

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

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

2. SCHEDULE OF HEARINGS:


2.1. Appellant: Shawnee LaBonte 025-STU-016 Subdivision Appeal

3. ADJOURNMENT

Appeal #1

025-STU-016 Appealing the
Subdivision Authority's
approval of a 1.9 hectare
subdivision, reduced from an
original size of 4.1 hectares.

SUBDIVISION & DEVELOPMENT APPEAL BOARD

Site Information:		
Municipal Address of site:	54417 RGE RD 280, Sturgeon County AB T8R 1Z5	
Legal land description of site: ('plan, block, lot' and/or 'range-township-section-quarter)	NW-30-54-27-4	
Development Permit number or Subdivision Application number:	2025-S-037	
Appellant Information:		
Name:	Shawnee LaBonte	Severed in line with s.20 of ATIA Agent Name: (if applicable) Jonathan Heemskerk
Mailing Address:	Severed in line with s.20 of ATIA	City, Province: Sturgeon County
Postal Code:	Severed in line with s.20 of ATIA	Email: Severed in line with s.20 of ATIA

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

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

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

Appealing the 1.9ha approved acreage subdivision, to the original 4.1ha that we applied for.

Reasons for the appeal are needing to maintain proper slope and drainage of the already established homestead.

There is a drainage ditch located east of the homestead encompassed in the original 4.1ha application that needs to remain in place otherwise flooding will occur to the homestead. (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:	November 13 2025
FOR OFFICE USE ONLY			
SDAB Appeal Number:	Appeal Fees Paid:	Hearing Date:	
	<input type="checkbox"/> Yes <input type="checkbox"/> No	YYYY/MM/DD	

APPEAL SUBMISSION INFORMATION

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

FILING INFORMATION

MAIL OR DELIVER TO:

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

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

APPEAL PROCESS

Who can appeal?

Subdivision appeals:

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

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

Development appeals:

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

For further information:

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

Phone: 780.939.4321
Email: legislativeservices@sturgeoncounty.ca



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

SHAWNEE LABONTE

Receipt Number: 202507728
 GST Number: 107747412RT0001
 Date: 2025-11-13
 Initials: HM

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

November 14, 2025

SDAB File Number: 025-STU-016

To Shawnee LaBonte:

**NOTICE OF
APPEAL BOARD HEARING**

Legal Description of Subject Property:	NW-30-54-27-4 54417 RGE RD 280
Subdivision Application Number:	2025-S-037
Decision Regarding Proposed Subdivision:	Approval of a 1.9 hectare subdivision, reduced from an original size of 4.1 hectares.

Your appeal to the Subdivision and Development Appeal Board (SDAB) respecting the above-noted matter was received on November 13, 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 **December 2, 2025 at 2:00 p.m.** in the Council Chambers of Sturgeon County Centre, 9613 – 100 Street, Morinville, Alberta.

The hearing may also be attended via videoconference, which will take place through the Microsoft Teams platform. If you plan to access the hearing this way, please notify the undersigned at least 24 hours prior to the hearing. Please test Microsoft Teams in advance of the hearing as there will not be an opportunity to do so once the hearing is commenced. Alternatively, you may participate by telephone only. If you choose this option, please dial 1-647-749-9426 (toll) or 833-841-6740 (toll free) and then when prompted enter conference ID 892 678 326#. 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 November 27, 2025. However, the Board can accept written submissions up to the date of the hearing.**

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

Should you require further information, call (780) 939-0620 or (780) 939-1377 or email legislativeservices@sturgeoncounty.ca.

Tanis Sawatsky
Secretary, Subdivision and Development Appeal Board

November 14, 2025

SDAB File Number: 025-STU-016

Dear Resident:

**NOTICE OF
APPEAL BOARD HEARING**

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Appellant: Shawnee LaBonte

Reasons for Appeal:

- Need to maintain proper slope and drainage of the already established homestead. There is a drainage ditch located east of the homestead encompassed in the original 4.1 hectare application that needs to remain place otherwise flooding will occur.

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Why am I receiving this information?

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

Please note that any submissions previously provided to the Subdivision Authority are not provided as evidence to the Subdivision and Development Appeal Board and therefore must be resubmitted. SDAB hearings are public in nature. It is understood that an individual writing, submitting items to the Board, or attending the hearing has a reasonable expectation that their personal information (i.e. name) or business information could be disclosed at a public SDAB hearing and as part of the SDAB agenda package on the Sturgeon County website. Pursuant to Sturgeon County Subdivision and Development Appeal Board Bylaw 1410/18, hearings are recorded. In addition to audio recording, persons attending via videoconference who activate their video cameras will have their images recorded.

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Tanis Sawatsky
Secretary, Subdivision and Development Appeal Board

Encl.: Subdivision Map

November 14, 2025

SDAB File Number: 025-STU-016

To Whom it May Concern:

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APPEAL BOARD HEARING**

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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 November 27, 2025. However, the Board can accept written submissions up to the date of the hearing.

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Tanis Sawatsky
Secretary, Subdivision and Development Appeal Board

Encl.: Subdivision Map

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: **AUGUST 20/25**

Receipt No: **202506028**

Date Accepted as "Complete": **September 2, 2025**

Application Fee: \$ **3,200.00**

File Number: **2025-S-037**

Complete in full (where applicable):

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

SEVERED IN LINE WITH SECTION 20 OF THE ATI ACT

Mailing address (including postal code):

SEVERED IN LINE WITH SECTION 20 OF THE ATI ACT

Telephone:

Email:

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

SEVERED IN LINE WITH SECTION 20 OF THE ATI ACT

Mailing address (including postal code):

Telephone:

Email:

PROPERTY INFORMATION:

All/part of the: **NW** ¼ Sec: **30** Twp: **54** Range: **27** West of the: **4** th Meridian

OR Lot: Block: Plan: Land Title #

Municipal Address of Property: 54417 RGE RD 280, Sturgeon County, AB T8R 1Z5

Total existing property size (states on land title certificate): hectares **125.87** acres

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

- Property Line Adjustment
 New Agricultural or Residential Property
 New Industrial or Commercial Property
 Other

Detailed Description :

Subdivide the house off in a ten acre parcel, and then subdivide the remaining 115 acre parcel into two ~~57.935 parcels~~

41 + 75 parcels

Dividing the useable farm land into two pieces. The tree/pasture land is low lying land not useable for farming.

EL

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):

<input type="checkbox"/>	No Existing Drinking Water Supply
<input checked="" type="checkbox"/>	Ground Water Well
<input type="checkbox"/>	Water Cistern (Hauling)
<input type="checkbox"/>	Municipal Water-Line
<input type="checkbox"/>	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:

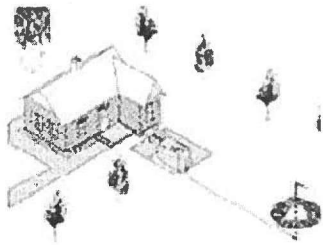
Alberta Municipal Affairs
Toll Free: 1-866-421-6929

OR

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

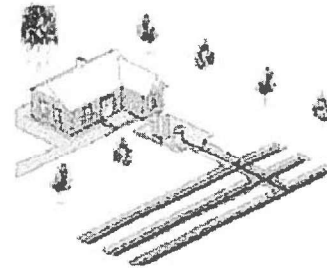
Sewage Disposal (Mandatory)

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



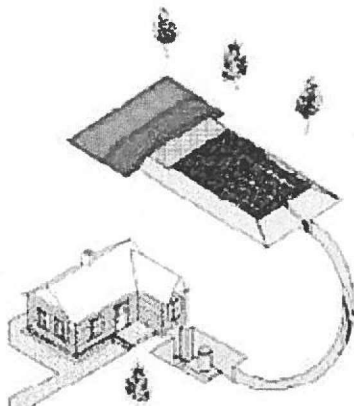
Open Discharge (Pump Out) System

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.

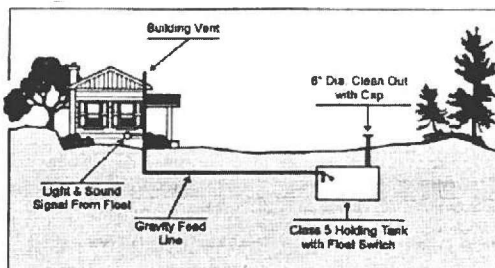


Sewage Lagoon

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

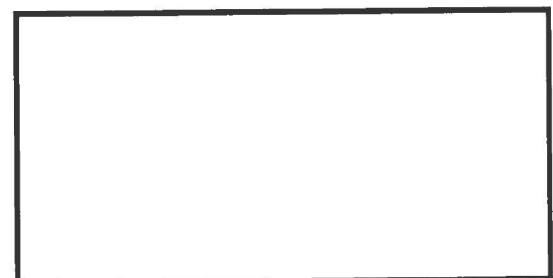
No existing sewage disposal.

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):

2 Dogs on property

Affidavit (Mandatory)

I/We **SEVERED IN LINE WITH SECTION 20 OF THE ATI ACT** hereby certify that

I am the registered owner,

OR

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

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

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

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

SEVERED IN LINE WITH SECTION 20 OF THE ATI ACT

Application Checklist

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

- Subdivision Application Fee** – see page 2 for details.
- Attached Abandoned Oil and Gas Well Map** – see page 6 for details.
- Attached Aerial Photographs** – see page 9 for details.
- Land Title Certificate** – available at any Alberta Registries office. Must be up-to-date within one month.
- Corporate Registry (if landowner is a company)** – available from Service Alberta. See page 2 for details.
- Additional Registered Documents** – provide a print-out of any additional caveat(s), right-of-way plan(s), report(s) or other documents referenced on your land title certificate.

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 AITA.

Alberta Energy Regulator **Abandoned Well Map Viewer** Search for ...

Getting Around Annotate Analysis

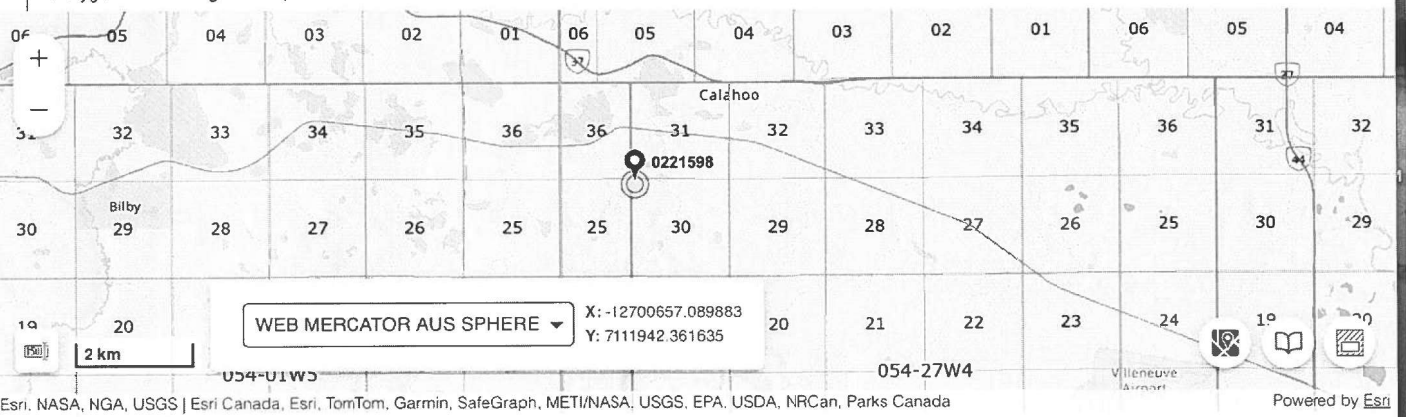
Print Help Zoom In Full Extent Previous Extent Next Extent Polygon Rectangle Export To Excel

0221598

Zoom to Result(s) Remove Result(s)

Licence Number	0221598
Licensee Name	Cenovus Energy Inc.
Status	RecCertified
Latitude	53.700327
Longitude	-113.982735
Fluid	GAS
Licence Surface Location Label	13-30-054-27W4
Licensee Id	A5D4
Address 1	225, 6 Ave Sw
Address 2	PO Box 766
City	Calgary
Province	AB
Postal Code	T2P 0M5
Phone Number	(403) 766-2000

File Attachments
No attachments.



Abandoned Wells (1)

	Licence Number	Licensee Name	Status	Latitude	Longitude	Fluid	Licence Surface Loc
	0221598	Cenovus Energy Inc.	RecCertified	53.700327	-113.982735	GAS	13-30-054-27W4

PLANNING AND DEVELOPMENT SERVICES REPORT

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



FILE INFORMATION:		2025-S-037
Council Division:	3	
Tax Roll Number:	4441000	
Legal Land Description of Property:	NW-30-54-27-4	
Landowners:	Dale, Tammy, and Shawnee Labonte	
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 \$878.05 per hectare	

PART I – APPLICATION DETAILS:

1. As illustrated in Exhibit 1, the applicant proposes two subdivisions. The first is an acreage subdivision to create a 4.1 hectare (10.13 acre) parcel and the second is to split the remaining agricultural piece creating a lot of 16.62 hectares (41.07 acres).

PART II – SUBDIVISION HISTORY:

1. Subdivision History:
 - Historical subdivision to create the 20.63 acre parcel in northeastern portion of the quarter section.

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 land acquisition agreement adjacent to Rge Rd 280 & Twp Rd 545.
 - o No existing approach. One must be constructed to General Municipal Servicing Standards. The preferred location would be lined up with the existing approach of

the acreage development across Rge Rd 280. Please see the exhibit within Appendix 4 which details the location for approach #1.

- *Proposed Lot 2:*

- In accordance with the Grid Right of Way Dedications and Acquisition policy, 5 metres required via land acquisition agreement adjacent to Twp Rd 545.
- Existing approach (#2) requires upgrades to meet General Municipal Servicing Standards.
- The approach should be fully located in the frontage of Proposed Lot 2.
 - Widen the approach to minimum 9m at property line.
 - Clean the trees to ensure the sight line is clear.
 - Clean the overgrown grass inside the ditch on both sides of the approach,
 - Install a 500mm culvert with tapered/beveled end.
 - Install rip rap.

- *Remnant Lot:*

- In accordance with the Grid Right of Way Dedications and Acquisition policy, 5 metres required via plan of survey adjacent to Rge Rd 280.
- Approach #3 requires upgrades to meet General Municipal Servicing Standards.
 - Widen the residential approach to a minimum of 6m at the property line.
- Approach #4 requires upgrades to meet General Municipal Servicing Standards.
 - Widen the residential approach to a minimum of 6m at the property line.
Install a 500mm culvert with tapered/beveled end.
 - Install rip rap.

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. Alberta Transportation and Economic Corridors:

- No land dedication or infrastructure improvements are required for this subdivision.
- Insofar as Transportation and Economic Corridors is concerned, any appeal of this subdivision may be referred to the local subdivision and development appeal board

5. No Objections:

- Sturgeon County Protective Services, ATCO Gas, EQUUS, Telus, Fortis Alberta.

6. No Responses:

- Adjacent landowners, Alberta Environment and Protected Areas, Alberta Energy Regulator, Altalink, Canada Post, Cenovus Energy, Sturgeon County Agriculture Services, Sturgeon School District,

PART IV – ANALYSIS:

1. This quarter section is fragmented by Twp Rd 545 which runs through the northern portion of the parcel due to a section of low-lying wetlands. Both the area north of the roadway and the acreage development to the south are registered on one title at a size of 20.63 acres. This parcel is considered AG – Minor and as defined in the Land Use Bylaw would be equivalent to AG – Residential for subdivision purposes. The remainder of the quarter section would be allowed to do a second acreage subdivision and a split of the farmland.
2. **Split of the Quarter Section:** Part 11.1.3(a)(i) of the Land Use Bylaw indicates that a split of the quarter section must result in two AG – Major parcels (greater than 39.5 acres) of approximately 80 acres or alternative sizes necessary due to land fragmentation.

While the location of the split is not in half, the applicant indicated that the reason for creating one smaller and one larger AG Major parcel is to line up this division with the two distinctly seeded crops of the existing agricultural operation. The proposed division line marks out a boundary between the two types of crops that are farmed in a distinct location supported by aerial imagery dating back 15+ years.

While this may not perfectly align with land fragmentation, the division as proposed will help to ensure this agricultural operation can continue the status quo. Furthermore, Section 654(2) of the Municipal Government Act provides flexibility for a Subdivision Authority for scenarios such as this. It indicates that:

“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.

Whether this piece of farmland is split into two even halves or is split to align with the current crop configuration, neither would contradict the above statements. It would not interfere with the amenities of the neighbourhood, impact the use, enjoyment, or value of neighbouring lands, and finally it indeed conforms to the prescribed use of extensive agriculture.

3. **Subdivision of the Acreage Parcel:** 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.”

There is a defined boundary between the area utilized for the acreage parcel (including outbuildings & mature tree stands) and that of the surrounding cultivated farmland. The application as proposed is for 10.13 acres, however this would incorporate a significant portion of potential farmland within the acreage. Therefore, administration has amended the parcel size to roughly 4.75 acres which will encompass existing acreage site features in line with the Land Use Bylaw regulations outlined above.

Amendments to the acreage size will also result in minor adjustments to the AG Major parcels, which are minimal and include the rest of the potential farmland previously included within the acreage.

4. Following the amendments described above, this application is 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**).

Although the proposed lot exceeds the default maximum size of 1 hectare (2.47 acres), it nevertheless complies with Policies 2.3.13 of the Municipal Development Plan (see **Appendix 2**), and with Part 11.1.3(e) of the Land Use Bylaw (see **Appendix 3**) – since the lot will encompass existing site features without compromising additional cultivated farmland.

5. The existing open discharge septic system will need to be replaced/upgraded to comply with the Alberta Private Sewage Standards of Practice.
6. An abandoned well was identified on Proposed Lot 1. Although it does not appear to impact this subdivision application, further due diligence is recommended prior to any future development desired in close proximity.
7. Money in lieu of municipal reserve will be required for the acreage parcel, as detailed in condition six.

PART V – DECISION:

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

- 1) Pursuant to Provision 654(1)(d) of the MGA, any outstanding taxes on the subject property shall be paid or arrangements be made, to the satisfaction of Sturgeon County, for the payment thereof.
- 2) The applicant shall retain the services of a professional Alberta Land Surveyor, who shall submit a drawing to Sturgeon County resembling Exhibit 2, dated October 30, 2025, and submit it in a manner that is acceptable to Land Titles. The surveyor shall also prepare a

Signed/Stamped Site Plan or Real Property Report to confirm building/septic system locations, to the satisfaction of Sturgeon County.

- 3) Pursuant to Provision 662(1) of the MGA, as illustrated in Exhibit 2 and as required by Sturgeon County Engineering Services, a 5-metre-wide area parallel and adjacent to the boundary of the Remnant 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 Proposed Lot 1 & 2 and the adjacent roads shall be acquired by Sturgeon County in the future via the terms and conditions of a land acquisition agreement (note: this agreement to be prepared by Sturgeon County).
- 5) All upgrades to *existing* culverts and/or *existing* approaches, and construction/removal of approaches, as determined necessary by the Development Engineering Officer, will be the responsibility of the developer and upgraded to the satisfaction of Sturgeon County in accordance with General Municipal Servicing Standards, *before* this subdivision is endorsed.
- 6) Pursuant to Provision 666 of the MGA, money in lieu of municipal reserve shall be provided to Sturgeon County respecting 10% of the area of the Remnant Lot. A payment will be made in place of reserves equal to \$1,668.30 (*determined at a rate of \$8,780.49 per hectare X 10% X 1.90 hectares = \$1,668.30*). 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 Proposed Lot 1 and Proposed Lot 2 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) Pursuant to Provision 654(1)(c) of the MGA, the proposed subdivision must result in compliance with the 2021 Alberta Private Sewage Systems Standard of Practice. A certificate of compliance may be required from the County's Gas & Plumbing Inspector confirming that the existing open discharge septic system either meets the Standard of Practice, the system has been replaced, relocated, or redesigned to comply, or conformation must be provided to Sturgeon County demonstrating that all setback requirements have been achieved. Note: An Alberta Land Surveyor may be required to confirm distances from the septic system to property lines, buildings or other features – to the satisfaction of Sturgeon County.

ADVISORY NOTES

- Natural Gas servicing to any new subdivision is the responsibility of the applicant. The applicant will be required to provide the required easements across existing lots or subdivided lots for natural gas servicing, if service is approved by the natural gas provider. Sturgeon County does not allow natural gas servicing lines to be located within the road right of way. Setbacks from the road right of way are required. Easements of private property must be obtained by the applicants or service providers. Any service lines which cross Sturgeon County property will require a crossing agreement with conditions.
- Pursuant to Section 2.4.3 of the LUB, at the development permit stage on any property, it is highly recommended that the developer retain the services of a qualified engineering professional to prepare and submit a geotechnical investigation confirming that the proposed building site on is suitable for development and prescribing any preventative engineering measures to be taken to make the building site suitable for future development or future development suitable for the building site.
- 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.
- A search of the Alberta Energy Regulator’s *Abandoned Well Map Viewer* identified an abandoned well on Proposed Lot 1. Further due diligence is recommended prior to any future development desired in close proximity.
- *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...

Appendix 1: Excerpts from Municipal Government Act

- (8) If the applicant fails to submit all the outstanding information and documents on or before the date referred to in subsection (6), the application is deemed to be refused.
- (9) If an application is deemed to be refused under subsection (8), the subdivision authority must issue to the applicant a notice in the form and manner provided for in the land use bylaw that the application has been refused and the reason for the refusal.
- (10) Despite that the subdivision authority has issued an acknowledgment under subsection (5) or (7), in the course of reviewing the application, the subdivision authority may request additional information or documentation from the applicant that the subdivision authority considers necessary to review the application.
- (11) A decision of a subdivision authority must state
- (a) whether an appeal lies to a subdivision and development appeal board or to the Municipal Government Board, and
 - (b) if an application for subdivision approval is refused, the reasons for the refusal.

2016 c24 s108

Approval of application

- 654(1)** A subdivision authority must not approve an application for subdivision approval unless
- (a) the land that is proposed to be subdivided is, in the opinion of the subdivision authority, suitable for the purpose for which the subdivision is intended,
 - (b) the proposed subdivision conforms to the provisions of any growth plan under Part 17.1, any statutory plan and, subject to subsection (2), any land use bylaw that affects the land proposed to be subdivided,
 - (c) the proposed subdivision complies with this Part and Part 17.1 and the regulations under those Parts, and
 - (d) all outstanding property taxes on the land proposed to be subdivided have been paid to the municipality where the land is located or arrangements satisfactory to the municipality have been made for their payment pursuant to Part 10.
- (1.1) Repealed 2018 c11 s13.

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

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

- (a) the proposed subdivision would not
 - (i) unduly interfere with the amenities of the neighbourhood, or
 - (ii) materially interfere with or affect the use, enjoyment or value of neighbouring parcels of land,

and

- (b) the proposed subdivision conforms with the use prescribed for that land in the land use bylaw.

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

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

Conditions of subdivision approval

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

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

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

or both;

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

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

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

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

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

Decision

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

(2) A decision of a subdivision authority must state



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

* 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

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

1432/19

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

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

1432/19

.5 Additional Development Regulations

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

1407/18

Appendix 4: Exhibits & Miscellaneous

Exhibit 1 [Applicant Submission]

File Number: 2025-S-037



Legal Description: 4;27;54;30;NW

Roll Number: 4441000

Total Acres/Hectares: 126.37ac / 51.14ha

Land Use: AG - Agriculture

Municipal Address: 54417 Rge Rd 280

Date: 8/25/2025

Legend






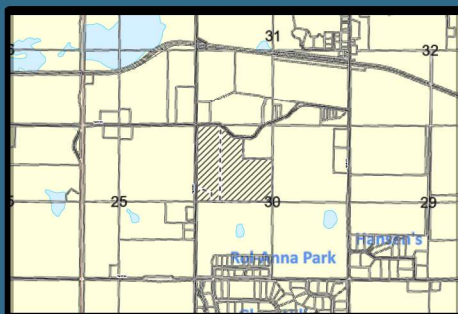
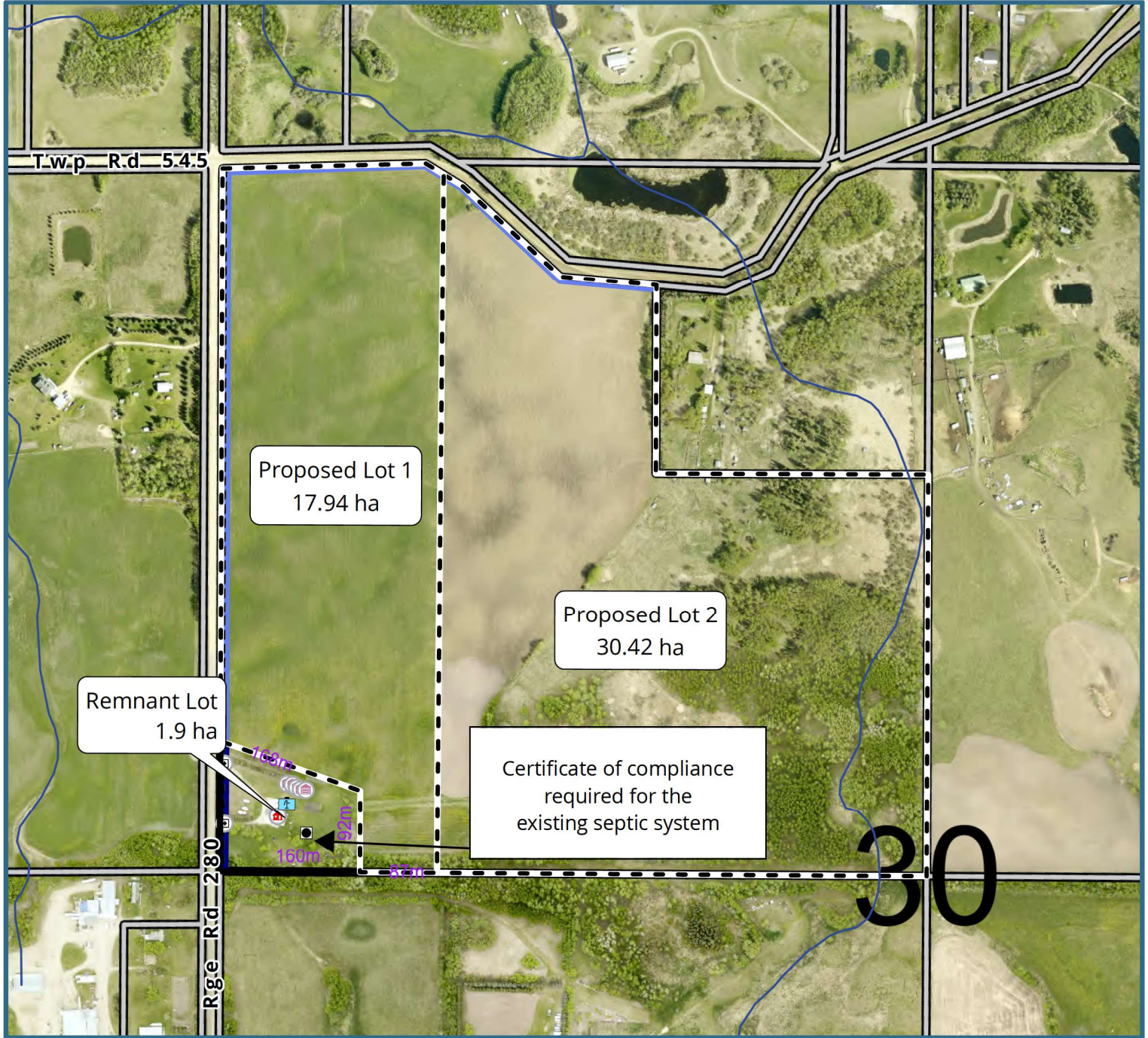
-  Dwelling
-  Shed
-  Existing Approach
-  Well
-  Pump Out

Exhibit 2 [Subdivision Authority Approval]

File Number: 2025-S-037



Legal Description: 4;27;54;30;NW








Roll Number: 4441000

Total Acres/Hectares: 126.37ac / 51.14ha

Land Use: AG - Agriculture

Municipal Address: 54417 Rge Rd 280

Date: 10/30/2025

- | Legend | |
|---|-------------------------|
|  | Dwelling |
|  | Existing Approach |
|  | Pump Out |
|  | Shed |
|  | Well |
|  | Road Widening By Caveat |
|  | Road Widening By Survey |

Subdivision Referral to Engineering Services

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

On-site inspection completed; or

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

Referral comments provided by: Charlie Li on September 25, 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 sloping to north. Please see attached Alberta wetland map for identified wetland.

- **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 280 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.

Twp Rd 545 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 north property line.

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

Current Status:

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

Requirements to meet General Municipal Servicing Standards:

Width: 9-12m. Surface: gravel. Side-Slopes: 3:1. Culvert Size/Condition: 500mm csp culvert

Other Requirments: _____

Please construct the approach to sturgeon county GMSS and approach construction guideline.

~~The preferred location to be lined up with the existing approach of 54426 RGE RD 280. Please see exhibit for the marked location.~~

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

Current Status:

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

Requirements to meet General Municipal Servicing Standards:

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

Other Requirments: _____

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

Please contact Fortis to confirm vertical clearance underneath the power line if required.

There is an abandoned pipeline located in the south end of the proposed lot 1.

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 to north. Sturgeon County GIS identifies a creek/drainage along east property line of proposed lot 2. Any development shall not alter the drainage pattern. Please see attached Alberta wetland map for identified wetland.

- **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):

Twp Rd 545 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 north property line.

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

Current Status:

Width: ~3.5m. 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 csp culvert

Other Requirments: _____

The approach 2 should be fully located in the frontage of proposed lot 2. Please widen the approach to minimum 9m at property line. Please clean the trees to ensure the sight line is clear. Please clean the overgrown grass inside the ditch on both sides of the approach. Please install a 500mm csp culvert with tapered/beveled 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):
-
-
-

Lot: Remnant lot

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

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

Remnant lot topography is flat. Homestead exists inside remnant lot.

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

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

Rg Rd 280 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 #³** (label on map): None To be verified in spring Upgrades req'd Satisfactory

Current Status:

Width: ~4.5m. Surface: gravel. Side-Slopes: _____. Culvert Size/Condition: _____

Requirements to meet General Municipal Servicing Standards:

Width: 6-9m. Surface: gravel. Side-Slopes: 3:1. Culvert Size/Condition: no culvert required

Other Requirments: _____

Please widen the residential approach to minimum 6.0m at property line.

- **Approach #⁴** (label on map): None To be verified in spring Upgrades req'd Satisfactory

Current Status:

Width: ~4m. Surface: gravel. Side-Slopes: _____. Culvert Size/Condition: _____

Requirements to meet General Municipal Servicing Standards:

Width: 6-9m. Surface: gravel. Side-Slopes: 3:1. Culvert Size/Condition: 500mm csp culvert

Other Requirments: _____

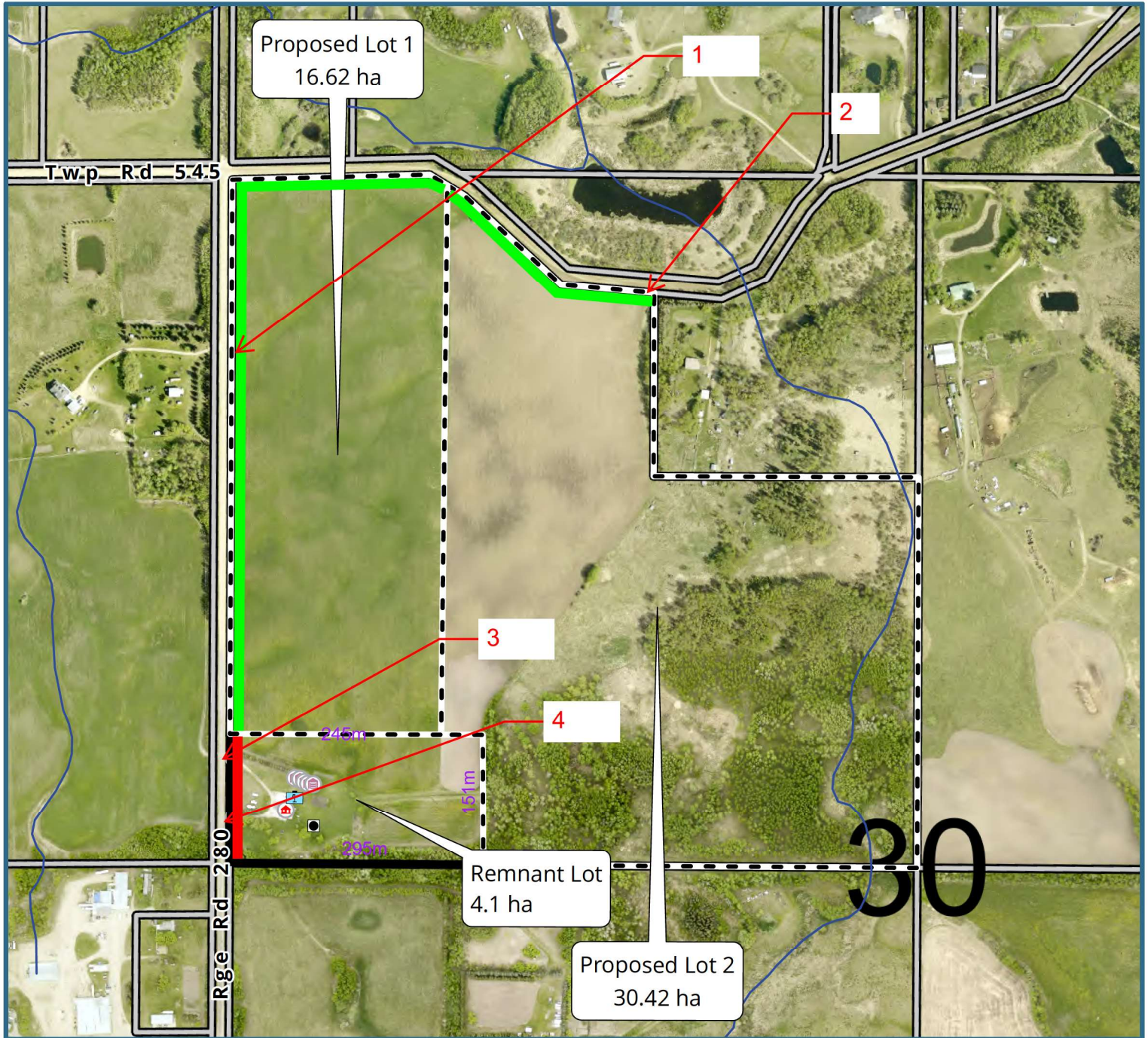
Please install a 500mm tapered/beveled end culvert. Please install rip rap. Please widen the approach to minimum 6m wide at property line.

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

Please contact Fortis to confirm vertical clearance underneath the power line if required.

DELS Exhibit

File Number: 2025-S-037



Legal Description: 4;27;54;30;NW

Roll Number: 4441000






Total Acres/Hectares: 126.37ac / 51.14ha

Land Use: AG - Agriculture

Municipal Address: 54417 Rge Rd 280

Date: 8/25/2025

Legend

-  Dwelling
-  Shed
-  Existing Approach
-  Well
-  Pump Out

 5m dedication

 5m acquisition

Sept 16, 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
NW 30 54 24 W4M
Roll #: 4441000
Sturgeon County # 2025-S-037**

This application proposes to subdivide a 51.14 hectares (126.37 ac) lot into three new lots with the remnant lot being 4.1 ha.

Lot 1: 16.62 ha

Lot 2: 30.42 ha

Remnant Lot: 4.1 ha

There is an existing municipal water line and a sewage holding tank.

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.

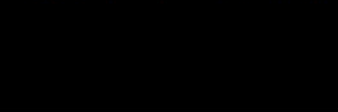
Any future private sewage disposal systems that are on the lands are to meet compliance with the current Alberta Private Sewage and Disposal Systems Regulation. AHS-EPH recommends connection to municipal septic systems where they become available.

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.

Severed in line with s.20 of ATIA

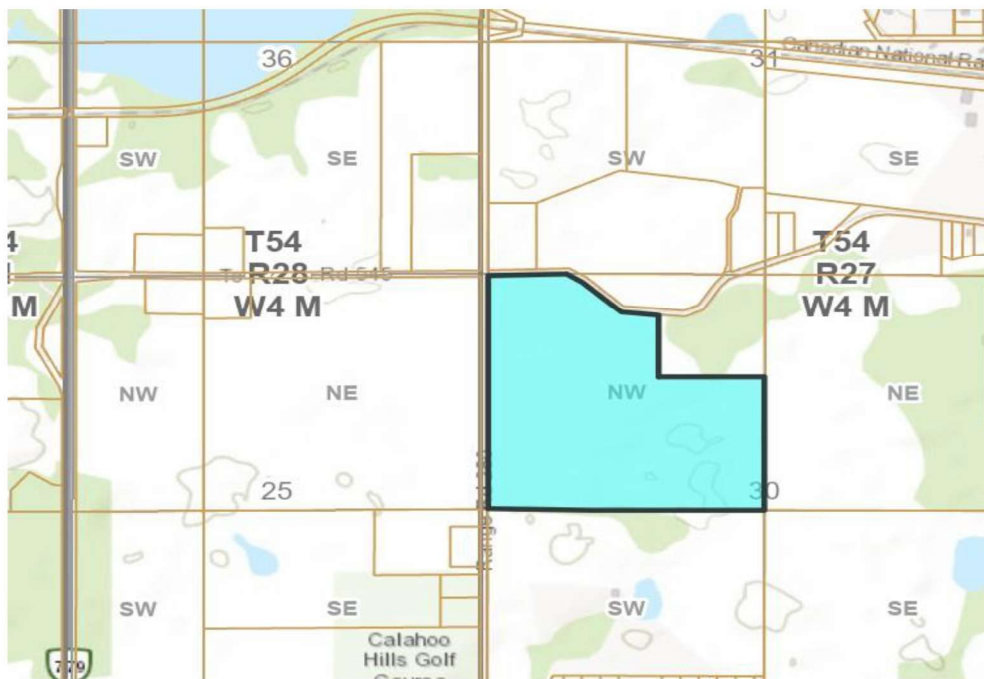


Catherine Evely, BHS, MPH, CPHI(C)
Public Health Inspector / Executive Officer

Transportation and Economic Corridors Notification of Referral Decision

Subdivision in Proximity of a Provincial Highway

Municipality File Number:	2025-S-037	Highway(s):	37, 779
Legal Land Location:	QS-NW SEC-30 TWP-054 RGE-27 MER-4	Municipality:	Sturgeon County
Decision By:	Robert Lindsay	Issuing Office:	North Central Region / Stony Plain
Issued Date:	September 10, 2025	Appeal Authority:	Subdivision and Development Appeal Board
RPATH Number:	RPATH0058935		
Description of Development:	Subdivide a development residential lot and an undeveloped 30.4ha Agricultural parcel and a 16.62ha undeveloped remnant parcel from a previously subdivided quarter section that is not adjacent to a provincial highway. NW30-054-27-W4M; East of Highway 779		



This will acknowledge receipt of your circulation regarding the above noted proposal. The subsequent subdivision application would be subject to the requirements of Sections 18 and 19 of the Matters Related to Subdivision and Development Regulation (The Regulation), due to the proximity of Highway(s) 37, 779

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

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

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

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

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

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



Issued by Robert Lindsay, Dev and Planning Technologist, on September 10, 2025 on behalf of the Minister of Transportation and Economic Corridors

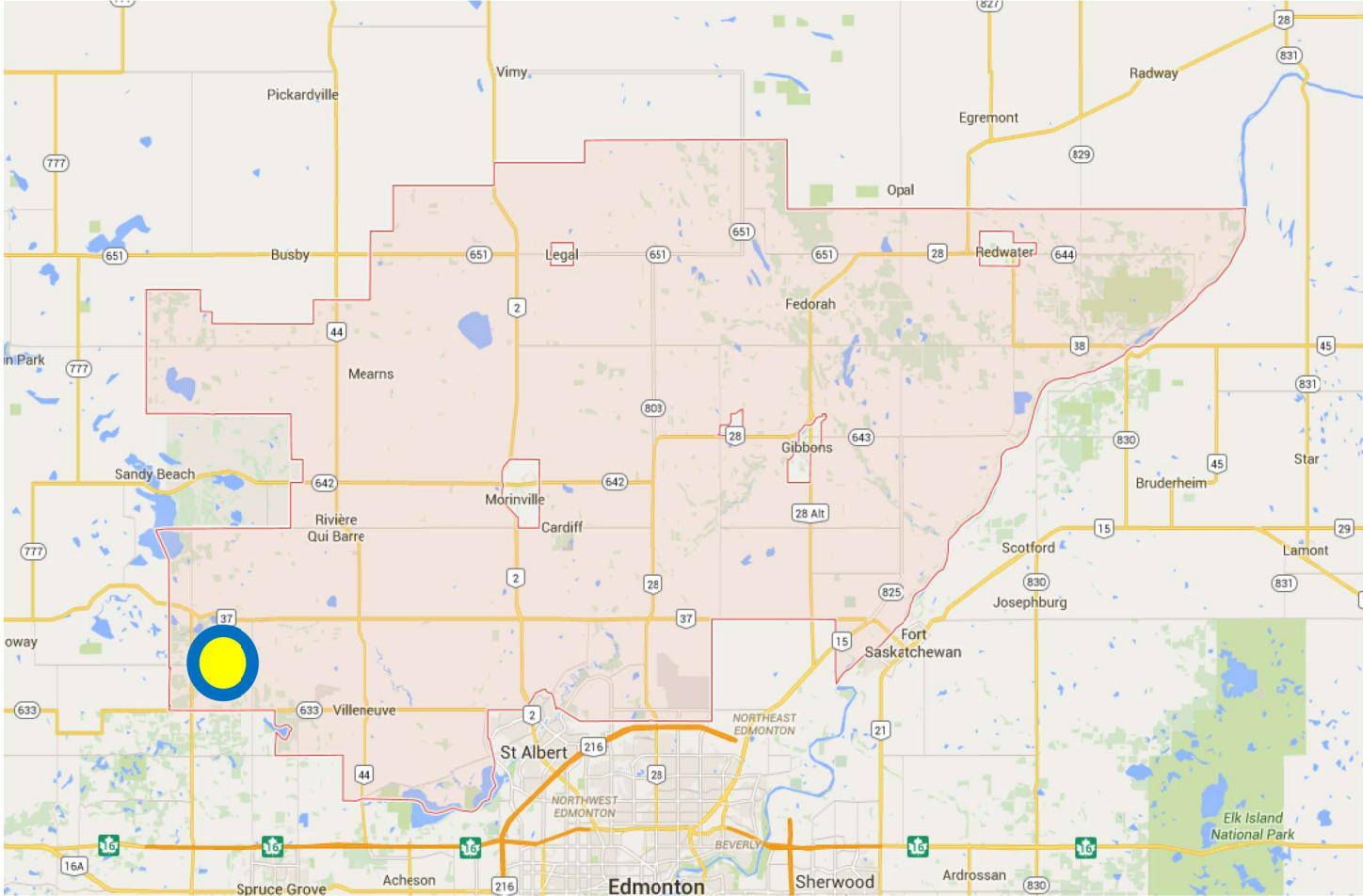
Subdivision and Development Appeal Board (2025-S-037)

Jonathan Heemskerk

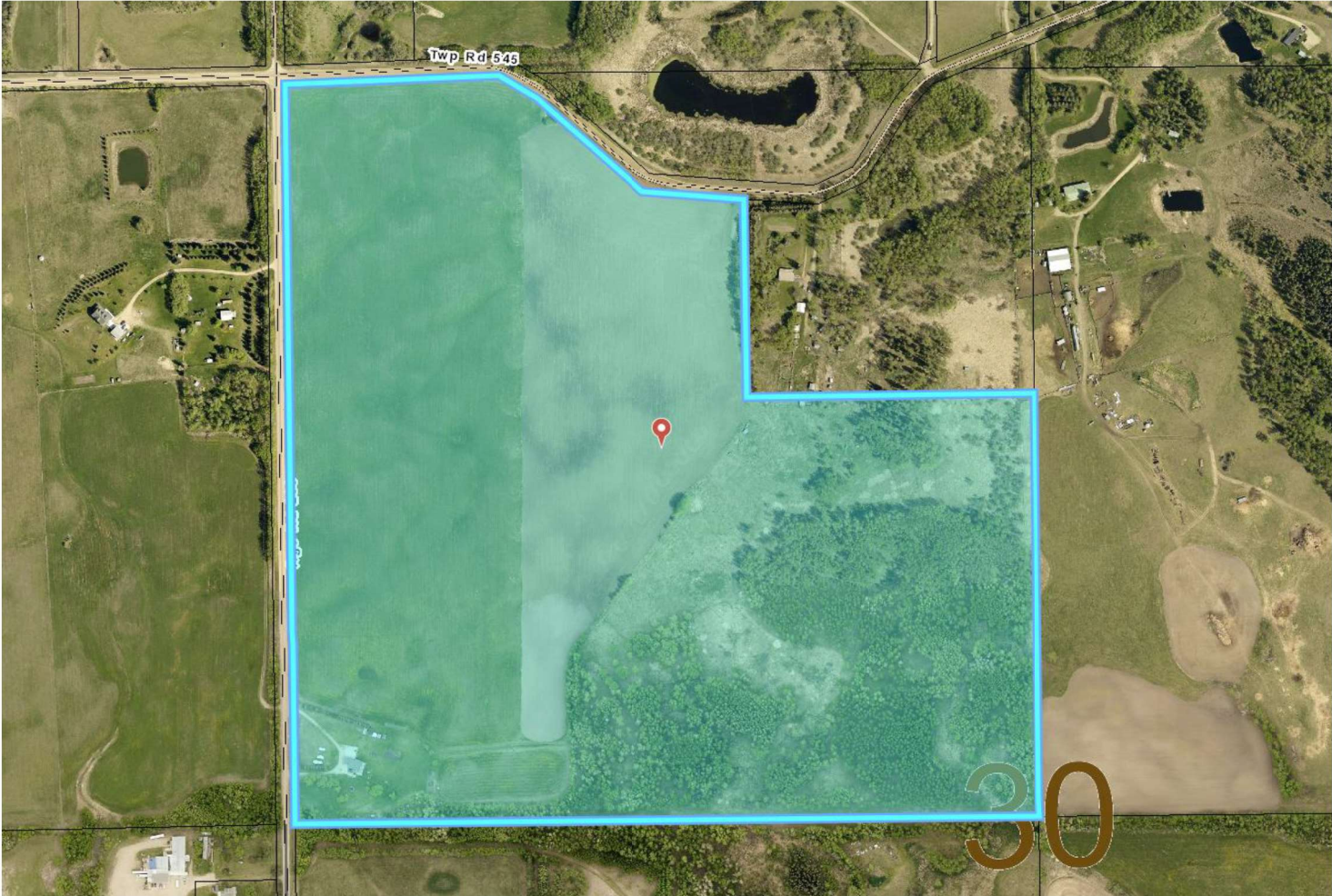
December 2, 2025



Site Location (Regional Context)



Site Location (Local Context)



Proposal



Referral Responses

Sturgeon County Development Officer

- 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 the acreage parcel
- 5m by caveat for large agricultural lots
- Proposed Lot 1: No approach, one must be constructed to GMSS. Preferred location matching adjacent approach
- Proposed Lot 2: Existing approach requires upgrades to GMSS
- Remnant Lot: Two existing approaches, both require upgrades to GMSS

Alberta Health Services

- The existing private sewage disposal system must meet provincial requirements

Alberta Transportation and Economic Corridors

- No land dedication or infrastructure improvements are required
- Any appeal can be heard by the local Subdivision and Development Appeal board



Current Quarter Section Configuration

1 large AG – Major parcel (blue lines)

1 small AG – Minor/Residential parcel (orange lines)

- **This is one titled parcel (that has a road running through it)**

At a size of 20.63 acres, this parcel is considered as an acreage for subdivision purposes

This quarter section would be allowed to do a 'split' and one more acreage



Split of the Quarter Section

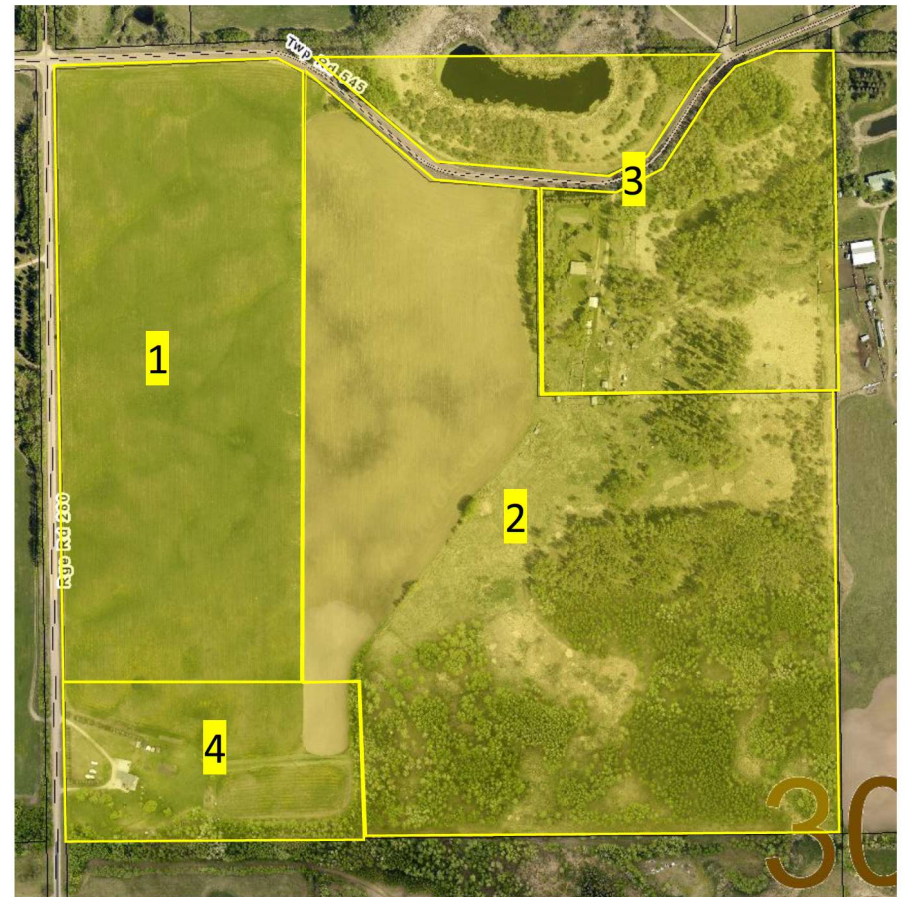
LUB 11.1.3(a)(i) – A split of the quarter section must result in two AG Major Parcels (greater than ~40 acres).

While this split (lots 1 and 2) is not directly in half, it aligns with distinctly seeded crops and the existing agricultural operation dating back 15+ years.

Lot 1 – 41.6 acres

Lot 2 – 75.2 acres

As such, the split can be supported by administration.



Split of the Quarter Section



Issue Analysis – Acreage Parcel Size

Land Use Bylaw

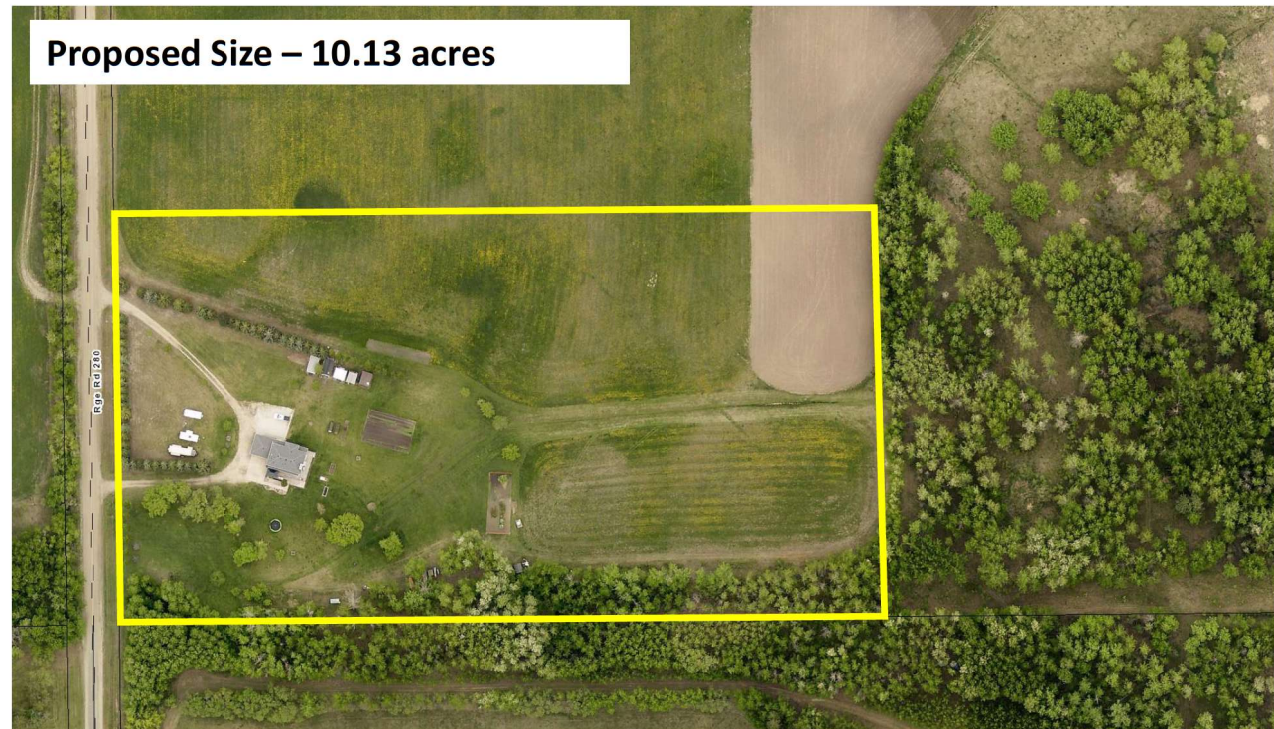
- 11.1.3(e) – A parcel size larger than 2.47 acres can be accommodated to:
 - *“...encompass mature shelterbelts, existing buildings or any other related features associated with an existing farmstead.”*



Issue Analysis – Acreage Parcel Size

Land Use Bylaw

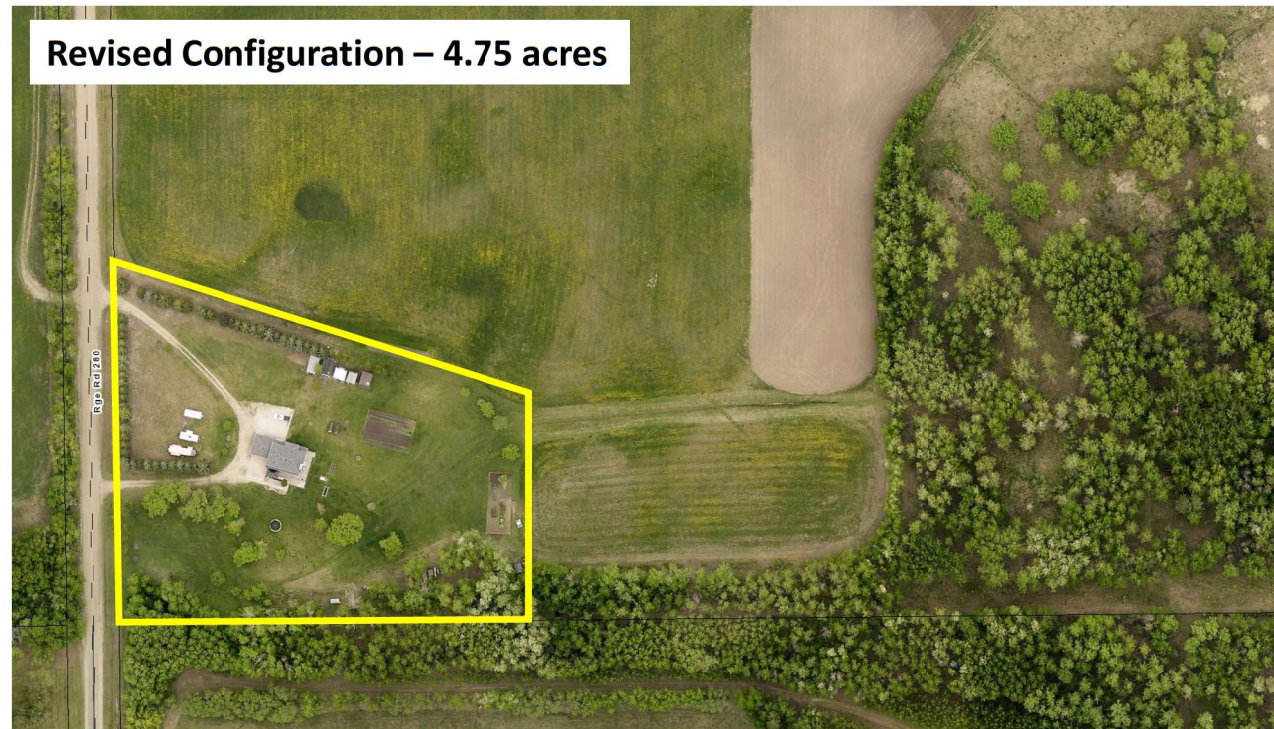
- 11.1.3(e) – A parcel size larger than 2.47 acres can be accommodated to:
 - “...encompass mature shelterbelts, existing buildings or any other related features associated with an existing farmstead.”



Issue Analysis – Acreage 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 – Acreage Parcel Size

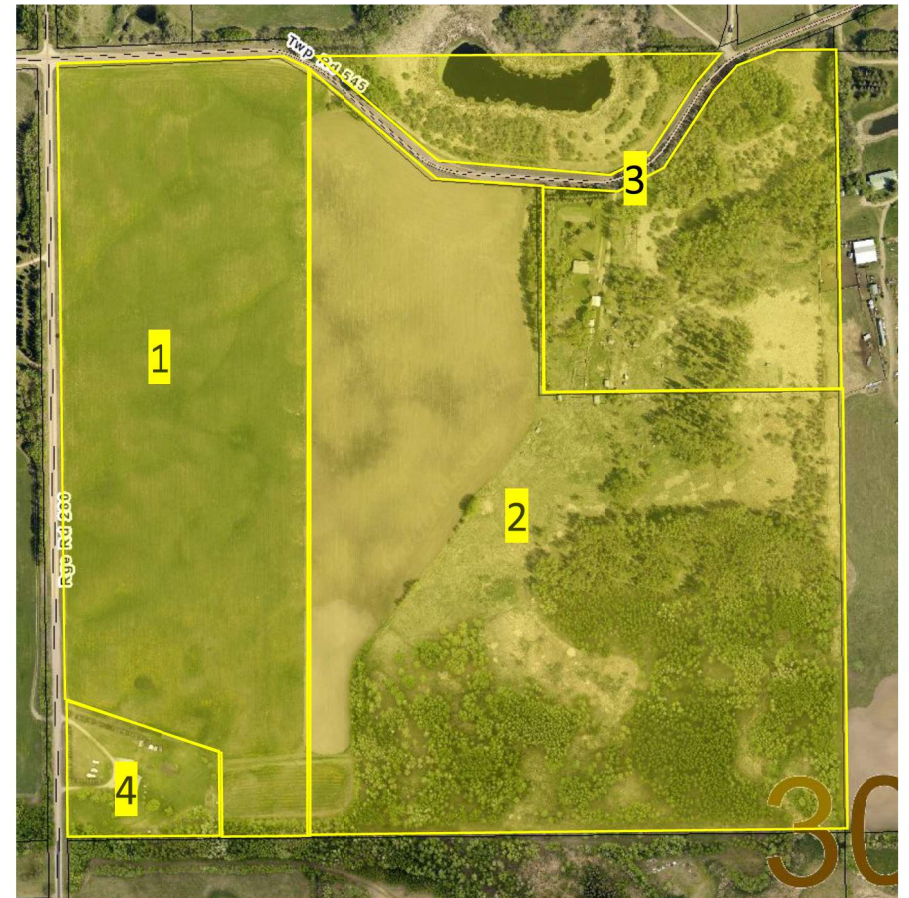


What Was Approved

Proposed Configuration



Approved Configuration





Subdivision Authority Decision

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

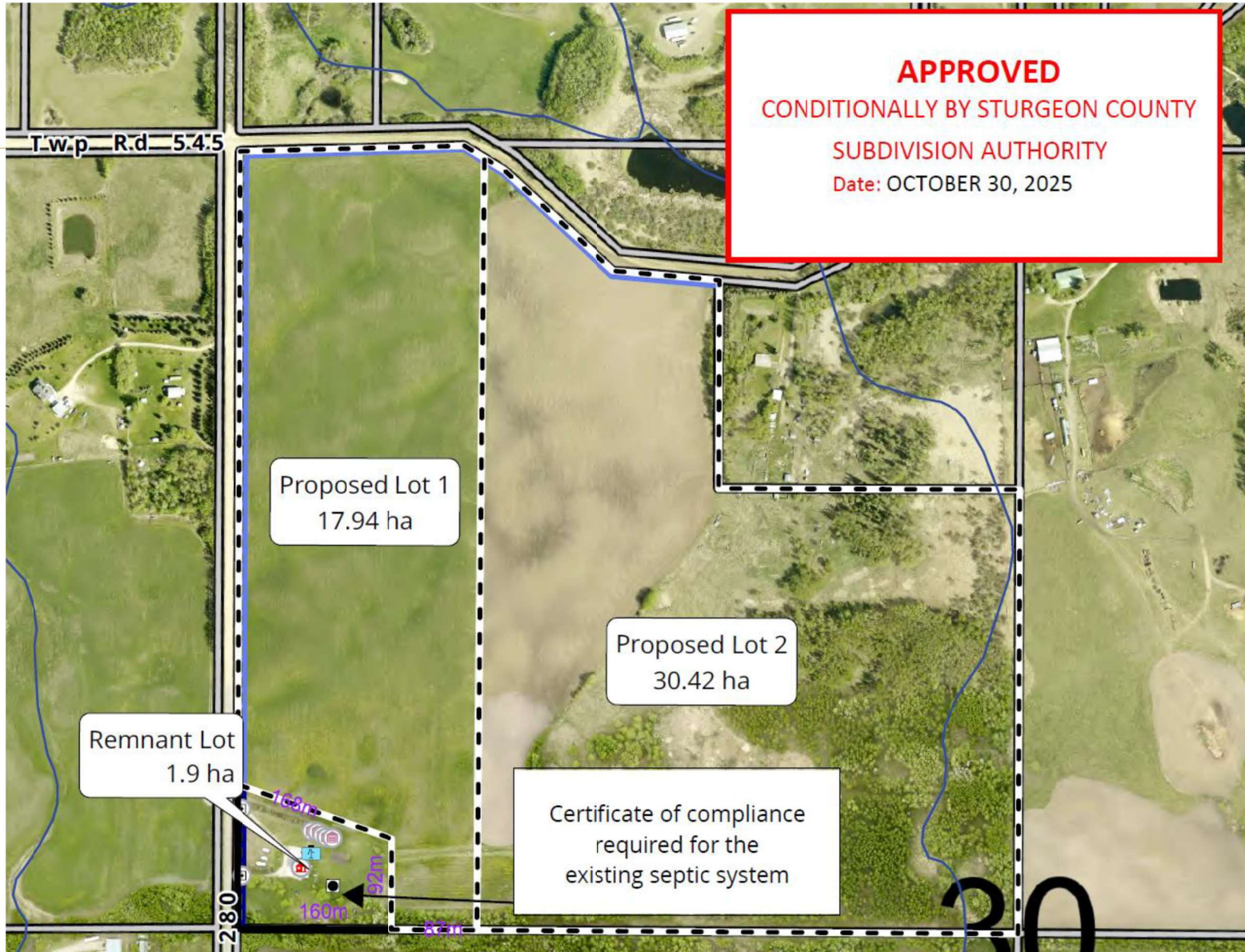
- Land Use Bylaw regulations
- Municipal Development Plan policies
- Municipal Government Act

Conditions if Approved as Applied For

- 1) Pursuant to Provision 654(1)(d) of the MGA, any outstanding taxes on the subject property shall be paid or arrangements be made, to the satisfaction of Sturgeon County, for the payment thereof.
- 2) The applicant shall retain the services of a professional Alberta Land Surveyor, who shall submit a drawing to Sturgeon County resembling Exhibit 3, and submit it in a manner that is acceptable to Land Titles. The surveyor shall also prepare a Signed/Stamped Site Plan or Real Property Report to confirm building/septic system locations, to the satisfaction of Sturgeon County.
- 3) Pursuant to Provision 662(1) of the MGA, as illustrated in Exhibit 3 and as required by Sturgeon County Engineering Services, a 5-metre-wide area parallel and adjacent to the boundary of the Remnant 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 Proposed Lot 1 & 2 and the adjacent roads shall be acquired by Sturgeon County in the future via the terms and conditions of a land acquisition agreement (note: this agreement to be prepared by Sturgeon County).
- 5) All upgrades to *existing* culverts and/or *existing* approaches, and construction/removal of approaches, as determined necessary by the Development Engineering Officer, will be the responsibility of the developer and upgraded to the satisfaction of Sturgeon County in accordance with General Municipal Servicing Standards, *before* this subdivision is endorsed.
- 6) Pursuant to Provision 666 of the MGA, money in lieu of municipal reserve shall be provided to Sturgeon County respecting 10% of the area of the Remnant Lot. A payment will be made in place of reserves equal to \$3,600.00 (determined at a rate of \$8,780.49 per hectare X 10% X 4.10 hectares = \$3,6000.00). 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 Proposed Lot 1 and Proposed Lot 2 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) Pursuant to Provision 654(1)(c) of the MGA, the proposed subdivision must result in compliance with the 2021 Alberta Private Sewage Systems Standard of Practice. A certificate of compliance may be required from the County's Gas & Plumbing Inspector confirming that the existing open discharge septic system either meets the Standard of Practice, the system has been replaced, relocated, or redesigned to comply, or conformation must be provided to Sturgeon County demonstrating that all setback requirements have been achieved. Note: An Alberta Land Surveyor may be required to confirm distances from the septic system to property lines, buildings or other features – to the satisfaction of Sturgeon County.

Conditions - Summary

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



**APPELLANT
SUBMISSION
RECEIVED**

Notice of Appeal

SDAB File Number: 025-STU-0126

Subdivision Application Number: 2025-S-037

NW-30-54-27-4

54417 RGE RD 280 Sturgeon County, AB T8R 1Z5

Reason for Appeal: Asking for approval of original 4.1-hectare subdivision.

To whom it may concern,

We are requesting approval of the original 4.1-hectare subdivision to ensure adequate drainage of the Remnant Lot during the spring thaw and during periods of heavy rainfall. As shown in the attached photos, any alteration or infill of the existing drainage ditch would result in flooding of the Remnant Lot, as it sits at a lower elevation than the surrounding fields.

This drainage ditch has been in place for over 30 years and continues to function effectively. Additionally, as illustrated in Exhibit 2, there is a natural waterway running north-south through Proposed Lot 2. Water draining from the Remnant Lot flows naturally through the marshland and into this waterway.

For these reasons, approval of the original subdivision layout is essential to maintaining proper drainage and preventing adverse impacts to the property.

Regards,

Dale, Tammy & Shawnee LaBonte

Re: Subdivision Appeal, Application Number 2025-S-037

From Legislative Services <legislativeservices@sturgeoncounty.ca>

Date: Thu, 2025-11-27 10:46 AM

Severed in line with s.20 of ATIA

Legislative Services

<legislativeservices@sturgeoncounty.ca>

Severed in line with s.20 of ATIA

Good morning,

Thank you for your submission. I am having trouble opening the first file submitted (file name .DS_Store).

Is there any way you can resend it in an alternative format?

Thank-you,

Tanis Sawatsky

LEGISLATIVE AND LEGAL COORDINATOR

780-939-0620

tsawatsky@sturgeoncounty.ca

sturgeoncounty.ca

9613 100 Street, Morinville, AB T8R 1L9



Severed in line with s.20 of ATIA

Sent: November 21, 2025 4:58 PM

To: Legislative Services <legislativeservices@sturgeoncounty.ca>

Severed in line with s.20 of ATIA

Subject: Subdivision Appeal, Application Number 2025-S-037

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Drainage ditch drains everything in
Remnant lot from RGE RD 280 east
into proposed Lot 2



North →

RGE RD 280

Water drains from RGE RD east 280 through Remnant lot





Notice drainage ditch required to be left in place, as elevation of the field is much higher than that of the remnant lot.



Remnant lot is low lying land, closing off this drainage ditch would result in water pooling and flooding out residence.



Proposed Lot 2 property line where
drainage ditch flows into the marsh land
and natural waterway





Spring or heavy rainfall runoff

Spring or heavy rainfall runoff



Spring or heavy rainfall runoff

Spring or heavy rainfall runoff



Remnant lot is low lying land, closing off this drainage ditch would result in water pooling and flooding out residence.



Proposed Lot 2 property line where
drainage ditch flows into the marsh land
and natural waterway





Notice drainage ditch required to be left in place, as elevation of the field is much higher than that of the remnant lot.



**WRITTEN
SUBMISSIONS
FROM
ADJACENT
LANDOWNERS
AND OTHER
AFFECTED
PERSONS**

Re: [WARNING: SUSPICIOUS SENDER] Dec. 2 Subdivision and Development Appeal Board Hearing - Notification Letter

From circulations . <circulations@telus.com>

Date Mon 2025-11-24 9:19 AM

To Legislative Services <legislativeservices@sturgeoncounty.ca>

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

Good Day,

Thank you for including TELUS in your circulation. At this time, TELUS has no concerns with the proposed activities.

Thank you,

Jaylene Perkins (She/Her/Hers)

Real Estate Specialist | TELUS Land Solutions Team

Customer Network Planning (CNP)

18811 107 Avenue NW, Edmonton, AB T5S 2L9

circulations@telus.com

I respectfully acknowledge that I have the privilege of residing and working on Treaty 6 Territory and the traditional meeting grounds, gathering place and traveling route to the Cree, Sauleaux [SO-TO], Blackfoot, Métis, Dene and Nakota Sioux peoples. I acknowledge all of the First nations, Métis and Inuit whose footsteps have marked these lands for centuries

TELUS Friendly Future Foundation

friendlyfuture.com [Follow our CEO](#) [Instagram](#) [LinkedIn](#) [YouTube](#) [X](#) [Facebook](#)

With your support, TELUS Friendly Future Foundation is connecting youth to a world of opportunities
friendlyfuture.com

This email, including any attachments, is for the sole use of the intended recipient and may contain confidential information. If you are not the intended recipient, please notify us immediately and destroy this email and any copies.

On Fri, Nov 14, 2025 at 3:11 PM Legislative Services <legislativeservices@sturgeoncounty.ca> wrote:

Good morning,

Attached please find correspondence regarding a Subdivision and Development Appeal Board Hearing scheduled for December 2, 2025 in Sturgeon County.

Thank-you,

Tanis Sawatsky

LEGISLATIVE AND LEGAL COORDINATOR

780-939-0620

tsawatsky@sturgeoncounty.ca

sturgeoncounty.ca

9613 100 Street, Morinville, AB T8R 1L9



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Outside File: 025-STU-016

Address: 54417 RGE RD 280 (NW-30-54-27-4)

Support – With Conditions

There is an existing ATCO Gas service in the area. If it should be necessary to lower, relocate, or make any alteration to our existing service due to this proposal, please contact **ATCO Gas Service Application team** at GasApplicationsEdmonton@atco.com to discuss a service alteration. Note all alteration costs will be borne by the developer / owner.

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

If you have any questions or concerns regarding this reply, please contact **Karan Gill**

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Sincerely,

ATCO GAS

Administrative Coordinator / Natural Gas Distribution