

**January 6, 2026**  
**SUBDIVISION AND DEVELOPMENT APPEAL BOARD**  
**HEARING AGENDA**  
**COUNCIL CHAMBERS AND VIDEOCONFERENCE**  
**2:00 p.m.**

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

**2. SCHEDULE OF HEARINGS:**

2.1. Appellant:   Kierra Sabrowski   026-STU-001           Subdivision Appeal

**3. ADJOURNMENT**

# Appeal #1

**026-STU-001**

Appealing the Subdivision Authority's  
refusal to subdivide a 4.69 hectare lot  
from 62.7 hectares.

### SUBDIVISION & DEVELOPMENT APPEAL BOARD

<b>Site Information:</b>		Date Received Stamp
Municipal Address of site:	55223A Rge Rd 252, Sturgeon C	
Legal land description of site: (‘plan, block, lot’ and/or ‘range-township-section-quarter)	NW-14-55-25-4	
Development Permit number or Subdivision Application number:		
<b>Appellant Information:</b>		
Name:	Severed in line with s.20 of ATIA Kierra Sabrowski	Agent Name: (if applicable)
Mailing Address:	Severed in line with s.20 of ATIA	City, P
Postal Code:		Severed in line with s.20 of ATIA
		Email: Severed in line with s.20 of ATIA

**APPEAL AG** iple appeals you must submit another Notice of Appeal

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

See attached letter.

(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:
<b>FOR OFFICE USE ONLY</b>		
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](mailto:legislativeservices@sturgeoncounty.ca)**

On behalf of Vernon Holterhus, I, Kierra Sabrowski (formerly Kierra Holterhus), his granddaughter, am writing to formally appeal the decision regarding our recent subdivision application.

The proposed subdivision, which would separate the homestead from the remaining quarter section of land, would allow Vern to continue residing on the land that has been in our family for over 100 years. As Vernon approaches his 80th year and prepares to retire from active farming, the remnant parcel would remain designated for agricultural use, with the intent to be farmed by his grandson, Taylor Holterhus, and his wife, Brooke Soetart.

This subdivision is a key step in ensuring the homestead remains within the family. The remnant land would be sold to Taylor and Brooke, who are dedicated young agrarians committed to establishing their livelihood through farming. Their plan is to continue the agricultural legacy their families have built over the years.

It is also worth noting that the quarter section to the south of our property has been subdivided multiple times, with seven homes already built, and an eighth currently under construction. This demonstrates a long-standing precedent for subdivisions in the area, which further supports our request.

We respectfully ask for your reconsideration of this application and hope for a positive outcome that will allow our family to preserve its connection to the land and continue the farming legacy Vernon has cultivated.

Thank you for your time and attention to this matter.

Sincerely,  
Kierra Sabrowski (formerly Kierra Holterhus)



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

SABROWSKI, KIERRA

Receipt Number: 202508250  
 GST Number: 107747412RT0001  
 Date: 2025-12-10  
 Initials: SRH

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	

December 16, 2025

SDAB File Number: 026-STU-001

To Kierra Sabrowski:

**NOTICE OF  
APPEAL BOARD HEARING**

Legal Description of Subject Property:	NW-14-55-25-4 55223A Range Road 252
Subdivision Application Number:	2025-S-038
Decision Regarding Proposed Subdivision:	Refusal to subdivide a 4.69-hectare lot from 62.7 hectares.

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Your appeal to the Subdivision and Development Appeal Board (SDAB) respecting the above-noted matter was received on December 10, 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 **January 6, 2026 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 387 241 426#. 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](mailto:legislativeservices@sturgeoncounty.ca). **To be included in the SDAB hearing agenda package, written submissions must be submitted no later than December 31, 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 email [legislativeservices@sturgeoncounty.ca](mailto:legislativeservices@sturgeoncounty.ca).

Tanis Sawatsky  
Secretary, Subdivision and Development Appeal Board

December 16, 2025

SDAB File Number: 026-STU-001

Dear Resident:

**NOTICE OF  
APPEAL BOARD HEARING**

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Subdivision Application Number:	2025-S-038
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**Appellant: Kierra Sabrowski**

Reasons for Appeal:

- The proposed subdivision would allow the homeowner to continue to reside on the land that has been in their family for over 100 years. The subdivision is key to ensuring the homestead remains within the family.
- The remnant parcel would remain designated for agricultural use with the intent of being farmed by the landowner's grandson and his grandson's wife. Their intent is to continue the agricultural legacy built over the years.
- The quarter section south to the subject property has been subdivided multiple times, with seven homes currently built on the property and an eighth currently under construction. This demonstrates a long-standing precedent for subdivisions in the area.

Take notice that this Subdivision and Development Appeal Board hearing is scheduled for **January 6, 2026 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](mailto:legislativeservices@sturgeoncounty.ca). **To be included in the SDAB hearing agenda package, written submissions must be submitted no later than December 31, 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

December 16, 2025

SDAB File Number: 026-STU-001

To Whom it May Concern:

**NOTICE OF  
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](mailto:legislativeservices@sturgeoncounty.ca). **To be included in the SDAB hearing agenda package, written submissions must be submitted no later than December 31, 2025. However, the Board can accept written submissions up to the date of the hearing.**

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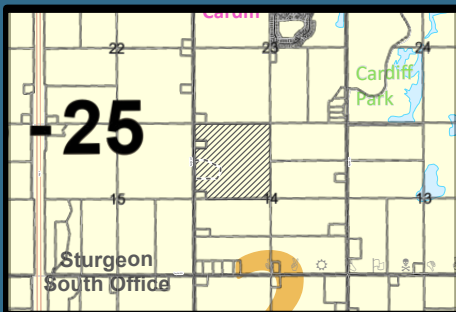
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Tanis Sawatsky  
Secretary, Subdivision and Development Appeal Board

Encl.: Subdivision Map

# Exhibit 1 [Applicant Submission]

File Number: 2025-S-038



Legal Description: 4;25;55;14;NE

Roll Number: 2944000

Total Acres/Hectares: 155.01 ac / 62.73ha

Land Use: AG - Agriculture

Municipal Address: 55223B Rge Rd 252

Date: 10/2/2025



### Legend



## **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.

# PLANNING AND DEVELOPMENT SERVICES REPORT



FILE INFORMATION: 2025-S-038	
Council Division:	2
Tax Roll Number:	2944000
Legal Land Description(s) of Property:	NW-14-55-25-4
Landowner(s):	Holterhus, Vernon
Applicant(s):	Sabrowski, Kierra-Lee
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. 10% of Proposed Lot at \$1,444.89 per hectare

**PART I – APPLICATION DETAILS:**

1. As illustrated in Exhibit 1 the applicant proposes subdivision of 4.69 hectares (11.59 acres) from 62.78 hectares (155.13 acres).

**PART II – SUBDIVISION HISTORY:**

1. Subdivision History:
  - 2001-S-051: Subdivision to create two 2.45 acre parcels from 160 acres.

**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 plan of survey adjacent to Rge Rd 252.
    - Existing approach #1 requires upgrades to meet General Municipal Servicing Standards.
      - Expose the culvert.
      - Install riprap.

- Approach #2 and #3 must be removed in line with GMSS as only one approach is allowed per parcel.
  - *Remnant Lot:*
    - In accordance with the Grid Right of Way Dedications and Acquisition policy, 5 metres required via land acquisition agreement adjacent to Rge Rd 252.
    - No existing approach. One must be constructed to General Municipal Servicing Standards. Connect with Development Engineering and Land Services for approach location.
3. Sturgeon County Drainage Operation:
    - There is a notable ephemeral draw located on the remnant lot. It is important that this feature remains in its natural and functional state.
    - Since the remnant lot is not currently proposed for development, this item can likely be addressed during the lot grading phase, when work on the remnant lot proceeds.
  4. Alberta Health Services:
    - There is an existing municipal water line and a sewage disposal field for servicing.
    - 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, Apex Utilities, Telus, Fortis Alberta.
  6. No Responses:
    - Adjacent landowners, Alberta Environment and Protected Areas, Alberta Energy Regulator, Altalink, Canada Post, Sturgeon County Agriculture Services, Signalta Resources Limited, Sturgeon School District.

#### **PART IV – ANALYSIS:**

1. This application proposes to subdivide an existing farmyard of 4.69 hectares (11.59 acres) from the remainder of the quarter section. There have been two previous acreage subdivisions completed. Therefore, this subdivision would create a third acreage and result in one AG – Major parcel and three AG – Residential (acreage) parcels on the quarter section.

Given the proposed configuration, this application is **NOT** consistent with the Land Use Bylaw’s “AG - Agriculture” regulations (see **Appendix 3**).

2. While the configuration aligns with the maximum density requirements outlined in the Land Use Bylaw (LUB), it does not align with the following regulations:

**LUB Regulation 11.1.3(a)** notes that:

*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)

3. 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.”*

As this application is inconsistent with the Sturgeon County Land Use Bylaw, administration cannot support the proposed configuration.

**PART V – DECISION:**

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

- 1. Part 654(1) of the Municipal Government Act requires that: *“A subdivision authority must not approve an application for subdivision approval unless: (a) the land that is proposed to be subdivided is, in the opinion of the subdivision authority, suitable for the purpose for which the subdivision is intended; (b) the proposed subdivision conforms to the provisions of any growth plan under Part 17.1, any statutory plan and, subject to subsection (2), any land use bylaw that affects the land proposed to be subdivided.”*
- 2. With respect to reason #1 above, this application does not conform to Part 11.1.3(a) of the Land Use Bylaw, which states the maximum allowable agricultural subdivision layout for a quarter section is two large agricultural parcels and two acreage lots.

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.



## Residential Type 4 – Agricultural Residential

*Residential Type 4 provides Sturgeon County's rural population with options that support Primary Industry viability while maintaining a rural character. Residential Type 4 options are available throughout Sturgeon County; however they exclude existing developed areas.*

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

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

**2.3.13** Shall adhere to the following general agricultural subdivision principles:

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

## SDA 1.1 RESIDENTIAL CHARACTER OUTCOME

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

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

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

**PART 11 PRIMARY INDUSTRY DISTRICTS**

**11.1 AG – AGRICULTURE DISTRICT**



.1 General Purpose

This district accommodates traditional agricultural operations and the supportive services that are essential to grow and sustain the agricultural industry. This district distinguishes between major, minor and residential where:

AG-Major are tracts of land 16ha (39.5ac) or larger in size;

AG-Minor are *parcels* between 4ha (9.8ac) and 15.9ha (39.3ac); and

AG-Residential are *parcels* smaller than 4ha (9.8ac).

.2 Uses

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

\* Refer to Section 6.1 for further clarification.

\*\* Only allowed on AG-Major parcels

\*\*\* Only allowed on AG-Major and AG-Minor parcels

\*\*\*\* Refer to Section 6.1A for further clarification.

1407/18; 1432/19; 1436/19; 1560/21; 1570/22; 1587/22, 1597/22

.3 Subdivision Regulations

- (a) Unless otherwise indicated within a *planning document*, a *quarter section* in the AG district of 64.7ha (160ac) shall contain a maximum combined *density* of four *parcels*, comprised of:
  - (i) two AG – Major *parcels* of approximately 32.4ha (80ac) each or alternative sizes necessary due to *land fragmentation*; and
  - (ii) two AG – Residential *parcels* (one of which may be subdivided from each AG – Major *parcel* having a minimum size of 32.4ha (80ac) in accordance with Paragraph 11.1.3(e) of this Bylaw).
- (b) Notwithstanding Subparagraph 11.1.3(a)(ii), the Subdivision Authority may consider the subdivision of a second AG – Residential parcel from the same 32ha (80 ac) AG parcel when all of the following criteria are met:

- (i) no other parcel has been subdivided from the abutting 32ha (80 ac) AG parcel on that same quarter section; and
  - (ii) no secondary dwelling exists on the abutting 32ha (80 acre) AG parcel on that same quarter section; and
  - (iii) such a location would assist in preserving agricultural land and/or avoid a site constraint on the abutting 32ha (80 ac) AG parcel on that same quarter section related to access, topography, a pipeline, or other hazard or land use conflict; and
  - (iv) the landowner of the abutting 32ha (80 ac) AG parcel on that same quarter section provides their written consent and furthermore allows the County to register a restrictive covenant agreeing to forgo any future opportunity for subdivision or a secondary dwelling pursuant to this Bylaw.
- (c) Where an AG – Major *parcel* is either smaller or larger than the conventional 64.7ha (160ac) and/or 32.4ha (80ac) *parcel* size (e.g. due to the presence of a redistricted *parcel(s)*, or surveying anomalies due to river lots or *land fragmentation*), the *subdivision* regulations are as follows:
- (i) AG – Major *parcels* between 16ha (39.5ac) and 47.9ha (118.4ac) shall be considered equivalent to a 32.4ha (80ac) AG *parcel* (i.e. half a *quarter section*).
  - (ii) AG – Major *parcels* between 48ha (118.5ac) and 79.9ha (197.5ac) shall be considered equivalent to a 64.7ha (160ac) AG *parcel* (i.e. a full *quarter section*).
  - (iii) AG – Major *parcels* of 80ha (197.6ac) or larger shall be considered equivalent to a 64.7ha (160ac) AG *parcel* (i.e. a full *quarter section*) plus any additional *subdivision* potential beyond 64.7ha (160ac) in accordance with the proportions referenced in Subparagraph 11.1.3(c)(i), (ii) or (iii).
- (d) AG – Minor *parcels* shall be considered equivalent to an AG – Residential *parcel* and therefore have no further *subdivision* potential.
- (e) The maximum size of an AG – Residential *parcel* shall be 1ha (2.47ac), unless a larger area is essential to:
- (i) encompass mature *shelterbelts*, existing *buildings* or any other related features associated with an existing *farmstead* (however, additional farmland will not be compromised to accommodate a septic system, the *setback* distances associated with a septic system, a *dugout*, or an extensive area of *fencing*); and/or
  - (ii) mitigate any site constraints which could otherwise significantly limit the *development* potential of a 1ha (2.47ac) *parcel* or create *land use* conflicts – such as but not limited to *setback* distances from pipelines, low-lying or steep topography, inaccessible portions of land or *land fragmentation* (however, additional farmland will not be compromised when a site constraint could equally be addressed by modifying the location and/or dimensions of the proposed 1ha (2.47ac) *parcel*).

.4 Development Regulations

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

1432/19

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

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

1432/19

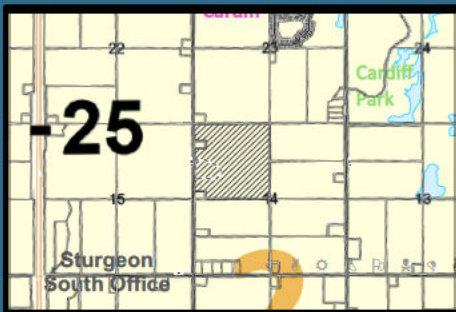
.5 Additional Development Regulations

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

1407/18

# Exhibit 1 [Applicant Submission]

File Number: 2025-S-038



Legal Description: 4;25;55;14;NE

Roll Number: 2944000

Total Acres/Hectares: 155.01ac / 62.73ha

Land Use: AG - Agriculture

Municipal Address: 55223B Rge Rd 252

Date: 10/2/2025

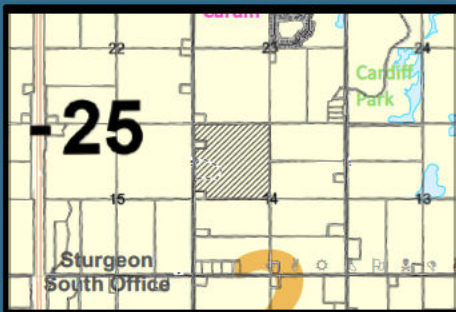
- Dwelling
- Farm Building
- Garage

### Legend

- Quonset
- Septic Field
- Shop

# Exhibit 2 [Refusal]

File Number: 2025-S-038



Legal Description: 4;25;55;14;NE

Roll Number: 2944000

Total Acres/Hectares: 155.01ac / 62.73ha

Land Use: AG - Agriculture

Municipal Address: 55223B Rge Rd 252

Date: 11/27/2025

-  Dwelling
-  Farm Building
-  Garage

### Legend

-  Quonset
-  Septic Field
-  Shop

# 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):

Vernon Holterhus

: \_\_\_\_\_

: \_\_\_\_\_

On-site inspection completed; or

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

Referral comments provided by: Charlie Li on October 21, 2025  
(Engineering Services staff member) (date)

**Lot:** Proposed Lot 1

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

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

Proposed lot 1 topography is flat. Please see attached Alberta wetland map for identified wetland. Homestead exists inside proposed lot 1. Sturgeon County GIS identifies a possible low area inside remnant lot. No permanent infrastructures shall be developed inside the low 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):

Rg Rd 252 is a local gravel road in a 20m right of way (R/W), the ultimate R/W will be 30m. In accordance to Grid Right of way Dedication and acquisition policy Sturgeon County Requires 5m acquisition along west property line.

- **Approach #<sup>4</sup>** (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: 9-12. Surface: gravel. Side-Slopes: 3:1. Culvert Size/Condition: 500mm

*Other Requirments:* \_\_\_\_\_

Please construct the farming approach to current GMSS. Please contact cli@sturgeoncounty.ca for possible approach location and other requirements.

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

*Current Status:*

Width: \_\_\_\_\_. Surface: \_\_\_\_\_. Side-Slopes: \_\_\_\_\_. Culvert Size/Condition: \_\_\_\_\_

*Requirements to meet General Municipal Servicing Standards:*

Width: \_\_\_\_\_. Surface: \_\_\_\_\_. Side-Slopes: \_\_\_\_\_. Culvert Size/Condition: \_\_\_\_\_

*Other Requirments:* \_\_\_\_\_

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

Please contact Fortis for vertical clearance if required.  
Low pressure gas service exist inside remnant lot, please contact the utility company if required.  
A high pressure pipeline traverses through remnant lot, any development shall adhere to the setback requirements.

**Lot:** Remnant Lot

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

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

Remnant lot topography is flat. Please see attached Alberta wetland map for identified wetland.

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- **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 252 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.

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

*Current Status:*

Width: ~6.5m. Surface: gravel. Side-Slopes: \_\_\_\_\_. Culvert Size/Condition: 500mm

*Requirements to meet General Municipal Servicing Standards:*

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

Other Requirments: \_\_\_\_\_

Please expose the culvert and install rip rap.

---

- **Approach # 2 and 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: \_\_\_\_\_

Please remove the approach. Sturgeon County GMSS allows one approach per parcel.

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

Please contact Fortis for vertical clearance if required.

Low pressure gas service exist inside proposed lot 1, please contact the utility company if required.

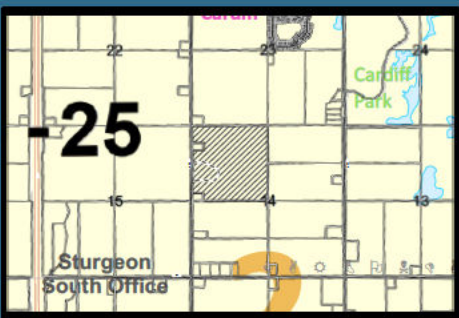
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# DELS Exhibit

File Number: 2025-S-038



Legal Description: 4;25;55;14;NE  
Roll Number: 2944000  
Total Acres/Hectares: 155.01ac / 62.73ha  
Land Use: AG - Agriculture  
Municipal Address: 55223B Rge Rd 252  
Date: 10/2/2025

- Legend**
- Dwelling
  - Farm Building
  - Garage
  - Quonset
  - Septic Field
  - Shop

5m dedication  
5m acquisition

October 23, 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 14 55 25 W4M  
55223 A RGE RD 252  
Roll #2944000  
Sturgeon County # 2025-S-038**

This application proposes to subdivide a 155.01 ac (62.7ha) lot into one new lot with the remnant lot being 58.1 ha.

Lot 1: 4.69 ha

Remnant Lot: 58.1 ha

There is an existing municipal water line and a sewage disposal field.

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

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

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

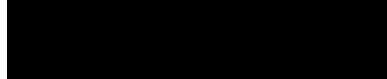
The existing private sewage disposal systems that are on the lands are to meet compliance with the current Alberta Private Sewage and Disposal Systems Regulation.

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

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

Sincerely,

Severed in line with s.20 of ATIA



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

# Subdivision and Development Appeal Board (2025-S-038)

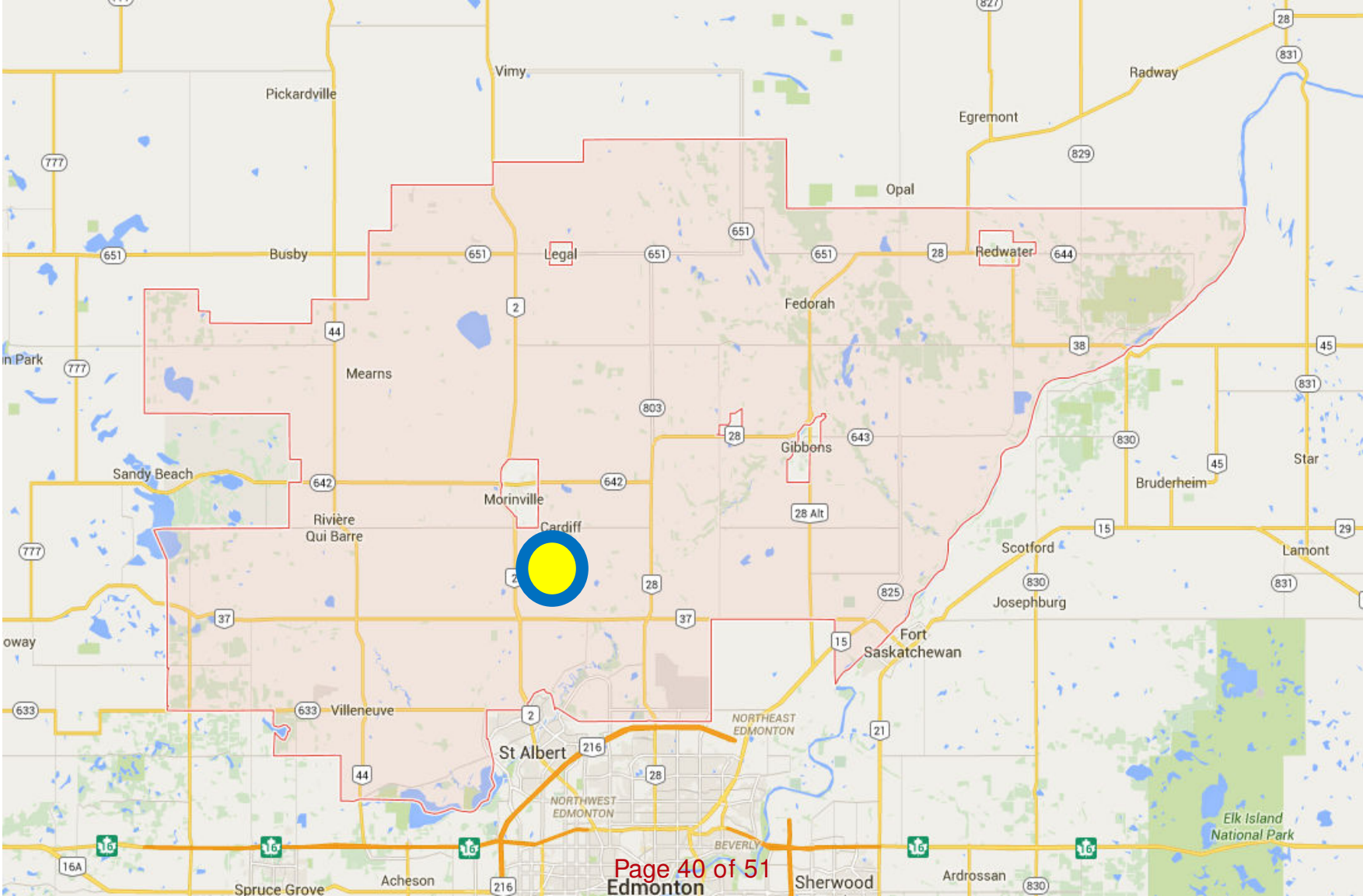
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Jonathan Heemskerck

January 6, 2026



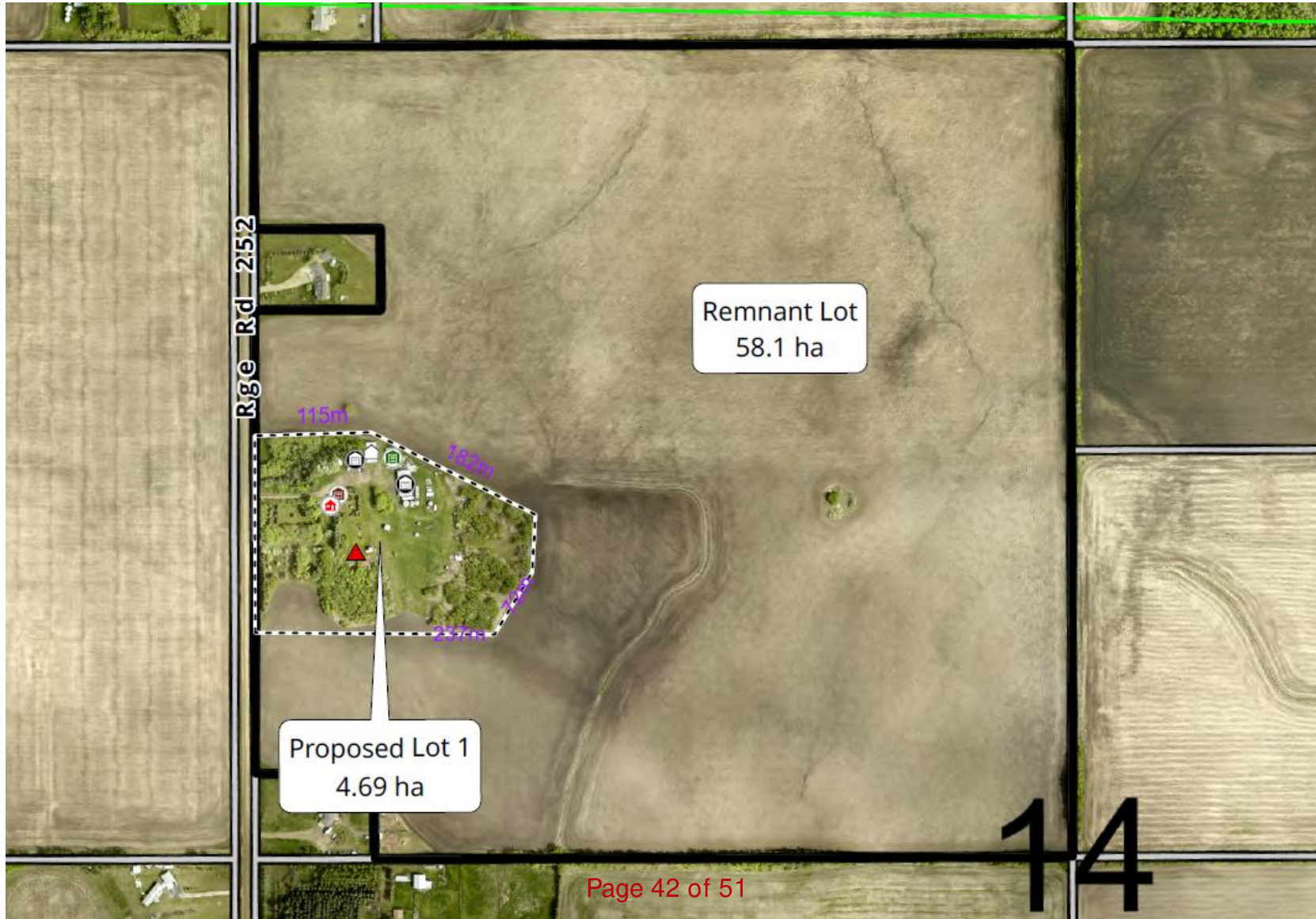
# Site Location (Regional Context)



# 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

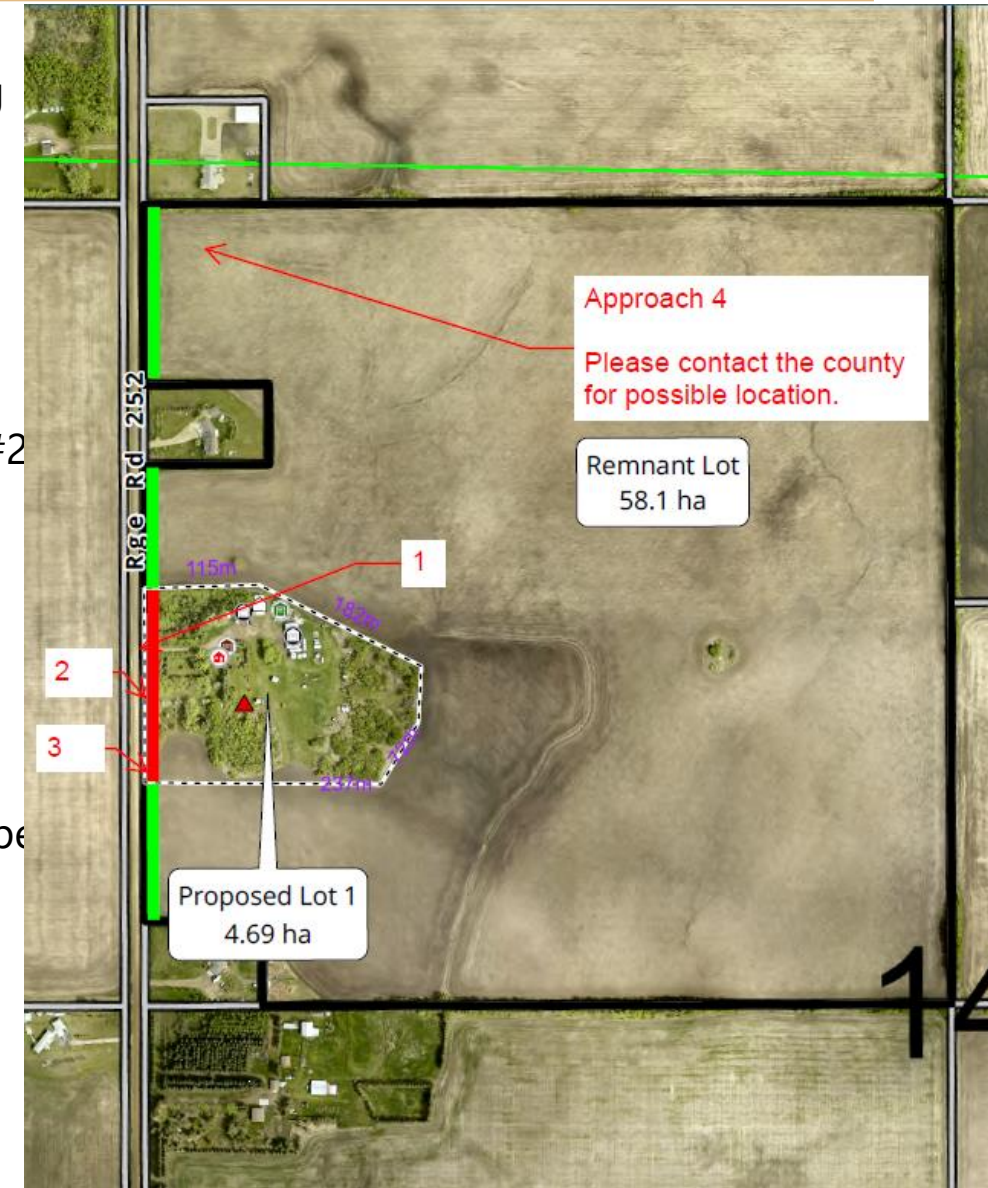
- 5m by plan of survey for Proposed Lot 1.
- 5m by caveat for the Remnant Lot.
- Proposed Lot 1: Existing approach requires upgrades to GMSS. Approach #2 and #3 must be removed.
- Remnant Lot: No existing approach, one must be constructed to GMSS.

## Sturgeon County Drainage Operation

- There is a notable ephemeral draw located on the remnant lot. It is important that this feature remains in its natural state.
- Since the remnant lot is not currently proposed for development, this can be addressed when work proceeds on this lot.

## Alberta Health Services

- Existing municipal water line and sewage disposal field.
- The existing private sewage disposal system must meet provincial requirements.



# Current Quarter Section Configuration

There are three total parcels on this quarter section:

**1 large AG – Major parcel**

**2 small AG –Residential parcels**



# Issue Analysis – Parcel Configuration

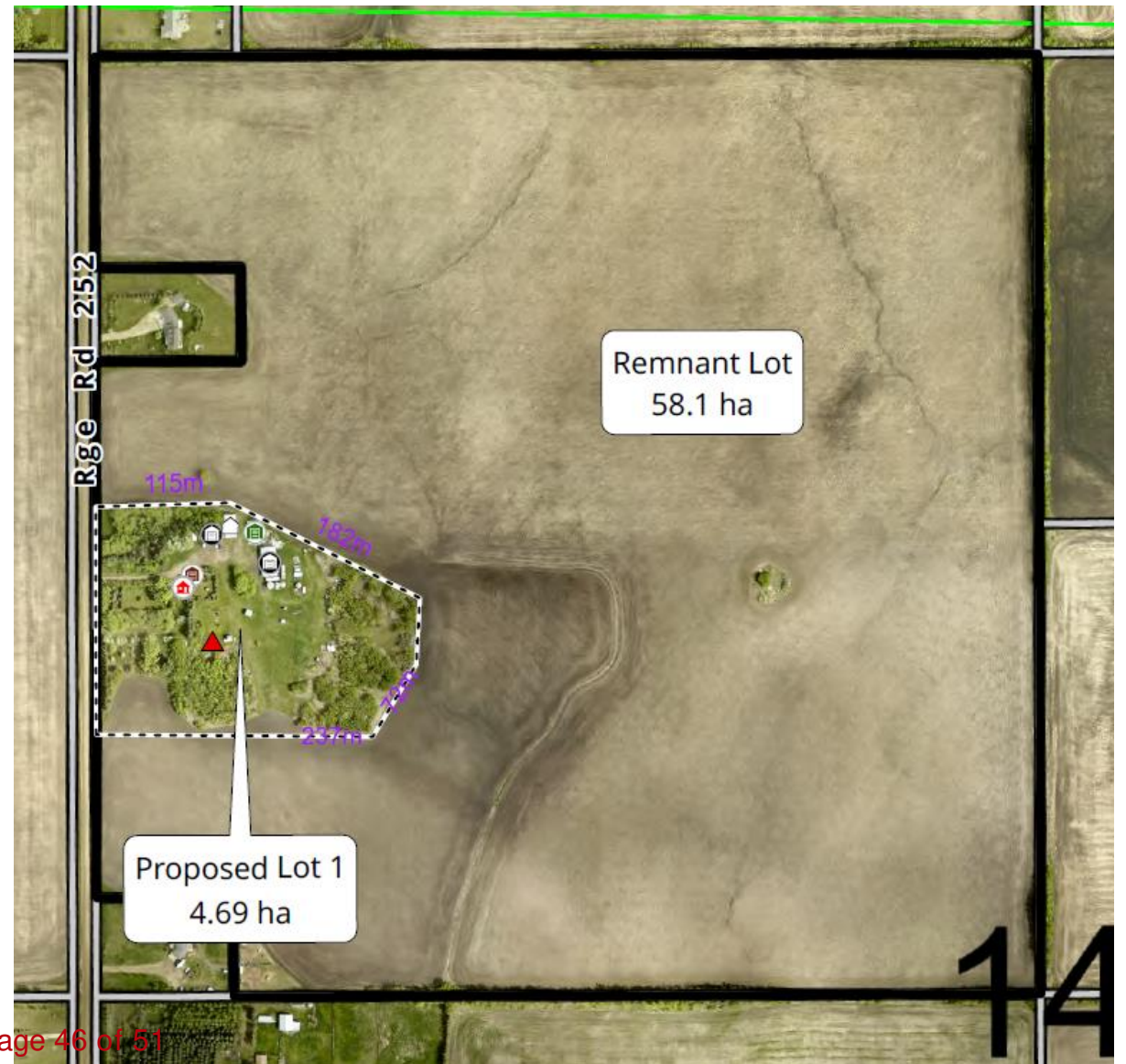
- **Land Use Bylaw 11.1.3(a)** – A quarter section in the AG district shall contain a maximum combined density of four parcels, comprised of:
  - (i) **two AG – Major parcels** of approximately 32.4ha (80ac) each
  - (ii) **two AG – Residential (acreage) parcels**, one of which may be subdivided from each AG – Major parcel



# Issue Analysis

## 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

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

- Land Use Bylaw Regulations
- Municipal Government Act

# Conditions if Approved as Applied For

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- 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 Proposed Lot and the adjacent road (Rge Rd 252) shall be dedicated as road allowance via plan of survey at no cost to Sturgeon County.
- 4) Pursuant to Provision 662(1) of the MGA, as illustrated in Exhibit 3 and as required by Sturgeon County Engineering Services, a 5-metre-wide area parallel and adjacent to the boundary of the Remnant Lot and the adjacent road (Rge Rd 252) shall be acquired by Sturgeon County in the future via the terms and conditions of a land acquisition agreement (note: this agreement to be prepared by Sturgeon County).
- 5) All upgrades to existing culverts and/or existing approaches, and construction/removal of approaches, as determined necessary by the Development Engineering Officer, will be the responsibility of the developer and upgraded to the satisfaction of Sturgeon County in accordance with General Municipal Servicing Standards, before this subdivision is endorsed.
- 6) Pursuant to Provision 666 of the MGA, money in lieu of municipal reserve shall be provided to Sturgeon County respecting 10% of the area of the Proposed Lot. A payment will be made in place of reserves equal to \$6,776.52 (determined at a rate of \$ \$14,448.87 per hectare X 10% X 4.69 hectares = \$6,776.52. The money-in-lieu calculation will be based on the actual amount of land (in hectares) shown on a plan of survey.
- 7) Pursuant to Provision 669 of the MGA, municipal reserves owing on the Remnant Lot shall be deferred by caveat (note: this caveat to be prepared by Sturgeon County).
- 8) The applicant is to obtain all necessary permits and/or variances to comply with the Land Use Bylaw – to the satisfaction of the Development Authority.

# Conditions - Summary

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

# APPELLANT SUBMISSION RECEIVED

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**\*NOTE:**

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

WRITTEN  
SUBMISSIONS  
FROM  
ADJACENT  
LANDOWNERS  
AND OTHER  
AFFECTED  
PERSONS

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**\*NOTE:**

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