

NOVEMBER 18, 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: 2325925 Alberta Ltd. c/o Stephen Bara 025-STU-015 Subdivision Appeal

3. ADJOURNMENT

Appeal #1

025-STU-015 Appealing the
Subdivision Authority's
refusal to subdivide a 1.88 acre
lot from 3.75 acres.



SUBDIVISION & DEVELOPMENT APPEAL BOARD

Site Information:		
Municipal Address of site: 23 54231 Range Road 250		
Legal land description of site: (‘plan, block, lot’ and/or ‘range-township-section-quarter’) 5033RS;12 - Skyglen Airpark		
Development Permit number or Subdivision Application number: 2025-S-033		
Date Received Stamp		
Appellant Information:		
Name: 2325925 Alberta Ltd. c/o Stephen Bara		Phone: Agent Name: (if applicable)
Mailing Address: Severed in line with s.20 of ATIA		City, Province: Severed in line with s.20 of ATIA
Postal Code: Severed in line with s.20 of ATIA		Email: Severed in line with s.20 of ATIA
APPEAL AGA () for multiple appeals you must sub		

Development	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 *Municipal Government Act* require that the written Notice of Appeal must contain specific reasons

Please see attached.
(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:		Date:	
FOR OFFICE USE ONLY			
SDAB Appeal Number:		Appeal Fees Paid: ☐ Yes ☐ No	Hearing Date: YYYY/MM/DD

APPEAL SUBMISSION INFORMATION

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

FILING INFORMATION

MAIL OR DELIVER TO:

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

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

APPEAL PROCESS

Who can appeal?

Subdivision appeals:

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

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

Development appeals:

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

For further information:

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

Phone: 780.939.4321
Email: legislativeservices@sturgeoncounty.ca

Sturgeon County Subdivision & Development Appeal Board:

Our reasons for appeal, regarding the sub-division denial of #23 25231 Range Road 250 (2025-S-033) are as follows:

We are seeking to align the subdivision development of the subject lot with the Sturgeon County vision for the Sturgeon Valley Area. The neighbourhood in which the lot is located adjoins an area where growth is expected to occur in the future as set out in the Neighbourhood Area Structure Plan.

There are currently four lots already located within the Skyglen Airpark subdivision that are a smaller size than the new lots currently proposed. They are approximately 1.28 acres, 1.54 acres, 1.54 acres, 1.72 acres. The neighbouring sub-division of North Point has 17 residential lots, which are 1.8 acres or less. Our proposed sub-division to create two 1.75-1.8 acre lots is within the norm for the Sturgeon Valley area.

Most sub-divisions within Sturgeon Valley actually have lot sizes that are less than 1.0 acres.

With an approximate area of 1.75 to 1.8 acres for each of the two lots, the rural integrity of the neighbourhood remains unchanged while at the same time providing an opportunity for country residential living on a significantly more manageable parcel of land than in its original state.

Currently on Realtor.ca (as of October 28, 2025), there are only three vacant lots available for sale in Sturgeon Valley, with the least expensive being listed at \$499,000. And only 1 of 26 homes for sale is listed under \$1,000,000. By allowing a sub-division of this lot, we believe we can bring two properties to market and create two more affordable options than currently exist.

These two new properties would also increase the tax base of the area, with no additional infrastructure investment required by Sturgeon County.

For the reasons stated above, we believe that allowing this sub-division would benefit both Sturgeon County, and its residents.

BARA, STEPHEN

Receipt Number: 202507427
GST Number: 107747412RT0001
Date: 2025-10-29
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	

November 3, 2025

SDAB File Number: 025-STU-015

To 2325925 Alberta Ltd. (c/o Stephen Bara)

**NOTICE OF
APPEAL BOARD HEARING**

Legal Description of Subject Property:	5033RS;12 (Skyglen Airpark) 23, 54231 Range Road 250
Subdivision Application Number:	2025-S-033
Decision Regarding Proposed Subdivision:	Refusal to subdivide a 1.88 acre lot from 3.75 acres.

Your appeal to the Subdivision and Development Appeal Board (SDAB) respecting the above-noted matter was received on October 29, 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 **November 18, 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 669 298 570#. 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 13, 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 3, 2025

SDAB File Number: 025-STU-015

Dear Resident:

**NOTICE OF
APPEAL BOARD HEARING**

Legal Description of Subject Property:	5033RS;12 (Skyglen Airpark) 23, 54231 Range Road 250
Subdivision Application Number:	2025-S-033
Decision Regarding Proposed Subdivision:	Refusal to subdivide a 1.88 acre lot from 3.75 acres.

An appeal to the Subdivision and Development Appeal Board (SDAB) respecting the above-noted matter was received on October 29, 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: 2325925 Alberta Ltd. c/o Stephen Bara

Reasons for Appeal:

- Appealing the Subdivision Authority's decision for refusal based on the belief that the proposed lots are compatible with vision for the Sturgeon Valley Area.
- The neighbourhood in which the lot is located adjoins an area where growth is expected to occur in the future as set out in the Neighbourhood Area Structure Plan.
- The proposed subdivision to create two 1.75-1.8 acre lots is within the norm for the Sturgeon Valley.
- The proposed subdivision maintains the rural integrity of the neighbourhood, while at the same time provides an opportunity for country residential living on a significantly more manageable parcel of land than its original state.
- By allowing subdivision of this lot, the Appellant believes that two additional properties can be brought to market to create two more affordable options than currently exist.

Take notice that this Subdivision and Development Appeal Board hearing is scheduled for **November 18, 2025 at 2:00 p.m.** in the Council Chambers of Sturgeon County Centre, 9613 – 100 Street, Morinville, Alberta.

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Why am I receiving this information?

When an appeal is received, adjacent landowners have the right to make a written submission, either for or against the appeal prior to the hearing and/or attend the hearing and speak for or against the proposed subdivision. Should you wish to exercise this right, your written submissions should be addressed to the undersigned by email at legislativeservices@sturgeoncounty.ca. **To be included in the SDAB hearing agenda package, written submissions must be submitted no later than November 13, 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 3, 2025

SDAB File Number: 025-STU-015

To Whom it May Concern:

**NOTICE OF
APPEAL BOARD HEARING**

Legal Description of Subject Property:	5033RS;12 (Skyglen Airpark) 23, 54231 Range Road 250
Subdivision Application Number:	2025-S-033
Decision Regarding Proposed Subdivision:	Refusal to subdivide a 1.88 acre lot from 3.75 acres.

An appeal to the Subdivision and Development Appeal Board (SDAB) respecting the above-noted matter was received on August 27, 2025. In accordance with section 686(2) of the *Municipal Government Act*, the SDAB must hold an appeal hearing within 30 days after receipt of a notice of appeal.

Appellant: 2325925 Alberta Ltd. c/o Stephen Bara

Reasons for Appeal:

- Appealing the Subdivision Authority's decision for refusal based on the belief that the proposed lots are compatible with vision for the Sturgeon Valley Area.
- The neighbourhood in which the lot is located adjoins an area where growth is expected to occur in the future as set out in the Neighbourhood Area Structure Plan.
- The proposed subdivision to create two 1.75-1.8 acre lots is within the norm for the Sturgeon Valley.
- The proposed subdivision maintains the rural integrity of the neighbourhood, while at the same time provides an opportunity for country residential living on a significantly more manageable parcel of land than its original state.
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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 13, 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.

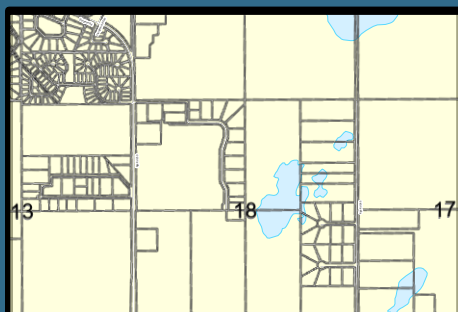
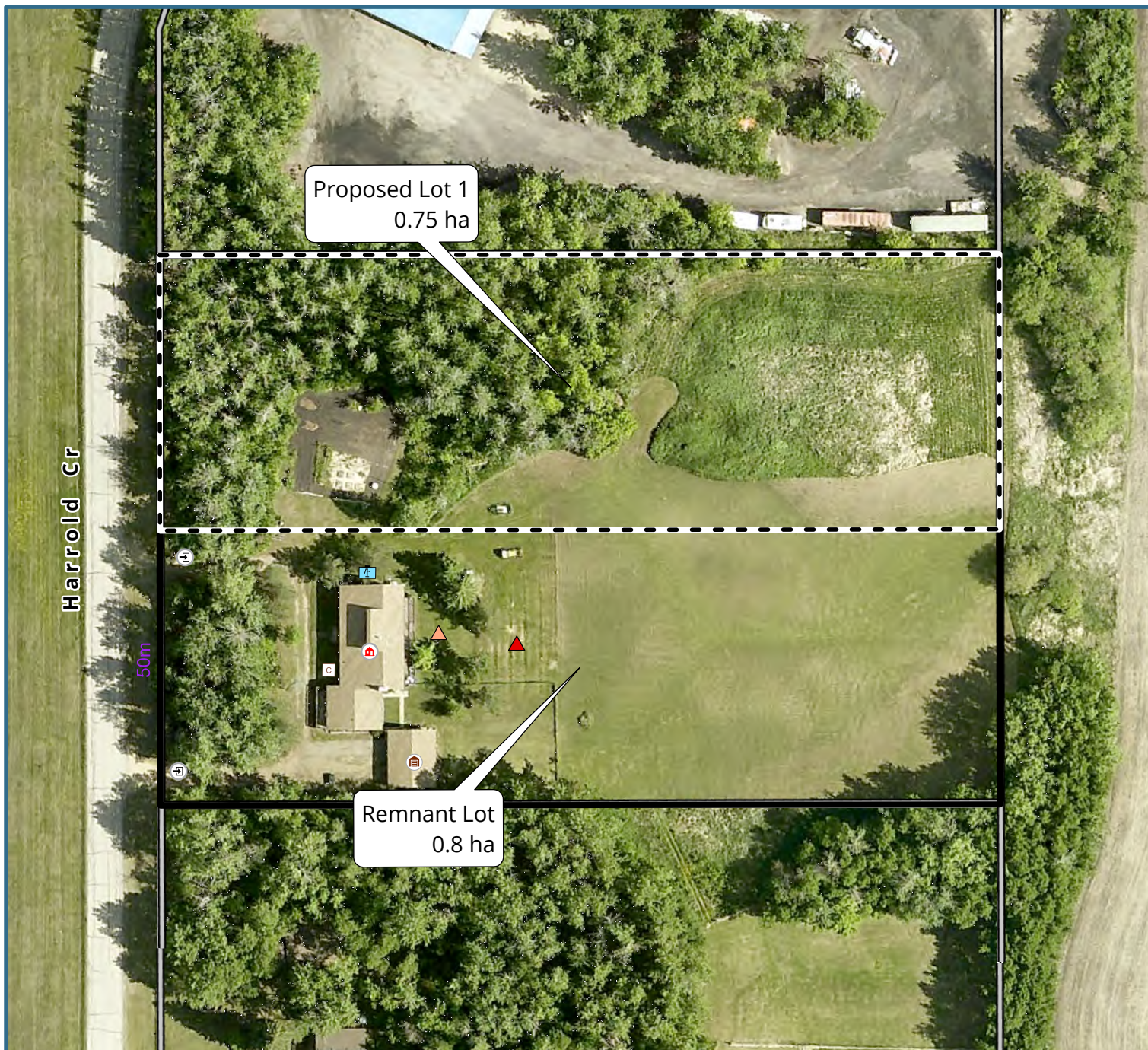
Should you require further information, call (780) 939-0620 or (780) 939-1377 or email legislativeservices@sturgeoncounty.ca.

Tanis Sawatsky
Secretary, Subdivision and Development Appeal Board

Encl.: Subdivision Map

Exhibit 1 [Applicant Submission]

File Number: 2025-S-033



Legal Description: 5033RS;12 - Skyglen Airpark

Roll Number: 1710000

Total Acres/Hectares: 3.73ac / 1.51ha

Land Use: R1 - Country Residential

Municipal Address: 23 54231 RGE RD 250

Date: 8/1/2025

Legend

- | | |
|---|--|
|  Cistern |  Garage |
|  Dwelling |  Septic Field |
|  Existing Approach |  Septic Tank |
| |  Well |

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 24, 2025

Application Fee: \$ 3,000

Receipt No:

202505523

Date Accepted as "Complete":

August 11, 2025

File Number:

2025-S-033

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):

SEVERED IN LINE WITH SECTION 20 OF THE ATI ACT

Telephone:

Email:

PROPERTY INFORMATION:

All/part of the: **NW** $\frac{1}{4}$ Sec: **18** Twp: **54** Range: **24** West of the: **4**th Meridian

OR Lot: Block: **12** Plan: **5033RS** Land Title #

Municipal Address of Property: **#23 54231 RR250**

Total existing property size (states on land title certificate): hectares **3.75** 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 :

We submit that the existing property be split into two, creating two new residential parcels from the existing one.

Freedom of Information and Protection of Privacy (FOIP) Act

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

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

I/We, **SEVERED IN LINE WITH SECTION 20 OF THE ATI ACT** being the registered owner(s) of lands legally described as:

All/part of the: **NW** ¼ Sec: **18** Twp: **54** Range: **24** West of the: **4**th Meridian

OR Lot: Block: Plan:

Municipal Address of Property: **#23 54231 RR250 Sturgeon County AB T8T 0C2**

do hereby authorize **SEVERED IN LINE WITH SECTION 20 OF THE ATI ACT** to make an application for subdivision and subsequent endorsement affecting my/our above noted property.

Dated this **21st** day of **July**, 20 **25**

Signature(s) of ALL Registered Landowners

☐ **SEVERED IN LINE WITH SECTION 20 OF THE ATI ACT**
☐

Abandoned Oil and Gas Wells (Mandatory)

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

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

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

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

OR

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

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

Freedom of Information and Protection of Privacy (FOIP) Act

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Drinking Water Supply (Mandatory)

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

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

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

Sewage Disposal (General Information)

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

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

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

If you have questions regarding sewage disposal, consult either:

Alberta Municipal Affairs

Toll Free: 1-866-421-6929

OR

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

Telephone: 780-489-4777

Toll Free: 1-866-999-4777

Sewage Disposal (Mandatory)

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


☐

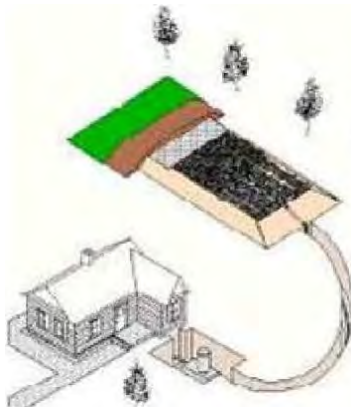
Open Discharge (Pump Out) System

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


☒

Disposal Field

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


☐

Treatment Mound

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


☐

Sewage Lagoon

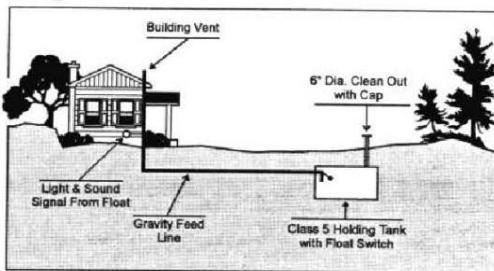
A shallow artificial pond for the stabilization of sewage or effluent.

☐

No existing sewage disposal.

☐

Municipal Sanitary Line


☐

Holding Tank

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

☐

Other: _____

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

Right of Entry Authorization (Mandatory)

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

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

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

None

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. **Property was purchased July 21, 2025. Purchase documents included as land titles will take some time to register the property.**
- ☒ **Corporate Registry** (if landowner is a company) – available from Service Alberta. See page 2 for details.
- ☐ **Additional Registered Documents** – provide a print-out of any additional caveat(s), right-of-way plan(s), report(s) or other documents referenced on your land title certificate.

Freedom of Information and Protection of Privacy (FOIP) Act

The personal information provided will be used to process the application for subdivision and is collected under the authority of Section 653 of the *Municipal Government Act*, Section 5 of the *Subdivision Development Regulation* and Section 33 (c) of the *Freedom of Information and Protection of Privacy (FOIP) Act*. If you have any questions about the collection and use of this information, please contact the Sturgeon County Access & Privacy Officer at 9613 – 100 Street, Morinville, Alberta, T8R 1L9; or phone 780-939-4321.

Map Results



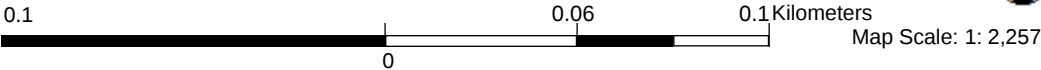
Legend

- ✦ Abandoned Wells (Large Scale)
- Abandoned_Well_Revised (Large
- Abandoned_Well_Loc_Pointer
- ATS v4_1 Alberta Provincial Bou

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Saturday, June 28, 2025 9:54:25 -06:00







PLANNING AND DEVELOPMENT SERVICES REPORT

FILE INFORMATION: 2025-S-033	
Council Division:	1
Tax Roll Number:	1710000
Legal Land Description(s) of Property:	Block 12, Plan 5033RS – Skyglen Airpark
Landowner:	2325925 Alberta Ltd. c/o Stephen Bara
Applicant:	Stephen Bara
Staff Recommendation	Refusal
Appeal Board (if appealed):	Subdivision & Development Appeal Board
Administrative Fees (if approved):	\$250 (subdivision endorsement); plus \$600 per new parcel created/adjusted.

PART I – APPLICATION DETAILS:

1. As illustrated in Exhibit 1 the applicant proposes to split an existing residential parcel in half to create lots of 0.75 hectares (1.85 acres) and 0.80 hectares (1.98 acres).

PART II – SUBDIVISION HISTORY:

1. Subdivision History:
 - This parcel was created as part of the original subdivision of the Skyglen Air Park multi-lot subdivision.

PART III – REFERRAL SUMMARY:

1. Sturgeon County Development Officer:
 - *All Lots:*
 - 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:*
 - In accordance with the Grid Right of Way Dedications and Acquisition policy, 5 metres required via land acquisition agreement adjacent to Harrold Crescent.
 - No existing approach. One must be constructed to General Municipal Servicing Standards. The approach shall be paved.
 - Please provide a lot grading design for both lots. Further details on requirements are provided within appendix 4.

- *Remnant Lot:*
 - o In accordance with the Grid Right of Way Dedications and Acquisition policy, 5 metres required via land acquisition agreement adjacent to Harrold Crescent.
 - o A new approach shall be constructed (at location #2) General Municipal Servicing Standards. This approach shall be paved.
 - o Existing approach (#3) shall be removed.
 - o Please provide a lot grading design for both lots. Further details on requirements are provided within appendix 4.
- 3. Sturgeon County Drainage Operation:
 - *All Lots:*
 - o Recommend outlining to the landowners that there is a wet area on this property (as shown in Appendix 4) that may be subject to protections under the Alberta Wetland Policy of the *Water Act*.
- 4. Alberta Health Services:
 - There is an existing ground water well and sewage disposal field on the site.
 - 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.
- 5. No Objections:
 - Sturgeon County Protective Services, Sturgeon County Utility Services, ATCO Gas, Telus, Fortis Alberta.
- 6. No Responses:
 - Adjacent landowners, Alberta Environment and Protected Areas, Altalink, Canada Post, ATCO Gas, Department of National Defense, Sturgeon County Open Spaces, Sturgeon School District, St. Albert School District.

PART IV – ANALYSIS:

1. Given the location of this parcel, policy and regulation will be considered from the Municipal Development Plan, Sturgeon Valley South Area Structure Plan (SVSASP), and the Land Use Bylaw.
2. This application proposes to subdivide an existing R1 – Country Residential parcel within the Skyglen Air Park multi-lot subdivision. This would create two new acreage parcels, both of which would be accessed from the local road of Harrold Crescent.
3. There are 18 residential parcels within Skyglen Air Park, which vary in size from 1.28 acres to 6.99 acres. The average lot size is 3.18 acres, and the median lot size is 3.10 acres. Currently, the five smallest lots in the subdivision are 1.28 acres, 1.54 acres, 1.54 acres, 1.72 acres, and 3.00 acres. The two newly created parcels would fit within the subdivision as follows:

- Remnant Lot: 0.8 hectares (1.98 acres) – sixth smallest lot in Skyglen Air Park
- Proposed Lot 1: 0.75 hectares (1.85 acres) – fifth smallest lot in Skyglen Air Park

Part 12.1.3 of the **Land Use Bylaw's** "R1 - Country Residential" district (see **Appendix 3**) outlines a minimum parcel area of 1 hectare (2.47 acres) if a parcel is not connected to a municipal sanitary line. Parcels within Skyglen Air Park rely on private servicing and are not connected to a wastewater line. This subdivision would result in parcel sizes of roughly 0.8 hectares (1.98 acres) and 0.75 hectares (1.85 acres) both of which fall short of the minimum size requirements. Therefore, this application does not conform with the subdivision regulations outlined in the Land Use Bylaw.

4. The intent of the **Sturgeon Valley South Area Structure Plan** is to facilitate a framework that allows for orderly and efficient future residential development at densities outlined within the plan. This area of the plan outlines a future average density of 35 dwelling units per net residential hectare. The premature fragmentation of lands contradicts the goal of a cohesive and contiguous land supply by creating additional lots that pose greater challenges to the future development potential of the lands.
5. Policy 2.2.7 of the **Municipal Development Plan** indicates that infill subdivision shall conform to the criteria outlined in the Land Use Bylaw, and this application does not meet the minimum size requirements for an R1 parcel.
6. Part 654(1) of the Municipal Government Act requires that a subdivision authority must not approve an application for subdivision approval unless:

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

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

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

PART V – DECISION:

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

1. Part 654(1) of the Municipal Government Act requires that: *"A subdivision authority must not approve an application for subdivision approval unless: (a) the land that is proposed to be subdivided is, in the opinion of the subdivision authority, suitable for the purpose for which the subdivision is intended; (b) the proposed subdivision conforms to the provisions of any growth plan under Part 17.1, any statutory plan and, subject to subsection (2), any land use bylaw that affects the land proposed to be subdivided."*
2. The proposal does not conform with the Municipal Development Plan as per Section 654(1) of the Municipal Government Act. The policies are noted below:
 - a) Policy 2.2.2 prevents any residential subdivision layout that does not reflect future development potential, or that may result in development restrictions of the adjacent parcel.
 - b) Policy 2.2.7 notes the County shall ensure infill subdivision and development complement the established character of the area, complies with the associated Residential Type policies, addresses any infrastructure constraints, and conforms to the criteria outlined in the Land Use Bylaw (LUB).
3. The proposal does not conform with the Land Use Bylaw as per Section 654(1) of the Municipal Government Act. The regulations are noted below:
 - a) Part 12.1.3 of the Land Use Bylaw outlines a minimum parcel area of 1 hectare (2.47 acres) for parcels not connected to a municipal sanitary line.
4. This proposal does not conform to the policy or intent of the Sturgeon Valley South Area Structure Plan. This policy requires the County to develop the area in an orderly and phased manner at densities described within the plan. This application does not meet these requirements.

Severed in line with s.20 of ATIA

Prepared by:

Jonathan Heemskerk, Planner, Current Planning

Severed in line with s.20 of ATIA

Reviewed by

Martyn Bell, Program Lead, Current Planning

NOTE: Appendices Attached...

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

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

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

(11) A decision of a subdivision authority must state

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

2016 c24 s108

Approval of application

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

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

(1.1) Repealed 2018 c11 s13.

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

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

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

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

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

Conditions of subdivision approval

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

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

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

or both;

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

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

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

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

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

Decision

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

(2) A decision of a subdivision authority must state



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.



RC 2.3 ACCOMMODATING DIVERSE HOUSING OPTIONS

Through the provision of land-use policies that encourage a variety of residential types in an effort to achieve complete communities. (See Figure 3 - Growth Management Strategy Concept Map p.14)

Residential Type 1 - Sturgeon Valley

Residential Type 1 contains the majority and most varied of Sturgeon County's future residential potential and is situated where development pressures are most imminent. For additional policies, refer to the Sturgeon Valley Strategic Development Area and the Sturgeon Valley Area Structure Plans (Sturgeon Valley Core ASP and Sturgeon Valley South ASP).

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

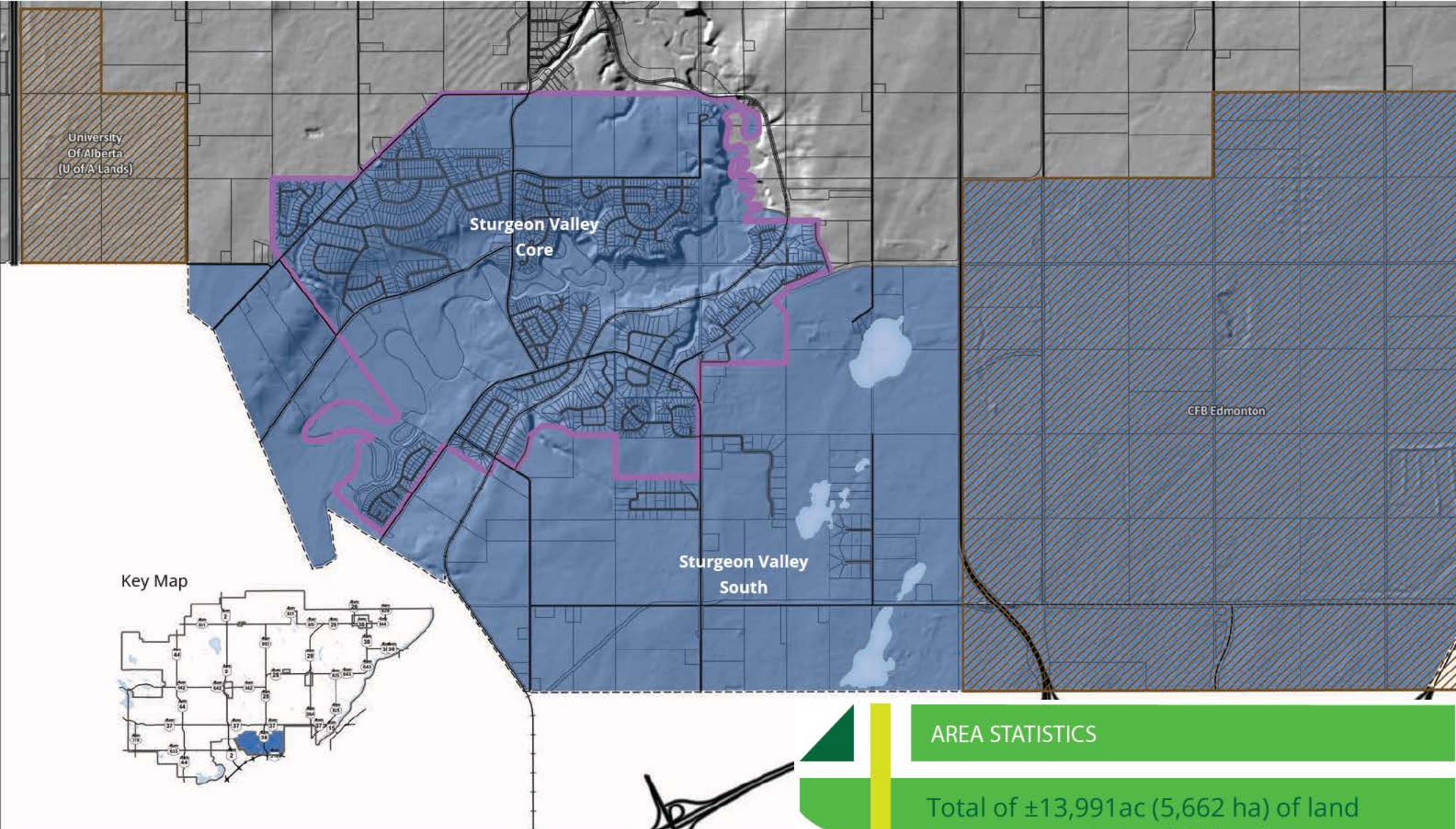
2.3.2 Shall advocate for compact residential types, mixed-use developments, secondary suite allowances, walkable communities and communal open space in accordance with the Sturgeon Valley Strategic Development Area and the Sturgeon Valley ASPs.

THE STURGEON VALLEY STRATEGIC DEVELOPMENT AREA

SDA 2.0

To deliver a sustainable and complete community where placemaking principles and local distinctiveness are embedded into the fabric of the Sturgeon Valley.





Key Map



Legend

- Sturgeon Valley SDA
- Sturgeon Valley Core Area Structure Boundary

AREA STATISTICS

Total of ±13,991ac (5,662 ha) of land
 Represents ±27 % of SC land mass
 Population (Valley 2019 Census): 4,049
 Population (CFB 2019 Census): 1,431

SDA 2.1 GENERAL PRINCIPLES

Development within the Sturgeon Valley Strategic Development Area (SV SDA) will deliver quality and sustainable places, while responding positively to the existing community, and aspects of local context, heritage, agriculture, and character. Within the SV SDA, distinct developments will contribute towards a strong sense of place and identity, while providing opportunities for all residents to work, enjoy and thrive. Local enterprise will be encouraged, in addition to strategic commercial opportunities. Orderly and attractive development will reflect the Sturgeon County context, delivering good places, contiguous development and complete communities.

In order to deliver quality places and complete communities, general principles must be available to guide future developments. The SV SDA is envisioned to be an attractive, legible, healthy, accessible and safe environment for all. The community will benefit from an appropriate diversity of land uses, active travel opportunities, green spaces, economic opportunities, community infrastructure and services. An appropriate level and mix of densities will be provided that in combination can sustain local vibrancy, and development viability.

The following general principles apply to the SV SDA:

SDA 2.1.1 Delivering Sustainable Places

- a. Focusing the majority of Sturgeon County's future residential, commercial and institutional development activity to the SV SDA.
- b. Implementing the SV SDA statutory plans to give certainty to local communities, investors, developers, service providers, and municipal neighbours regarding long-term density and growth aspirations.

SDA 2.1.2 Demonstrating long-term viability, ensuring complete, well-serviced communities

- a. All prospective developments must demonstrate the viability of the proposal in line with requirements within with SV SDA statutory plans. This will include an awareness of infrastructure, transportation, community facilities and amenities.
- b. Developments are to provide a mix of uses and dwelling types, open and green spaces, and will demonstrate the long-term fiscal implications for Sturgeon County.

SDA 2.1.3 Providing logical and timely infrastructure that provides high-quality service to residents now and in the future

- a. Developments are required to fulfill the requirements of the SV SDA statutory plans, all infrastructure servicing to the SV SDA will contribute to the delivery of quality places.
- b. Strategic delivery of infrastructure resources is to be efficient, logical, and should consider the wider SV SDA and regional context. Alternative and innovative servicing where appropriate may be considered.

SDA 2.1.4 Creating a well-connected community, through the design of an interconnected SV SDA network

- a. Through the expansion of existing transport infrastructure; a comprehensive, efficient and robust transportation network will be developed that enhances movement through a variety of means across the SV SDA and to regionally significant destinations.
- b. Making active travel an attractive alternative in addition to recreational opportunity and delivering a transit centre that provides an accessible connection to the wider region.

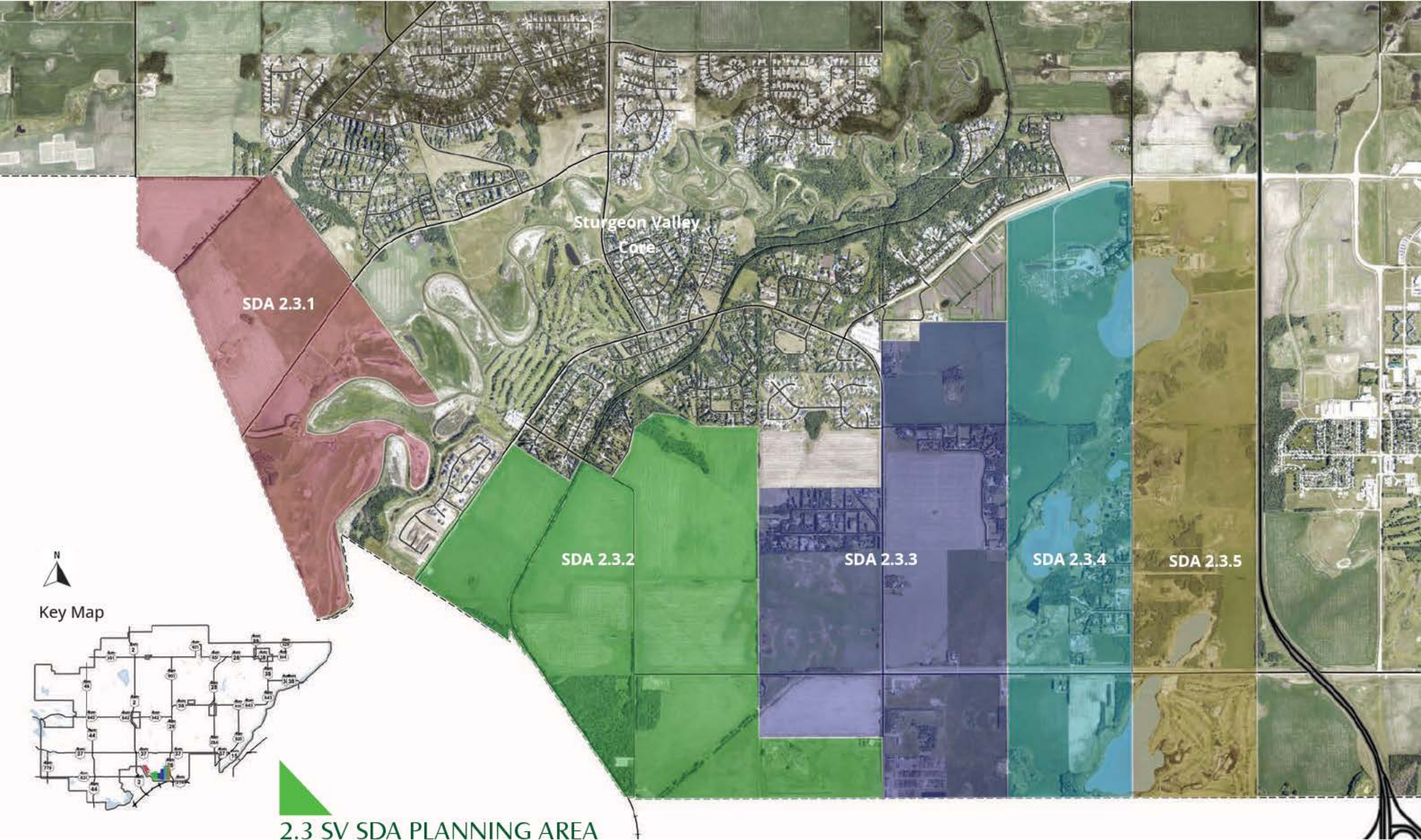
SDA 2.1.5 Championing Sturgeon's agricultural heritage while positioning the SV SDA for the future of farming

- a. The local agricultural heritage provides a strong culture for the SV SDA community. Current agricultural holdings near the SV SDA area will continue to thrive.
- b. The SV SDA is well positioned to provide unique spaces for non-conventional agriculture and community growing, while providing close access to local and regional consumers as well as opportunity for complementary, co-located industry.

SDA 2.2 DEVELOPMENT EXPECTATIONS

In order to implement and embed the overarching general principles within the SV SDA developments are expected to:

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



2.3 SV SDA PLANNING AREA

In order to facilitate the localised delivery of the general principles and the various development expectations, the SV SDA has been divided into five unique Planning Areas, each of which have significant future development potential and a distinct vision. These areas will provide new homes and opportunities for job creation and commercial investment. Some of the Planning Areas are capable of delivering homes and jobs well beyond the MDP plan period.

SDA 2.3.1 STURGEON VALLEY INNOVATION DISTRICT

Vision: Bridging the County's past and future with respect and innovation to create a complete community where neighbours can live, work and play. Inspired by and championing surrounding ecological features, this unique district will provide innovative opportunities for multigenerational living, residential and local scale mixed use while providing a strong sense of connection with nature and the wider Sturgeon Valley.

Development is envisioned to explore innovation to advance community and sustainability, well-being, and healthy ecosystems. The environmental context underpinning the district is coupled with a distinctive community focus, to build community through encouragement of multigenerational interactions, active living, while fostering local innovation and knowledge sharing, post secondary partnerships, and celebrate the area's agricultural heritage. The Innovation District will be distinct yet complementary to the wider Sturgeon Valley community, providing a vibrant, walkable and welcoming district, with local services, housing diversity and enhanced environmental stewardship. It will provide opportunities such as local food production, outdoor recreation, and connectivity to local sustainable and innovative projects.

SDA 2.3.1 Development Expectations:

- a. Provide spaces for local food production and community gardens that can celebrate and support Sturgeon County's agricultural heritage, contributing to the distinctiveness and cohesiveness of the community.
- b. Provide opportunities for development that is responsive to the community, supporting opportunities for incremental development that is market-sensitive and responsive to demographic shifts over time.
- c. Provide a welcoming space for innovators to explore future research and product development opportunities, exchange of ideas and commerce to implement local solutions to advance community sustainability, environmental stewardship and food security.
- d. Be mindful of local biodiversity through the implementation of green corridors to promote environmental and community well-being, while protecting and enhancing the key environmental site features.
- e. Be sensitive to riparian areas, while promoting a riparian park providing enhanced watershed protection, habitat restoration, biodiversity and recreational opportunities.
- f. Support active travel links to connect residents to existing and planned trail systems (both local and regional).
- g. Showcase enhanced community sustainability and climate resilience by potential integration of fiscally-driven green infrastructure elements.
- h. Developments are to account for and accommodate the existing and future expanding road network inclusive of the existing Bellerose Drive, future 127th Street, future Neil Ross Road and any other roads as identified by the County.

SDA 2.3.2 STURGEON VALLEY RESIDENTIAL MIXED USE CORE

Vision: Celebrating Sturgeon Valley's rural roots while creating an excellent place to live, work and enjoy, this well-connected site will deliver a vibrant community that benefits from market responsive housing, connections to nature and commercial nodes,

The planning area will be sensitively developed along the boundaries to existing communities, providing dwellings at a density amenable to the existing form of neighbouring developments. Sturgeon Valley heritage will be preserved through providing linear greenspaces with trails and green spaces for residents to enjoy. The development shall offer linkages to the wider community and natural features such as the Sturgeon River and River lot 56, enabling residents to be steps away from nature every day.

Development is envisioned to explore new technologies while providing access to local and convenient retail and services. In order to maintain the uniqueness of the area it is expected that retail be boutique and local in nature, green spaces will provide local places to gather and trails will enable connectivity to adjacent community nodes and the beautiful natural setting of the Sturgeon Valley.

SDA 2.3.2 Development Expectations:

- | | | |
|---|--|--|
| a. Build upon the character of the SV SDA through sensitive interfaces to adjacent planned and existing developments and land uses. | c. Celebrate the rural roots of the Sturgeon Valley through naturalized landscaping of ponds and trail corridors, and by providing connections to natural areas including the Sturgeon River. | e. Require new development in proximity to railway operations be appropriately located, designed, and buffered, thereby promoting public safety and mitigating adverse impacts from noise and vibration. |
| b. Capitalise on proximity to St. Albert by including active travel links to neighbouring St. Albert trails. | d. Developments are to account for and accommodate the existing and future expanding road network inclusive of the existing Sturgeon Road, existing Valour Avenue/Township Road 542, future 127th Street, and any other roads as identified by the County. | |

SDA 2.3.3 STURGEON VALLEY CENTRE

Vision: A destination point for the Sturgeon Valley, with compact residential development in close proximity to a range of amenities and a transit centre.

Using the Sturgeon Valley context and conscientious of adjacent areas, both developed and planned, the residential component of this planning area will be developed as a hub for the Sturgeon Valley and surrounding area, embodying Sturgeon Valley's unique character and heritage while providing contiguous, compact, and transitional development.

Using the transit centre as a focal point, the site will provide opportunities for residents to live, work, shop, and play in Sturgeon County. This planning area will provide the Sturgeon Valley a centre inclusive of a transit hub, a boutique commercial heart and local amenities that will attract residents from across the County and beyond.

SDA 2.3.3 Development Expectations:

- a. Build upon the character of the SV SDA through sensitive interfaces to adjacent planned and existing developments and land uses.
- b. Provide a strong economic anchor for the Sturgeon Valley by providing complementary commercial developments and a range of community amenities that foster local business, community interaction, and localised service delivery.
- c. Deliver a transit centre, which will act as a hub of opportunity for County residents, while providing a focal point for the SV SDA. The transit centre will be surrounded by community services and commercial development which will be accessible to all Sturgeon Valley residents, through ensuring adequate parking facilities (including cycle), in addition to connecting with existing and providing new active travel infrastructure.
- d. Ensure a walkable neighbourhood by capitalising and expanding upon the existing trails network and delivering multi-use trails to key community nodes within the site.
- e. Combine a variety of economic opportunities, that will attract boutique style shops and provide intuitive spaces for local businesses to start and thrive, coupled with local services that provide a unique feel to this area.
- f. Developments are to account for and accommodate the existing and future expanding road network inclusive of the existing Range Road 250, existing Valour Avenue/Township Road 542, future 112th Street flyover, future 127th Street and any other roads as identified by the County.

SDA 2.3.4 STURGEON VALLEY NATURAL HERITAGE

Vision: The green wedge of the Sturgeon Valley champions our rich natural heritage, while giving space to allow nature, agricultural small holdings and clustered residential opportunities to thrive and innovate for our future. Our green wedge will lend itself to forging links between rural and urban landscapes, agriculture and commerce, while providing a space for people to connect with nature and with food production.

This planning area provides ample opportunities to build upon the existing environmental features. Agricultural small holdings and clustered residential designs are to incorporate innovative landscaping, buffering, edge treatment, green space, and passive recreation to mitigate potential land use conflicts. Acting as a hub for agricultural innovation, this planning area will continue to provide spaces for agriculture at varying scales. The site is also a buffer between the light industrial and commercially focused SDA 2.2.5 and the residential development within SDA 2.2.3. This space will act as testament to Sturgeon County's agricultural heritage, while providing space to cultivate new opportunities for innovation. The area also provides a space for local residents to embrace natural heritage.

SDA 2.3.4 Development Expectations:

- a. Be responsive to drainage issues on site, working to implement green infrastructure measures.
- b. Champion ecological features by improving green connectivity, where possible providing natural capital for the Sturgeon Valley.
- c. Provide logical connections to the trail network to facilitate the enjoyment of the green wedge for local residents.
- d. Be an area for residents to enjoy nature and agriculture, by providing access to natural features and local growing opportunities or community growing spaces.
- e. Giving opportunity for small holdings and smaller agricultural holdings to provide an accessible way for new generations to contribute to Sturgeon County's proud agricultural heritage.
- f. Developments are to account for and accommodate the existing and future expanding road network inclusive of the existing Range Road 250, existing Valour Avenue/Township Road 542, future 112th Street flyover, future 127th Street and any other roads as identified by the County.

SDA 2.3.5 STURGEON COUNTY COMMERCIAL AND LIGHT INDUSTRIAL LOCAL EMPLOYMENT HUB

Vision: Economic gateway to Sturgeon County, providing unique employment opportunities, capitalising on location and local connections.

The Sturgeon County Commercial and Light Industrial Local Employment Hub will deliver the majority of job creation within the neighbourhood. Development will capitalise on the Sturgeon Valley Commercial Hub's location. Benefiting from proximity to CFB Edmonton, local agriculture, as well as vehicular traffic from northern Alberta and the Anthony Henday. The Hub will accommodate and attract warehousing, logistics, flex industrial, and manufacturing activities.

The Highway 28 Hub will be complementary and well connected to the wider Sturgeon Valley community, including commercial opportunities that are of a larger scale than those within the residential areas of Sturgeon Valley.

SDA 2.3.5 Development Expectations:

- a. Development will be sensitive of the potential impacts light industrial and commercial development can have on the neighbouring residential community and the operations of CFB Edmonton. Developments will demonstrate sufficient screening and/or appropriate mitigation measures to prevent potential nuisance.
- b. Developments should facilitate access via active travel for patrons and employees and contribute to the wider network of trails and pedestrian access.
- c. Engage in discussions with Alberta Transportation and Economic Corridors to outline the transportation upgrades needed to unlock various development opportunities.
- d. Developments are to account for and accommodate the existing and future expanding road network inclusive of the existing Valour Avenue/Township Road 542, future 127th Street, connections to Highway 28 and any other roads as identified by the County.

PART 12 RESIDENTIAL DISTRICTS

12.1 R1 – COUNTRY RESIDENTIAL DISTRICT



.1 General Purpose

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

.2 Uses

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

* Refer to Section 6.1 for further clarification.

** Refer to Section 6.1A for further clarification.

1432/19; 1587/22

.3 Subdivision Regulations

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

.4 Development Regulations

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

1432/19

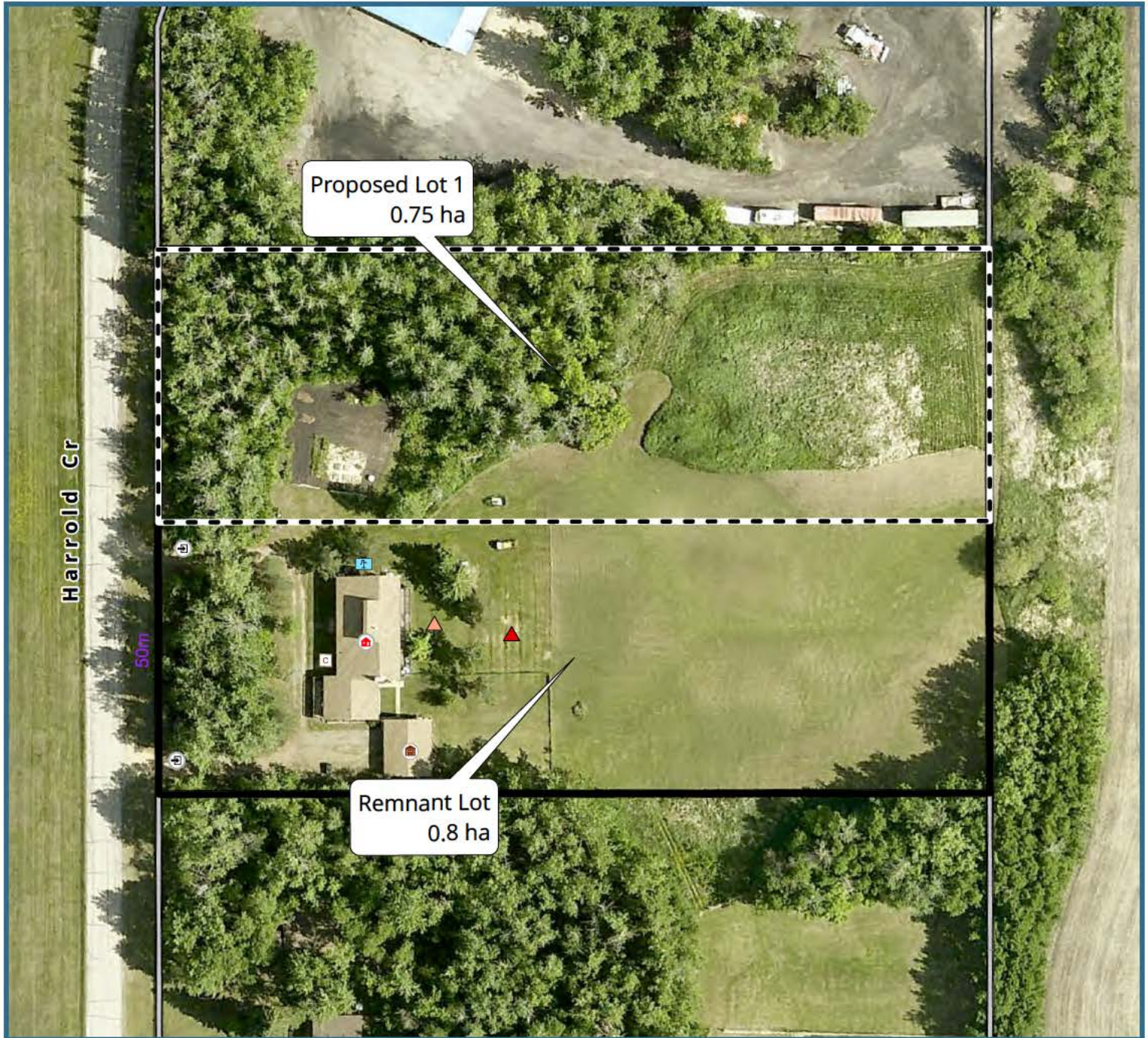
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.5 Additional Development Regulations

- (a) All *development* in this district is subject to the regulations stated in Parts 5 through 9 of this Bylaw.
- (b) Access to residential *parcels* shall in all cases be from a *local* or *collector road* constructed for the subdivision.

Exhibit 1 [Applicant Submission]

File Number: 2025-S-033



Legal Description: 5033RS;12 - Skyglen Airpark

Roll Number: 1710000

Total Acres/Hectares: 3.73ac / 1.51ha

Land Use: R1 - Country Residential

Municipal Address: 23 54231 RGE RD 250

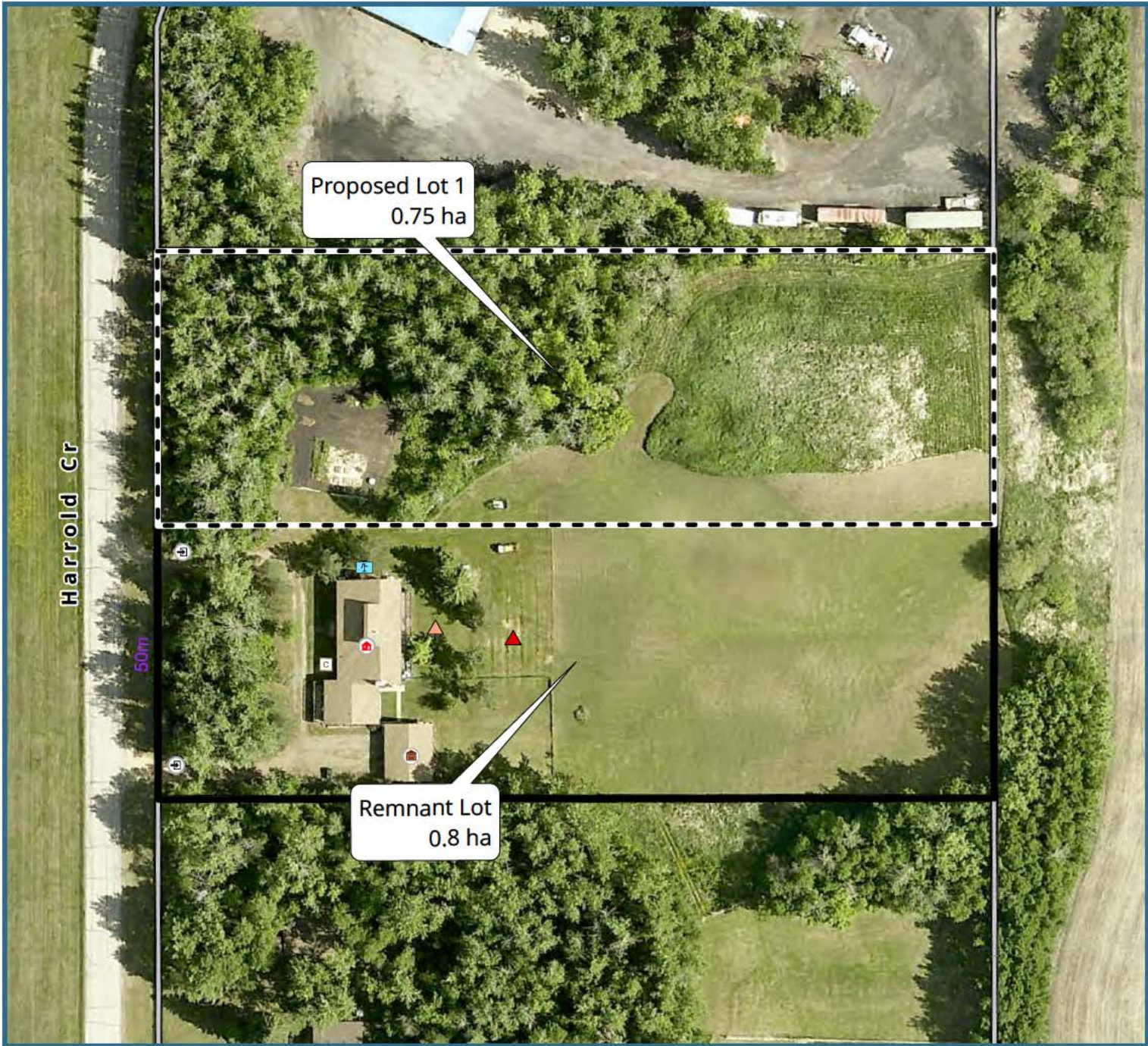
Date: 8/1/2025

Legend

- | | | | |
|---|-------------------|---|--------------|
|  | Cistern |  | Garage |
|  | Dwelling |  | Septic Field |
|  | Existing Approach |  | Septic Tank |
| | |  | Well |

Exhibit 2 [Refusal]

File Number: 2025-S-033



Legal Description: 5033RS;12 - Skyglen Airpark
Roll Number: 1710000
Total Acres/Hectares: 3.73ac / 1.51ha
Land Use: R1 - Country Residential
Municipal Address: 23 54231 RGE RD 250
Date: 10/9/2025

Legend

- | | | |
|-------------------|-------------------|--------------|
| C | Cistern | Garage |
| Dwelling | Dwelling | Septic Field |
| Existing Approach | Existing Approach | Septic Tank |
| | | Well |

Subdivision Referral to Engineering Services

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

: Stephen Bara
:
:

- ☒ 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

- **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. A low lying area exists in the back of the proposed lot. Any permanent structures shall set far from this area.

- **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):

Harrold Cr is a paved local road in a 30m right of way (R/W). In accordance to Grid Right of way Dedication and acquisition policy Sturgeon County Requires 5m acquisition along west 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: 7.5-9. Surface: Asphalt. Side-Slopes: _____. Culvert Size/Condition: _____

Other Requirments: _____

Please construct the approach to Sturgeon County GMSS and approach construction guideline. The approach shall be paved.

- **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 provide a lot grading design for proposed lot. Please see attached detailed requirements.

Lot: Remnant Lot

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

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

Remnant topography is generally 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):

Harrold Cr is a paved local road in a 30m right of way (R/W). In accordance to Grid Right of way Dedication and acquisition policy Sturgeon County Requires 5m acquisition along west property line.

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

Current Status:

Width: ~4.3m. Surface: gravel. Side-Slopes: _____. Culvert Size/Condition: _____

Requirements to meet General Municipal Servicing Standards:

Width: 7.5-9. Surface: Asphalt. Side-Slopes: _____. Culvert Size/Condition: _____

Other Requirments: _____

Please construct the approach to Sturgeon County GMSS and approach construction guideline.
The approach shall be paved.

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

Other Requirments: _____

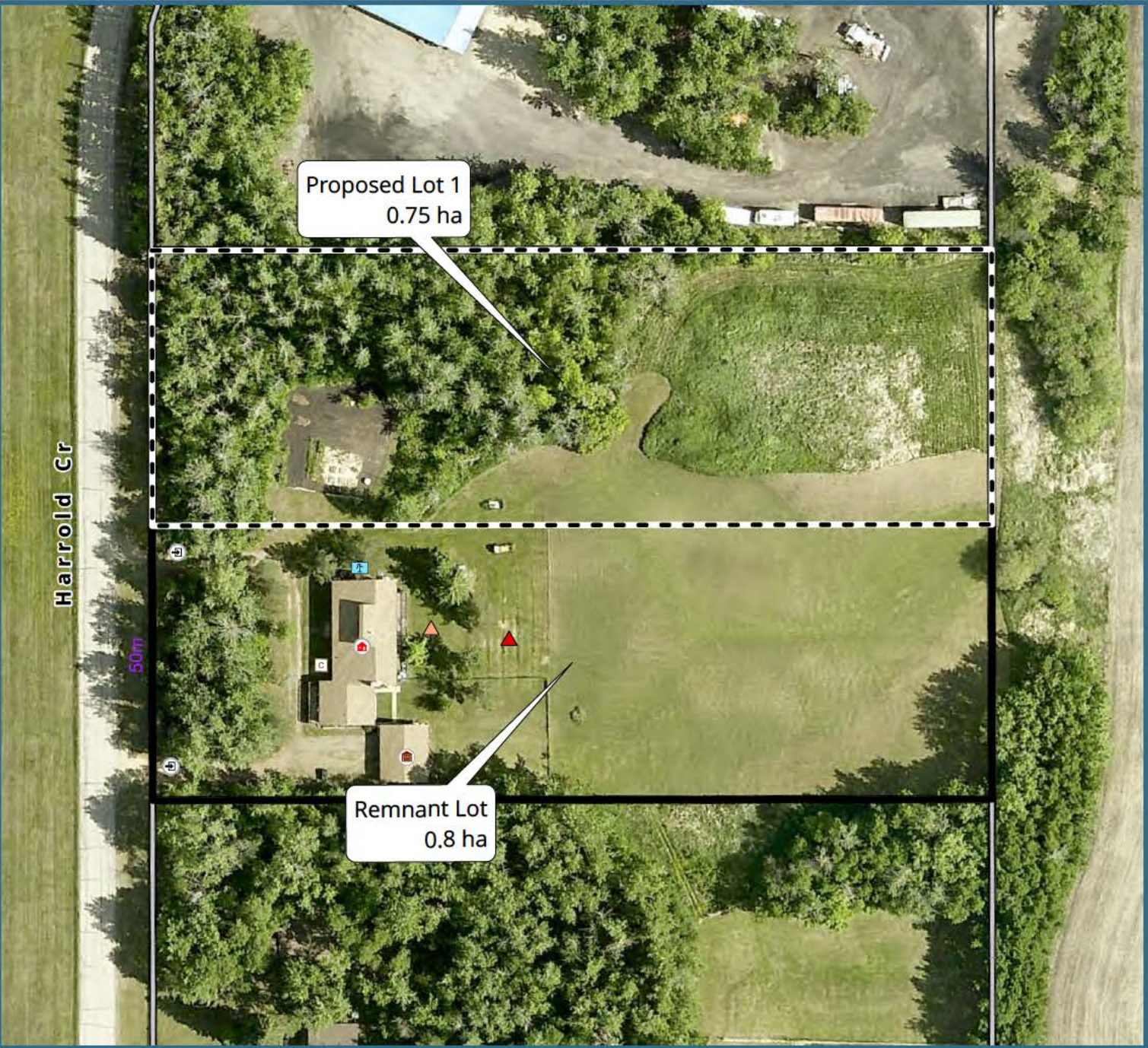
The approach shall be removed.

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

Please provide a lot grading design for remnant lot. Please see attached detailed requirements.

DELS Exhibit

File Number: 2025-S-033



Legal Description: 5033RS;12 - Skyglen Airpark
Roll Number: 1710000
Total Acres/Hectares: 3.73ac / 1.51ha
Land Use: R1 - Country Residential
Municipal Address: 23 54231 RGE RD 250
Date: 8/1/2025

Legend

- | | |
|-------------------|--------------|
| Cistern | Garage |
| Dwelling | Septic Field |
| Existing Approach | Septic Tank |
| | Well |
| 5m acquisition | |
| 5m dedication | |

5/2020

Image © 2020 Maxar Technologies

Harold Cresce

Goog



August 29, 2025

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

E-mail: **Severed in line with s.20 of ATIA**

Dear Shannon;

**RE: Proposed Subdivision
NW 18 54 24 4
#23 54231 RR 250
Block 12 Plan 5033RS
Sturgeon County # 2025-S-033**

This application proposes to subdivide a 3.75 acres lot into two new lots with the remnant lot being 0.8 ha.

Lot 1: 0.75 ha

Remnant Lot: 0.8 ha

There is an existing ground water well 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:
 - o 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)
 - o 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

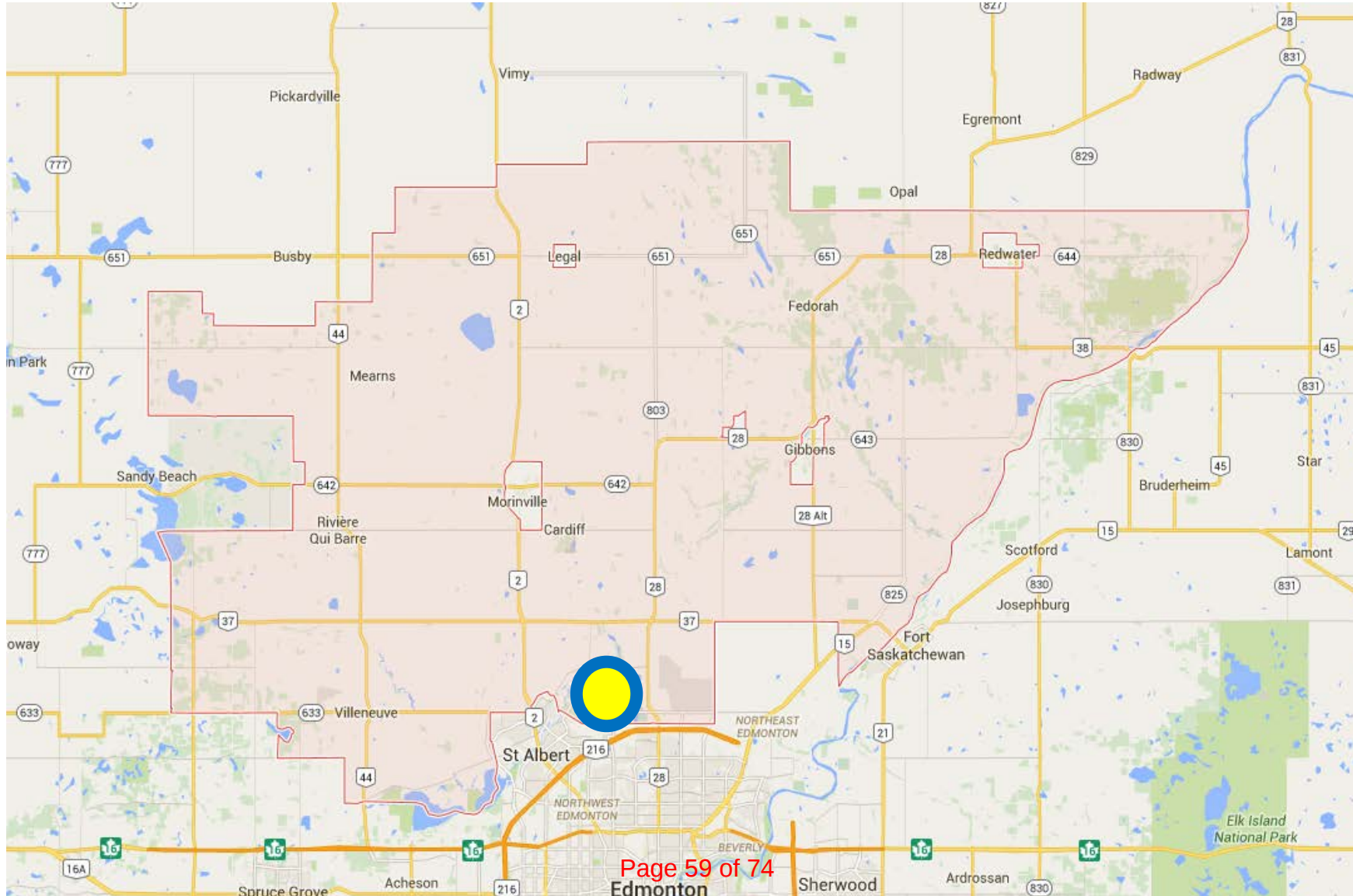
Subdivision and Development Appeal Board (2025-S-033)

Jonathan Heemskerk

November 18, 2025



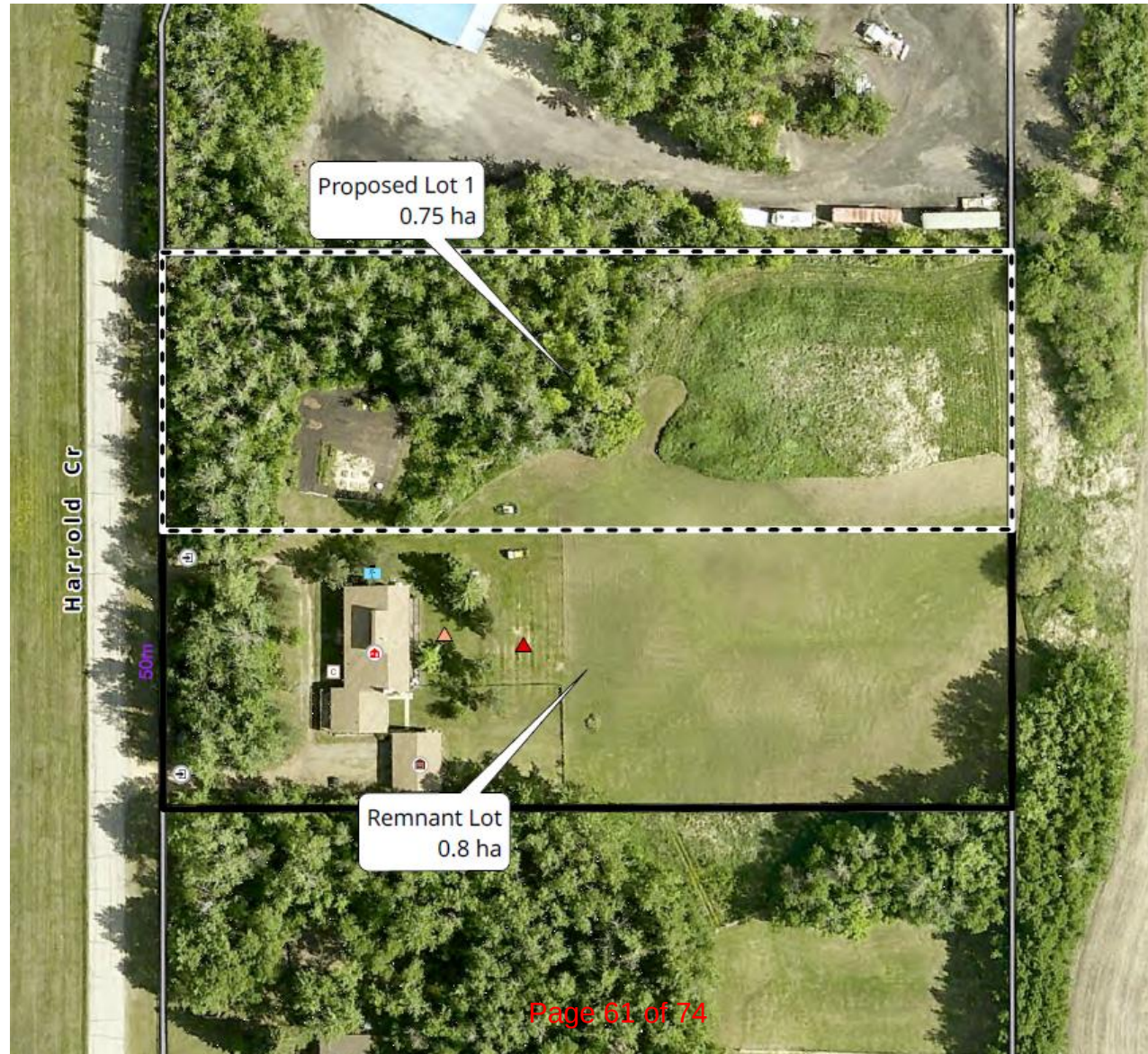
Site Location (Regional Context)



Site Location (Local Context)



Proposal



Referral Responses

Sturgeon County Development Officer

- The real property report provided at the endorsement stage will be utilized to determine what permits are required.

Sturgeon County Development Engineering

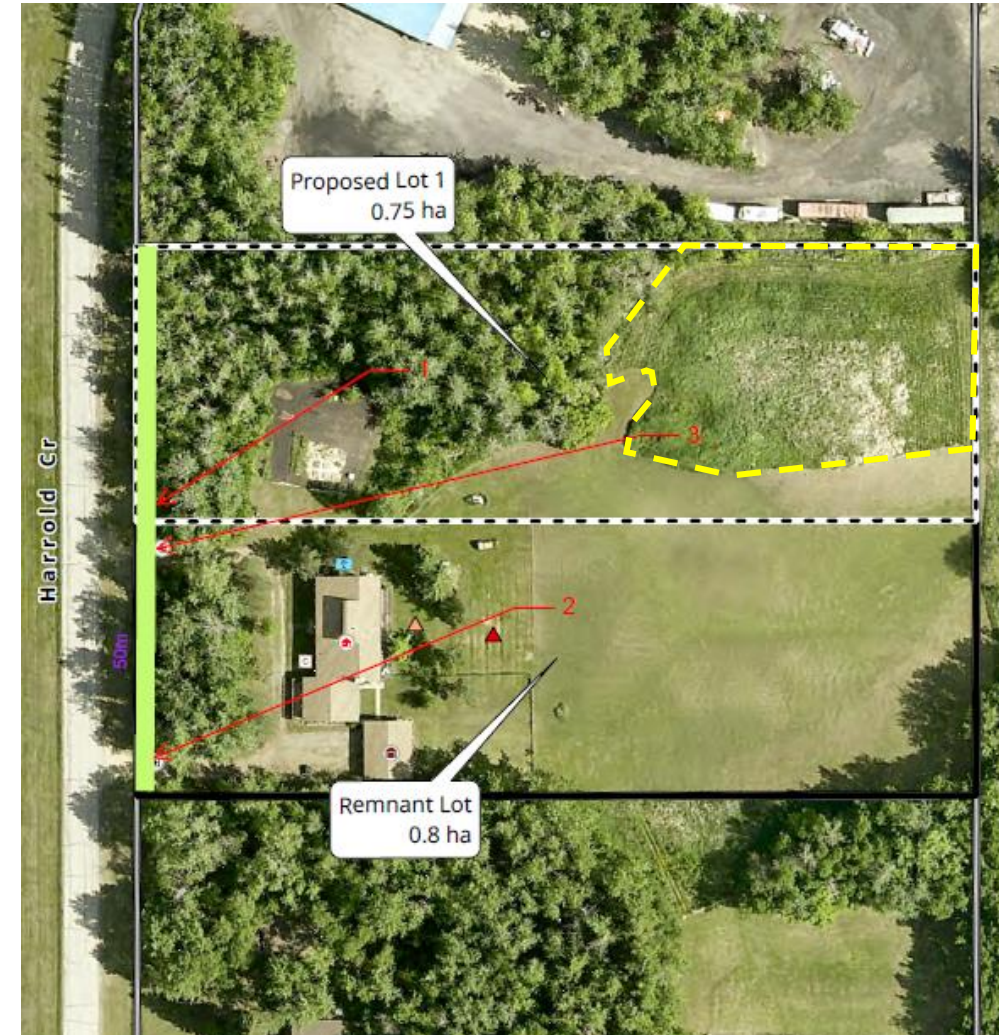
- 5m is required for future road widening (by caveat) along adjacent local roadway.
- A new approach is required for Proposed Lot 1. Upgrades to approach #2 are necessary and approach #3 must be removed.
- A lot grading plan is required for all lots as per GMSS.

Sturgeon County Drainage Operation

- There is a wet area at the back of Proposed Lot 1 (yellow hatched line) that may be subject to wetland protection if developed in the future.

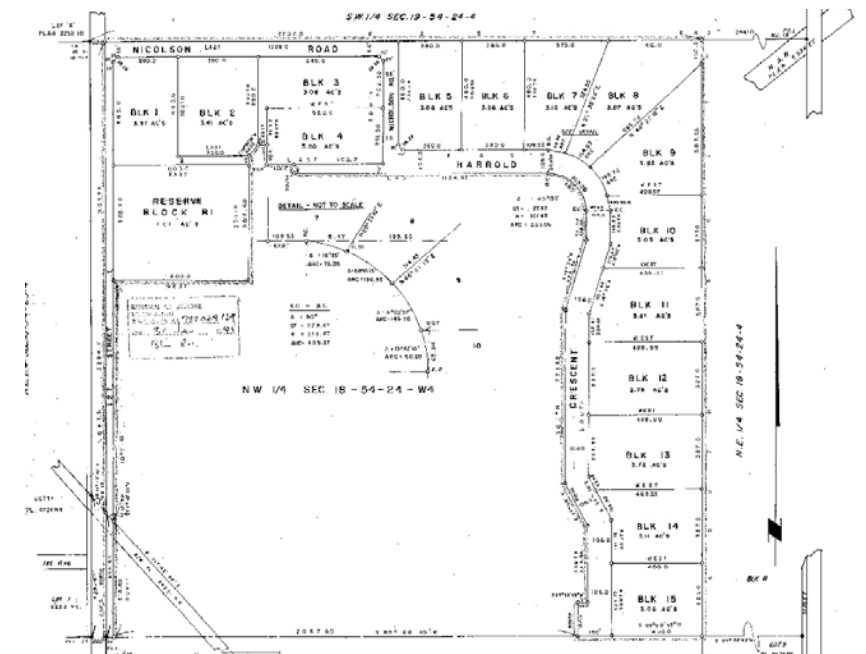
Alberta Health Services

- Existing water well and septic field on site.
- All systems on site are required to meet compliance with provincial standards.



Skyglen Air Park

- Privately serviced area (water and wastewater) originally subdivided in 1970.
- The original subdivision had 15 residential lots:
 - Smallest Lot: **3.00 acres**
 - Largest Lot: **3.92 acres**
- The current subdivision has 18 residential lots:
 - Smallest Lot: **1.28 acres**
 - Largest Lot: **6.99 acres***
 - *One former 'reserve' lot of 6.99 acres was disposed by the county and is now under private ownership



Skyglen Airpark

- Subject parcel is currently **3.75 acres**
- Average lot size is **3.18 acres**
- Median lot size is **3.10 acres**
- Five smallest/largest lots within Skyglen are:
 - 1.28 acres
 - 1.54 acres
 - 1.54 acres
 - 1.72 acres
 - 3.00 acres
 - 3.71 acres
 - **3.75 acres**
 - 3.82 acres
 - 3.97 acres
 - 6.99 acres



Skyglen Airpark

- The proposed subdivision would create lots of **1.85 acres & 1.90 acres** (approximately)

# (smallest lots)	Parcel Size
1	1.28 acres
2	1.54 acres
3	1.54 acres
4	1.72 acres
Proposed Lot 1	1.85 acres
Remnant Lot	1.90 acres
5	3.00 acres
6	3.04 acres
7	3.08 acres
8	3.08 acres
9	3.09 acres
10	3.10 acres



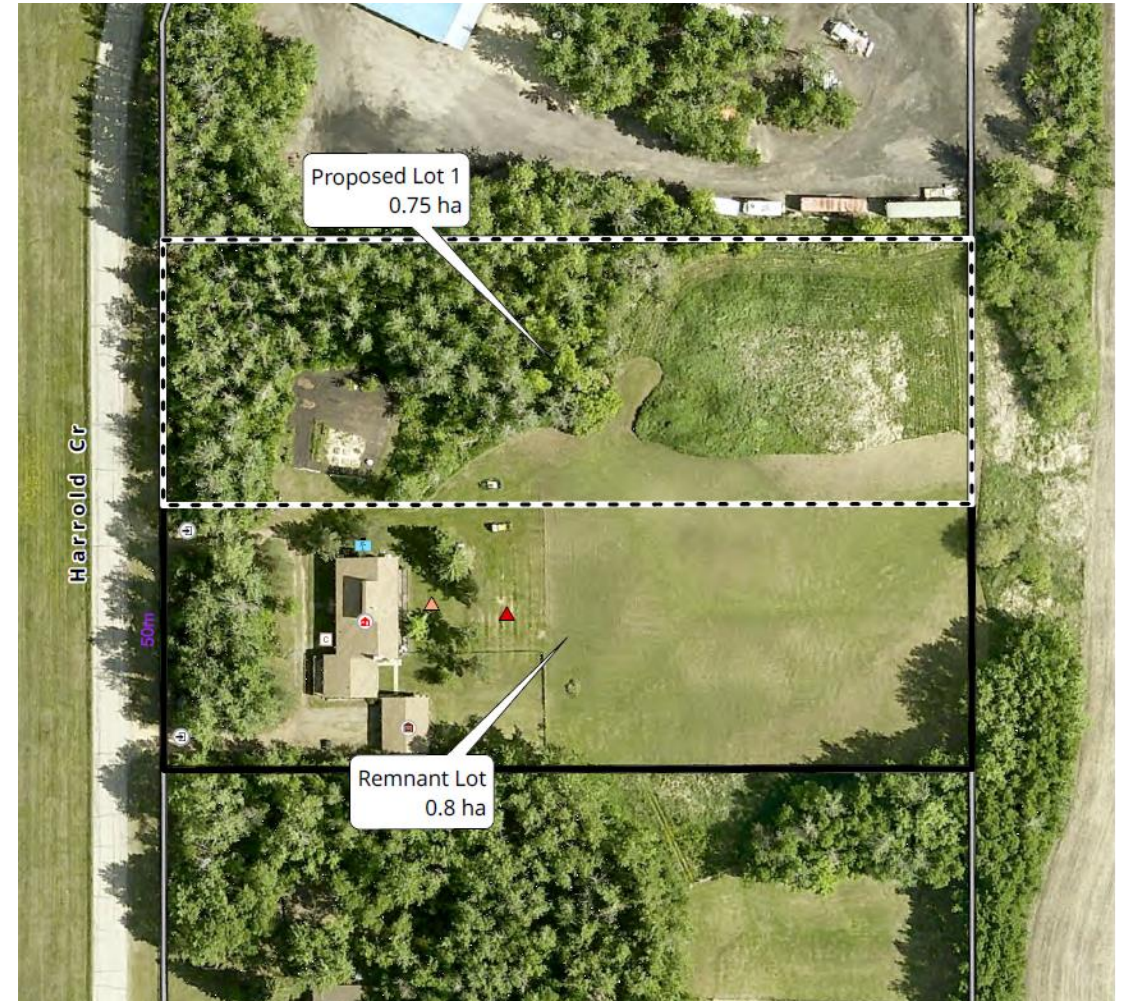
Previous Subdivisions in the Area

- There have been two subdivisions applications in Skyglen Air Park.
- 2017-S-035
- 2012-S-018
- Across Rge Rd 250 in North Point there has been ten 'splits' of existing R1 parcels



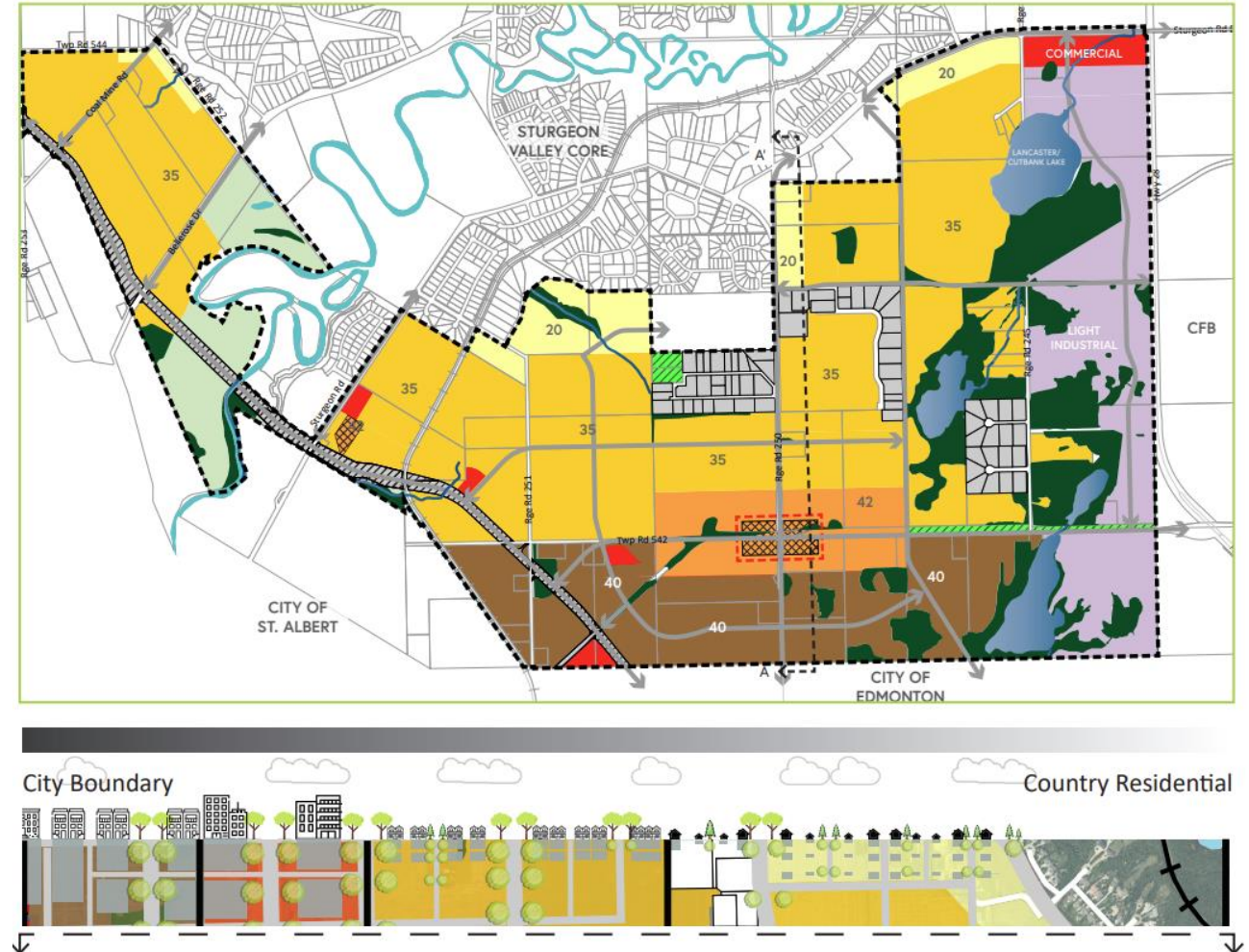
LUB and MDP Regulations/Policy

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



Sturgeon Valley South ASP

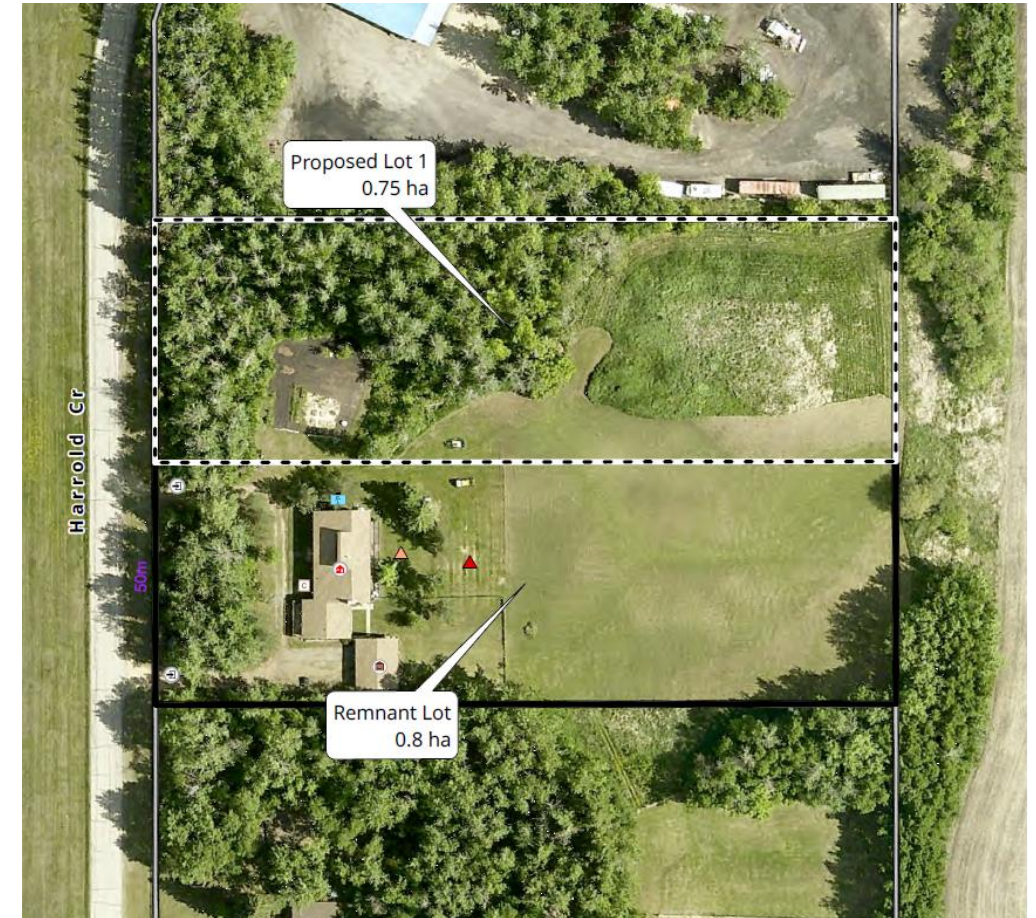
- The intent of the Sturgeon Valley South is to allow for orderly and efficient future residential development at densities outlined within the plan.
- This area of the plan outlines a future average density of 35 dwelling units per net residential hectare.
- Premature fragmentation of land contradicts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



Municipal Government Act

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

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



Subdivision Authority Decision

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

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

Conditions if Approved

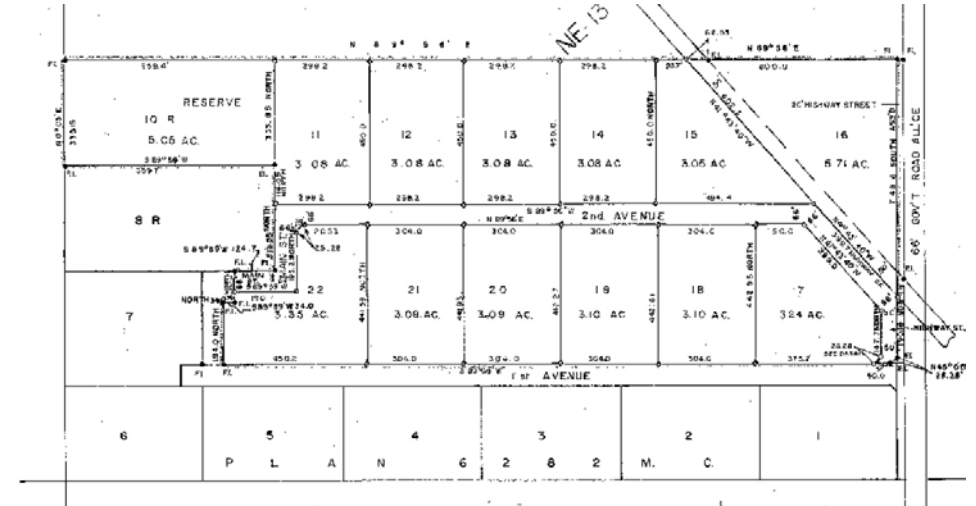
- 1) Pursuant to Provision 654(1)(d) of the MGA, any outstanding taxes on the subject property shall be paid or arrangements be made, to the satisfaction of Sturgeon County, for the payment thereof.
- 2) The applicant shall retain the services of a professional Alberta Land Surveyor, who shall submit a drawing to Sturgeon County resembling Exhibit 3, and submit it in a manner that is acceptable to Land Titles. The surveyor shall also prepare a Signed/Stamped Site Plan or Real Property Report to confirm building/septic system locations, to the satisfaction of Sturgeon County
- 3) Pursuant to Provision 662(1) of the MGA, as illustrated in Exhibit 3 and as required by Sturgeon County Engineering Services, a 5-metre-wide area parallel and adjacent to the boundary of all lots and the adjacent road shall be acquired by Sturgeon County in the future via the terms and conditions of a land acquisition agreement (note: this agreement to be prepared by Sturgeon County).
- 4) All upgrades to existing culverts and/or existing approaches, and construction/removal of approaches, as determined necessary by the Development Engineering Officer, will be the responsibility of the developer and upgraded to the satisfaction of Sturgeon County in accordance with General Municipal Servicing Standards, before this subdivision is endorsed.
- 5) The applicant is to obtain all necessary permits to comply with the Land Use Bylaw – to the satisfaction of the Development Authority.
- 6) Pursuant to Provision 654(1)(c) of the MGA, the proposed subdivision must result in compliance with the 2021 Alberta Private Sewage Systems Standard of Practice. A certificate of compliance may be required from the County's Gas & Plumbing Inspector confirming that the existing septic system either meets the Standard of Practice, the system has been replaced, relocated, or redesigned to comply, or conformation must be provided to Sturgeon County demonstrating that all setback requirements have been achieved. Note: An Alberta Land Surveyor may be required to confirm distances from the septic system to property lines, buildings or other features – to the satisfaction of Sturgeon County.
- 7) The applicant shall complete and submit a lot grading plan. The plan will include overall grading, swales, and infrastructure to accommodate lot grading, along with pre / post grading contours, swale locations and percentage grades clearly shown. The proposed lot and remnant lot must operate independently with site grading, with drainage directed towards the public right of way. The applicant shall obtain a lot grading permit and undertake the grading work to the satisfaction of Sturgeon County Engineering Services, Sturgeon County Transportation Services, and/or Sturgeon County Development Services in accordance with General Municipal Servicing Standards.

Conditions - Summary

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

North Point

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



APPELLANT SUBMISSIONS RECEIVED

***NOTE:**

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