT.

Wednesday, Aug 20, 2025

Morning

11:00 AM	11:15 AM	11:30 AM
11:45 AM		

Afternoon

12:00 PM	12:15 PM	12:30 PM
12:45 PM	1:00 PM	1:15 PM
1:30 PM	1:45 PM	2:00 PM
2:15 PM	2:30 PM	2:45 PM

Self-Serve Pool Time

\$40.00 · 30 min





book.squareup.com



Instagram

Friday, Aug 22, 2020

Morning

No availability

Afternoon

4:00 PM

4:15 PM

4:30 PM

4:45 PM

Evening

5:00 PM

5:15 PM

5:30 PM

5:45 PM

6:00 PM

6:15 PM

6:30 PM

6:45 PM

7:00 PM

7:15 PM

7:30 PM

7:45 PM

8:00 PM

Don't see your preference?

Join the waitlist



Powered by Square

Self-Serve Pool Time

\$40.00 · 30 min



K9 Drifters Opening
"Pool Party"
Startup of Business
-Road Signs
-Pool Crew
-After party thank you
-40 dogs attended

10:48

5G 77



K9 Drifters Sport Club 29m

Photos from the event are up link in bio to purchase !!!

Big thank you again to @studiorexy for the amazing photos

July 12
Grand Opening
Pool Party.

K9 DRIFTERS | POOL PARTY

JULY 12TH, 2025

VIEW GALLERY



STUDIO REXY

K9 DRIFTERS | POOL PAR...
STUDIO REXY



Send message...



Reels



INAUGURAL POOL PARTY



k9drifters

JULY 12

event:

3 SOLO GAMES
1 TEAM GAME



Date: July 12

Location: 15min North of Edmonton

Get ready for flying dogs, fun games, team building, and amazing ribbons and prizes. Whether your pup is a seasoned pro or just a ramp rookie this is the event to be at.

Stay tuned we'll be sharing sign-up info and event details very soon!

Edmonton, Alberta



92



9



74

...



Mail body:

7:42 PM Wed Oct 11



97%



Volunteers
in color coded
Tshirts



Today
8:57 AM

All Photos ...

HDR



Dock • July 12



caninecompassiongp



K9 DRIFTERS

RUN ORDER: WACKY RETRIEVE

- | | |
|-----------|------------|
| 1. JUDE | 15. MURPHY |
| 2. NYE | (catcher) |
| 3. ARLEY | 16. REY |
| 4. LULU | 17. TACOMA |
| 5. BRONX | 18. SANTOS |
| 6. KITAH | 19. INDIE |
| 7. TETRA | 20. BAUER |
| 8. SUGAR | 21. ROBSON |
| 9. SODA | 22. GHOST |
| 10. LARK | 23. ASUMA |
| 11. ALBI | |
| 12. ZULU | |
| 13. COORS | |
| 14. VALYN | |

Spending the day at
@k9drifters inaugural pool
party today!

Send message...





Dock

July 9

Outkast Hey ya! >



nexttonaturepetandhomeco

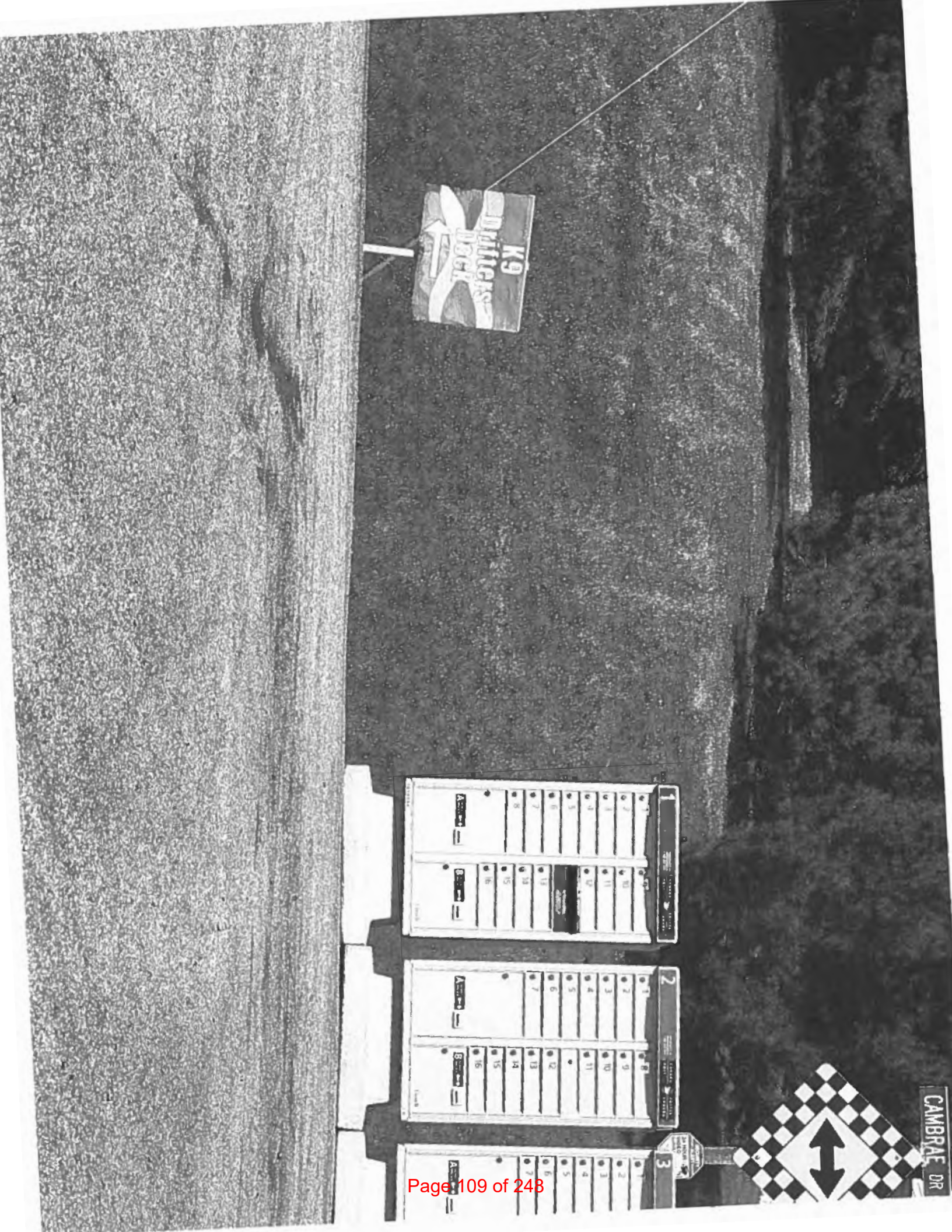


**New drying coats hot off the
sewing machine just in time for
@k9drifters pool party!**

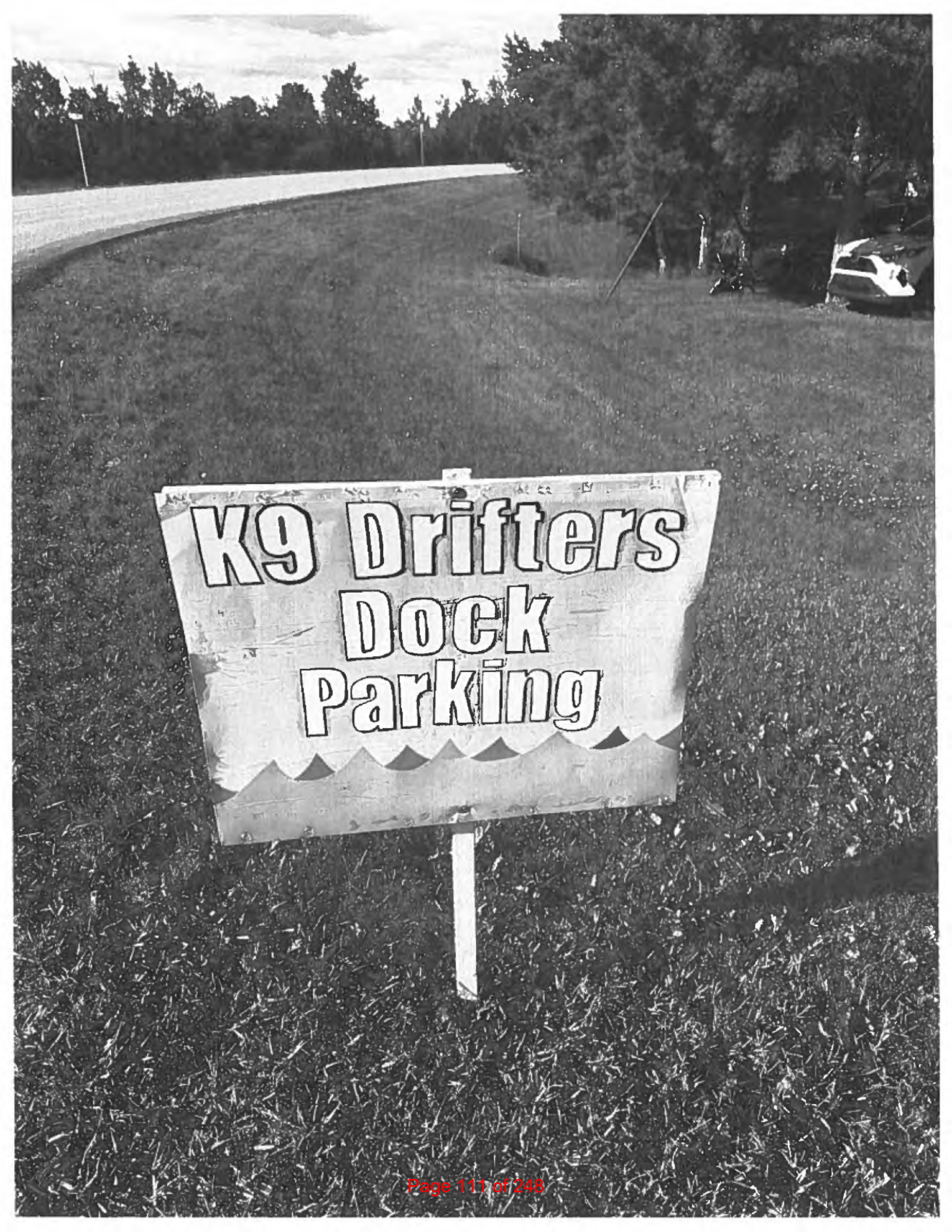
Send message...





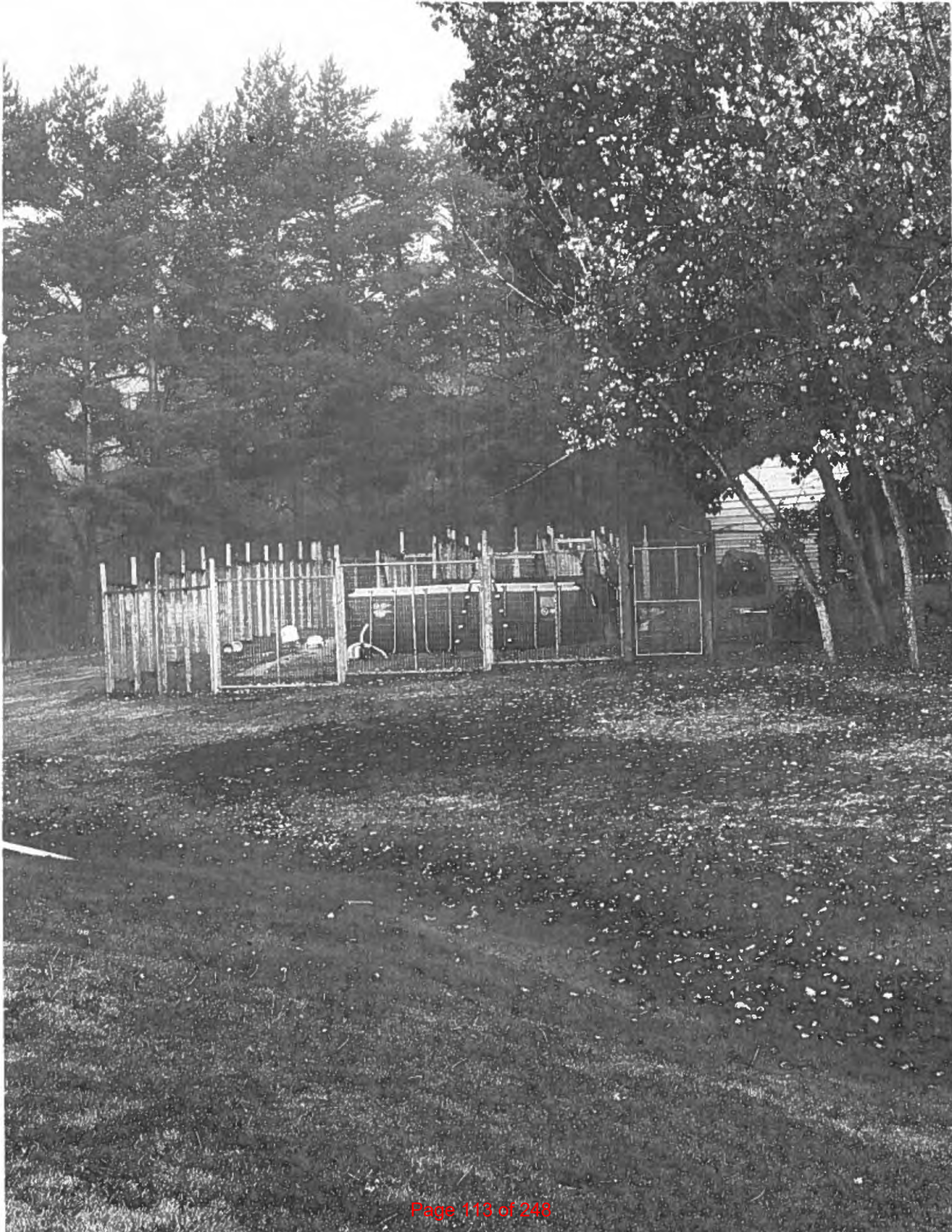


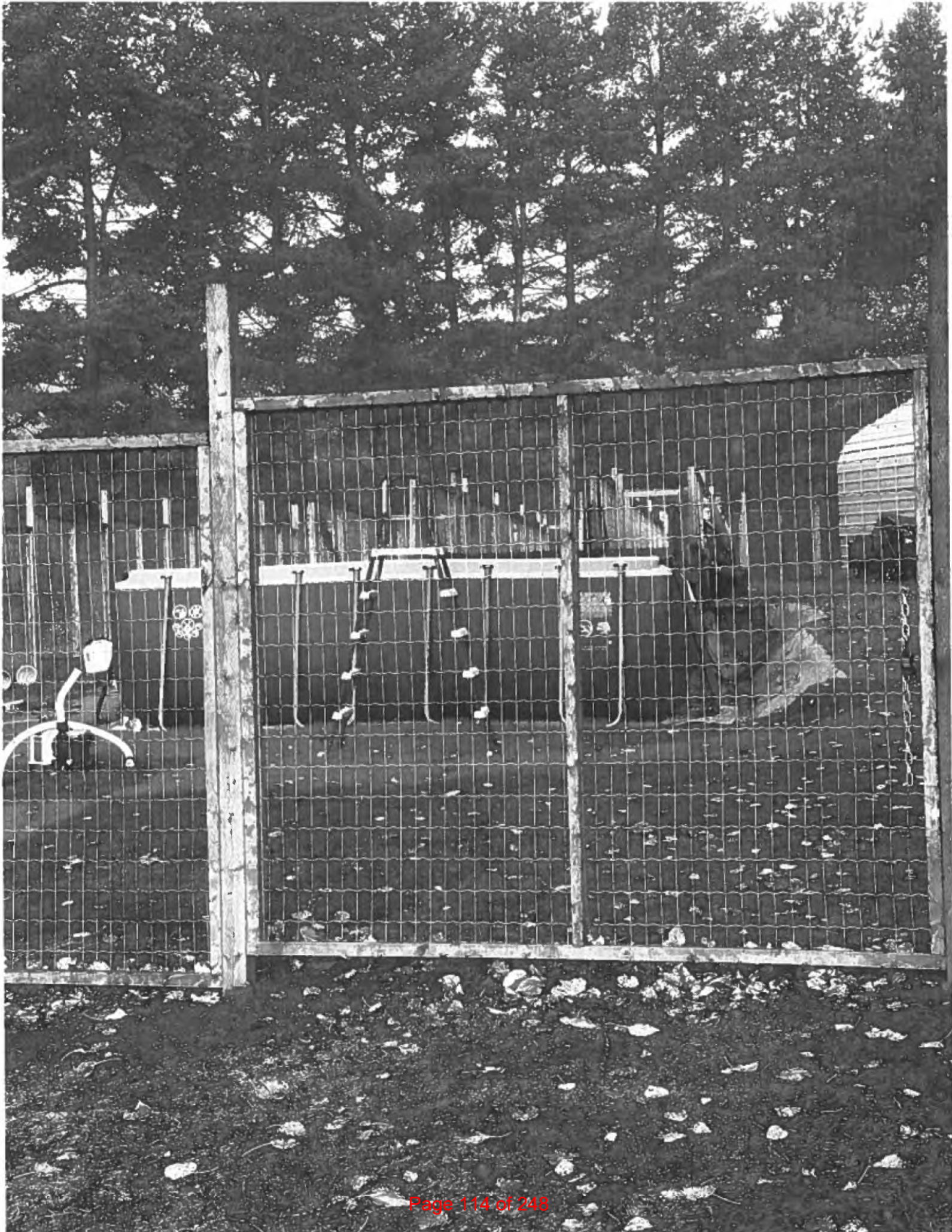




**K9 Drifters
Dock
Parking**









k9drifters • 11h

Ke\$ha · We R Who We R >



Thank you everyone that came out
tonight it was awesome to watch all
the dogs!

We had over 40 dogs show up for open
dock time and we will definitely do it
again!

Send message...





K9 Drifters Sport Club 5h



And that's wrap. Thank you everyone for
an amazing day 🤍🤍

A wooden sign with the text "K9 DRIFTERS DOCK" mounted on a wooden structure over water. The structure has several lights and is surrounded by trees.

K9 DRIFTERS DOCK



Send message...





k9drifters • 22m

...



ournortherntails

Thanks for such a fun party
@k9drifters, we can't wait to get
some more practices in 🐾



Pluto during whacky retrieve 🐾

His retrieving: excellent
My throwing: 🐾 🐾 🐾

Send message...




Posts

k9drifters

After Party
Thank you statement
July 13.


k9drifters

Coldplay · Paradise



→ Dock
NOT A
DECK!

❤️ 62 💬 1 📌 9



k9drifters Wow what a weekend! Our hearts are so full after such an amazing first event ! So many successful teams. So many firsts and so much community help! We couldn't have done this with out each and everyone helping, we are so appreciative of this community we've built 🤝 So thank you to the club members, volunteers, family, friends and sponsors for all you do for us here! We look forward to the future of this pool and this team and can't wait till the next one ! Thank you to absolutely everyone that came out swam there dog and supported our event !

It was so fun and rewarding to watch so many dogs be so successful in a pool for the first time.



**Posts**

k9drifters

so appreciative of this community we've built



So thank you to the club members, volunteers, family, friends and sponsors for all you do for us here! We look forward to the future of this pool and this team and can't wait till the next one! Thank you to absolutely everyone that came out swam there dog and supported our event!

It was so fun and rewarding to watch so many dogs be so successful in a pool for the first time.

Big thank you to our photographer @studiorexy

We will post when photos are available

Big thank you to our videographer

@bananaslugfilms

We will post when videos are available

Big thank you to our platinum sponsor

@mitchellpayment for donating the cash prizes for 1st place

Big thank you to all of our sponsors for your donations into our raffle

@k9muscleworks

@nexttonaturepetandhomeco

@thosetubethings

@infamousdoggear

@mung_kitchen_

@tbugs_tugs

July 14

**k9drifters**

...





Dock • 5 days ago
Keshha · We Who We R >

...



Thank you everyone that came out
tonight it was awesome to watch all
the dogs!

We had over 40 dogs show up for open
dock time and we will definitely do it
again!

~~XXXX~~

over
40 dogs
in
Attendance
July
12.

Send message...





k9drifters • 22m



ournortherntails

Thanks for such a fun party
@k9drifters, we can't wait to get
some more practices in 🤖

Pluto during whacky retrieve 🤖

His retrieving: excellent
My throwing: 🤖 🤖 🤖

Send message...





K9 Drifters Sport Club 7h



Keep an eye on our socials for upcoming pool time rental opportunities!!!



Send message...



Reviews



Jessica Gomery (Jess)

Local Guide · 18 reviews · 92 photos



★★★★★ a month ago

100/10 recommend! K9 Drifters is a club founded by people who are highly experienced in dog sports (dock diving included), so all of that knowledge is clearly displayed in the high quality construction of this facility.

The pool's ramp is elongated so that it is not too steep and all of the top notch turf on the short dock and 40' regulation dock is sufficiently stapled down. The whole structure itself uses the natural slope of the ground, so you don't actually have to climb any stairs or tall steep ramps yourself to get onto the dock!

Not only is it the cheapest pool to book time at in Alberta, but you can also get in the pool with your dog (as long as there's a staff member on site)! K9 Drifters really understands how important this key factor can be for some dogs who are just learning to swim still.



Press and hold to react



google.com



Amy

1 review · 2 photos



★★★★★ a month ago

The Drifters Dock is an incredibly welcoming place where dogs can learn to swim at their own pace. Owners are able to get into the water which allows the dogs to feel more comfortable if they are nervous jumping into the pool. The facility is well built with the highest quality turf that allows the dogs to have great traction for jumping and three ways for the dogs to get into the pool. They offer both introduction sessions and pool rental time for more advanced dogs.

Kaelan and Haley were instrumental in teaching my dog to jump off the dock on his own. They worked at his pace and never pushed him past his comfort level.

Their Pool Party event was a blast. Filled with laughter, cheering, and fun new games. Both dogs and humans alike had so much fun.

This is a must visit for dock dogs of all levels.



1





Dock • July 1

...



Just as a heads up to everyone we will
be having open dock on Friday evening
for all registered competitors!
We want to make sure all the dogs are
comfortable on the new dock!



Send message...





Dock • July 7

...



Pool time giveaway coming soon!
Keep an eye on our posts



K9 DRIFTERS DOCK

Send message...



**SilverlaneBoxers Boxer**

now

Website: Weasley on Instagram: "So excited for this BEAUTIFUL new poo..."

**weasleytheswampmutt**

🎵 ji, Jake Reese, OT

Follow

So excited for this BEAUTIFUL new pool set up at **@k9drifters** !!! Thank you for having an open pool night and good luck with your pool party tomorrow! We are sad to miss it!

A couple short jump clips thanks to **@twotinyrescues** for coming along to watch and also thanks to **@thegremlingirls** for holding up on the dock even if we didnt get any video of those jumps!



17



3



1

...



Add comment...



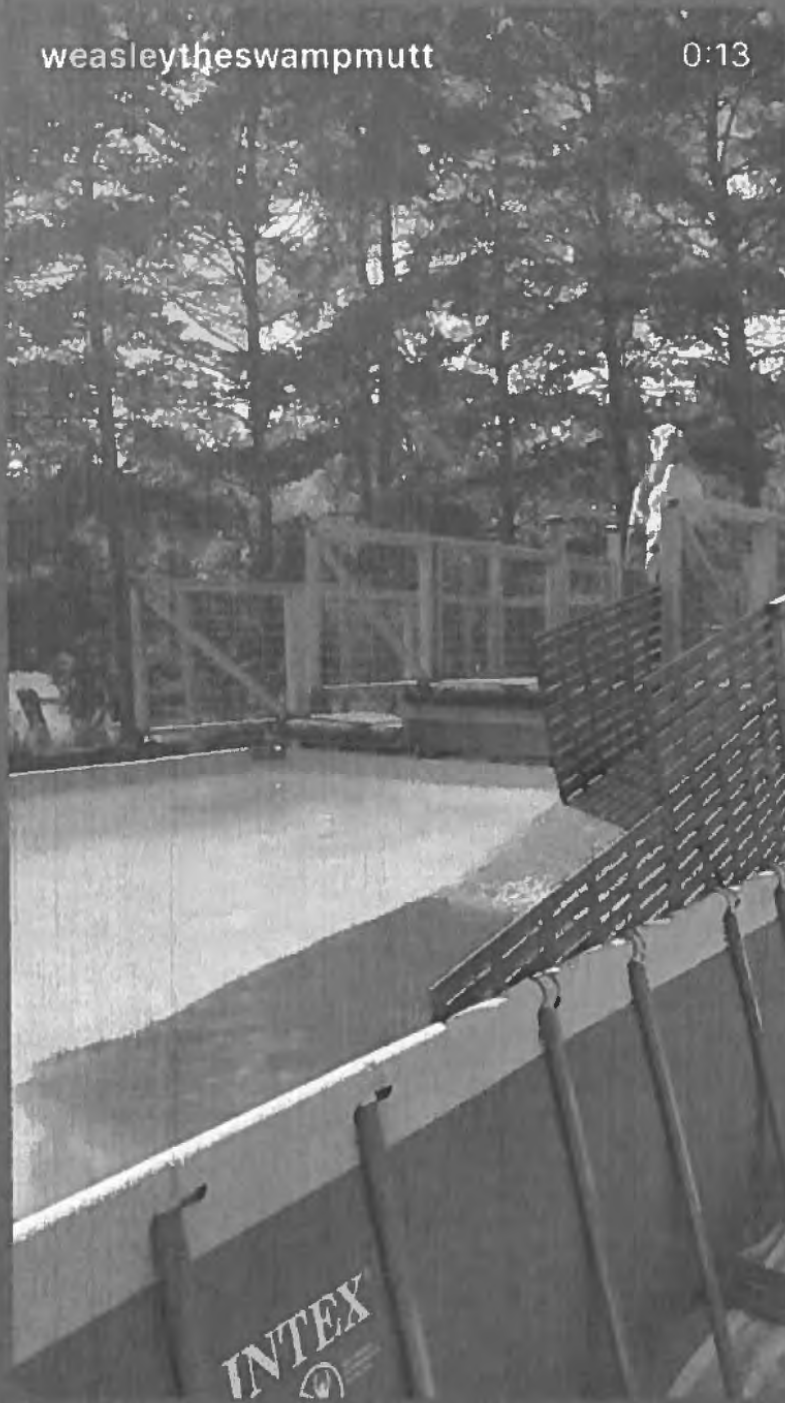
k9drifters • 14h
Watch full reel >

...



weasleytheswampmutt

0:13



Send message...





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

Page 1

PEARCE, LYLE & THOMAS, SANDRA

Receipt Number: 202506968
GST Number: 107747412RT0001
Date: 2025-10-07
Initials: KB

Account	Description	Prev Bal	Payment	Balance
---------	-------------	----------	---------	---------

16APP	APPEAL FEES - LEGISLATIVE SE		\$100.00	
-------	------------------------------	--	----------	--

Subtotal:	\$100.00
Taxes:	\$0.00
Total Receipt:	\$100.00
Cash:	\$100.00

Cheque No.

Total Monies Received:	\$100.00
Rounding:	\$0.00
Amount Returned:	\$0.00

October 14, 2025

SDAB File Number: 025-STU-013

To Lyle Pearce & Sandra Thomas:

**NOTICE OF
APPEAL BOARD HEARING**

Legal Description of Subject Property:	8120281; 2; 34 Cameron Park
Development Permit Application Number:	305305-25-D0126
Decision Regarding Proposed Development:	Approved with conditions to construct an uncovered deck for an above ground swimming pool.

Your appeal to the Subdivision and Development Appeal Board (SDAB) respecting the above-noted matter was received on October 7, 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 first consider it as a preliminary matter to determine if the appeal will proceed to a merit hearing. **You should be prepared to briefly present the specific reasons why you feel the Board should consider allowing the merit hearing to proceed although the appeal was filed out of time.** Further, be ready to present all other information to the Board on this date, should the Board decide to proceed and hear the merits of the appeal given that it was filed late.

Take notice that this Subdivision and Development Appeal Board hearing is scheduled for **October 29, 2025 at 9:00 a.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 153 998 012#. 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 October 23, 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) 939-0620 or (780) 939-1377 or email legislative@sturgeoncounty.ca.

Tanis Sawatsky
Secretary, Subdivision and Development Appeal Board

October 14, 2025

SDAB File Number: 025-STU-013

Dear Deborah and Gregg Blomquist:

**NOTICE OF
APPEAL BOARD HEARING**

Legal Description of Subject Property:	8120281; 2; 34 Cameron Park
Development Permit Application Number:	305305-25-D0126
Decision Regarding Proposed Development:	Approved with conditions to construct an uncovered deck for an above ground swimming pool.

An appeal to the Subdivision and Development Appeal Board (SDAB) respecting the above-noted matter were received on October 7, 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.

Reasons for Appeal (as identified on the Notice of Appeal):

- The landowners have provided inaccurate and misleading information concerning the intended use of the structure.
- The identification of the structure as a "deck" is incorrect; it is, in fact, a dock specifically designed for running and diving activities for canines.
- We seek to evaluate the permissibility of installing an industry-standard, regulation-sized dog diving pool within a residential zoning area. Blomquist structure includes a designated running ramp, two distinct levels of a diving docks, equipped with accessible ramps and other related dog diving safety features.
- We contend that the scale and commercial nature of this structure contravene land use bylaws, as it is evidently intended for business purposes. Such a structure is more appropriately situated within a commercial zone rather than a residential zone.

The Board has acknowledged receipt of the 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 SDAB hearing is scheduled for **October 29, 2025 at 9:00 a.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 153 998 012#. This should connect you directly into the hearing.

Why am I receiving this information?

When an appeal is received, adjacent landowners have the right to make a written submission and/or attend the hearing. 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 October 23, 2025. However, the Board can accept written submissions up to the date of the hearing.**

Please note that any submissions previously provided to the Development Authority are not automatically 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) 939-0620 or (780) 939-1377 or email legislativeservices@sturgeoncounty.ca.

Tanis Sawatsky
Secretary, Subdivision and Development Appeal Board

October 14, 2025

SDAB File Number: 025-STU-013

Dear Resident:

**NOTICE OF
APPEAL BOARD HEARING**

Legal Description of Subject Property:	8120281; 2; 34 Cameron Park
Development Permit Application Number:	305305-25-D0126
Decision Regarding Proposed Development:	Approved with conditions to construct an uncovered deck for an above ground swimming pool.

An appeal to the Subdivision and Development Appeal Board (SDAB) respecting the above-noted matter was received on October 7, 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: Lyle Pearce & Sandra Thomas

Reasons for Appeal:

- The landowners have provided inaccurate and misleading information concerning the intended use of the structure.
- The identification of the structure as a "deck" is incorrect; it is, in fact, a dock specifically designed for running and diving activities for canines.
- We seek to evaluate the permissibility of installing an industry-standard, regulation-sized dog diving pool within a residential zoning area. Blomquist structure includes a designated running ramp, two distinct levels of a diving docks, equipped with accessible ramps and other related dog diving safety features.
- We contend that the scale and commercial nature of this structure contravene land use bylaws, as it is evidently intended for business purposes. Such a structure is more appropriately situated within a commercial zone rather than a residential zone.

Take notice that this Subdivision and Development Appeal Board hearing is scheduled for **October 29, 2025 at 9:00 a.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 video conference 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 153 998 012#. This should connect you directly into the hearing.

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 October 23, 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) 939-0620 or (780) 939-1377 or email legislativeservices@sturgeoncounty.ca.

Tanis Sawatsky
Secretary, Subdivision and Development Appeal Board

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.

Date: May 29, 2025

Permit Number: 305305-25-D0126

To: Blomquist, Deborah and Gregg

Severed in line with s.20 of ATIA

Re: Decision of the Development Officer

Dear Sir or Madam:

Please be advised that development permit #305305-25-D0126 to construct an uncovered deck for an above ground swimming pool was approved with conditions on May 29, 2025.

This decision or a condition of this permit, may be appealed to the applicable appeal body by Jun 19, 2025. The 21-day appeal period, from the date of issuance, must lapse before the Development Permit becomes effective.

If you have any questions regarding the development permit, please contact the undersigned at (780)939-8275 or toll free at 1-866-939-9303.

Regards,

Severed in line with s.20 of ATIA

Development Officer

Development Permit**Land Use Bylaw 1385/17**

Permit No.:	305305-25-D0126
Tax Roll No.:	1980037
Decision Date:	May 29, 2025
Effective Date:	Jun 19, 2025

Applicant

Name: Blomquist, Deborah and Gregg
Address: Severed in line with s.20 of ATIA

Phone: [REDACTED]
Cell: [REDACTED]
Email: Severed in line with s.20 of ATIA

Owner

Name: Blomquist, Deborah and Gregg
Address: Severed in line with s.20 of ATIA

Phone: [REDACTED]
Cell: [REDACTED]
Email: Severed in line with s.20 of ATIA

Property Description

Legal Land Description: 8120281; 2; 34 Cameron Park
Land Use Description: R1 - Country Residential District
Rural Address: 33-55312 Rge Rd 241

Description of Work

To construct an uncovered deck for an above ground swimming pool

Fees

Accessory Building	\$150.00
--------------------	----------

Permit Conditions

1. Prior to any construction occurring on site, a separate building permit shall be obtained and approved. Minimum construction standards shall conform to the requirements of the current Alberta Building Code.
2. That the minimum building setbacks for the deck to property lines to be adhered to are:
Side yard: 3m (9.8ft)
Rear yard: 6m (19.69ft)
3. No development shall encroach on or be erected on an easement or right-of-way unless the owner of the encroaching structure has obtained written consent from the owner or licensee to which the easement or right-of-way has been granted.
4. Drainage measures undertaken as part of a development shall not negatively impact adjacent parcels by way of flooding or inundation through the redirection of surface water. In the event that the drainage of a development is found to affect adjacent parcels, all mitigating measures required to remedy the problem including drainage structures, drainage easements and retaining walls shall be at the sole expense of the landowner of the parcel where the mitigating measures are required.
5. That the deck as approved shall remain uncovered and unenclosed. Future deck construction is subject to separate development and building permit approval.
6. If the development authorized by a permit is not commenced within 12 months from the date of its issuance, or is not carried out with reasonable diligence, the development permit approval ceases and the development permit is deemed to be void, unless an extension to this period has been previously granted by the Development Authority.
7. No person shall keep or permit in any district any object or chattel which, in the opinion of the Development Approving Authority, is unsightly or tends to adversely affect the amenities of the district. Any excavation, storage or piling up of materials required during the construction stage shall have all necessary safety measures undertaken and the owner of such materials or excavation assumes full responsibility to ensure the situation does not prevail any longer than reasonably necessary to complete a particular stage of construction work.

Advisory Notes

1. Setbacks from abandoned well, pipeline and sour gas facilities shall be in compliance with provincial and federal requirements.

2. Please contact Alberta 1 Call at 1-800-242-3447 for pipeline locates at least two days prior to the commencement of construction.
3. It is the responsibility of the applicant/landowner to ensure that all development, and activities associated with the development, complies with any federal, provincial, or municipal laws/legislation and any required license, permit, approval, authorization, regulation, or directive.

If you have any questions or concerns about your application or any conditions listed above, please contact the Current Planning and Development Department at 780-939-8275.

Issued By:

Severed in line with s.20 of ATIA

Yvonne Bilodeau
Development Officer

Municipality

Sturgeon County
9613 – 100 Street Morinville, AB T8R 1L9
Phone: (780) 939-8275
Fax: (780) 939-2076
Toll Free: 1-866-939-9303

Appeal Information

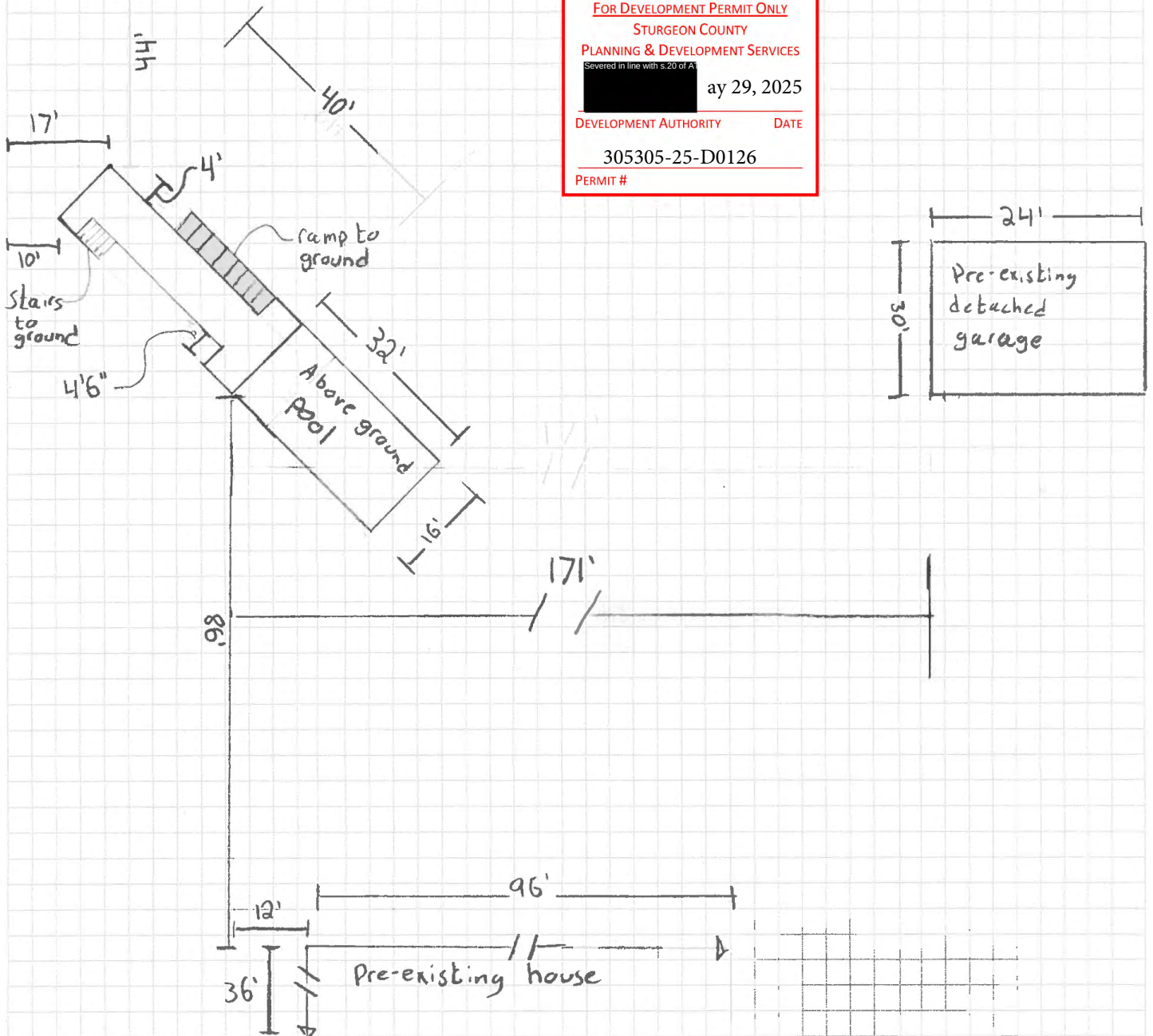
Pursuant to Section 685(1) of the Municipal Government Act, an appeal may be commenced by filing a notice of appeal within 21 days of the decision date. Appeals can be filed with the Secretary of the Subdivision and Development Appeal Board via email at legislativeservices@sturgeoncounty.ca or via mail to Sturgeon County Centre 9613 – 100 Street Morinville, AB, T8R 1L9. Telephone enquiries can be made at 780-939-4321.

SITE PLAN FOR DEVELOPMENT PERMIT APPLICATION

Section: 23	Township: 55	Range: 24	Meridian: 4
Plan: 8120281	Block: 2	Lot: 34	
PLEASE DEFINE THE SCALE YOU USED (ex: 4 boxes = 10 metres): 1 boxes = 4 feet			

North ↑

Property line →



APPROVED

FOR DEVELOPMENT PERMIT ONLY

STURGEON COUNTY

PLANNING & DEVELOPMENT SERVICES

Severed in line with s.20 of A. [Redacted] ay 29, 2025

DEVELOPMENT AUTHORITY DATE

305305-25-D0126

PERMIT #

Property line ↓

* Gas line and sewage system are located on SE corner of house.

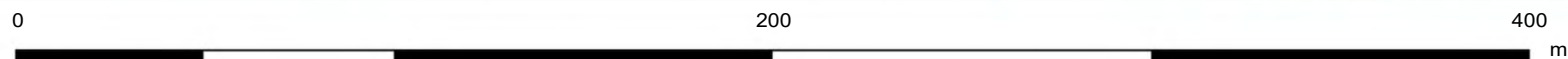
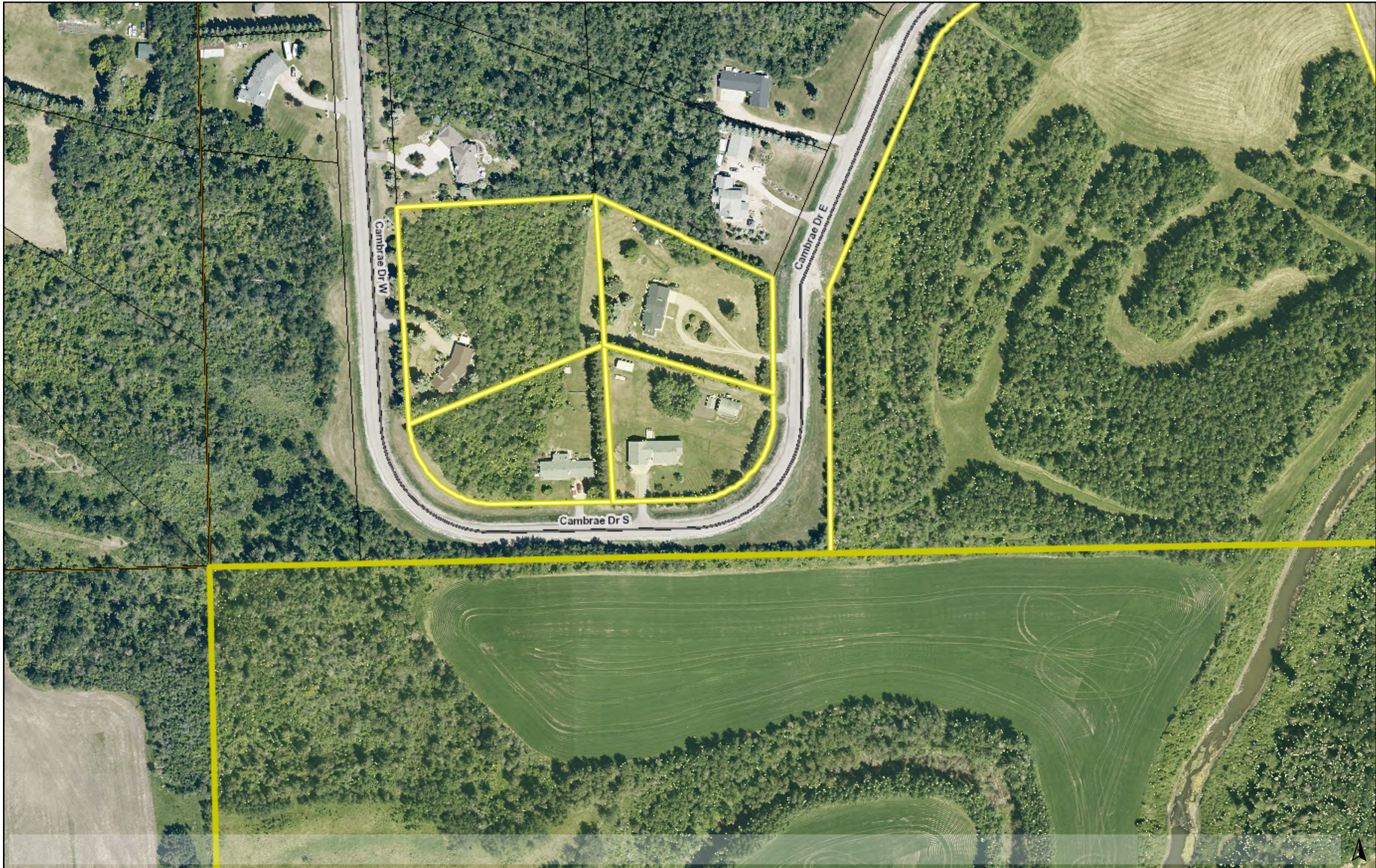
* All roadways are off the drawing

* Broken line indicates a break in



Legend

- Parcel
- County Roads
 - Local Road, Surfaced
- Community Labels
- Community Boundary
- Parcel
- Ortho_2021
 - Red: band_1
 - Green: band_2
 - Blue: band3



This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

PLANNING AND DEVELOPMENT SERVICES REPORT

Subdivision & Development Appeal Board
File Number 025-STU-013

FILE INFORMATION

Department File:	305305-25-D0126
Legal Land Description:	Lot 34; Block 2; Plan 8120281
Relative Location:	Cameron Park Subdivision
Appellant:	Pearce, Lyle and Thomas, Sandra
Landowner:	Blomquist, Deborah and Gregg
Description of Appeal:	Appealing the Decision of the Development Authority
Land Use Bylaw District:	R1 – Country Residential District
Tax Roll Number:	1980037

PRELIMINARY

- Permit 305305-25-D0126 to construct an uncovered deck for an above ground swimming pool was issued on May 29, 2025 with a 21-day appeal period ending June 19, 2025.
- An accessory building is a permitted use and therefore notification to adjacent landowners is not required. However, all permits are advertised on Sturgeon County's website.
- The Development Authority recommends the Board does not support hearing the appeal for the following reason:
 - The appeal was received 110 days past the deadline

PROPERTY INFORMATION

- The residential property is developed with a Single Detached Dwelling and accessory buildings, as well as the subject above ground pool and deck.

BACKGROUND

- The subject development permit was issued in accordance with the Land Use Bylaw 1385/17. As well, both building permits for the pool (305305-25-B0165) and deck (305305-25-D0185) were issued and inspected under the Safety Codes Act were closed compliant May 26, and June 9, 2025 respectively.
- A complaint was received on July 22, 2025 regarding the operation of a home based business from the property known as K9 Drifters.
- The Development Compliance Officer worked with the affected individuals to achieve compliance. A Warning Letter was issued on September 5, 2025 to cease operations or apply for a permit to operate a business.

- The landowners ceased operations of the business and therefore no permit is required. The file was closed September 30, 2025.
- The appeal was filed on October 7, 2025 which is 110 days past the mandated appeal period.
- The appellant has stated the reasons to appeal to be summarized as follows:
 - Misleading information concerning the intended use – deck vs dock
 - Size of pool with “docks” and ramps
 - Commercial nature of use

RECOMMENDATION

- The Municipal Government Act Section 685(3) Grounds for Appeal states *“Despite subsections (1) and (2), no appeal lies in respect of the issuance of a development permit for a permitted use unless the provisions of the land use bylaw were relaxed, varied or misinterpreted or the application for the development permit was deemed to be refused under section 683.1(8).”*
- The Development Authority recommends the Board does not support the appeal for the following reasons:
 - The appeal was received 110 days past the deadline
 - All permits were issued and the structure built according to the approved plans
 - The Land Use Bylaw was neither relaxed, varied or misinterpreted and further, does not regulate sizes of pools or decks nor the personal use of them.
 - The operation of the business is a separate issue which has been ceased and could be considered under a separate use and permit application.

ATTACHMENT(S)

- Appendix 1 – Development Permit 305305-24-D0242
- Appendix 2 – Excerpt from Municipal Government Act
- Appendix 3 – Pictures of development

Prepared By:

Severed in line with s.20 of ATIA

Development Officer

Reviewed By:

Severed in line with s.20 of ATIA

Development & Safety Codes



Date: May 29, 2025

Permit Number: 305305-25-D0126

To: Blomquist, Deborah and Gregg
Severed in line with s.20 of ATIA
[Redacted]

Re: Decision of the Development Officer

Dear Sir or Madam:

Please be advised that development permit #305305-25-D0126 to construct an uncovered deck for an above ground swimming pool was approved with conditions on May 29, 2025.

This decision or a condition of this permit, may be appealed to the applicable appeal body by Jun 19, 2025. The 21-day appeal period, from the date of issuance, must lapse before the Development Permit becomes effective.

If you have any questions regarding the development permit, please contact the undersigned at (780)939-8275 or toll free at 1-866-939-9303.

Regards,

Severed in line with s.20 of ATIA
[Redacted]

Yvonne Bilodeau
Development Officer

Development Permit**Land Use Bylaw 1385/17**

Permit No.:	305305-25-D0126
Tax Roll No.:	1980037
Decision Date:	May 29, 2025
Effective Date:	Jun 19, 2025

Applicant

Name: Blomquist, Deborah and Gregg
Address: Severed in line with s.20 of ATIA
Phone: [REDACTED]
Cell: [REDACTED]
Email: Severed in line with s.20 of ATIA

Owner

Name: Blomquist, Deborah and Gregg
Address: Severed in line with s.20 of ATIA
Phone: [REDACTED]
Cell: [REDACTED]
Email: Severed in line with s.20 of ATIA

Property Description

Legal Land Description: 8120281; 2; 34 Cameron Park
Land Use Description: R1 - Country Residential District
Rural Address: 33-55312 Rge Rd 241

Description of Work

To construct an uncovered deck for an above ground swimming pool

Fees

Accessory Building	\$150.00
--------------------	----------

Permit Conditions

1. Prior to any construction occurring on site, a separate building permit shall be obtained and approved. Minimum construction standards shall conform to the requirements of the current Alberta Building Code.
2. That the minimum building setbacks for the deck to property lines to be adhered to are:
Side yard: 3m (9.8ft)
Rear yard: 6m (19.69ft)
3. No development shall encroach on or be erected on an easement or right-of-way unless the owner of the encroaching structure has obtained written consent from the owner or licensee to which the easement or right-of-way has been granted.
4. Drainage measures undertaken as part of a development shall not negatively impact adjacent parcels by way of flooding or inundation through the redirection of surface water. In the event that the drainage of a development is found to affect adjacent parcels, all mitigating measures required to remedy the problem including drainage structures, drainage easements and retaining walls shall be at the sole expense of the landowner of the parcel where the mitigating measures are required.
5. That the deck as approved shall remain uncovered and unenclosed. Future deck construction is subject to separate development and building permit approval.
6. If the development authorized by a permit is not commenced within 12 months from the date of its issuance, or is not carried out with reasonable diligence, the development permit approval ceases and the development permit is deemed to be void, unless an extension to this period has been previously granted by the Development Authority.
7. No person shall keep or permit in any district any object or chattel which, in the opinion of the Development Approving Authority, is unsightly or tends to adversely affect the amenities of the district. Any excavation, storage or piling up of materials required during the construction stage shall have all necessary safety measures undertaken and the owner of such materials or excavation assumes full responsibility to ensure the situation does not prevail any longer than reasonably necessary to complete a particular stage of construction work.

Advisory Notes

1. Setbacks from abandoned well, pipeline and sour gas facilities shall be in compliance with provincial and federal requirements.

2. Please contact Alberta 1 Call at 1-800-242-3447 for pipeline locates at least two days prior to the commencement of construction.
3. It is the responsibility of the applicant/landowner to ensure that all development, and activities associated with the development, complies with any federal, provincial, or municipal laws/legislation and any required license, permit, approval, authorization, regulation, or directive.

If you have any questions or concerns about your application or any conditions listed above, please contact the Current Planning and Development Department at 780-939-8275.

Issued By:

Severed in line with s.20 of ATIA



Yvonne Bilodeau
Development Officer

Municipality

Sturgeon County
9613 – 100 Street Morinville, AB T8R 1L9
Phone: (780) 939-8275
Fax: (780) 939-2076
Toll Free: 1-866-939-9303

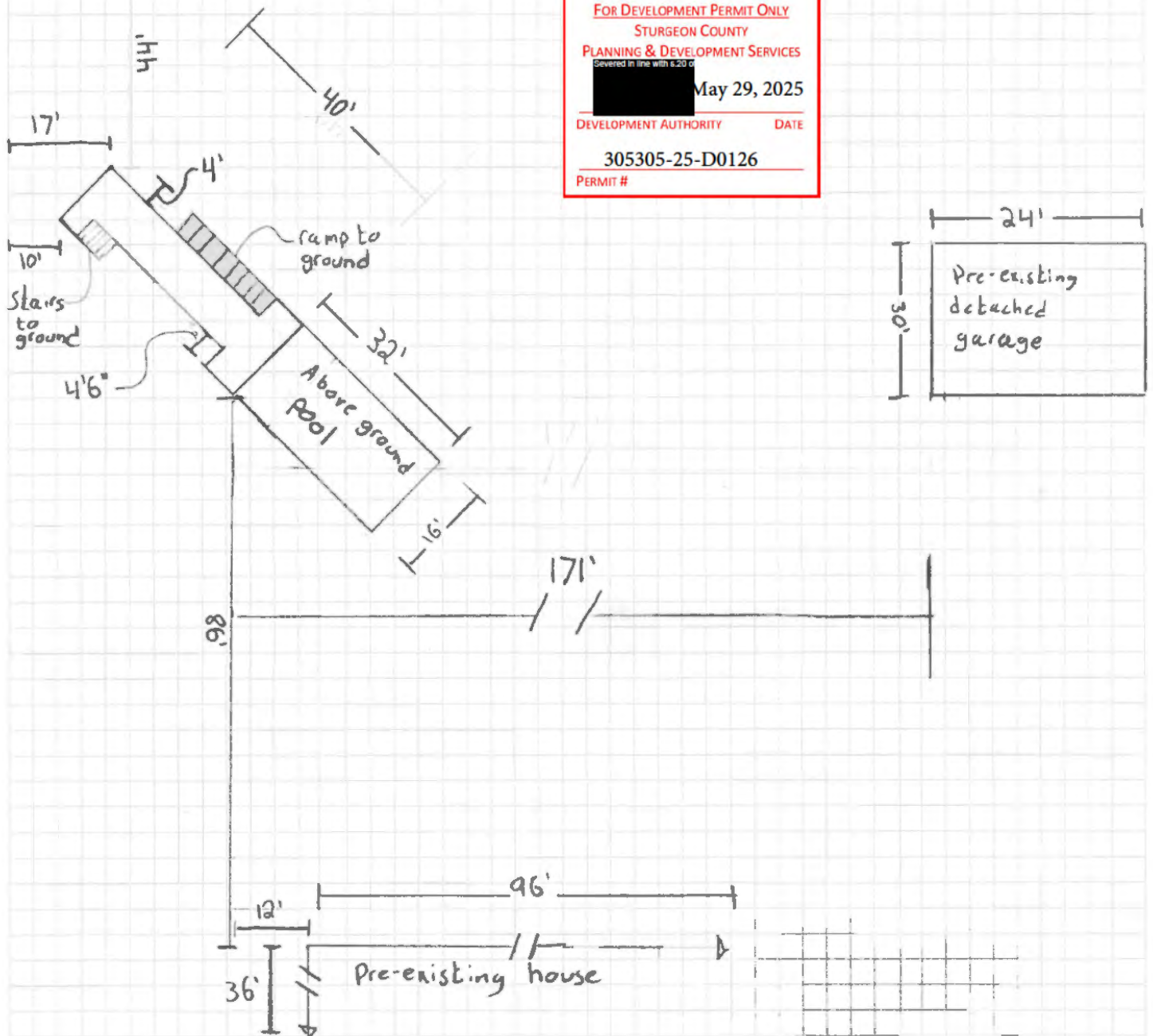
Appeal Information

Pursuant to Section 685(1) of the Municipal Government Act, an appeal may be commenced by filing a notice of appeal within 21 days of the decision date. Appeals can be filed with the Secretary of the Subdivision and Development Appeal Board via email at legislativeservices@sturgeoncounty.ca or via mail to Sturgeon County Centre 9613 – 100 Street Morinville, AB, T8R 1L9. Telephone enquiries can be made at 780-939-4321.

SITE PLAN FOR DEVELOPMENT PERMIT APPLICATION

Section: 23	Township: 55	Range: 24	Meridian: 4
Plan: 8120281	Block: 2	Lot: 34	
PLEASE DEFINE THE SCALE YOU USED (ex: 4 boxes = 10 metres): 1 boxes = 4 feet			

North ↑



* Gas line and sewage system are located on SE corner of house.

* All roadways are off the drawing

* Broken line indicates a break in



Planning and Development
9613-100 Street
Morinville, AB T8R 1L9
Phone (780) 939-8275
Fax (780) 939-2076
Email: PandD@sturgeoncounty.ca

For Office Use	
Permit Number:	305305-25-D0126
Date Received:	May 23, 2025
Received By:	JP

DEVELOPMENT PERMIT APPLICATION

Application is hereby made under the provisions of Land Use Bylaw 1385/17 to develop in accordance with the plans and supporting information submitted herewith and which form part of this application.

APPLICANT INFORMATION

Complete if different from Applicant

Name of Applicant: GREGG BLOMAVIST	Name of Registered Land Owner: GREGG BLOMAVIST (bebbie)	
Mailing Address: Severed in line with s.20 of ATIA	Mailing Address:	
City:	City:	
Postal:	Postal Code:	PH:
E-mail:	Email Address:	

Contact Name: **GREGG BLOMAVIST**

LAND INFORMATION

Legal Description of Property All/Part **SE 1/4 Section 23 Twp. 68 Rge. 24 West of the 4 Meridian**
OR Lot **34** Block **2** Plan No. **8120281** Hamlet or Subdivision **cameron Park**
Parcel Size: **1.41** Rural Address: **33 55312 Rge Rd 241 STURGEON COUNTY T8T1X6**

DEVELOPMENT INFORMATION - Please Mark (X) ALL that Apply

☒ Residential ☐ Commercial ☐ Industrial ☐ Institutional	☐ Accessory Building ☐ Addition ☐ Attached Garage ☐ Site Grading ☒ Deck ☐ Other	☐ Kennel ☐ RV Storage ☐ Single Family Dwelling ☐ Dugout	Brief Description: Deck FOR ABOVE GROUND POOL	Development Details: Size: 40FT X 16FT Height: 5 FT Start Date: JUNE End Date: AUG/25 Estimated Project Value: \$14,000 (cost of material & labour)
---	---	--	---	--

APPLICANT AUTHORIZATION

I/we hereby give my/our authorization to apply for this development permit application and allow authorized persons the right to enter the above land and/or building(s) with respect to this application only, per Section 542 of the Municipal Government Act. I/we understand and agree that this application and any development permit issued pursuant to this application or any information thereto, is not confidential information and may be released by Sturgeon County. I/We grant consent for an authorized person of Sturgeon County to communicate information electronically as per Section 608 (1) of the Municipal Government Act, R.S.A. 2000., c.M-26.

Severed in line with s.20 of ATIA

Severed in line with s.20 of ATIA

Signature of Authorized Applicant(s)

All landowners listed on title must sign this permit or a letter of authorization. If the land is titled to a company, a copy of the Corporate Registry must be provided.

Signature of Landowner

23/05/25

Date

23/05/25

Date

FOR OFFICE USE ONLY

Permitted Use ☒ Discretionary Use ☐
Fee \$ 150.00 Penalty \$ _____ Receipt# 202503213 Tax Roll# 1980037 District R1
Payment Method: Cash / Cheque / Debit / VISA / Mastercard

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

(11) Repealed 2020 c39 s10(49).

2016 c24 s125;2020 c39 s10(49)

Development Appeals

Permit deemed refused

684(1) The development authority must make a decision on the application for a development permit within 40 days after the receipt by the applicant of an acknowledgment under section 683.1(5) or (7) or, if applicable, in accordance with a land use bylaw made pursuant to section 640.1(b).

(2) A time period referred to in subsection (1) may be extended by an agreement in writing between the applicant and the development authority.

(3) If the development authority does not make a decision referred to in subsection (1) within the time required under subsection (1) or (2), the application is, at the option of the applicant, deemed to be refused.

(4) Section 640(5) does not apply in the case of an application that was deemed to be refused under section 683.1(8).

RSA 2000 cM-26 s684;2016 c24 s126;2018 c11 s13

Grounds for appeal

685(1) If a development authority

- (a) fails or refuses to issue a development permit to a person,
- (b) issues a development permit subject to conditions, or
- (c) issues an order under section 645,

the person applying for the permit or affected by the order under section 645 may appeal the decision in accordance with subsection (2.1).

(1.1) A decision of a development authority must state whether an appeal lies to a subdivision and development appeal board or to the Land and Property Rights Tribunal.

(2) In addition to an applicant under subsection (1), any person affected by an order, decision or development permit made or issued by a development authority may appeal the decision in accordance with subsection (2.1).

(2.1) An appeal referred to in subsection (1) or (2) may be made

(a) to the Land and Property Rights Tribunal

(i) unless otherwise provided in the regulations under section 694(1)(h.2)(i), where the land that is the subject of the application

(A) is within the Green Area as classified by the Minister responsible for the *Public Lands Act*,

(B) contains, is adjacent to or is within the prescribed distance of a highway, a body of water, a sewage treatment or waste management facility or a historical site,

(C) is the subject of a licence, permit, approval or other authorization granted by the Natural Resources Conservation Board, Energy Resources Conservation Board, Alberta Energy Regulator, Alberta Energy and Utilities Board or Alberta Utilities Commission, or

(D) is the subject of a licence, permit, approval or other authorization granted by the Minister of Environment and Protected Areas or the Minister of Forestry, Parks and Tourism,

or

(ii) in any other circumstances described in the regulations under section 694(1)(h.2)(ii),

or

(b) in all other cases, to the subdivision and development appeal board.

(3) Despite subsections (1) and (2), no appeal lies in respect of the issuance of a development permit for a permitted use unless the provisions of the land use bylaw were relaxed, varied or

misinterpreted or the application for the development permit was deemed to be refused under section 683.1(8).

(4) Despite subsections (1), (2), (2.1) and (3), if a decision with respect to a development permit application in respect of a direct control district

- (a) is made by a council, there is no appeal to the subdivision and development appeal board, or
- (b) is made by a development authority, the appeal may only be made to the subdivision and development appeal board and is limited to whether the development authority followed the directions of council, and if the subdivision and development appeal board finds that the development authority did not follow the directions it may, in accordance with the directions, substitute its decision for the development authority's decision.

RSA 2000 cM-26 s685;2015 c8 s73;2016 c24 s127;
2020 cL-2.3 s24(41);2022 c16 s9(81);2022 c21 s57;2020 c39 s10(50)

Appeals

686(1) A development appeal is commenced by filing a notice of the appeal, containing reasons, with the board hearing the appeal

- (a) in the case of an appeal made by a person referred to in section 685(1)
 - (i) with respect to an application for a development permit,
 - (A) within 21 days after the date on which the written decision is given under section 642, or
 - (B) if no decision is made with respect to the application within the 40-day period, or within any extension of that period under section 684, within 21 days after the date the period or extension expires,

or

- (ii) with respect to an order under section 645, within 21 days after the date on which the order is made,

or

- (b) in the case of an appeal made by a person referred to in section 685(2), within 21 days after the date on which the notice of the issuance of the permit was given in accordance with the land use bylaw.

Appendix 3 – Picture of Development



Appendix 3 – Picture of Development



Subdivision and Development Appeal 025-STU-013 – Preliminary Hearing

Development Authority Report for 305305-25-D0126

2025-10-29



Sturgeon
C O U N T Y

Preliminary Information

- The development permit was issued for an uncovered deck for an above ground swimming pool on May 29, 2025 with a 21-day appeal period ending June 19, 2025.
- An accessory building is a permitted use and therefore notification to adjacent landowners is not required. However, all permits are advertised on Sturgeon County's website.
- The Development Authority recommends the Board does not support hearing the appeal as the appeal was received 110 days past the deadline.

Site Location

Cameron Park



Property Information



33 - 55312 Rge Rd 241

Lot 34;Block 2, Plan 8120281

- The property is developed with a dwelling and accessory buildings
- A development permit was issued for an uncovered deck for an above ground swimming pool
- Building permits were issued and complied for both the deck and swimming pool

Background Information



- The subject development permit was issued in accordance with the Land Use Bylaw 1385/17. As well, both building permits for the pool and deck were issued and inspected under the Safety Codes Act were closed compliant May 26, and June 9, 2025 respectively.
- A complaint was received on July 22, 2025 regarding the operation of a home based business from the property known as K9 Drifters.
- The Development Compliance Officer worked with the affected individuals to achieve compliance. A Warning Letter was issued on September 5, 2025 to cease operations or apply for a permit to operate a business.

Background Information



- The landowners ceased operations of the business and therefore no permit is required. The file was closed September 30, 2025.
- The appeal was filed on October 7, 2025 which is 110 days past the mandated appeal period.
- The appellant has stated the reasons to appeal to be summarized as follows:
 - Misleading information concerning the intended use – deck vs dock
 - Size of pool with “docks” and ramps
 - Commercial nature of use

Relevant Policy & Legislation

Municipal Government Act

Section 685(3) Grounds for Appeal states “Despite subsections (1) and (2), no appeal lies in respect of the issuance of a development permit for a permitted use unless the provisions of the land use bylaw were relaxed, varied or misinterpreted or the application for the development permit was deemed to be refused under section 683.1(8).”

Recommendation

The Development Authority recommends the Board does not support the appeal for the following reasons:

- The appeal was received 110 days past the deadline
- All permits were issued and the structure built according to the approved plans
- The Land Use Bylaw was neither relaxed, varied or misinterpreted and further, does not regulate sizes of pools or decks nor the personal use of them.
- The operation of the business is a separate issue which has been ceased and could be considered under a separate use and permit application.

APPELLANT SUBMISSION RECEIVED

***NOTE:**

The Appellant has submitted a number of video files to support their case. Should the hearing proceed to a merit hearing, and at the Board's discretion, the videos will be played at this time and will be entered into electronic evidence via the TEAMS recording.

Attention Tanis Sawatsky: Re: File: 025-STU-013: Fwd: August 29 K9 Drifters Video

From Sandra **Severed in line with s.20 of ATIA**

Date Fri 2025-10-17 6:10 AM

To Legislative Services <legislativeservices@sturgeoncounty.ca>; Sandra **Severed in line with s.20 of ATIA**

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

SDAB FILE NUMBER: 025-STU-013

We are submitting this video as evidence to be shown at the hearing scheduled for October 29 at 9am. The reason for sending this particular video via email is its length, as I cannot transfer it onto the flash drive.

This morning, I will deliver the remaining video evidence on a flash drive, which will also be presented at the hearing.

I would appreciate confirmation of receipt for both this email video and the drop-off package. You can confirm by replying to this email at **Severed in line with s.20 of ATIA**

I would like the flash drive returned once the videos have been downloaded and are prepared for presentation at the committee hearing. Please let me know when the flash drive will be available for return. Once again, these videos serve as evidence of the noise intrusion, levels, and activity levels.

Thank you for your assistance.

Sincerely,
Sandra Thomas/Lyle Pearce

----- Forwarded message -----

From: **Sandra** **Severed in line with s.20 of ATIA**

Date: Tue, Oct 14, 2025 at 4:10 PM

Subject: August 29 K9 Drifters Video

To: Sandra **Severed in line with s.20 of ATIA**

<https://share.icloud.com/photos/0e29SyjjQoBt0oaUa7QKVra2w>

Sandra Thomas

Conclusion

In conclusion, even after being given several verbal warnings and a formal cease letter from the Compliance Bylaw officer, business owners Haley Blomquist-Schafers, Kaelan Kelly, along with landowners Debra and Gregg Blomquist, continued to ignore and violate the three verbal cease orders and one written warning letter to stop K9Drifters' business activities. They persisted in running K9Drifters by masking their operations as defining the activities as "social friends."

A primary concern involves K9Drifters, specifically its owners Haley Blomquist-Schafers and Kaelan Kelly, who continue to utilize the structure under a false pretense, disguising their individual sessions as social interactions. K9Drifters operates by conducting individual sessions while misrepresenting these as "social friends," despite videos clearly depicting Haley instructing guests in a manner that contradicts the essence of a social friendship. Haley Blomquist-Schafers is affiliated with a dog sporting club known as K9Drifters and carries out club activities at the location. It is important to emphasize that neither of the owners resides at 33 55312; they merely arrive, causing a significant disruption of noise for extended periods by conducting business, and then leave, which prevents us from enjoying our property and home due to the noise level and the close proximity of the open structure.

It is essential to recognize that anyone can be acknowledged and masquerade as a "friend"; however, the truth is that a business operation is occurring. This can be evaluated by observing the number of individuals who arrive independently and stay for a short duration, which corresponds with the service menu for pool time and the nature of interactions among the involved parties. Once the individuals finish their pool time, they leave, and the next individual arrives to begin their session.

They have also promoted the availability of pool bookings until September 30. It is quite alarming and distressing that the service menu includes half-day pool bookings for private events. Once again, the potential to disguise these pool rentals as personal gatherings is significant, and given their previously demonstrated behaviors of masking training sessions, we believe they will persist in utilizing this approach in the future.

In light of their noncompliance with the cease orders, a formal written cease order was issued on September 5. However, they once again ignored this written directive and continued their business activities until September 21, 2025. The issue at hand is that the pool season has now concluded for the year, and it is certain that the dock will reopen in 2026, allowing the masquerade and false pretenses to continue.

Both K9Drifter owners and the landowners have already exhibited a complete disregard for ceasing business operations after receiving three verbal warnings and one written stop order, and they still attempted to conceal their operations.

The reason for our appeal after the deadline is as follows:

- i. We were unaware of the structure being constructed and its actual commercial purpose. The landowners did not communicate with us about the structure or its intentions.

2. It was only upon the completion of the structure that we became aware of the nature of the business involved and its adverse effect on our enjoyment of the property, as well as the inconvenience caused by the noise level and the impact of our property value.

3. We were collaborating with the Compliance Officer to address the commercial usage.

4. Neither the Compliance Officer nor Ms. Thompson, Manager, Planning and Development notified us about the possibility of an appeal. We were under the impression that the Compliance Officer was advocating for us and would file the appeal for the permit as he had indicated he would. It was not until September that we discovered the Compliance Officer would not act on our behalf regarding the permit, prompting us to investigate our options, which ultimately led us to this appeal process.

The structure in question is situated merely 125 feet from our residence. Its considerable size enables us to see and hear all activities occurring inside from within our home. The existence of this structure, along with the pool activities, significantly intrudes upon our privacy, compelling us to close our windows during the summer months to mitigate the noise. Unfortunately, even this measure does not completely eliminate the disturbances we endure.

Moreover, the structure is highly unattractive, acting as an eyesore that reduces our property value, while also raising serious concerns regarding our security and privacy. The noise produced by the dogs and their owners violates our right to enjoy our property. The increase in traffic is another issue. Anyone using the pool dock can easily look into our backyard, allowing them to see our home, surroundings, and any activities we may be engaged in at that time. With this structure present, we find ourselves lacking privacy and a sense of security. The absence of separation and the resulting loss of privacy have become increasingly troubling for us. The main reason we have lived in a suburban area for over 18 years is to escape the urban setting and enjoy peace and safety. Unfortunately, this has been jeopardized by the construction of this commercial-sized structure. We believe it is crucial to address these concerns to restore the peace and comfort we once enjoyed in our living space.

The main objective of the pool was initially designed for a commercial dog diving dock, not for leisure use in a backyard. The actual purpose of this facility was to run a dog diving business for Haley Blomquist-Schafers, who does not live on the premises. This was clear from the outset, even before the permit application was submitted, as evidenced by the commencement of advertising for the dock business on May 12, which occurred 8 days prior to the appeal deadline of June 19 and before the dock's construction started.

We maintain that the structure is unsuitable for a residential neighborhood, as it has evidently been designed and built to comply with dog diving sports regulations for competitive and commercial use.

We believe that if the permit application had been completed truthfully, indicating that the true intention was to run a dog diving business, it would not have received approval.

Thank you for your attention in this matter.

Lyle Pearce and Sandra Thomas



K9 Drifters offers an outdoor, self-serve dog pool, the "Drifters Dock," located 10 minutes north of Edmonton. Access requires completing a pool introduction, after which booking and access are done through their app. The facility provides a private, safe space for dogs to swim, with life jackets, toys, and towels available on-site. K9 Drifters also hosts dock diving events and offers various dog sport training and classes.

* * *
Not a
dock as
stated in the
permit.
It's a diving
dock platform.

How to Access the Pool:

1. **Pool Introduction:** All new dogs must complete a pool introduction before self-serve booking is allowed.
2. **Booking:** Bookings are made through their dedicated app, which allows for independent access to the facility during booked times.
3. **Access:** Members receive a door code to access the facility for their appointments.

Pool Features:

- **Private Access:** Your swim time is exclusive, meaning no other dogs are in the pool during your booking.
- **Safety:** The pool is equipped with an anti-slip ramp and is kept at a safe, dog-friendly temperature.

What to expect:

- **Dock Diving:** The new facility will feature a competition-sized dock for dock diving activities. @
- **Safety and Control:** The pool is a controlled, pet-safe environment designed for low-impact swimming, offering an alternative to potentially risky natural bodies of water. @
- **Training and Events:** K9 Drifters focuses on building dog confidence through positive, science-based training methods and plans to host events for all skill levels, from beginners to seasoned competitors. @
- **Location:** The pool is located approximately 15 minutes north of Edmonton. @

How to get involved:

- **Follow on Instagram:** K9 Drifters has an active Instagram account where they share announcements, photos, and videos of their events, according to the provided information. @
- **Check the Website:** The K9 Drifters website provides information on the club's mission, training programs, and offers a place to reach out for more details. @
- **Attend Events:** The club is planning to host various events, and they encourage everyone to come and cheer for the dogs, whether or not you own a dog. @

the facility for their appointments. @

Pool Features:

- **Private Access:** Your swim time is exclusive, meaning no other dogs are in the pool during your booking. @
- **Safety:** The pool is equipped with an anti-slip ramp and is kept at a safe, dog-friendly temperature. @
- **Amenities:** The facility provides life jackets, water toys, and clean towels for use. @
- **Staffing:** While the pool is primarily self-serve, introductory sessions with an instructor and dock diving events are also available. @

regulated heat for dogs.

use the pool independently come + go.

What They Offer:

- **Dock Diving:** K9 Drifters hosts dock diving events and provides training for dogs new to the sport and for experienced handlers. @
- **Dog Training:** They offer group and private lessons for various dog sports, including agility, obedience, rally, and scent detection. @
- **Community:** K9 Drifters is a sport club designed to foster a fun, safe, and supportive environment for dog owners and their pets. @

Location: @

- The facility is located approximately 10 minutes north of Edmonton.



2. **Book your session:** Visit the K9 Drifters website and use the booking portal to schedule your swim time.
3. **Enjoy the pool:** The facility is located 10 minutes north of Edmonton and provides life jackets and toys for your dog.

Types of sessions

- **Private instruction sessions:** These include an instructor and are mandatory for all new clients.
- **Self-service swimming:** After completing the introduction, you can book self-service sessions without an instructor.

- **Pool parties:** You can also book the pool for half-day private parties.

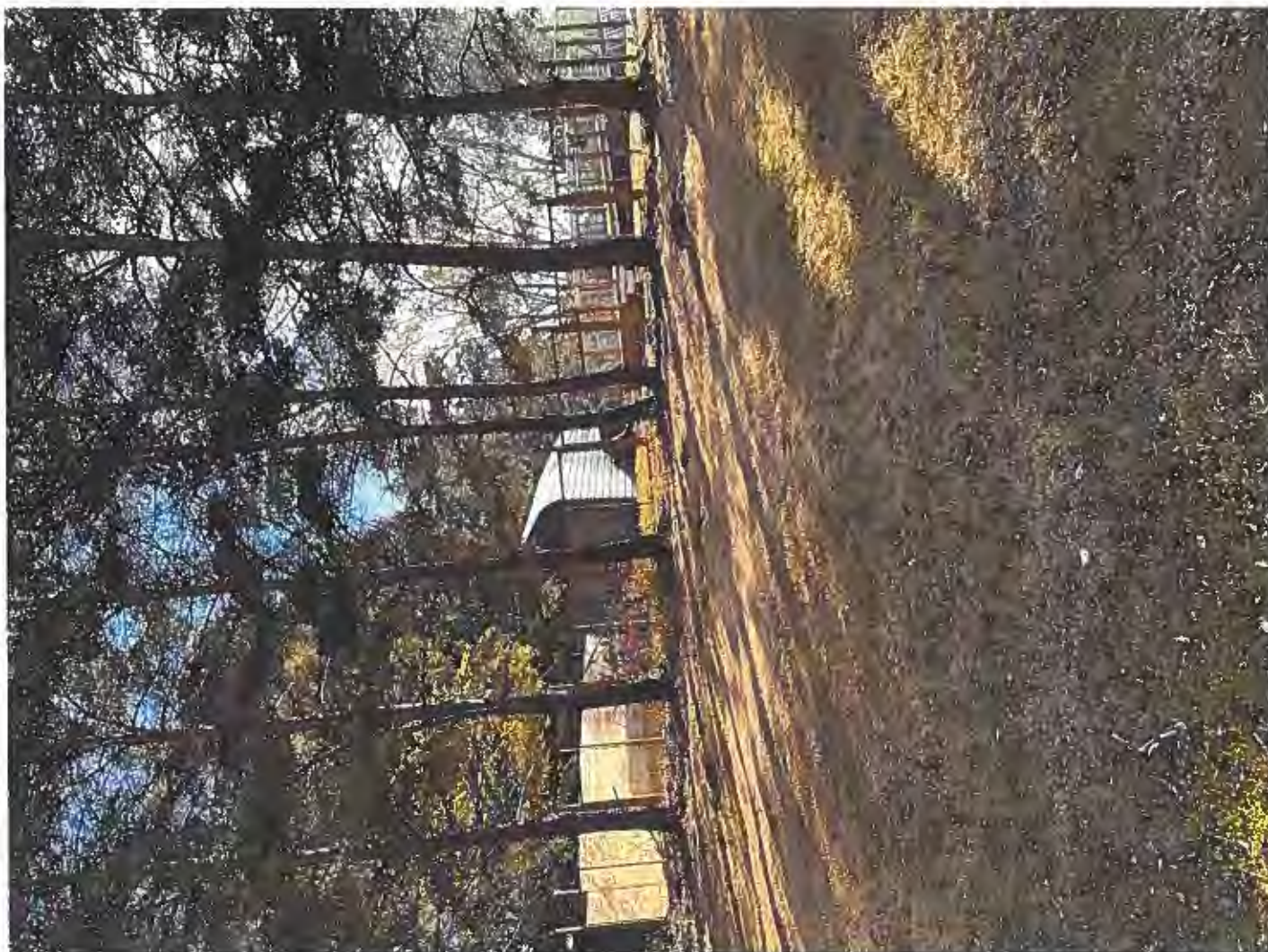
Northside neighbour privacy wooden fencing

Mail body: North side fence.



Northside Neighbour Privacy Wooden Fencing.

Mail body:



Fencing - Northside
Neighbour Privacy
Fencing then
wire on our side.

2:40

95%



Yesterday
3:20 PM



Northside Privacy Fencing



Sturgeon County has a **Community Standards Bylaw** (Bylaw 1517/20) that prohibits unreasonable disruptions from noise on public and private property, with specific rules restricting noise between 11 p.m. and 7 a.m.. The bylaw applies to all properties, though agricultural activities are an exception to certain noise rules. Unreasonable noise, including from vehicles, loud music, or barking dogs, is forbidden. Fines can be issued for violations. @

What the Bylaw Prohibits @

- **Unreasonable Noise:** The bylaw prevents the creation of continuous noise that unreasonably disrupts others on public or private property.
- **Noise During Specific Hours:** It limits noise between 11 p.m. and 7 a.m., which includes disturbances from:
 - Vehicles
 - Shouting
 - Barking or howling dogs
 - Music

From
pool
Activities



Important Considerations @

- **Scope:** The Community Standards Bylaw applies to residential, commercial, and industrial properties within Sturgeon County.
- **Agricultural Exception:** Noise regulations generally do not apply to agricultural activities.
- **Penalties:** Violators may face fines.

Attention: Tanis Sawatsky
SDAB File #: 025-STU-013

From: Lyle Pearce + Sandra Thomas.

October 17.
Video Evidence FlashDrive for Oct 29
Hearing.

Appeal #2

025-STU-014 Appealing the Subdivision Authority's conditional approval of addition of 0.40 hectares to existing parcel; the refusal by the Subdivision Authority to grant an additional 1.91 hectares to be incorporated into the existing property, and the Subdivision Authority's refusal of Proposed Lot 2 (1.86 hectares), directly adjacent to the subject property.



SUBDIVISION & DEVELOPMENT APPEAL BOARD

Site Information:			
Municipal Address of site:		56115 Rge Rd 255	
Legal land description of site: (‘plan, block, lot’ and/or ‘range-township-section-quarter’)		1;1;0223500	
Development Permit number or Subdivision Application number: 2025-S-032		Date Received Stamp	
Appellant Information:			
Name: Lee & Dionne Dwernychuk		Phone: 780-904-8170	Agent Name: (if applicable)
Mailing Address: Severed in line with s.20 of ATIA		City, Province: Sturgeon County, AB	
Postal Code: Severed in line with s.20 of ATIA		E-mail: Severed in line with s.20 of ATIA	
APPEAL AGENT: Severed in line with s.20 of ATIA		YOU MUST SIGN: Severed in line with s.20 of ATIA	
Development Permit		Subdivision Application	
☐ Approval		☒ Approval	
☐ Conditions of Approval		☐ Conditions of Approval	
☐ Refusal		☐ Refusal	
Stop Order			
☐ Stop Order			
REASON(S) FOR APPEAL Sections 678 and 686 of the <i>Municipal Government Act</i> require that the written Notice of Appeal must contain specific reasons			
See attached page			
(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: Oct 7, 2025	
FOR OFFICE USE ONLY			
SDAB Appeal Number:		Appeal Fees Paid: ☐ Yes ☐ No	Hearing Date: YYYY/MM/DD

**Requesting to adjust property lines on lot 1 block 1 SW 8 56 25 W 4
Adjust property to properly encompass surrounding trees and
structure to the South.**

**As well as to possibly add an additional driveway off of Range
Road, 255 possibly in the future to directly access shed so I don't
have to drive through the shelterbelts between the house and the
shed as the trees are growing in and it's getting difficult to
maneuver through there with grain trucks and equipment as well
as being extremely tight turn once you get between the trees.**

**The pie shaped angle on the north of the property would allow for
easy manoeuvring of modern Farm Equipment not to have to try to
drive into there as it is impeded by water and is unable to access to
seed.(how I am seeding it in managing it now is not working very
well as it is extremely tight to make the turn and I'm unable to
properly spray with the radius in the turn without injuring the trees
on the north side of the shelter belt due to herbicide residue.
Yet the weeds still are prevalent because the outside swing of the
boom isn't putting on as much Herside as the inside swingof the
boom)**

**The additional request further of the drainage ditch would be for
the same reasons accessing. It is difficult due to being landlocked
by the drainage ditch that has water in it, and is unable to cross. It
would be better suited as an acreage development due to the
inefficiencies of overlapping while seeding crops, and tight
manoeuvring of equipment.**



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

Page 1

DWERNYCHUK, LEE

Receipt Number: 202506985
GST Number: 107747412RT0001
Date: 2025-10-07
Initials: JS

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

October 14, 2025

SDAB File Number: 025-STU-014

To Lee & Dionne Dwernychuk:

**NOTICE OF
APPEAL BOARD HEARING**

Legal Description of Subject Property:	0223500; 1; 1 and SW-8-56-25-4 56115 RR255
Subdivision Application Number:	2025-S-032
Decision Regarding Proposed Subdivision:	Conditional approval of addition of 0.40 hectares to existing parcel; the refusal by the Subdivision Authority to grant an additional 1.91 hectares to be incorporated into the existing property, and the Subdivision Authority's refusal of Proposed Lot 2 (1.86 hectares), directly adjacent to the subject property.

Your appeal to the Subdivision and Development Appeal Board (SDAB) respecting the above-noted matter was received on October 7, 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 **October 29, 2025 at 9:00 a.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 153 998 012#. 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 October 23, 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) 939-0620 or (780) 939-8277 or email legislativeservices@sturgeoncounty.ca.

Tanis Sawatsky
Secretary, Subdivision and Development Appeal Board

October 14, 2025

SDAB File Number: 025-STU-014

Dear Resident:

**NOTICE OF
APPEAL BOARD HEARING**

Legal Description of Subject Property:	0223500; 1; 1 and SW-8-56-25-4 56115 RR255
Subdivision Application Number:	2025-S-032
Decision Regarding Proposed Subdivision:	Conditional approval of addition of 0.40 hectares to existing parcel; the refusal by the Subdivision Authority to grant an additional 1.91 hectares to be incorporated into the existing property, and the Subdivision Authority's refusal of Proposed Lot 2 (1.86 hectares), directly adjacent to the subject property.

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Appellant: Lee & Dionne Dwernychuk

Reasons for Appeal:

- Requesting to adjust property lines on Lot 1 Block 1 SW 8-56-25-W4 and to adjust the property to properly encompass surrounding trees and structure to the south.
- Adding an additional driveway off Range Road 255 in the future will grant direct access to a shed. The Appellant currently has to drive through shelterbelts between the house and the shed and it is difficult to navigate with grain trucks and equipment.
- Proposed Lot 2 would allow for easy maneuvering of farm equipment. Current access is impeded by water and the Appellant is unable to access it to seed or properly spray herbicide.
- The request to add 1.91 hectares to the existing parcel is to enable ease of access past the drainage ditch. The Appellant is experiencing difficulties crossing the drainage ditch and feels that it would be better suited as an acreage development due to inefficient overlapping while seeding crops and difficulty maneuvering equipment.

Take notice that this Subdivision and Development Appeal Board hearing is scheduled for **October 29, 2025 at 9:00 a.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 video conference 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 153 998 012#. This should connect you directly into the hearing.

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 October 23, 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) 939-0620 or (780) 939-8277 or email legislativeservices@sturgeoncounty.ca.

Tanis Sawatsky

Tanis Sawatsky
Secretary, Subdivision and Development Appeal Board

Encl.: Subdivision Map

October 14, 2025

SDAB File Number: 025-STU-014

To Whom it May Concern:

**NOTICE OF
APPEAL BOARD HEARING**

Legal Description of Subject Property:	0223500; 1; 1 and SW-8-56-25-4 56115 RR255
Subdivision Application Number:	2025-S-032
Decision Regarding Proposed Subdivision:	Conditional approval of addition of 0.40 hectares to existing parcel; the refusal by the Subdivision Authority to grant an additional 1.91 hectares to be incorporated into the existing property, and the Subdivision Authority's refusal of Proposed Lot 2 (1.86 hectares), directly adjacent to the subject property.

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Appellant: Lee & Dionne Dwernychuk

Reasons for Appeal:

- Requesting to adjust property lines on Lot 1 Block 1 SW 8-56-25-W4 and to adjust the property to properly encompass surrounding trees and structure to the south.
- Adding an additional driveway off Range Road 255 in the future will grant direct access to a shed. The Appellant currently has to drive through shelterbelts between the house and the shed and it is difficult to navigate with grain trucks and equipment.
- Proposed Lot 2 would allow for easy maneuvering of farm equipment. Current access is impeded by water and the Appellant is unable to access it to seed or properly spray herbicide.
- The request to add 1.91 hectares to the existing parcel is to enable ease of access past the drainage ditch. The Appellant is experiencing difficulties crossing the drainage ditch and feels that it would be better suited as an acreage development due to inefficient overlapping while seeding crops and difficulty maneuvering equipment.

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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 October 23, 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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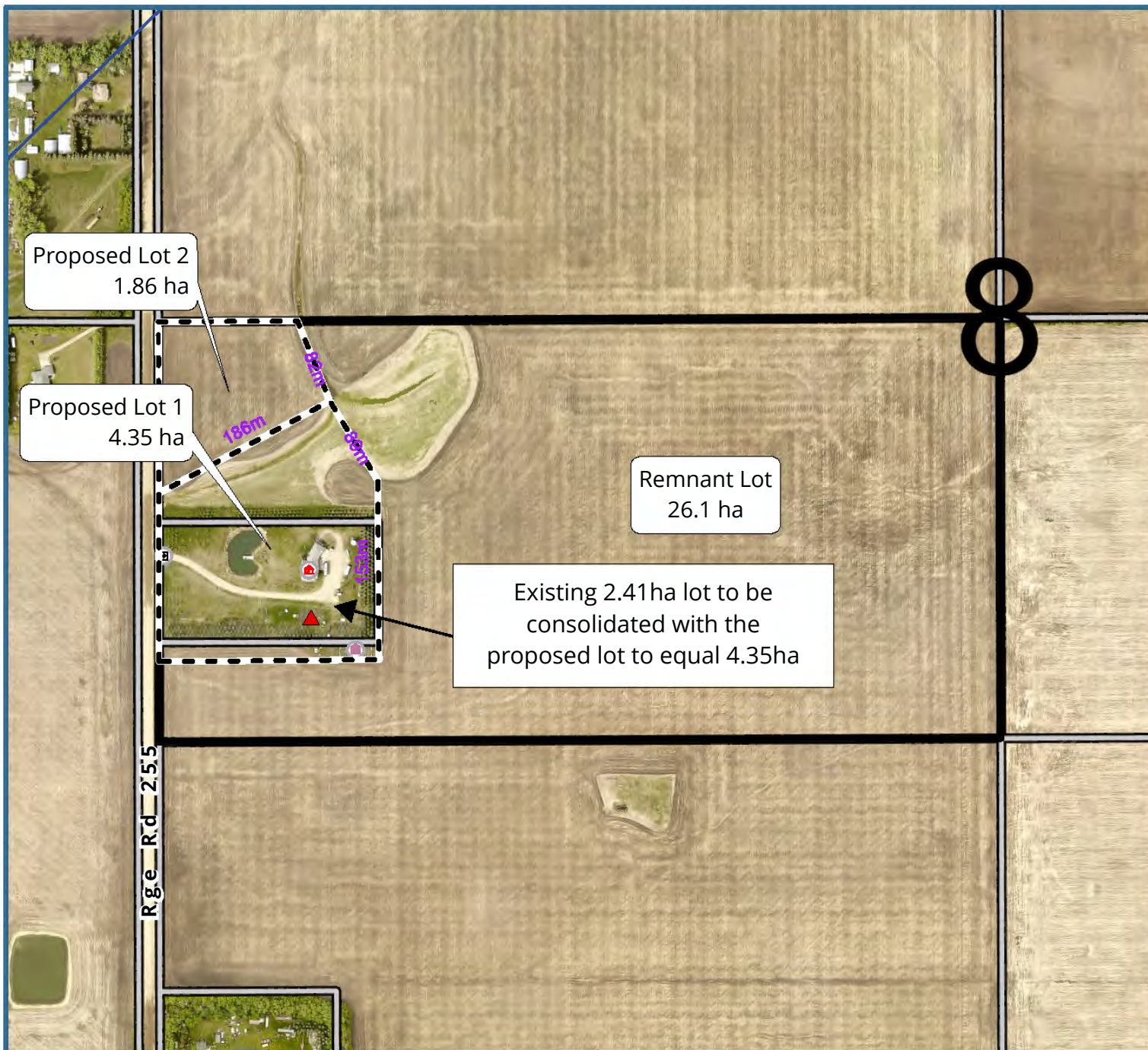
For further information, please call (780) 939-0620 or (780) 939-8277 or email legislativeservices@sturgeoncounty.ca.

Tanis Sawatsky
Secretary, Subdivision and Development Appeal Board

Encl.: Subdivision Map

Exhibit 1 [Applicant Submission]

File Number: 2025-S-032



Legal Description: SW-8-56-25-4

Roll Number: 3142001

Total Acres/Hectares: 79.81 ac / 32.30ha

Land Use: AG - Agriculture

Municipal Address: 56115 Rge Rd 255

Date: 7/24/2025

Legend



Dwelling



Existing Approach



Septic Field



Shed

Subdivision and Development Appeal Hearing Process

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

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

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

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

At the hearing . . .

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

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

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

PART II – APPLICATION FORM



Application for Subdivision

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

Office Use Only

Initial Date Submitted: July 23, 2025

Receipt No: 202505398

Date Accepted as "Complete": August 11, 2025

Application Fee: \$ ~~3000~~
3,200.00

File Number: 2025-S-032

Complete in full (where applicable):

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

Lee & Dionne Dwernychuk

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):

Mailing
address
(including
postal code):

Telephone:

Email:

PROPERTY INFORMATION:

All/part of the: SW $\frac{1}{4}$ Sec: 8 Twp: 56 Range: 25 West of the: 4 th Meridian

OR Lot: 1 Block: 1 Plan: 0223500 Land Title #

Municipal Address of Property: 56115 Rge Rd 255

Total existing property size (states on land title certificate): hectares 5.98 acres
and 73.83 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: Adjusting property line to properly encompass surrounding tree stands and structures of the existing acreage

SEE NEXT PAGE PLEASE

**Requesting to adjust property lines on lot 1 block 1 SW 8 56 25 W 4
Adjust property to properly encompass surrounding trees and
structure to the South.**

**As well as to possibly add an additional driveway off of Range
Road, 255 possibly in the future to directly access shed so I don't
have to drive through the shelterbelts between the house and the
shed as the trees are growing in and it's getting difficult to
maneuver through there with grain trucks and equipment as well
as being extremely tight turn once you get between the trees.**

**The pie shaped angle on the north of the property would allow for
easy manoeuvring of modern Farm Equipment not to have to try to
drive into there as it is impeded by water and is unable to access to
seed.(how I am seeding it in managing it now is not working very
well as it is extremely tight to make the turn and I'm unable to
properly spray with the radius in the turn without injuring the trees
on the north side of the shelter belt due to herbicide residue.
Yet the weeds still are prevalent because the outside swing of the
boom isn't putting on as much Herside as the inside swingof the
boom)**

**The additional request further of the drainage ditch would be for
the same reasons accessing. It is difficult due to being landlocked
by the drainage ditch that has water in it, and is unable to cross. It
would be better suited as an acreage development due to the
inefficiencies of overlapping while seeding crops, and tight
manoeuvring of equipment.**

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

I/We,

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

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

OR Lot: Block: Plan:

Municipal Address of Property:

do hereby authorize

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

Dated this day of , 20

Signature(s) of ALL Registered Landowners

Abandoned Oil and Gas Wells (Mandatory)



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

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

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



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

OR



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

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

Drinking Water Supply (Mandatory)

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

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

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

Sewage Disposal (General Information)

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

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

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

If you have questions regarding sewage disposal, consult either:

Alberta Municipal Affairs

Toll Free: 1-866-421-6929

OR

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

Telephone: 780-489-4777

Toll Free: 1-866-999-4777

Sewage Disposal (Mandatory)

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



☐ Open Discharge (Pump Out) System

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



☒ Disposal Field

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



☐ Treatment Mound

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

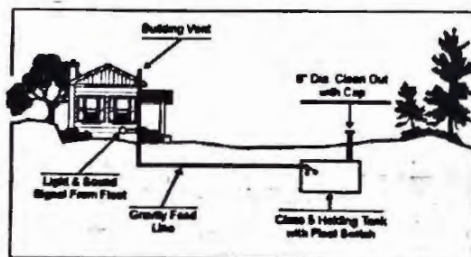


☐ Sewage Lagoon

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

☐ No existing sewage disposal.

☐ Municipal Sanitary Line



☐ Holding Tank

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



☐ Other: _____

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

Right of Entry Authorization (Mandatory)

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

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

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

Affidavit (Mandatory)

I/We, Lee & Dionne Dwernychuk

hereby certify that

☒ I am the registered owner,

OR

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

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

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

Severed in line with 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.

Access to Information Act Disclaimer

Please be advised that any information provided to Sturgeon County (the "County") in order to process your application is subject to the application of the Access to Information Act (ATIA) and may be used and disclosed in accordance with the legislation. Specifically, all documents and studies required to be prepared and submitted by the applicant to the County are deemed to be publicly available and the property of the County once they are submitted to the County to process the application. Unless the submitting party explicitly indicates, in advance and clearly on the face of the record, that certain parts of the information are provided in confidence to the County and are to remain confidential, all documents and studies submitted to the County may be subject to disclosure under the ATIA. If confidentiality is required, it is the responsibility of the submitting party to clearly mark such records as Confidential and provide written rationale for the request. Should the applicant provide the County with such a declaration of confidentiality, the County will take this under consideration to determine if the document and/or study can be accepted in confidence; however, the County cannot guarantee that such information will remain confidential and will not be subject to disclosure pursuant to the ATIA.

Mark Buildings and Septic

22-Jul-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: Jonathan Heemskerk





Alberta Energy Regulator, Simon Fraser University, and the GIS User Community

AER Map - No Wells

Base Data provided by: Government of Alberta

Author:

YYY

Print Date:

7/22/2025

Legend

- Abandoned Wells - Revised Location - Revised Location Pointer	Roads - Other - Unimproved - Unclassified - Truck Trail - Winter - Ford Winter Crossing - Ferry Route	- ATS LSD with Road - ATS Section label (large) - ATS Section with Road - ATS Township (large scale) - Provincial Boundary - Label (20K) - River Label (20K)
Paved Road (20K) - Primary Divided - Primary Undivided 4L - Primary Undivided 4R - Primary Undivided 2L - Primary Undivided 2R - Primary Undivided 1L - Primary Undivided 1R - Interchange Ramp - Interchange Ramp - Interchange Ramp - Secondary Divided - Secondary Divided - Secondary Undivided 4L - Secondary Undivided 4R - Secondary Undivided 2L - Secondary Undivided 2R - Secondary Undivided 1L - Secondary Undivided 1R	Gravel Road (20K) - Primary Undivided 2L - Primary Undivided 2R - Primary Undivided 1L - Primary Undivided 1R - Secondary Undivided 2L - Secondary Undivided 2R - Secondary Undivided 1L - Secondary Undivided 1R	Lake/River (20K) - Lake or River - Lake or River - Reservoir - Icefield - Major Canal - Outbow - Quarry - Dugout
Railway (20K Large Scale) - Single Line - Double Line - Multiple Line - Spor Line - Abandoned - ATS LSD label	Intermittent Lake - Intermittent Lake - Intermittent Outbow	Sandbar / Wetland / - Sandbar - Sandbar - Sandbar

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>



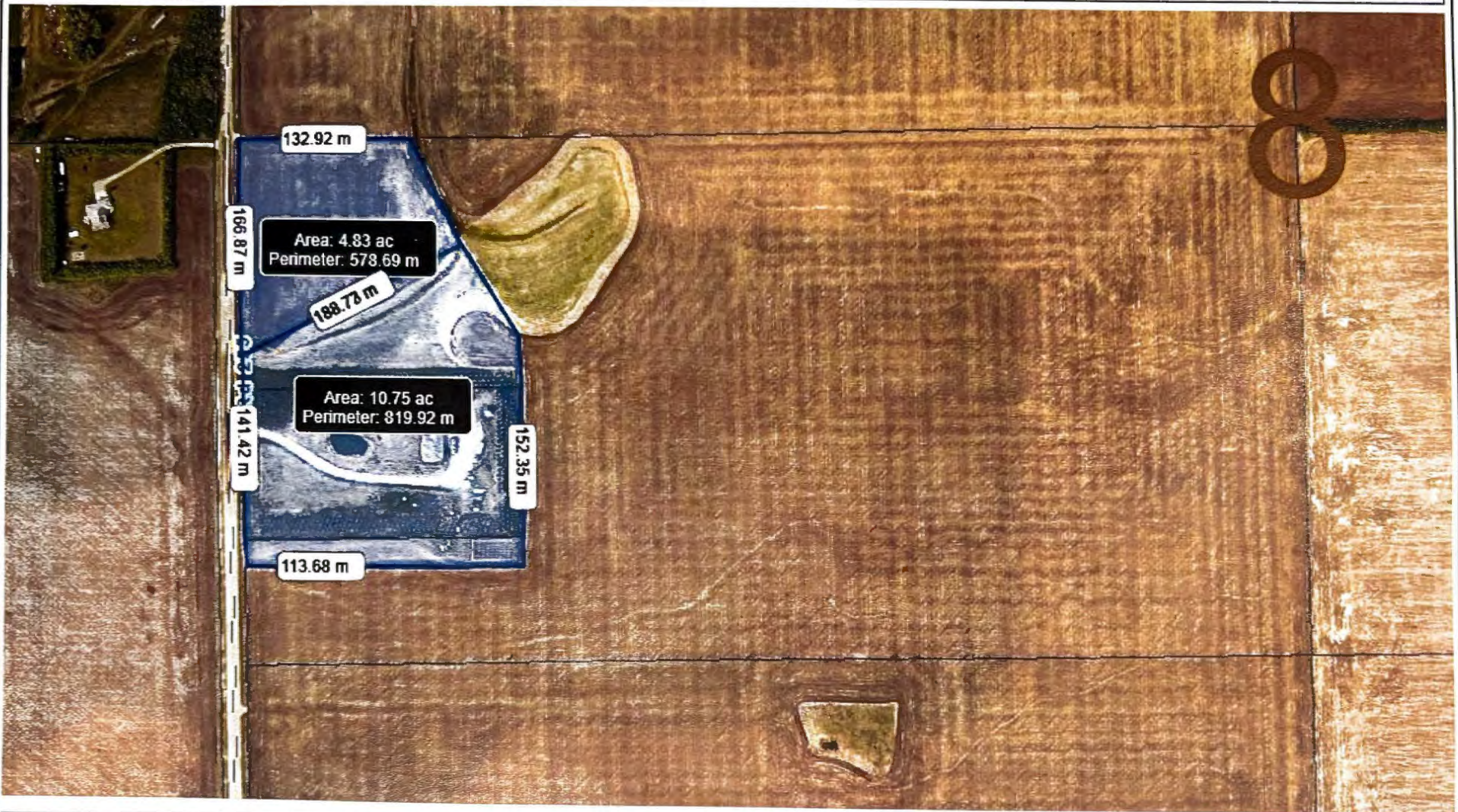
Projection and Datum
WGS 1984 Web Mercator Auxiliary Sphere

Scale 1:12,028



Proposed Subdivision

22-Jul-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: Jonathan Heemskerk



October 2, 2025

Lee & Dionne Dwernychuk

Severed in line with s.20 of ATIA

Re: Proposed Subdivision
Our File No: 2025-S-032
Applicant: Lee & Dionne Dwernychuk
Landowner: Lee & Dionne Dwernychuk
Legal Description: 0223500;1;1 and SW-8-56-25-4

Your application for subdivision was APPROVED CONDITIONALLY by the Subdivision Authority on October 2, 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 properties shall be paid or arrangements be made, to the satisfaction of Sturgeon County, for the payment thereof.
- 2) The applicant shall retain the services of a professional Alberta Land Surveyor, who shall submit a drawing to Sturgeon County resembling Exhibit 2, dated September 26, 2025, and submit it in a manner that is acceptable to Land Titles.
- 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 Proposed Lot 1 and the adjacent road shall be dedicated as road allowance via plan of survey at no cost to Sturgeon County.
- 4) Pursuant to Provision 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 Remnant Lot 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).
- 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 additional area included into Proposed Lot 1. A payment will be made in place of reserves equal to \$881.34 (*determined at a rate of \$22,033.52 per hectare X 10% X 0.40 hectares = \$881.34*). 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 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.

ADVISORY NOTES

- Pursuant to Section 2.4.3 of the LUB, at the development permit stage on any property, it is highly recommended that the developer retain the services of a qualified engineering professional to prepare and submit a geotechnical investigation confirming that the proposed building site on is suitable for development and prescribing any preventative engineering measures to be taken to make the building site suitable for future development or future development suitable for the building site.
- 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.
- 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.
- *FireSmart* principals should be incorporated into all future construction and development on all lots. Please visit www.firesmartcanada.ca.

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 **October 2, 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.

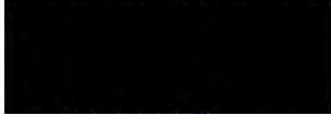
The applicant is urged to contact the appropriate oil/utility company if construction of buildings is required.

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 Health Services
Alberta Environment & Protected Areas
Apex Utilities
Canada Post
Fortis Alberta
Tidewater Midstream

Manawan Drainage
Randy Dwernychuk
Royal Bank
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.

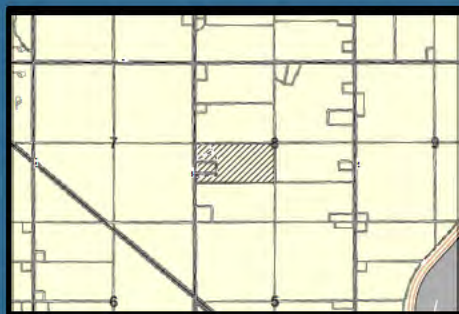
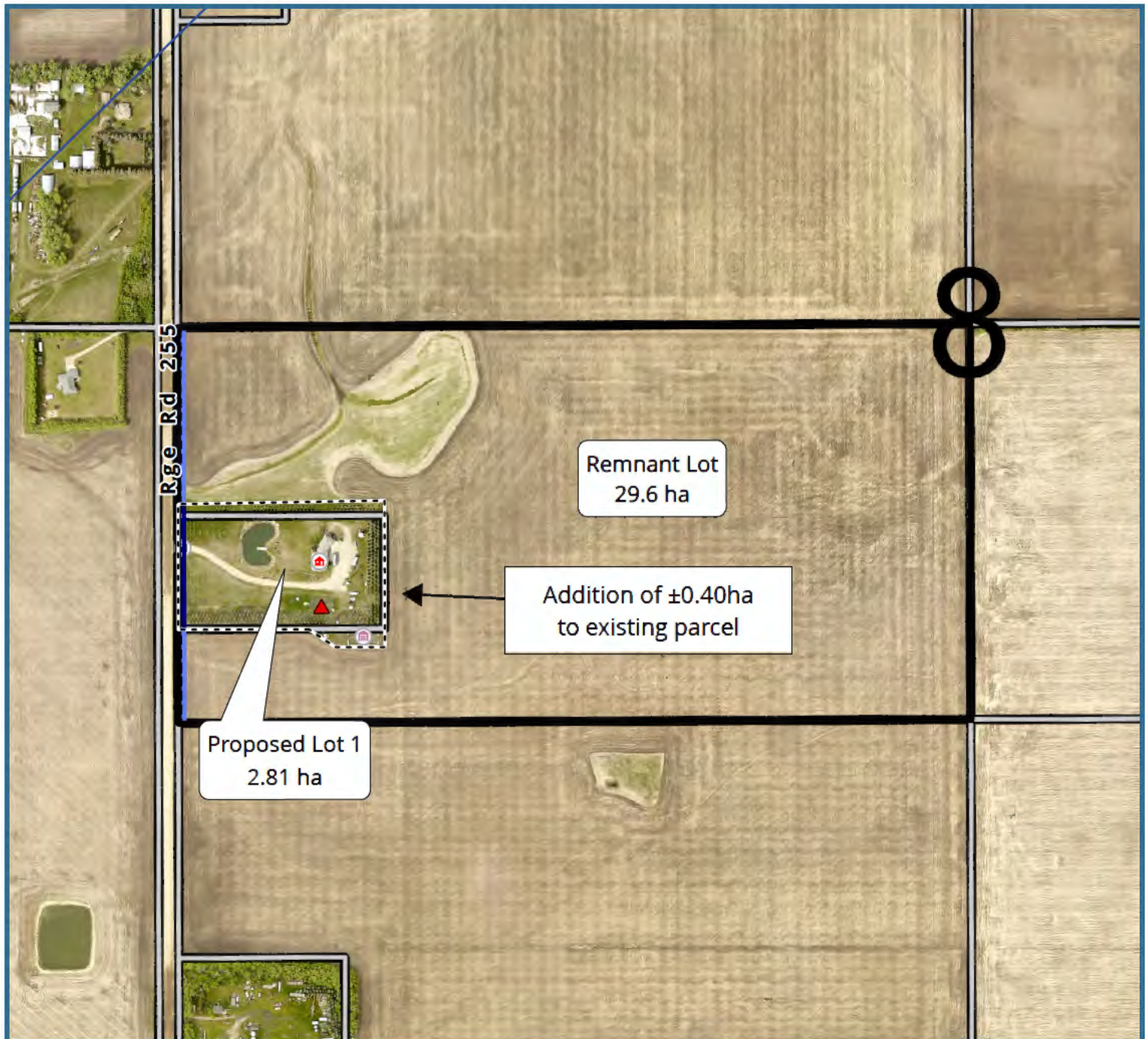
The final date the appeal can be filed is: **OCTOBER 23, 2025**

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-032



Legal Description: SW-8-56-25-4

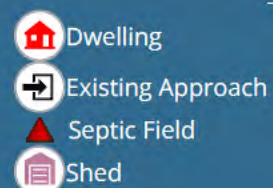
Roll Number: 3142001

Total Acres/Hectares: 79.81 ac / 32.30ha

Land Use: AG - Agriculture

Municipal Address: 56115 Rge Rd 255

Date: 9/26/2025



Legend

 Road Widening By Caveat
 Road Widening By Survey

PLANNING AND DEVELOPMENT SERVICES REPORT

FILE INFORMATION: 2025-S-032	
Council Division:	4
Tax Roll Number:	3142002 & 3142001
Legal Land Description of Property:	SW-8-56-25-4 & Lot 1, Block 1, Plan 0223500
Landowners and Applicants:	Lee and Dionne Dwernychuk
Staff Recommendation	Conditional Approval
Appeal Board (if appealed):	Subdivision & Development Appeal Board
Administrative Fees (if approved):	\$250 (subdivision endorsement); plus \$600 per new parcel created/adjusted. 10% of Proposed Lot at \$2,203.35 per hectare

PART I – APPLICATION DETAILS:

1. As illustrated in Exhibit 1 the applicant proposes both a lot line adjustment and new acreage parcel. The lot line adjustment would increase the existing parcel from 2.41 hectares (5.98 acres) to 4.35 hectares (10.75 acres).

PART II – SUBDIVISION HISTORY:

1. Subdivision History:
 - 2001-S-082: Subdivision of 5.97-acre parcel from quarter section.
 - 2002-S-047: Split of the quarter section in half and subdivision of 6.84-acre parcel.

PART III – REFERRAL SUMMARY:

1. Sturgeon County Development Officer:
 - All Lots:
 - o The signed/stamped site plan or real property report provided at the endorsement stage will be utilized to determine what permits and/or farm building declarations are required.
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 plan of survey adjacent to Rge Rd 255.
 - o Existing approach requires upgrades to meet General Municipal Servicing Standards.
 - Expose and clean culvert
 - Change the culvert end to tapered/bevel
 - Install riprap

- Homestead exists inside Proposed Lot 1. Sturgeon Drainage master plan identifies significant Flood Risk in the Proposed Lot 1 (inside the consolidated part).
- Sturgeon County requires a Hydrological analysis (stamped and signed by a P. Eng.) to determine what the 1:100 yr. flood inundation elevation is for the parcel if permanent infrastructures will be developed inside that area. The analysis must also include geotechnical investigation of the proposed building site location to determine what the basement, or finish floor elevation should be within the building pocket, ensuring a minimum of 0.6m of freeboard above the ground water table. The analysis will also establish the lowest building opening elevation, ensuring it is a minimum of 1m above the 1:100 yr. HWL. Recommendations, for overall site grading, and identifying any additional development constraints for the site should be included within the analysis. Please refer to the attached map showing the flood risk from the Sturgeon County Drainage Master Plan and wetland areas from the Government of Alberta Wetland map.

- *Proposed Lot 2:*

- In accordance with the Grid Right of Way Dedications and Acquisition policy, 5 metres required via plan of survey adjacent to Rge Rd 255.
- No existing approach. One must be constructed to General Municipal Servicing Standards. The location shall be 90m from the existing approach on the adjacent parcel.
- Sturgeon Drainage master plan identifies significant Flood Risk in the proposed lot 2, Sturgeon County requires a Hydrological analysis (stamped and signed by a P. Eng.) to determine what the 1:100 yr. flood inundation elevation is on the parcel as it is currently undeveloped. The analysis must also include geotechnical investigation of the proposed building site location to determine what the basement, or finish floor elevation should be within the building pocket, ensuring a minimum of 0.6m of freeboard above the ground water table. The analysis will also establish the lowest building opening elevation, ensuring it is a minimum of 1m above the 1:100 yr. HWL. Recommendations, for overall site grading, and identifying any additional development constraints for the site should be included within the analysis. Please refer to the attached map showing the flood risk from the Sturgeon County Drainage Master Plan and wetland areas from the Government of Alberta Wetland map.

- *Remnant Lot:*

- In accordance with the Grid Right of Way Dedications and Acquisition policy, 5 metres required via land acquisition agreement adjacent to Rge Rd 255.
- No existing approach. One must be constructed to General Municipal Servicing Standards.
- Sturgeon County requires a Hydrological analysis (stamped and signed by a P. Eng.) to determine what the 1:100 yr. flood inundation elevation is for the parcel if permanent infrastructures will be developed inside that area.

3. Alberta Health Services:

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

4. No Objections:
 - Sturgeon County Protective Services, Apex Utilities, Telus, Fortis Alberta.
5. No Responses:
 - Adjacent landowners, Alberta Environment and Protected Areas, Altalink, Canada Post, Sturgeon County Agriculture Services, Sturgeon County Drainage Operation, Manawan Drainage District, Sturgeon School District, Tidewater Midstream, Randy Dwernychuk, Royal Bank of Canada.

PART IV – ANALYSIS:

1. This application proposed to adjust the lot lines of an existing acreage parcel and subdivide a new parcel in the northwestern corner of the lands.
2. This application is **NOT** consistent with the Municipal Development Plan's "Residential Type 4" policies (see **Appendix 2**), and with the Land Use Bylaw's "AG – Agriculture regulations (see **Appendix 3**).

On this quarter section, the full allotment of agricultural subdivisions have already been completed. It has been split in half with one acreage parcel subdivided off each half quarter section resulting in the maximum of four parcels.

The creation of Proposed Lot 2 would result in the fifth parcel and third acreage on this quarter section which contradicts the maximums outlined in the Municipal Development Plan (Policy 2.3.12) and the Land Use Bylaw (Part 11.1.3(a)). As such, administration cannot support this parcel.

The existing boundaries of Proposed Lot 1 are misaligned with the mature tree stand and greenhouse that provide a clear and defined break between the land utilized for the acreage and the surrounding cultivated farmland. The lot line adjustment of Proposed Lot 1 looks to accomplish two goals. The first is to slightly adjust the lot lines to the north and south to incorporate the tree stand/greenhouse, and the second is to incorporate roughly 3 acres of flood prone lands into the acreage.

3. Part 11.1.3(e) of the Land Use Bylaw outlines that an acreage size larger than 2.47 acres can be accommodated to:

"...encompass mature shelterbelts, existing buildings or any other related features associated with an existing farmstead."

Administration can adjust the parcel boundary to the north and south to better align the with the mature shelterbelt and greenhouse. This will add roughly 1 acre to the existing parcel. However, incorporating three acres of heavily flood prone agricultural lands into the acreage parcel does not align with the Land Use Bylaw or Municipal Development Plan. The updated configuration can be found within Exhibit 2.

4. As Proposed Lot 1 is an already established acreage and the new proposed boundaries avoid the seasonal drainage course and heavily flood prone areas, administration can ensure the parcel is suited for its intended purpose as per the Municipal Government Act. As such, no hydrological or geotechnical report will be required for this application. However, future development/subdivision of the surrounding lands may be subject to engineering reports based on the location of the proposal.
5. It appears that the existing septic field would continue to comply with the Alberta Private Sewage Systems Standard of Practice, should this application be approved.
6. Money in lieu of municipal reserve will be required, as detailed in condition six. As reserves have already been claimed in the existing acreage parcel, only the additional lands incorporated through the lot line adjustment will be utilized in the calculation.

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 properties shall be paid or arrangements be made, to the satisfaction of Sturgeon County, for the payment thereof.
- 2) The applicant shall retain the services of a professional Alberta Land Surveyor, who shall submit a drawing to Sturgeon County resembling Exhibit 2, dated September 26, 2025, and submit it in a manner that is acceptable to Land Titles.
- 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 Proposed Lot 1 and the adjacent road shall be dedicated as road allowance via plan of survey at no cost to Sturgeon County.
- 4) Pursuant to Provision 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 Remnant Lot 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).
- 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 additional area included into Proposed Lot 1. A payment will be made in place of reserves equal to \$881.34 (*determined at a rate of \$22,033.52 per hectare X 10% X 0.40 hectares = \$881.34*). 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 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.

ADVISORY NOTES

- Pursuant to Section 2.4.3 of the LUB, at the development permit stage on any property, it is highly recommended that the developer retain the services of a qualified engineering professional to prepare and submit a geotechnical investigation confirming that the proposed building site on is suitable for development and prescribing any preventative engineering measures to be taken to make the building site suitable for future development or future development suitable for the building site.
- 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.
- 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.
- *FireSmart* principals should be incorporated into all future construction and development on all lots. Please visit www.firesmartcanada.ca.

Severed in line with s.20 of ATIA

Prepared by:

Jonathan Heemskerk, *Planner, Current Planning*

Severed in line with s.20 of ATIA

Reviewed

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



RG 1.3 ENACTING RESPONSIBLE SUBDIVISION AND DEVELOPMENT PRACTICES

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

1.3.1 Shall apply the full entitlements of environmental, municipal and school reserve dedication during the subdivision process, in accordance with the Municipal Government Act (MGA).

1.3.2 Shall apply the requirements outlined within the relevant Province of Alberta regulation related to Subdivision and Development.

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

1.3.4 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 Growth Management Strategy in the referred evaluation (i.e., new or expanding Confined Feeding Operations).

1.3.5 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 minimize risk to the public's health and safety.

1.3.6 Shall ensure that new development be sited with consideration of the Federal Government development restrictions related to both the Canadian Forces Base Edmonton and Villeneuve Airport Approach Path.

1.3.7 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 Growth Management Strategy and the Municipal Development Plan.

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

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

1.3.10 Shall ensure that both subdivision and development meet the standards outlined within the Sturgeon County General Municipal Servicing Standards. Standards should be reviewed and updated along with other County regulatory policies on a regular basis.

1.3.11 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.

1.3.12 May collaborate with industry on the development of renewable energy technologies to support future growth opportunities. Energy future options are required to outline benefits for the environment, economy and public health and address potential challenges related to safety, costs and any other needs that would ensure a successful transition to a renewable energy future.

1.3.13 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.

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

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

1.3.16 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.

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

1.3.18 Shall ensure that future fire-fighting service requirements for the County are considered and are strategically situated to provide services to a variety of Sturgeon County residents.

1.3.19 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.

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

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



RC 2.2 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 differs from 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 limits 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 for benefiting lands 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 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.

2.2.8 Should 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.

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.

Residential Type 4 – Agricultural Residential

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.

2.3.11 Shall support the subdivision of agricultural land to ensure the long-term sustainability and function of the agricultural land base.

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

2.3.13 Shall adhere to the following general agricultural subdivision principles:

- a. Subdivision of agricultural land should result in parcels appropriate for the type of agriculture use(s) common in the area and sufficiently sized to maintain flexibility for future changes in the type or size of agricultural operations.
- b. Subdivision for any purpose should minimize the amount of agricultural land taken out of production and must not hinder the operation of surrounding agricultural land uses.
- c. Subdivision for agriculture-related, value-added, and non-agricultural land uses should be directed to cluster sites, and wherever possible to lower capability land.

SDA 1.1 RESIDENTIAL CHARACTER OUTCOME

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

SDA 1.1 residential character output Sturgeon County will support the long-term residential character outcome by:

- a. Requiring proposed developments for future Hamlet development to undertake planning and consultation with landowners and stakeholders regarding long-term growth aspirations (at the discretion of the County). Consultation shall address land use, servicing and access issues related to future development. Associated Planning Documents are to identify sustainable types and scales of Residential and Non-Residential activity, as well as the associated infrastructure and community services levels required to support future development.
- b. Giving regard to the existing residential character of each Hamlet by requiring proposals for residential infill density to ensure that proposed lot location, size and servicing complement the existing community. Proposed development to encourage a range of housing options subject to infrastructure capacities. Depending on the scale and impact of the proposed development, the approving authority may require additional Planning Documents to accurately assess the application.
- c. Discouraging the development or expansion of Confined Feeding Operations from Town municipal boundaries (Morinville, Bon Accord, Gibbons, Legal, Redwater) and Sturgeon County communities with densities in exceedance of Residential Type 4, in an effort to minimize land-use conflicts between working landscapes and residential communities.

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

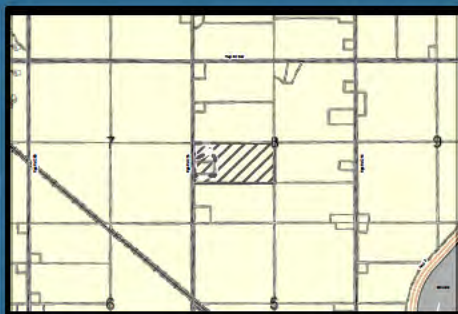
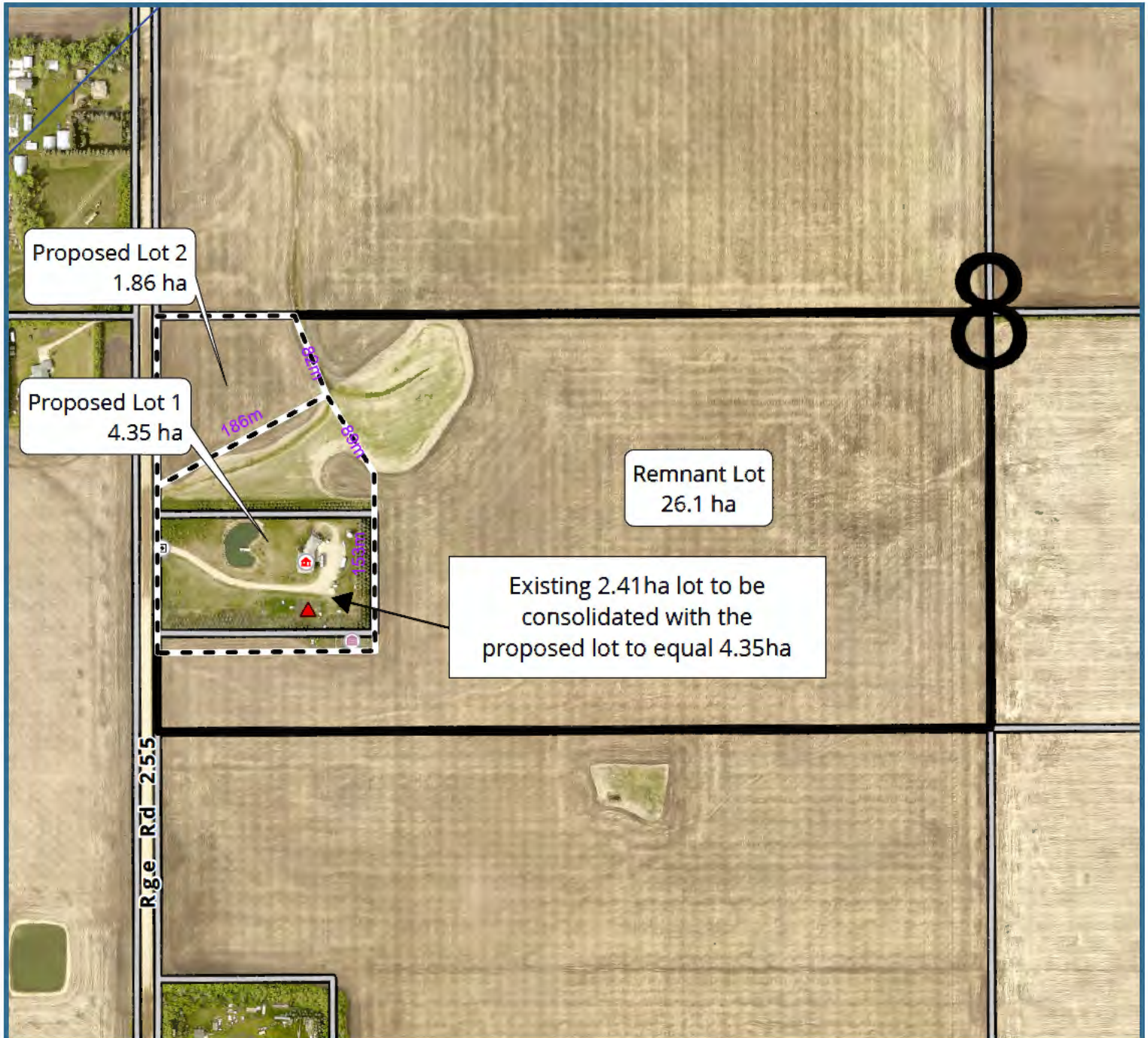
.5 Additional Development Regulations

- (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

Exhibit 1 [Applicant Submission]

File Number: 2025-S-032



Legal Description: SW-8-56-25-4

Roll Number: 3142001

Total Acres/Hectares: 79.81 ac / 32.30ha

Land Use: AG - Agriculture

Municipal Address: 56115 Rge Rd 255

Date: 7/24/2025

Legend



Dwelling



Existing Approach



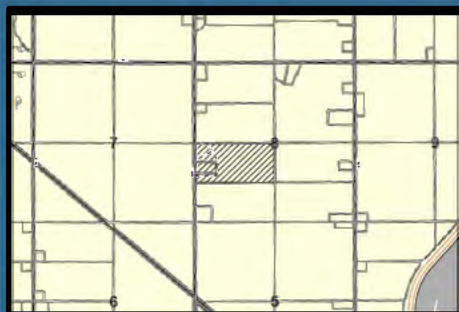
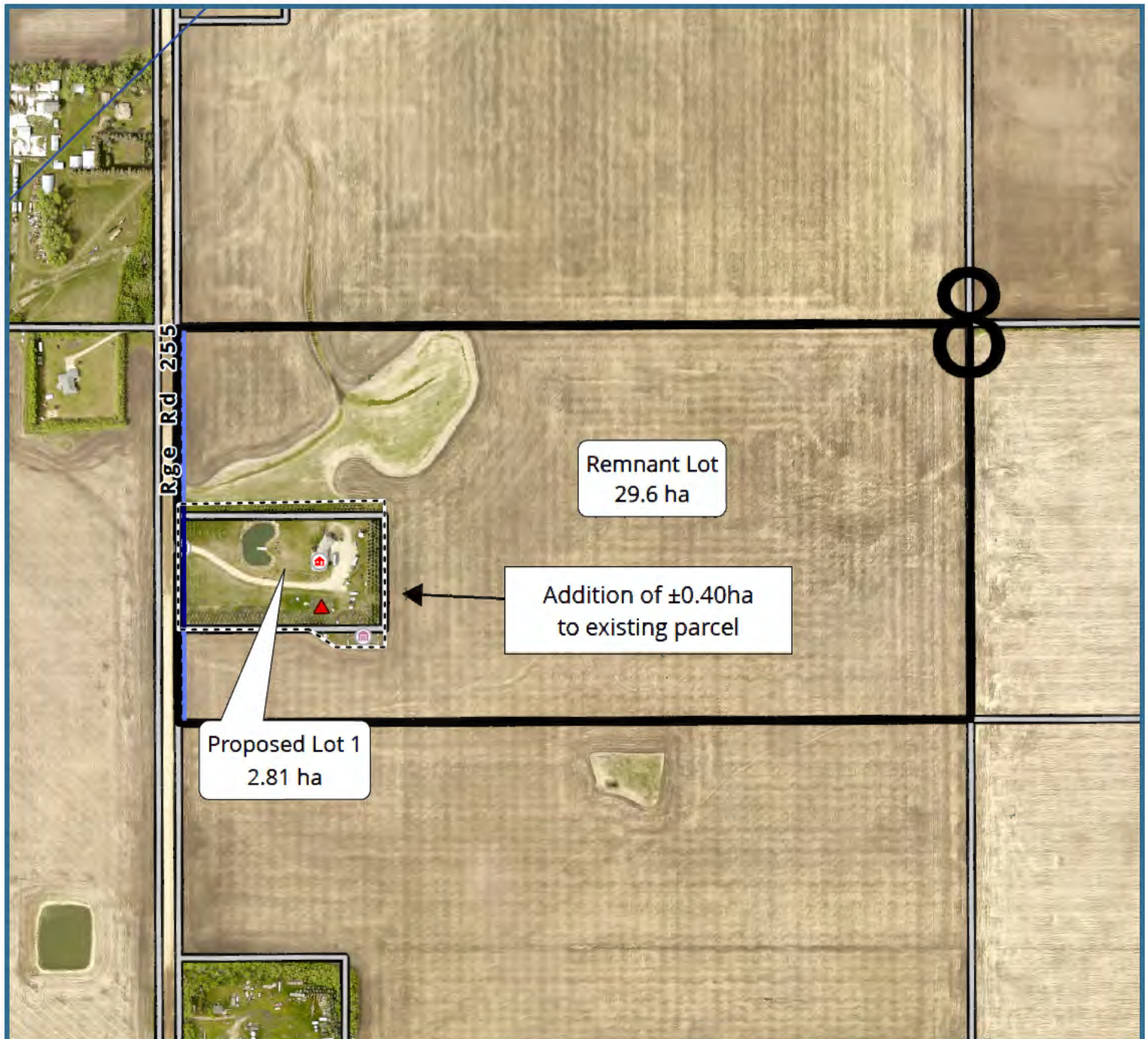
Septic Field



Shed

Exhibit 2 [Subdivision Authority Recommendation]

File Number: 2025-S-032



Legal Description: SW-8-56-25-4

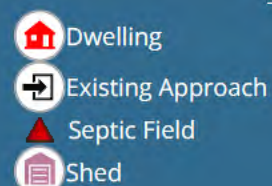
Roll Number: 3142001

Total Acres/Hectares: 79.81 ac / 32.30ha

Land Use: AG - Agriculture

Municipal Address: 56115 Rge Rd 255

Date: 9/26/2025



Legend

 Road Widening By Caveat
 Road Widening By Survey

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):

: Dionne & Lee Dwernychuk

: _____

☒ On-site inspection completed; or

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

Referral comments provided by: Charlie Li on September 1, 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 generally flat. Homestead exists inside proposed lot 1. Sturgeon Drainage master plan identifies significant Flood Risk in the proposed lot 1 (inside the consolidated part). Sturgeon County requires a Hydrological analysis (stamped and signed by a P. Eng.) to determine what the 1:100 yr. flood inundation elevation is for the parcel if permanent infrastructures will be developed inside that area. The analysis must also include geotechnical investigation of the proposed building site location to determine what the basement, or finish floor elevation should be within the building pocket, ensuring a minimum of 0.6m of freeboard above the ground water table. The analysis will also establish the lowest building opening elevation, ensuring it is a minimum of 1m above the 1:100 yr. HWL. Recommendations, for overall site grading, and identifying any additional development constraints for the site should be included within the analysis. Please refer to the attached map showing the flood risk from the Sturgeon County Drainage Master Plan and wetland areas from the Government of Alberta Wetland map.

- **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):

Rg Rd 255 is a local gravel 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 dedication along west property line.

- **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: ~6.8m. Surface: gravel. Side-Slopes: _____. Culvert Size/Condition: 600mm

Other Requirments: _____

please expose and clean the culvert. please change the culvert end to tapered/bevel end, please install rip rap.

- **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):

Low press gas pipeline exists inside proposed lot 1, please contact the utility company prior to any development.

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 sloping slightly to southeast to a low area. Sturgeon Drainage master plan identifies significant Flood Risk in the proposed lot 2; Sturgeon County requires a Hydrological analysis (stamped and signed by a P. Eng.) to determine what the 1:100 yr. flood inundation elevation is for the parcel if permanent infrastructures will be developed inside proposed lot 2. The analysis must also include geotechnical investigation of the proposed building site location to determine what the basement, or finish floor elevation should be within the building pocket, ensuring a minimum of 0.6m of freeboard above the ground water table. The analysis will also establish the lowest building opening elevation, ensuring it is a minimum of 1m above the 1:100 yr. HWL. Recommendations, for overall site grading, and identifying any additional development constraints for the site should be included within the analysis. Please refer to the attached map showing the flood risk from the Sturgeon County Drainage Master Plan and wetland areas from the Government of Alberta Wetland map.

- **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):

Rg Rd 255 is a local gravel 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 dedication along west property line.

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

Current Status:

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

Requirements to meet General Municipal Servicing Standards:

Width: 6-8m. Surface: gravel. Side-Slopes: 3:1. Culvert Size/Condition: 500mm culvert

Other Requirments: _____

please construct the approach to sturgeon county GMSS and approach construction guideline.
 The location shall be 90m from the existing approach from of adjacent parcel.

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

Current Status:

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

Requirements to meet General Municipal Servicing Standards:

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

Other Requirments: _____

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

Lot: 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 generally flat. Sturgeon Drainage master plan identifies significant Flood Risk in the northwest corner and southwest corner of the remnant lot, Sturgeon County requires a Hydrological analysis (stamped and signed by a P. Eng.) to determine what the 1:100 yr. flood inundation elevation is for the parcel if permanent infrastructures will be developed inside these areas. The analysis must also include geotechnical investigation of the proposed building site location to determine what the basement, or finish floor elevation should be within the building pocket, ensuring a minimum of 1m of freeboard above the ground water table. The analysis will also establish the lowest building opening elevation, ensuring it is a minimum of 0.5m above the 1:100 yr. HWL. Recommendations, for overall site grading, and identifying any additional development constraints for the site should be included within the analysis. Please refer to the attached map showing the flood risk from the Sturgeon County Drainage Master Plan and wetland areas from the Government of Alberta Wetland map.

- **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):

Rg Rd 255 is a local gravel 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 west property line.

- **Approach #** 3 (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: 9-12m. Surface: gravel. Side-Slopes: 3:1. Culvert Size/Condition: 500mm culvert

Other Requirments: _____

please construct the approach to sturgeon county GMSS and approach construction guideline.
The location shall be 90m from the existing approach of proposed lot 1.

- **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: _____

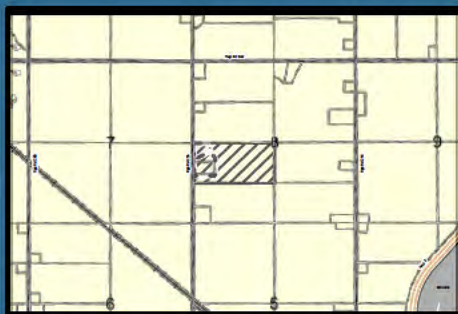
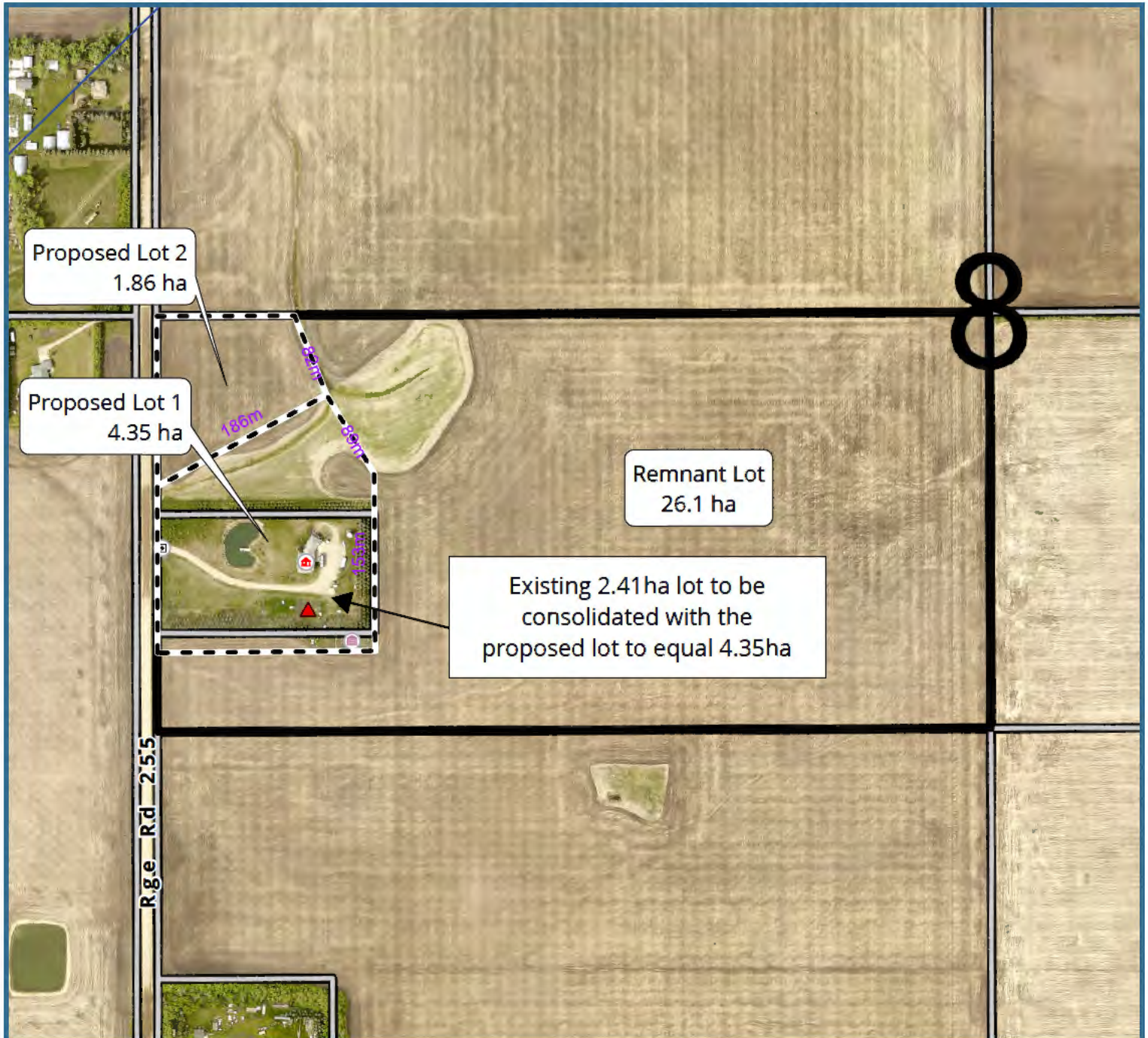
- **Other Comments/Observations** (e.g. third approach, structure/business/uses unspecified in application; or noteworthy discussions):

A high pressure pipeline cut through the southeast corner of the remnant lot, please adhere the utility company setback requirements.

Low press gas pipeline exists inside remnant, please contact the utility company prior to any development.

DELS Exhibit

File Number: 2025-S-032



Legal Description: SW-8-56-25-4

Roll Number: 3142001

Total Acres/Hectares: 79.81 ac / 32.30ha

Land Use: AG - Agriculture

Municipal Address: 56115 Rge Rd 255

Date: 7/24/2025

Legend



Dwelling



Existing Approach



Septic Field



Shed

5m acquisition

5m dedication

August 29, 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
SW 8 56 25 4
56115 Range Road 255
Lot 1 Block 1 Plan 0223500
Sturgeon County # 2025-S-032**

This application proposes to subdivide a 79.85 acres lot into two new lots with the remnant lot being 26.1 ha.

Lot 1: 4.35 ha

Lot 2: 1.86 ha

Remnant Lot: 26.1 ha

There is an existing cistern water system and sewage disposal field on the site.

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

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

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

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

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

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

Sincerely,

Severed in line with s.20 of ATIA

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

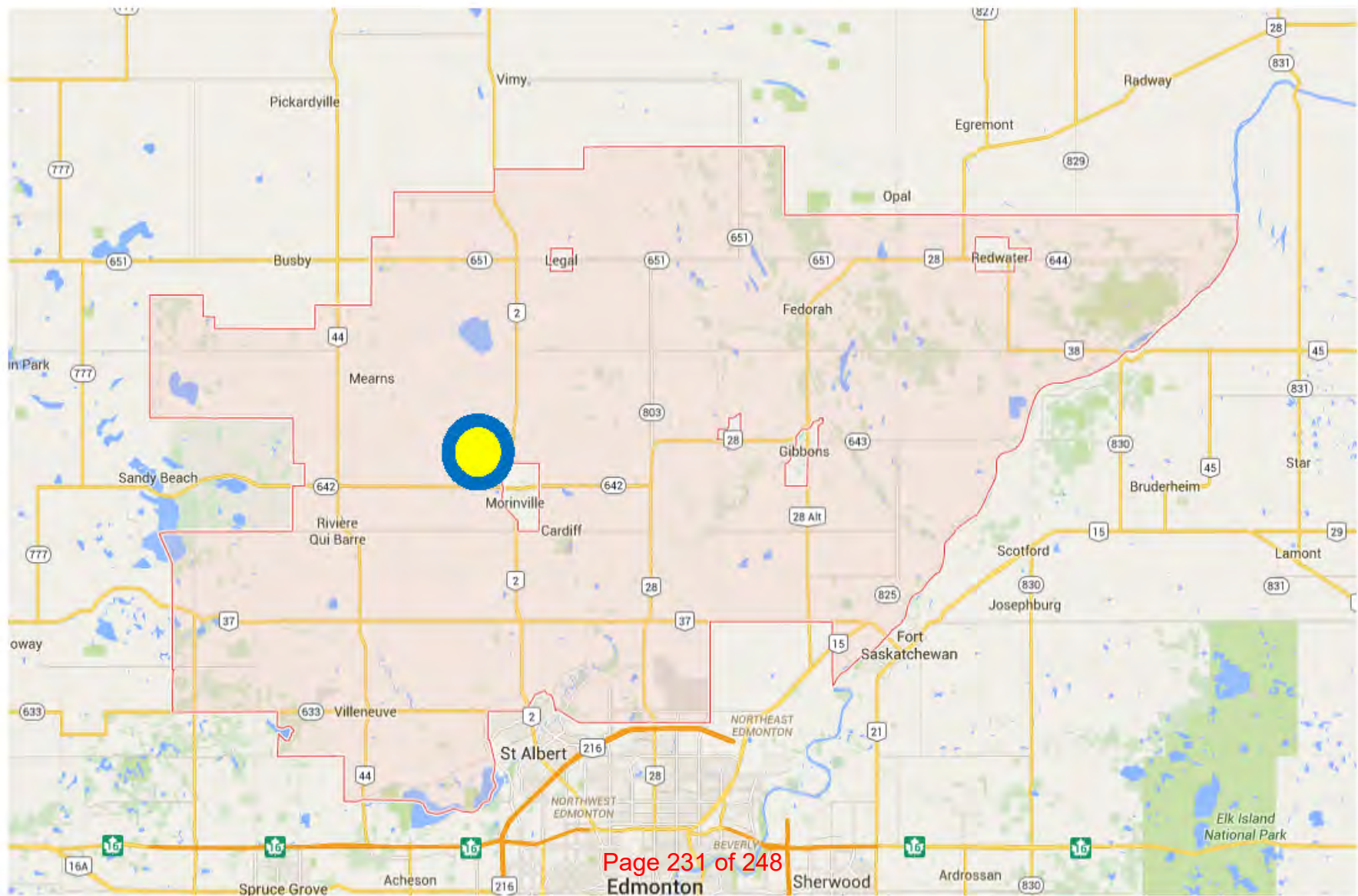
Subdivision and Development Appeal Board (2025-S-032)

Jonathan Heemskerk

October 29, 2025



Site Location (Regional Context)



Site Location (Local Context)



Proposal



Proposal Part 1 – Increase Acreage Size



Proposal Part 2 – New Acreage



Referral Responses

Sturgeon County Development Officer

- If approved, a stamped site plan/RPR will determine what permits and/or farm building declarations are required

Sturgeon County Development Engineering

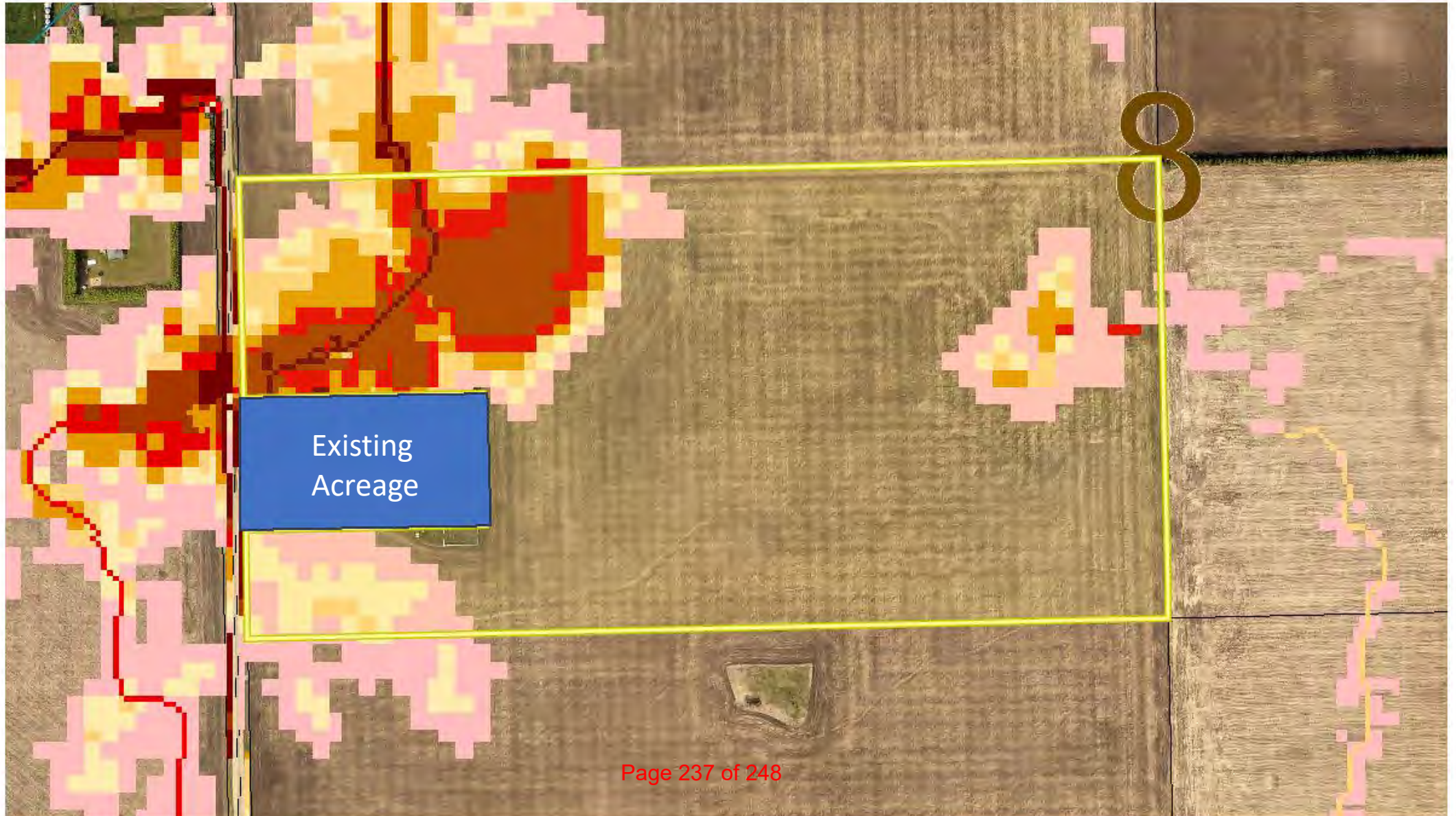
- 5m by plan of survey for both acreage parcels
- 5m by caveat for agricultural remnant lot
- Approach upgrades required for existing approaches and new approach required to engineering standards
- Drainage master plan identifies significant flood risk in both Proposed Lot 1 (inside the consolidated part) and Proposed Lot 2 (new proposed acreage)
- If new infrastructure was developed within Proposed Lot 1, a hydrological analysis would be required
- As a new acreage, Proposed Lot 2 would require a full hydrological analysis to prove developability

Alberta Health Services

- The existing private sewage disposal system must meet provincial requirements (in this case, it does)



Flood Risk Map



Current Quarter Section Configuration

2 large AG – Major parcels (**blue stars**)

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



Issue Analysis #1 - Density

Municipal Development Plan

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

Land Use Bylaw

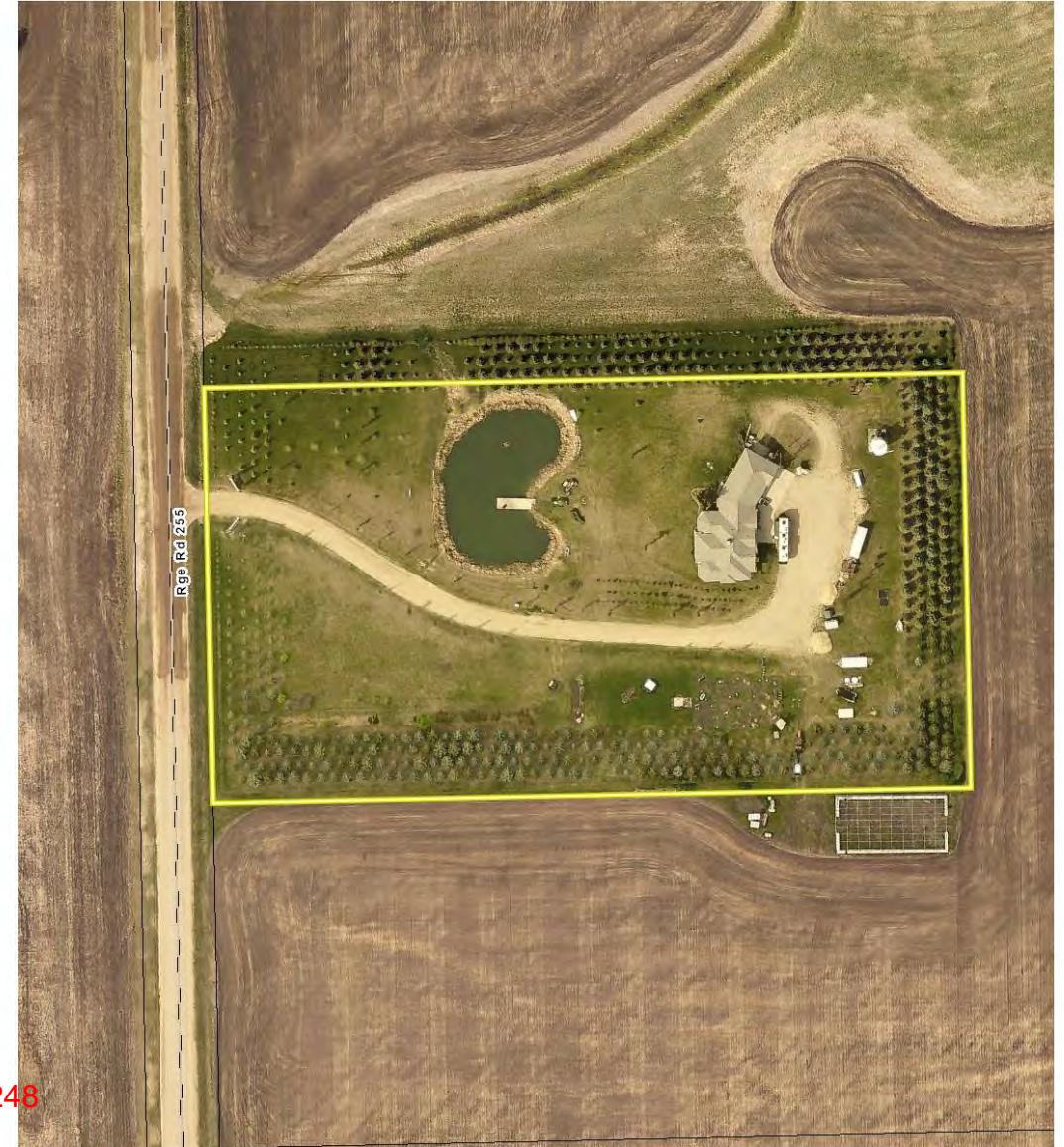
- This proposal does **not** align with the subdivision regulations in the Land Use Bylaw.
- 11.1.3(a) – Also outlines a maximum of four (4) parcels and two (2) acreages per AG quarter section.



Issue Analysis #2 - Parcel Size

Land Use Bylaw

- 11.1.3(e) – A parcel size larger than 2.47 acres can be accommodated to:
 - *“...encompass mature shelterbelts, existing buildings or any other related features associated with an existing farmstead.”*



Issue Analysis #2 - Parcel Size

Land Use Bylaw

- 11.1.3(e) – A parcel size larger than 2.47 acres can be accommodated to:
 - “...encompass mature shelterbelts, existing buildings or any other related features associated with an existing farmstead.”
- Areas in **BLUE** can be included in line with the Land Use Bylaw



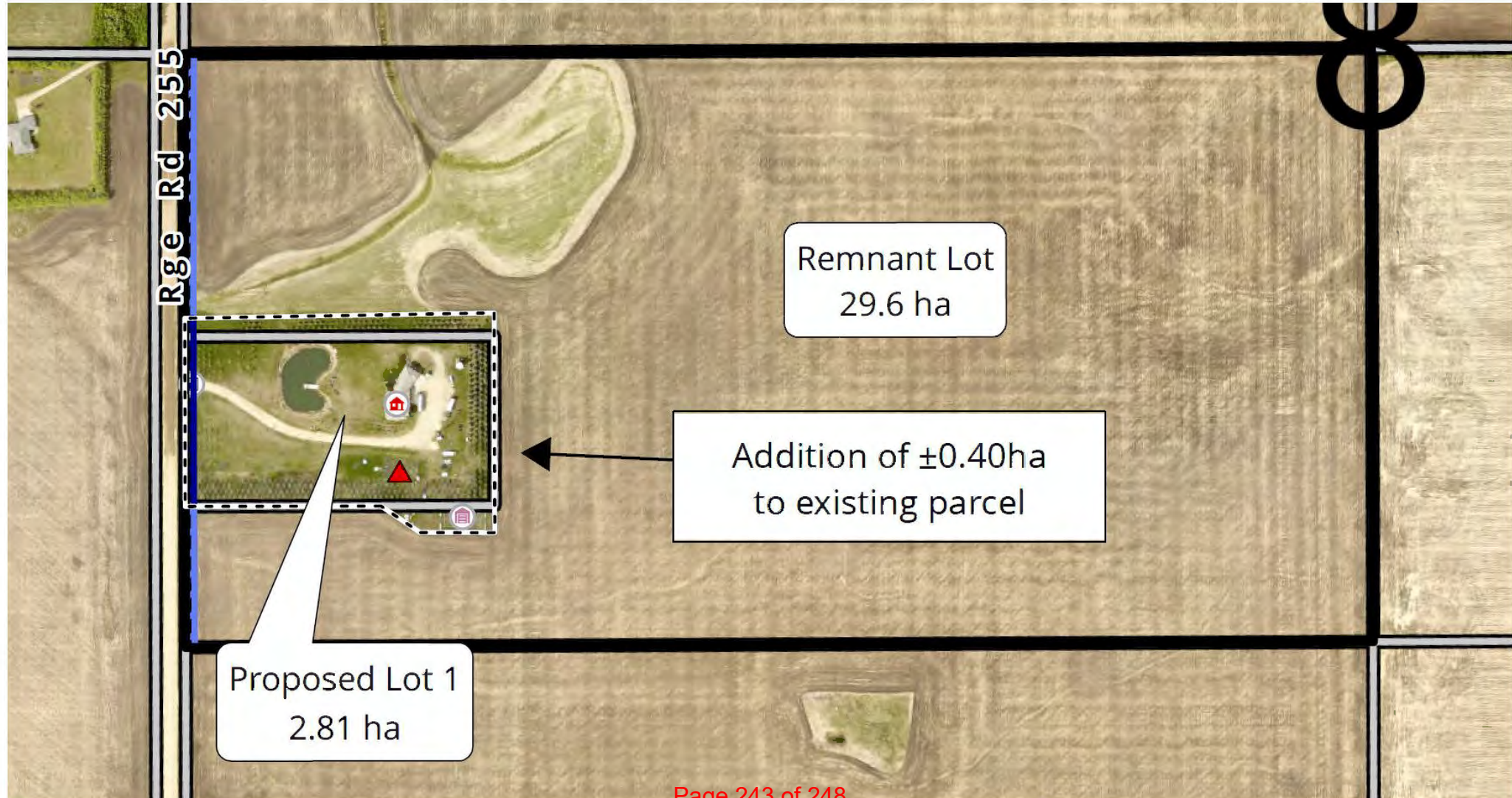
Issue Analysis #2 - Parcel Size

Land Use Bylaw

- Areas in **BLUE** can be included in line with the Land Use Bylaw
- Areas in **RED** cannot be included in line with the Land Use Bylaw



What Was Approved



Subdivision Authority Decision

The Subdivision Authority's decision for **approval (with variations)** is consistent with:

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

Conditions if Approved as Applied For

- 1) Pursuant to Provision 654(1)(d) of the MGA, any outstanding taxes on the subject properties shall be paid or arrangements be made, to the satisfaction of Sturgeon County, for the payment thereof.
- 2) The applicant shall retain the services of a professional Alberta Land Surveyor, who shall submit a drawing to Sturgeon County resembling Exhibit 3, submit it in a manner that is acceptable to Land Titles
- 3) Pursuant to Provision 662(1) of the MGA, as illustrated in Exhibit 3 and as required by Sturgeon County Engineering Services, a 5-metre-wide area parallel and adjacent to the boundary of Proposed Lot 1/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 Remnant Lot 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).
- 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 additional area included into Proposed Lot 1 and the new lot of Proposed Lot 2. A payment will be made in place of reserves equal to \$4,979.58 (determined at a rate of \$22,033.52 per hectare X 10% X 2.26 hectares = \$4,979.58). 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 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.
- 9) The applicant shall complete a Hydrological Analysis for Proposed Lot 2 which will be stamped and signed by a P. Eng. and will determine what the 1:100 yr. flood inundation elevation is for the parcel to help establish a basement or finish floor elevation. The analysis will also establish the lowest building opening elevation, ensuring it is a minimum of 0.5m above the 1:100 yr. high water level, and include any development constraints for the parcel. The analysis shall be completed to the satisfaction of Sturgeon County Development Engineering and Land Services.

Conditions - Summary

- 1) Retain a surveyor
- 2) Ensure taxes are paid
- 3) 5m by plan of survey for future road widening (Proposed Lot 1 & 2)
- 4) 5m by caveat for future road widening (Remnant Lot)
- 5) Approach upgrades/construction
- 6) Money in lieu of municipal reserve
- 7) Deferred reserve caveat
- 8) Obtain all necessary permits/farm building declarations
- 9) Hydrological analysis for Proposed Lot 2

Proposal



APPELLANT SUBMISSIONS RECEIVED

***NOTE:**

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