

February 17, 2026
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: William Rudko 026-STU-004 Subdivision Appeal

3. ADJOURNMENT

Appeal #1

026-STU-004 -Appealing the Subdivision Authority's conditional approval to to subdivide 3.2 hectares from 64 hectares. The original application was to subdivide 3.97 hectares.

SUBDIVISION & DEVELOPMENT APPEAL BOARD

Site Information:		
Municipal Address of site: <u>55111 RAGGIE ROAD 230.</u>		
Legal land description of site: ('plan, block, lot' and/or 'range-township-section-quarter') <u>SW7-55-22-W04</u>		
Development Permit number or Subdivision Application number: <u>2025-S-043</u>		
Appellant Information:		
Name: <u>WILLIAM R RUDKO</u>	Phone:	Agent Name: (if applicable)
Severed in line with s.20 of ATIA		
City, Province:		Email:

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

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

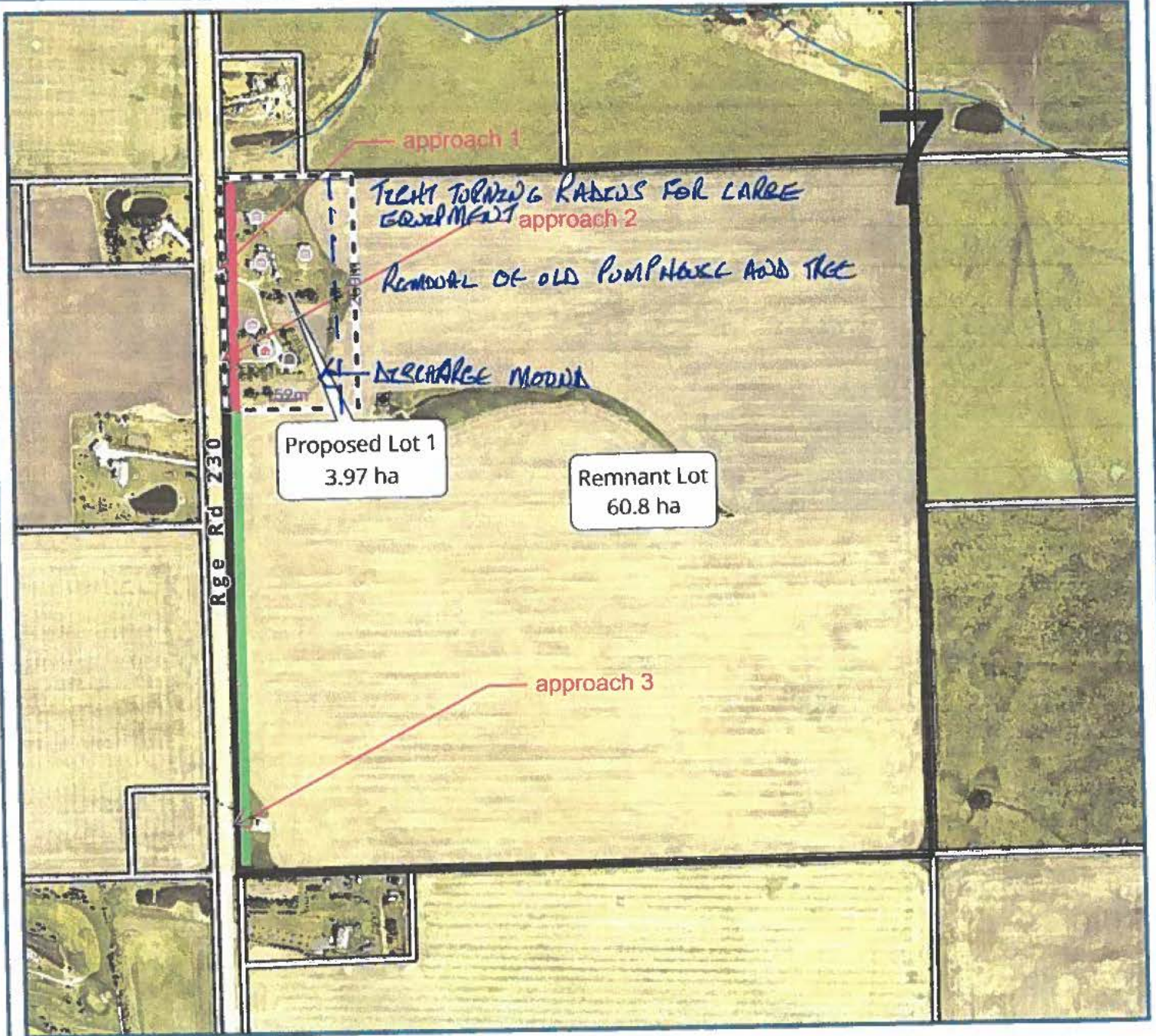
REASON(S) FOR APPEAL Sections 678 and 686 of the *Municipal Government Act* require that the written Notice of Appeal must contain specific reasons

(1) REQUEST ENLARGEMENT TO ACCOMMODATE LARGER FIELD EQUIPMENT. VERY TIGHT NORTHWEST CORNER. LD AREA ON SOUTHEAST PLOT FOR PLACEMENT OF DISCHARGE MOUND FOR SEWAGE SYSTEM. (2) MAINTAIN STRAIGHT LINES FOR PROPOSED SOLAR PROJECT.

(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, Mornville, Alberta, T8R 1L9 (780) 939-4321.

Signature: <u>Severed in line with s.20 of ATIA</u>	Date: <u>JAN 26 / 2026</u>
FOR OFFICE USE ONLY	
SDAB Appeal Number:	Appeal Fees Paid: <input type="checkbox"/> Yes <input type="checkbox"/> No Hearing Date: YYYY/MM/DD



Legal Description: 4;22;55;7;SW

Roll Number: 301000

Total Acres/Hectares: 160.00ac / 64.75ha

Land Use: AG - Agriculture

Municipal Address: 55111 Rge Rd 230

Date: 10/27/2025



Dwelling



Existing Approach



Garage



Pump Out



Shed

 5m acquisition

 5m dedication



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

RUDKO, WILLIAM R. OR ANNE
58 RIDGEBROOK ROAD

SHERWOOD PARK, AB T8A 6L9

Receipt Number: 202600421
GST Number: 107747412RT0001
Date: 2026-01-26
Initials: JW

Account	Description	Prev Bal	Payment	Balance
16APP	APPEAL FEES - LEGISLATIVE SI		\$100.00	
			Subtotal: \$100.00	
			Taxes: \$0.00	
			Total Receipt: \$100.00	
			Cheque: \$100.00	Cheque No. 229
			Total Monies Received: \$100.00	
			Rounding: \$0.00	
			Amount Returned: \$0.00	

February 2, 2026

SDAB File Number: 026-STU-004

To: William Rudko

**NOTICE OF
APPEAL BOARD HEARING**

Legal Description of Subject Property:	SW-7-55-22-W4 55111 Range Road 230
Subdivision Application Number:	2025-S-043
Decision Regarding Proposed Subdivision:	Conditional approval to subdivide 3.2 hectares from 64 hectares. The original application was to subdivide 3.97 hectares from 64 hectares.

Your appeal to the Subdivision and Development Appeal Board (SDAB) respecting the above-noted matter was received on January 26, 2026. In accordance with section 680(3) 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 **February 17, 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 345 841 434#. 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 February 12, 2026. 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 automatically provided as evidence to the Subdivision and Development Appeal Board and therefore must be resubmitted.

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

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

Tanis Sawatsky
Secretary, Subdivision and Development Appeal Board

February 2, 2026

SDAB File Number: 026-STU-004

Dear Resident:

**NOTICE OF
APPEAL BOARD HEARING**

Legal Description of Subject Property:	SW-7-55-22-W4 55111 Range Road 230
Subdivision Application Number:	2025-S-043
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Appellant: William Rudko

Reasons for Appeal:

- Requesting an enlargement to accommodate larger field equipment.
- Very tight northwest corner of area on southeast plot for placement of discharge mound for sewage system.
- Would maintain straight lines for proposed solar project.

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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 February 12, 2026. However, the Board can accept written submissions up to the date of the hearing.**

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Tanis Sawatsky
Secretary, Subdivision and Development Appeal Board

Encl.: Subdivision Map

February 2, 2026

SDAB File Number: 026-STU-004

To Whom it May Concern:

**NOTICE OF
APPEAL BOARD HEARING**

Legal Description of Subject Property:	SW-7-55-22-W4 55111 Range Road 230
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Why am I receiving this information?

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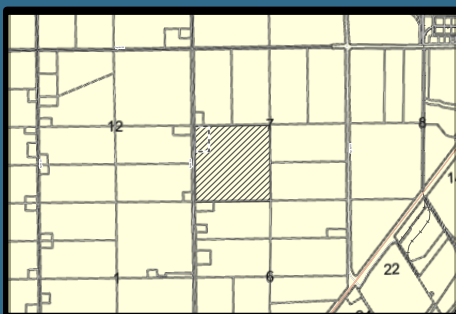
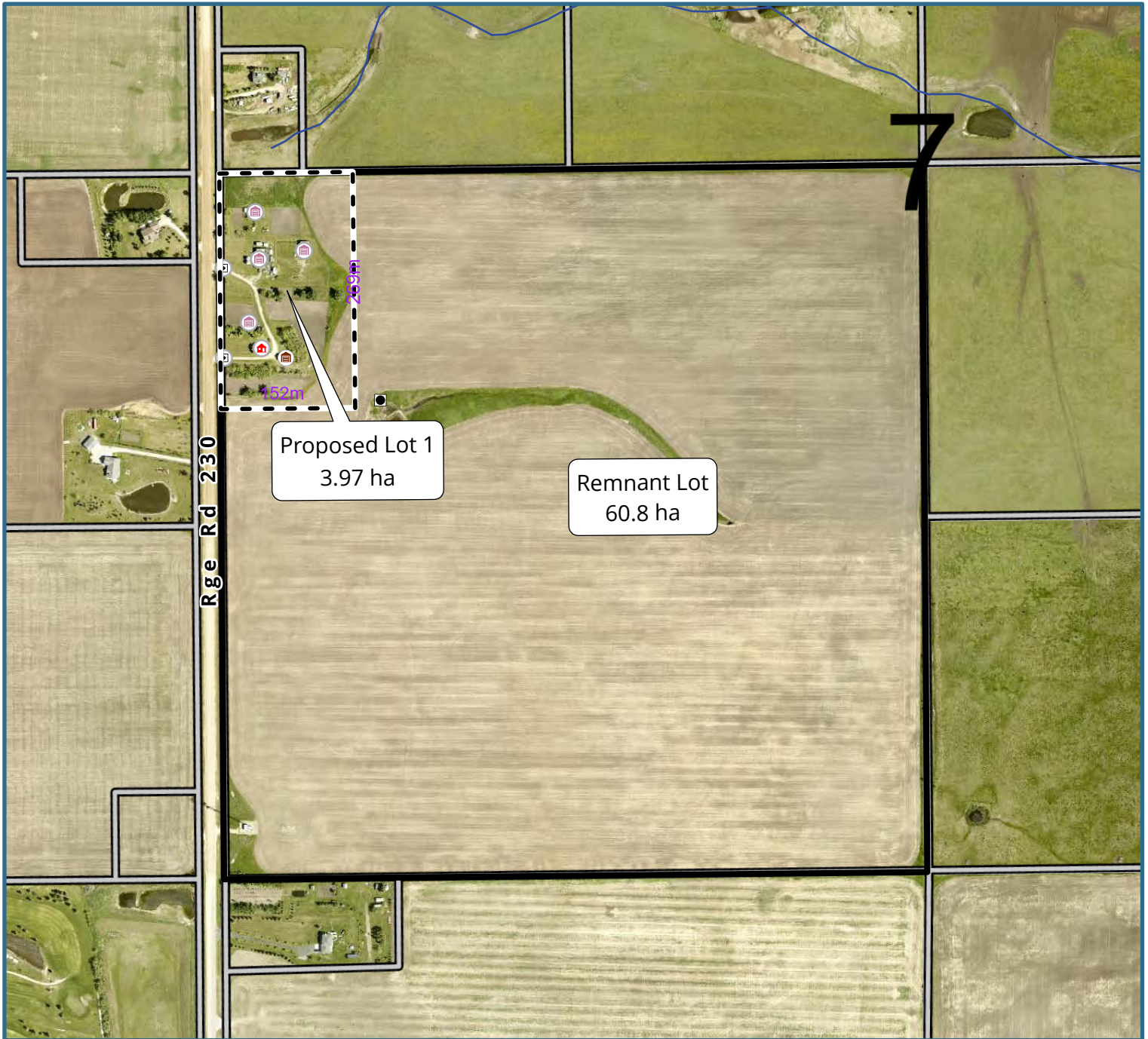
Should you require further information, call (780) 939-0620 or email legislativeservices@sturgeoncounty.ca.

Tanis Sawatsky
Secretary, Subdivision and Development Appeal Board

Encl.: Subdivision Map

Exhibit 1 [Applicant Submission]

File Number: 2025-S-043



Legal Description: 4;22;55;7;SW

Roll Number: 301000

Total Acres/Hectares: 160.00ac / 64.75ha

Land Use: AG - Agriculture

Municipal Address: 55111 Rge Rd 230

Date: 10/27/2025



Dwelling



Existing Approach



Garage



Pump Out



Shed

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.

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:

October 24th/25

Receipt No: 202507342

Date Accepted as "Complete":

Application Fee: \$ 3000

File Number: 2025-S-043

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):

[Redacted]

Telephone:

Ø

Email:

Ø

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

[Redacted]

Mailing address (including postal code):

SEVERED IN LINE WITH SECTION 20 OF THE ATI ACT

Telephone:

Email:

PROPERTY INFORMATION:

All/part of the: SW ¼ Sec: 7 Twp: 55 Range: 22 West of the: 4th Meridian

OR Lot: Block: Plan: Land Title #

Municipal Address of Property: 5511 RGE RD 230

Total existing property size (states on land title certificate): hectares 160 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: SEPARATION OF YARD PROPERTY FROM FARM LANDS

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, [REDACTED] being the registered owner(s) of lands legally described as:

All/part of the: SW ¼ Sec: 7 Twp: 55 Range: 22 West of the: 4th Meridian

OR Lot: [REDACTED] Block: [REDACTED] Plan: [REDACTED]

Municipal Address of Property: 55111 RGE ROAD 230

do hereby authorize [REDACTED]

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

Dated this 24 day of OCTOBER, 20 25

Signature(s) of ALL Registered Landowners

[REDACTED]

SEVERED IN LINE WITH SECTION 20 OF THE ATI ACT

[REDACTED]

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:	Varies	10m (33 ft)	1m (3.25 ft)		10m (33 ft)

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

If you have questions regarding sewage disposal, consult either:

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

OR

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

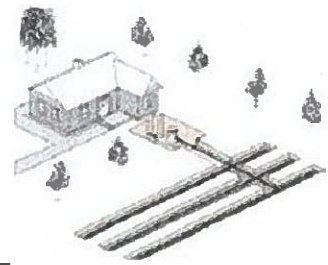
Sewage Disposal (Mandatory)

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



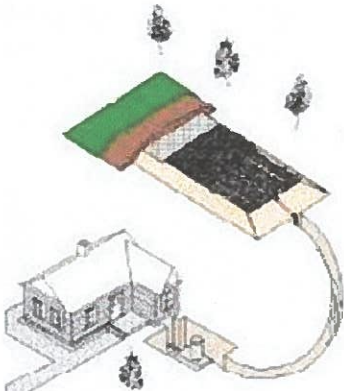
Open Discharge (Pump Out) System

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



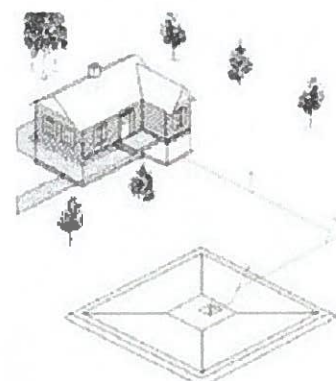
Disposal Field

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



Treatment Mound

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

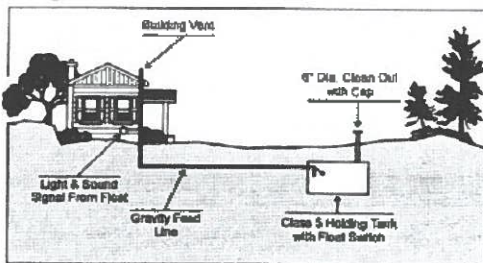


Sewage Lagoon

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

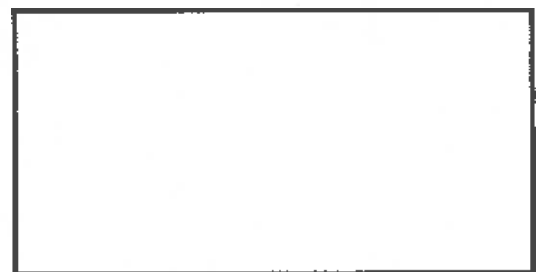
No existing sewage disposal.

Municipal Sanitary Line



Holding Tank

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



Other: _____

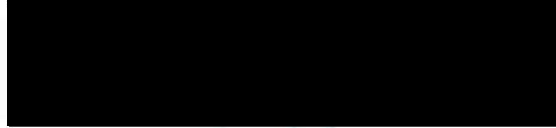
Provide a description and drawing if none of the listed descriptions apply to you.

Right of Entry Authorization (Mandatory)

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

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

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



Affidavit (Mandatory)

I/We,

I am

SEVERED IN LINE WITH SECTION 20 OF THE ATI ACT

OR

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

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

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

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

SEVERED IN LINE WITH SECTION 20 OF THE ATI ACT

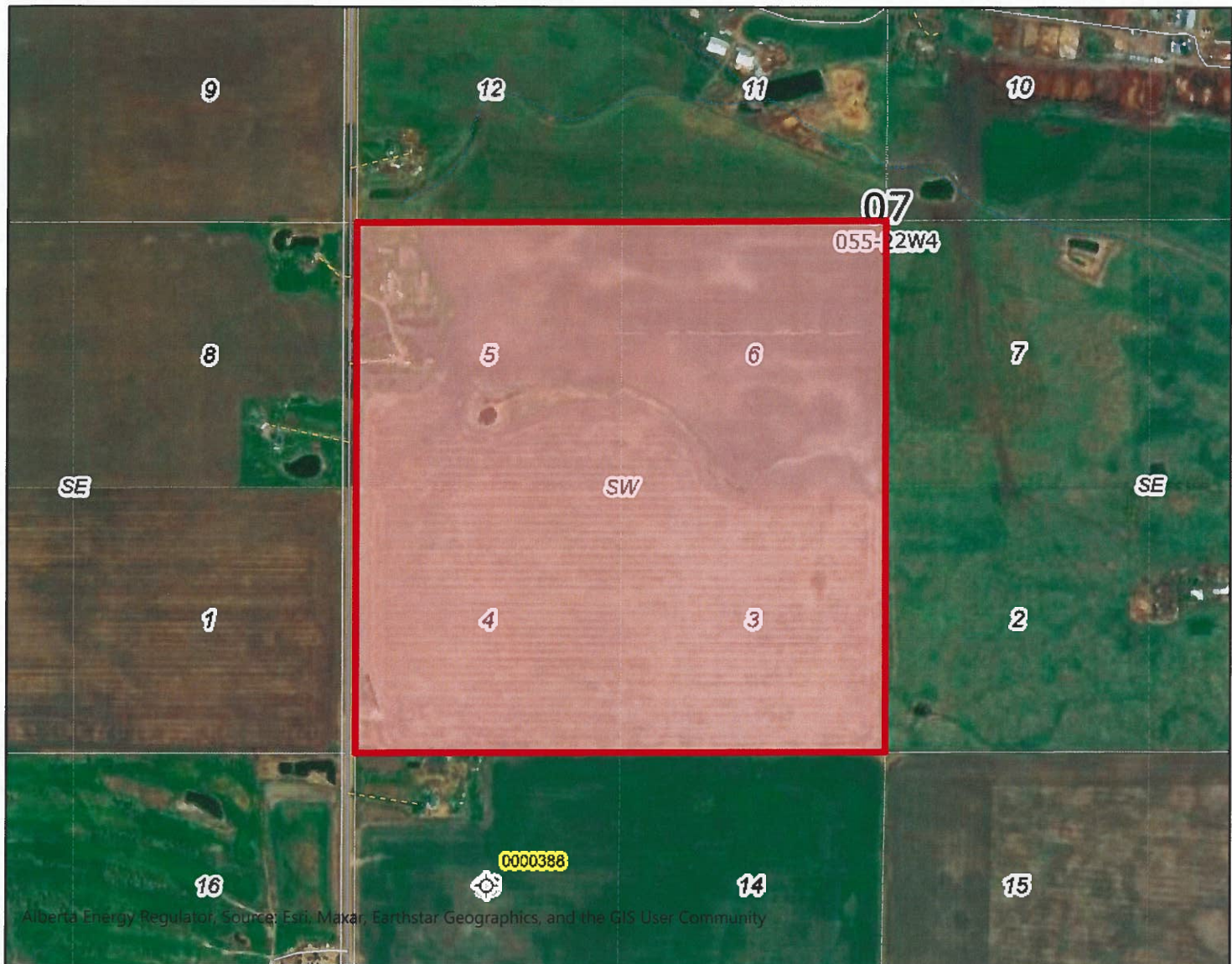
Application Checklist

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

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

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Alberta Energy Regulator, Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

AER Map

Base Data provided by: Government of Alberta

Author:
Jonathan Heemskerck

Print Date:
10/24/2025

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

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PLANNING AND DEVELOPMENT SERVICES REPORT

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



FILE INFORMATION:		2025-S-043
Council Division:	1	
Tax Roll Number:	301000	
Legal Land Description of Property:	SW-7-55-22-4	
Landowners:	William Rudko, Anne Rudko, Ken Rudko, Allannah Grossman, Ronaye Tanner	
Applicant:	William Rudko	
Staff Recommendation	Conditional Approval	
Appeal Board (if appealed):	Subdivision & Development Appeal Board	
Administrative Fees (if approved):	\$250 (subdivision endorsement); plus \$600 per new parcel created/adjusted.	

PART I – APPLICATION DETAILS:

1. As illustrated in Exhibit 1 the applicant proposes subdivision of 3.97 hectares (9.81 acres) from 64.7 hectares (160 acres).

PART II – SUBDIVISION HISTORY:

1. Subdivision History:
 - N/A

PART III – REFERRAL SUMMARY:

1. Sturgeon County Development Officer:
 - *All Lots:*
 - o The signed/stamped site plan or real property report provided at the endorsement stage will be utilized to determine what permits and/or farm building declarations are required.
2. Sturgeon County Engineering Services:
 - *Proposed Lot 1:*
 - o In accordance with the Grid Right of Way Dedications and Acquisition policy, 5 metres required via plan of survey adjacent to Rge Rd 230.
 - o Existing approaches (#1 and #2) will be verified in the spring and will require upgrades to meet General Municipal Servicing Standards.
 - *Remnant Lot:*

- In accordance with the Grid Right of Way Dedications and Acquisition policy, 5 metres required via land acquisition agreement adjacent to Rge Rd 230.
 - The existing access is a utility approach and requires upgrades to meet General Municipal Servicing Standards. This approach will be inspected in the spring.
 - Sturgeon County mapping identifies a possible low area and drainage channel on the east side of the remnant lot. No permanent infrastructures shall be developed inside the low area.
3. Sturgeon County Utility Services:
- *All Lots:*
 - The current acreage has a connection to the water distribution system in the area.
 - Sturgeon County has a 100mm waterline that runs through this quarter section. Utility registration # 872 207 785 (01/09/1987), data updated by: Transfer of Utility ROW # 906 056 694, for title # 982 215 169
 - Utility Services water distribution line will need to be identified in the subdivision application. Right of way on land titles will need to be confirmed to ensure Sturgeon County infrastructure is identified and protected. This Landing Trail water distribution system currently has a moratorium, and no further water connection are allowed until water supply upgrades are completed.
4. Alberta Transportation and Economic Corridors:
- No land dedication or infrastructure improvements will be required for this application.
 - Insofar as Alberta Transportation and Economic Corridors are concerned, any appeal of this subdivision may be heard by the local Subdivision and Development Appeal Board.
5. No Objections:
- Sturgeon County Protective Services, ATCO Gas, ATCO Pipelines, Telus, Fortis Alberta.
6. No Responses:
- Adjacent landowners, Alberta Health Services, Alberta Environment and Protected Areas, Altalink, Canada Post, Sturgeon County Drainage Operation, Sturgeon County Agriculture Services, Apex Utilities, ATCO Gas, ATCO Pipelines, Pembina Pipelines, Sturgeon School District, Elk Island School District.

PART IV – ANALYSIS:

1. This application proposes to subdivide an existing farmstead and separate it from the surrounding cultivated farmland, however also proposes to include additional farmland into the acreage.

This application is **not** consistent with the Municipal Development Plan’s “Residential Type 4” policies (see **Appendix 2**), and with the Land Use Bylaw’s “AG – Agriculture” regulations (see **Appendix 3**).

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

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

Furthermore, Policy 2.3.13(b) of the Municipal Development Plan outlines that:

“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.”

The current farmstead has clearly defined boundaries supported by aerial imagery that separates it from the surrounding cultivated farmland. The application proposes to encompass this area along with an additional roughly 2 acres of farmland into Proposed Lot 1. In line with both the Municipal Development Plan and Land Use Bylaw, administration will amend the configuration slightly to include the land within the farmstead into the new acreage lot and leave the remainder of the farmland with the Remnant Lot. This would create a new acreage of roughly 7.91 acres which is shown in Exhibit 2.

3. Following the revisions noted above, the new configuration aligns with Policies 2.3.11 and 2.3.13 of the Municipal Development Plan (see **Appendix 2**), and with Part 11.1.3(e) of the Land Use Bylaw (see **Appendix 3**) – since the lot will encompass existing site features without compromising additional cultivated farmland.
4. The Municipal Government Act and Matters Related to Subdivision and Development Regulation require that a subdivision authority confirms each parcel subject to a subdivision application is suitable for its intended purpose. This includes accesses constructed to engineering standards, obtaining all necessary permits, and compliance with the Alberta Private Sewage Standards of Practice. The existing open discharge septic system will need to be replaced/upgraded to comply with the most recent provincial standards.
5. There is a water distribution line that runs through the west side of both Proposed Lot 1 and the Remnant Lot. There was an instrument registered on the land title in 1987 to identify this right of way and outline connection options to the line. This instrument will need to be reviewed and potentially updated to ensure Sturgeon County infrastructure is identified and protected.
6. Money in lieu of municipal reserve is not required, since only one parcel is being created from an undivided quarter-section.

PART V – DECISION:

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

- 1) Pursuant to Provision 654(1)(d) of the MGA, any outstanding taxes on the subject property shall be paid or arrangements be made, to the satisfaction of Sturgeon County, for the payment thereof.
- 2) The applicant shall retain the services of a professional Alberta Land Surveyor, who shall submit a drawing to Sturgeon County resembling Exhibit 2, dated January 8, 2026, and submit it in a manner that is acceptable to Land Titles. The surveyor shall also prepare a Signed/Stamped Site Plan or Real Property Report to confirm building/septic system locations, to the satisfaction of Sturgeon County.
- 3) Pursuant to Provision 662(1) of the MGA, as illustrated in Exhibit 2 and as required by Sturgeon County Engineering Services, a 5-metre-wide area parallel and adjacent to the boundary of Proposed Lot 1 and the adjacent road shall be dedicated as road allowance via plan of survey at no cost to Sturgeon County.
- 4) Pursuant to Provision 662(1) of the MGA, as illustrated in Exhibit 2 and as required by Sturgeon County Engineering Services, a 5-metre-wide area parallel and adjacent to the boundary of the Remnant Lot and the adjacent road shall be acquired by Sturgeon County in the future via the terms and conditions of a land acquisition agreement (note: this agreement to be prepared by Sturgeon County).
- 5) All upgrades to *existing* culverts and/or *existing* approaches, and construction/removal of approaches, as determined necessary by the Development Engineering Officer will be the responsibility of the developer and upgraded to the satisfaction of Sturgeon County in accordance with General Municipal Servicing Standards, *before* this subdivision is endorsed.
- 6) The applicant is to obtain all necessary permits to comply with the Land Use Bylaw – to the satisfaction of the Development Authority.
- 7) Pursuant to Provision 654(1)(c) of the MGA, the proposed subdivision must result in compliance with the 2021 Alberta Private Sewage Systems Standard of Practice. A certificate of compliance may be required from the County's Gas & Plumbing Inspector confirming that the existing open discharge septic system either meets the Standard of Practice, the system has been replaced, relocated, or redesigned to comply, or conformation must be provided to Sturgeon County demonstrating that all setback requirements have been achieved. Note: An Alberta Land Surveyor may be required to confirm distances from the septic system to property lines, buildings or other features – to the satisfaction of Sturgeon County.
- 8) A utility right of way must be registered on both Proposed Lot 1 and the Remnant lot to for the water distribution line to ensure protection of this infrastructure. This right of way will be registered to the satisfaction of Sturgeon County Utility and Waste Management Services.

ADVISORY NOTES

- Natural Gas servicing to any new subdivision is the responsibility of the applicant. The applicant will be required to provide the required easements across existing lots or subdivided lots for natural gas servicing, if service is approved by the natural gas provider. Sturgeon County does not allow natural gas servicing lines to be located within the road right of way. Setbacks from the road right of way are required. Easements of private property must be obtained by the applicants or service providers. Any service lines which cross Sturgeon County property will require a crossing agreement with conditions.
- Pursuant to Section 2.4.3 of the LUB, at the development permit stage on any property, it is highly recommended that the developer retain the services of a qualified engineering professional to prepare and submit a geotechnical investigation confirming that the proposed building site on is suitable for development and prescribing any preventative engineering measures to be taken to make the building site suitable for future development or future development suitable for the building site.
- Pursuant to the Water Act and the Alberta Wetland Policy, any future development or site grading which might alter or disturb a wetland may require additional approvals from Alberta Environment and Parks.
- The subject properties shall not be used in any manner or way that impedes or will impede the use of adjacent lands for agricultural purposes or agricultural operations, as defined in the Agricultural Operation Practices Act, RSA 2000 c.A-7.
- *FireSmart* principals should be incorporated into all future construction and development on all lots. Please visit www.firesmartcanada.ca.

Severed in line with s.20 of ATIA

Prepared by:

Jonathan Heemskerk, Planner, Current Planning

Severed in line with s.20 of ATIA

Reviewed by:

Martyn Bell, Program Lead, Current Planning

NOTE: Appendices Attached...

Appendix 1: Excerpts from Municipal Government Act

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

2016 c24 s108

Approval of application

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

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

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

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

and

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

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

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

Conditions of subdivision approval

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

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

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

or both;

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

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

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

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

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

Decision

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

(2) A decision of a subdivision authority must state



RG 1.3 ENACTING RESPONSIBLE SUBDIVISION AND DEVELOPMENT PRACTICES

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

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

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

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

1.3.4 Shall support "right-to-farm legislation" by applying the requirements outlined within the Province of Alberta's Agriculture Operations Practices Act (AOPA). When referred to by the Natural Resources Conservation Board (NRCB), Sturgeon County will apply the objectives of the Growth Management Strategy in the referred evaluation (i.e., new or expanding Confined Feeding Operations).

1.3.5 Shall refer to and apply the provincial setback regulations and guidelines respective to sour gas and other oil and gas facilities, including pipelines, when considering subdivision and development applications. Proposed land uses in proximity to sour gas facilities shall minimize risk to the public's health and safety.

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

1.3.7 Shall identify needed infrastructure improvements, both at the regional and local level, in an effort to determine, prioritize and fund infrastructure required to obtain the strategic goals of the Growth Management Strategy and the Municipal Development Plan.

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

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

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

1.3.11 Should collaborate with industry and municipal partners to develop, update and align risk management initiatives regarding heavy industrial development located within and along County borders.

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

1.3.13 Shall not permit development on Hazardous Lands that are deemed undevelopable or may result in life loss or injury, property damage, social and economic disruption or environmental degradation.

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

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

1.3.16 May require that the applicant of a development apply the principles and guidelines of Crime Prevention through Environmental Design within subdivision and development reviews to guide design and ensure effective use of the built environment.

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

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

1.3.19 Shall ensure that new development be sited with consideration to the fire hazard severity of the site, the type of development and the risk added by the development to the fire hazard risk.

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

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



RC 2.2 APPLYING RESPONSIBLE RESIDENTIAL SUBDIVISION AND DEVELOPMENT PRACTICES

Through the assurance that proposed developments will consider and account for the future needs of Sturgeon County residents.

2.2.1 Shall require that subdivision and development proposals that exceed the maximum allowable density or intent of the identified Residential Type, or differs from an existing Planning Document, submit a new or revised Planning Document in conformance with policies outlined within the Municipal Development Plan (MDP).

2.2.2 Shall prevent any residential subdivision layout that limits future development potential, or that may result in development restrictions of the adjacent parcel.

2.2.3 Should discourage the use of panhandles as a way to provide residential subdivisions with legal and physical access to a municipal roadway.

2.2.4 Shall ensure that subdivision and development does not preclude the possibility of future road widening.

2.2.5 Shall mitigate the impact of natural resource extraction activity on the local community by establishing setbacks and criteria guiding the interaction between residential and Primary Industry development. Where existing residential development may be impacted by resource extraction activity, efforts to minimize the impact on the existing residential development shall be demonstrated and adhered to.

2.2.6 Should investigate and monitor the impacts of new and existing residential subdivision and development activity on County infrastructure and establish funding mechanisms for benefiting lands and responsibilities (e.g., off-site levies or local improvement taxes) to pay for needed improvements and upgrades as a result of the associated activity.

2.2.7 Shall ensure subdivision and development compliments the established character of the area, complies with the associated Residential Type policies, addresses any infrastructure constraints and conforms to the criteria outlined in the Land Use Bylaw.

2.2.8 Should identify and address the location, type and needs of Market and Non-Market Affordable Housing required within Sturgeon County. Non-Market Affordable Housing should be accommodated within areas identified for intensified residential development.

2.2.9 May collaborate with the development industry and not-for-profit organizations to facilitate the diversification of housing choices; the mix of housing sizes and types should meet affordability, accessibility and lifestyle needs of various groups.

Residential Type 4 – Agricultural Residential

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

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

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

2.3.13 Shall adhere to the following general agricultural subdivision principles:

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

SDA 1.1 RESIDENTIAL CHARACTER OUTCOME

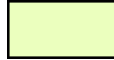
Supporting the agricultural industry by acknowledging the unique features of the working landscape.

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

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

PART 11 PRIMARY INDUSTRY DISTRICTS

11.1 AG – AGRICULTURE DISTRICT



.1 General Purpose

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

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

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

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

.2 Uses

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

* Refer to Section 6.1 for further clarification.

** Only allowed on AG-Major parcels

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

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

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

.3 **Subdivision Regulations**

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

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

.4 Development Regulations

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

1432/19

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

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

1432/19

.5 Additional Development Regulations

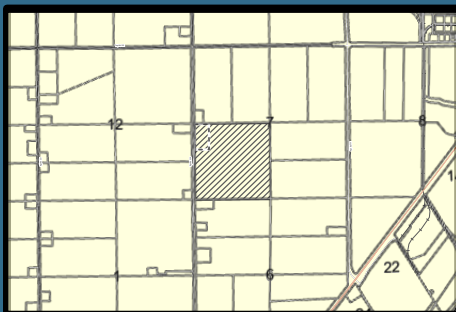
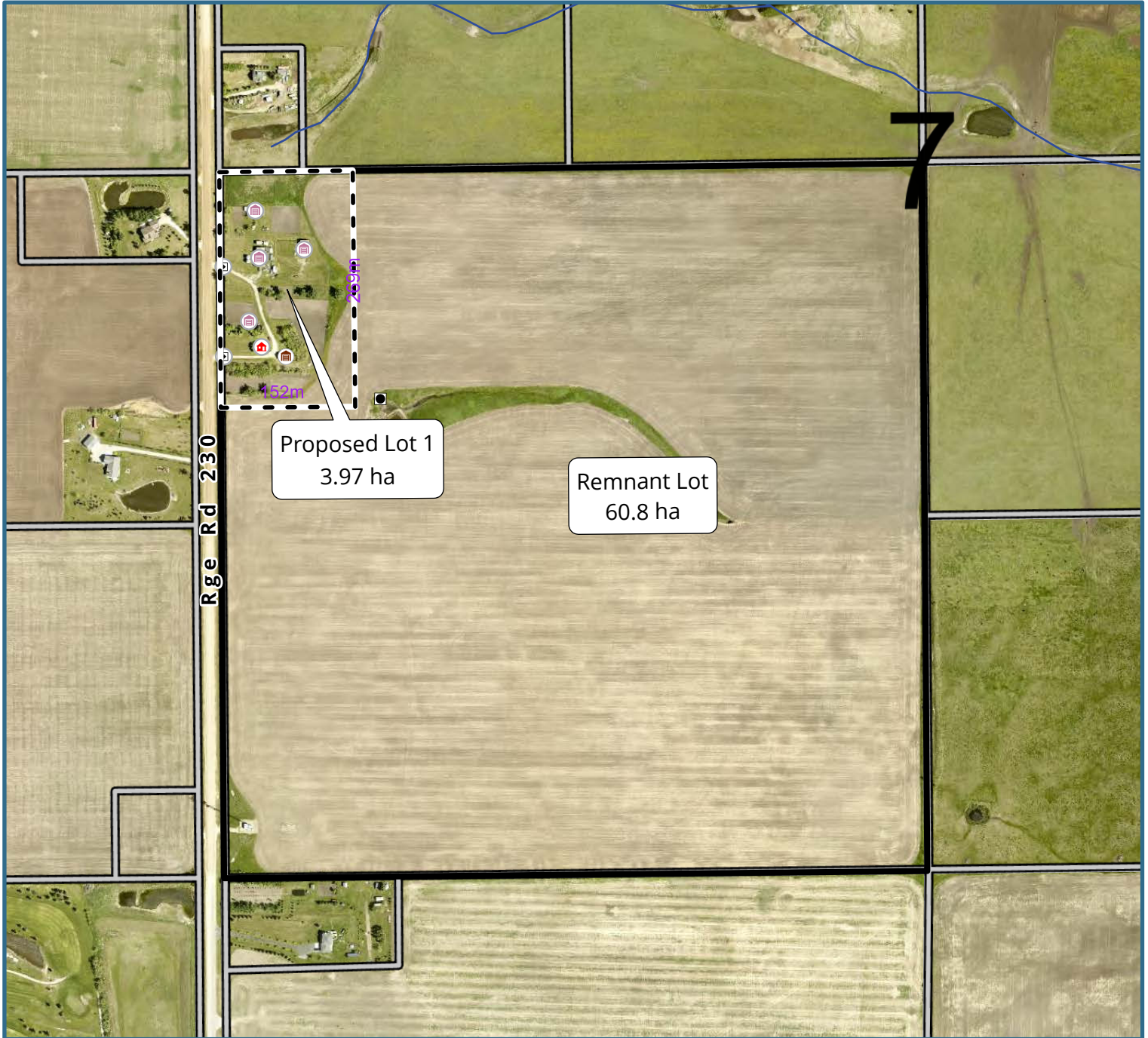
- (a) All *development* in this district is subject to the regulations stated in Parts 5 through 9 of this Bylaw.
- (b) Notwithstanding the variance provisions in Section 2.8 of this Bylaw, the *Development Authority* shall not accept a variance to the *uses* within this district based on *parcel* size.

1407/18

Appendix 4: Exhibits & Miscellaneous

Exhibit 1 [Applicant Submission]

File Number: 2025-S-043



Legal Description: 4;22;55;7;SW

Roll Number: 301000

Total Acres/Hectares: 160.00ac / 64.75ha

Land Use: AG - Agriculture

Municipal Address: 55111 Rge Rd 230

Date: 10/27/2025

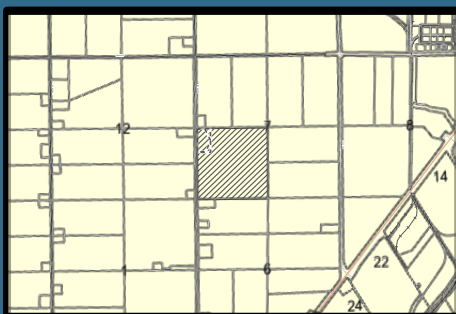


Legend



Exhibit 2 [Subdivision Authority Approval]

File Number: 2025-S-043



Legal Description: 4;22;55;7;SW

Roll Number: 301000








Total Acres/Hectares: 160.00ac / 64.75ha

Land Use: AG - Agriculture

Municipal Address: 55111 Rge Rd 230

Date: 1/8/2026

Legend

-  Dwelling
-  Shed
-  Existing Approach
-  Road Widening By Caveat
-  Garage
-  Road Widening By Survey
-  Pump Out

Subdivision Referral to Engineering Services

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

: William Rudko, Anne Rudko, Ken Rudko,
: Allannah Grossman, Ronaye Tanner

On-site inspection completed; or

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

Referral comments provided by: Charlie Li on December 3, 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.Homestead exists inside proposed lot 1.

➤ **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 230 is a class 2 local gravel road in a 20m right of way (R/W), the ultimate R/W will be 30m. In accordance to Grid Right of way Dedication and acquisition policy Sturgeon County Requires 5m dedication along west property line.

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

Other Requirments: _____

Please upgrade the approach to Sturgeon County GMSS and approach construction guideline.

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

Current Status:

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

Requirements to meet General Municipal Servicing Standards:

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

Other Requirments: _____

Please upgrade the approach to Sturgeon County GMSS and approach construction guideline.

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

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

There is a water main exists inside RR230 ROW, please contact sturgeon county UWMS for servicing options.

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 slopes to east. Please see attached Alberta wetland map for identified wetland. A dugout exists inside remnant lot. Sturgeon County GIS identifies a possible low area and drainage channel on the east side of the remnant lot. No permanent infrastructures shall be developed inside the low area. Any development shall not alter the drainage pattern.

- **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 230 is a class 2 local gravel road in a 20m right of way (R/W), the ultimate R/W will be 30m. In accordance to Grid Right of way Dedication and acquisition policy Sturgeon County Requires 5m acquisition along west property line.

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

Current Status:

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

Requirements to meet General Municipal Servicing Standards:

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

Other Requirments: _____

This is utility approach. Please upgrade the approach to Sturgeon County GMSS and approach construction guideline.

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

Current Status:

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

Requirements to meet General Municipal Servicing Standards:

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

Other Requirments: _____

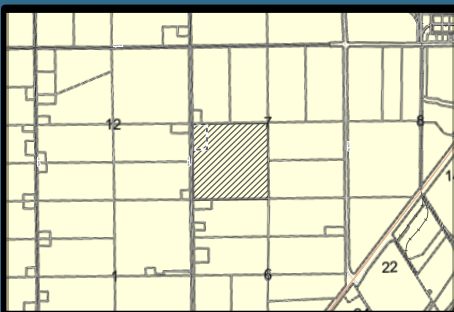
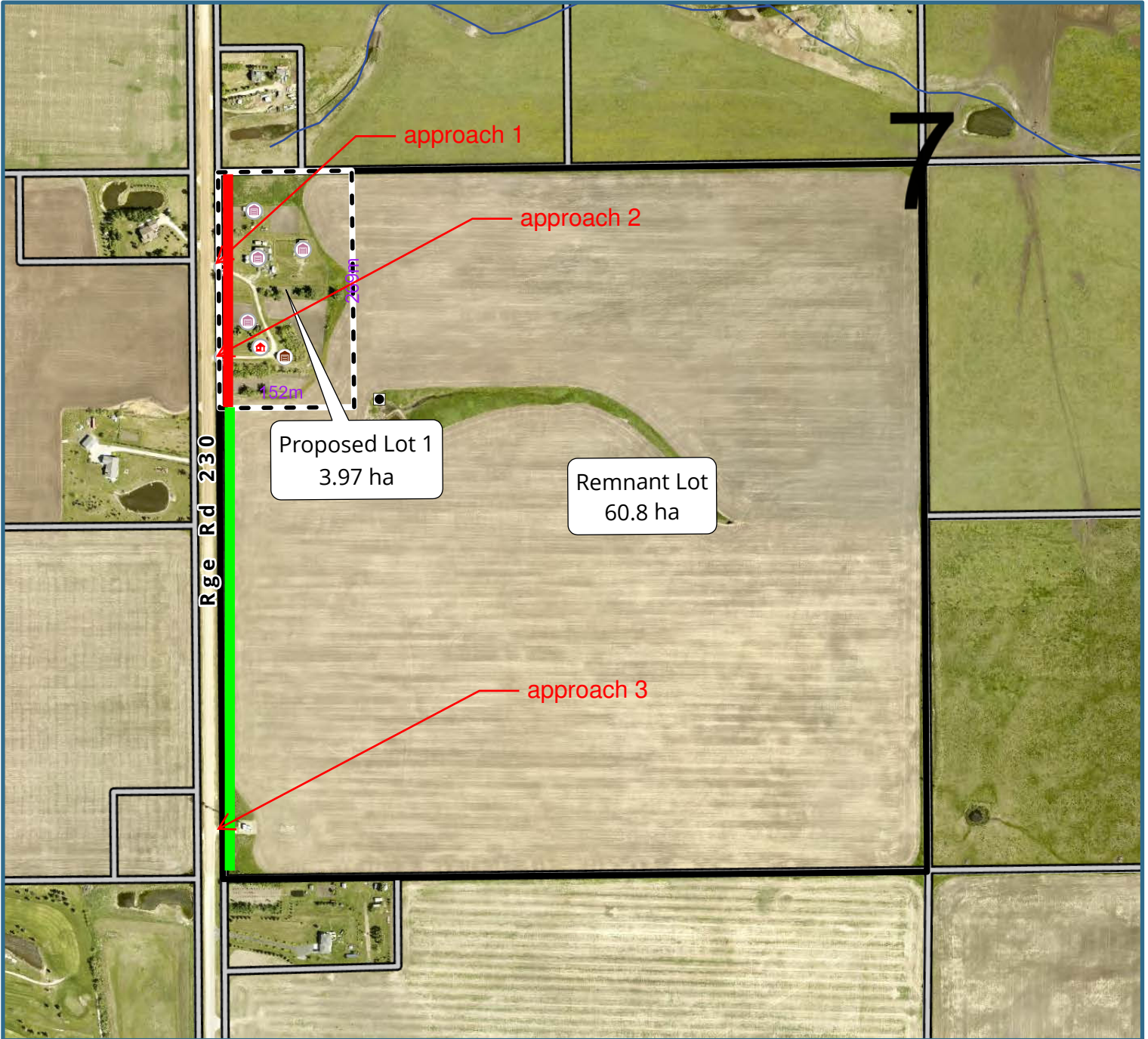
- **Other Comments/Observations** (e.g. third approach, structure/business/uses unspecified in application; or noteworthy discussions):

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

There is a water main exists inside RR230 ROW, please contact sturgeon county UWMS for servicing options.

DELS Exhibit

File Number: 2025-S-043



Legal Description: 4;22;55;7;SW

Roll Number: 301000

Total Acres/Hectares: 160.00ac / 64.75ha

Land Use: AG - Agriculture

Municipal Address: 55111 Rge Rd 230

Date: 10/27/2025

Legend

- Dwelling
- Garage
- Existing Approach
- Pump Out
- Shed

5m acquisition

5m dedication

To: Utilities Services
 Ted Zinnick/Lesley McDonald
 From: Shannon Gagnon
 Date: 2026-01-08
 Roll No: 301000
 Proposed Sub File: 2025-S-043
 Municipal Address: 55111 Rge Rd 230
 Legal Description: SW-7-55-22-4

PLEASE RETURN BY: DECEMBER 3, 2025

UTILITIES:

1)

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

Yes – Utility account is tied to existing dwelling on property.

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

No

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

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

2) **Municipal Water for Proposed Lot**

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

Yes

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

YES - Already connected to water distribution system

Cost to tie in

Distance from water line to the property line is n/a m @ \$ _____ m =

Connection fee \$ _____

Application fee \$ _____

Additional costs that are responsibility of the Landowner:

- Arrange and install service line from cc to the point of delivery
- Cistern
- Water meter ¾" \$ _____ 5/8" \$ _____
- Meter vault \$ _____ (supply lines equal or exceeding 150 meters from the c/c to the point of delivery (i.e. The residence) will require a meter vault to be installed and paid for by the applicant. The sole cost, expenses and right of way if necessary, for the construction and installation of the meter vault shall be the responsibility of the applicant. **A meter vault will be required for all pre-manufactured homes without basements).**

NO / Not Available

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

C) The proposed lot is for:

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

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

No

3) **Municipal Wastewater for Existing Lot**

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

No

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

No

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

<u>Parcel</u>	<u>Yes</u>	<u>No</u>	<u>Amount</u>
Proposed Lot (1)		X	\$ _____
Remnant Titled Area		X	\$ _____
Other		X	\$ _____

4) **Municipal Wastewater for Proposed Lot**

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

No

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

~~1. YES~~

Cost to tie in

Connection fee \$ _____

Application fee \$ _____

Additional costs that are responsibility of the Landowner

• ~~Arrange and install service line from cc to the point of delivery~~

Wastewater System is:

~~Gravity System~~ ~~Low Pressure~~

~~(No subdrains/ weeping tile, floor drains, roof drains, yard, parking lot, storm drainage can be connected to the system)~~

~~Residential Wastewater~~

~~Yes~~ ~~No~~

~~Industrial or Process Wastewater~~

~~(Approval must be submitted prior to application if discharge is industrial or process)~~

~~Yes~~ ~~No~~

2. **NO/ Not Available**

(Options are available through P&D)

NO – No municipal collection system to connect to.

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

YES – Sturgeon County has a 100mm waterline that runs through this quarter section. Utility registration # 872 207 785 (01/09/1987), data updated by: Transfer of Utility ROW # 906 056 694, for title # 982 215 169

6) Does the proposal meet Utilities' Approval: Yes

7) Other Comments

UWMS water distribution line will need to be identified in the subdivision application. Right of way on land titles will need to be confirmed to ensure Sturgeon County infrastructure is identified and protected. This Landing Trail water distribution system currently has a moratorium, and no further water connection are allowed until water supply upgrades are completed.

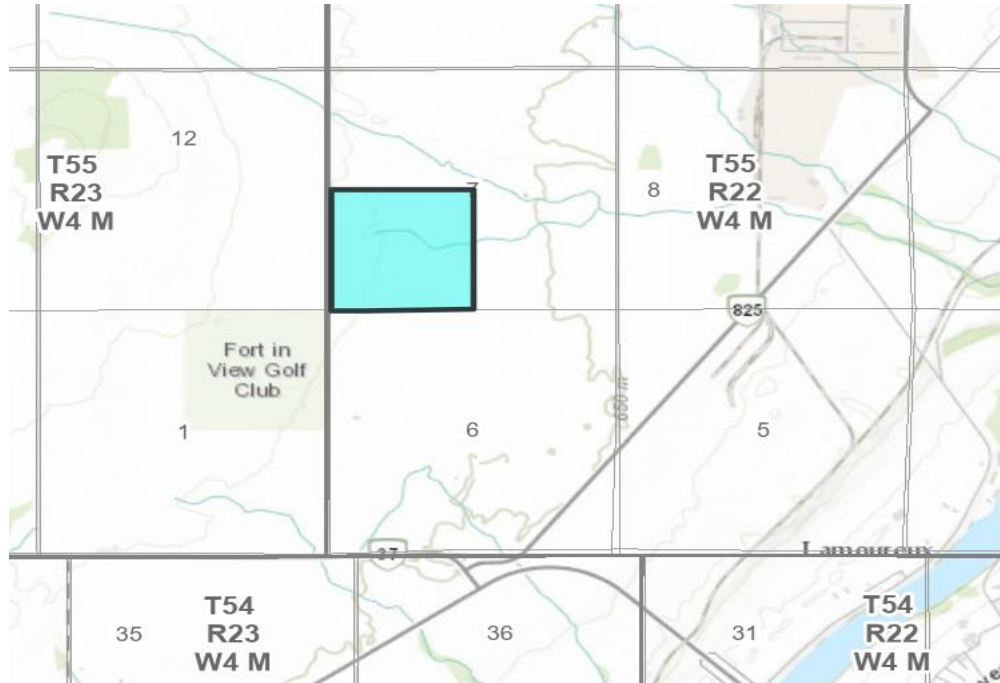
Date: Nov 13, 2025

Initial: T.J.Z.

Transportation and Economic Corridors Notification of Referral Decision

Subdivision in Proximity of a Provincial Highway

Municipality File Number:	2025-S-043	Highway(s):	15, 37, 825
Legal Land Location:	QS-SW SEC-07 TWP-055 RGE-22 MER-4	Municipality:	Sturgeon County
Decision By:	Robert Lindsay	Issuing Office:	North Central Region / Stony Plain
Issued Date:	November 19, 2025	Appeal Authority:	Subdivision and Development Appeal Board
RPATH Number:	RPATH0067969		
Description of Development:	Subdivide a 3.97ha developed residential lot from an unsubdivided quarter section that is not adjacent to a provincial highway SW07-055-22-W4M; Northwest of Highway 825		



This will acknowledge receipt of your circulation regarding the above noted proposal. The subsequent subdivision application would be subject to the requirements of Sections 18 and 19 of the Matters Related to Subdivision and Development Regulation (The Regulation), due to the proximity of Highway(s) 15, 37, 825

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

The requirements of Section 18 are met, therefore no variance is required. While no variance is required, the department expects the municipality will mitigate the impacts from this proposal to the highway system, pursuant to Policy 7 of the Provincial Land Use Policies and Section 648(2)(c.2) of the Municipal Government Act.

The requirements of Section 19 are met, therefore no variance is required.

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

1. The department expects that the municipality will mitigate the impacts of traffic generated by developments approved on the local road connections to the highway system, pursuant to Policy 7 of the Provincial Land Use Policies and Section 618.4 of the Municipal Government Act
2. Insofar as Transportation and Economic Corridors is concerned, any appeal of this subdivision may be referred to the local subdivision and development appeal board (Section 678(2.1) of the Municipal Government Act).
3. This proposal meets the requirements of Sections 18 and 19(3) of the Matters Related to Subdivision and Development Regulation. The subdivision authority does not require any approval from Transportation and Economic Corridors in order to approve this subdivision proposal and does not need to require the dedication of service road satisfactory to this department.

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



Issued by **Robert Lindsay, Dev and Planning Technologist**, on **November 19, 2025** on behalf of the Minister of Transportation and Economic Corridors

Subdivision and Development Appeal Board (2025-S-043)

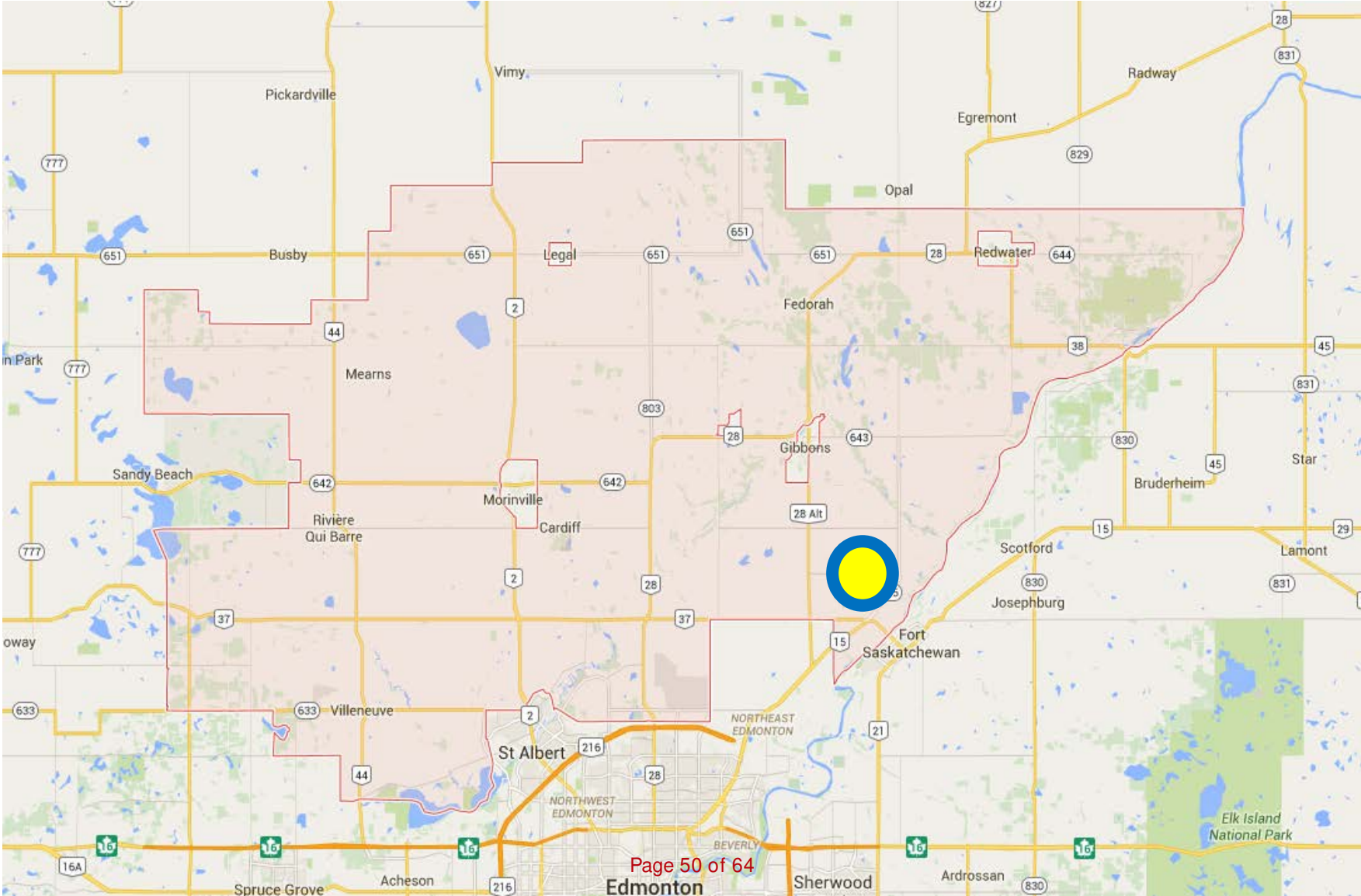
Jonathan Heemskerck

February 17, 2026



Sturgeon
C O U N T Y

Site Location (Regional Context)



Site Location (Local Context)



Proposal



Referral Responses

Sturgeon County Development Officer

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

Sturgeon County Development Engineering

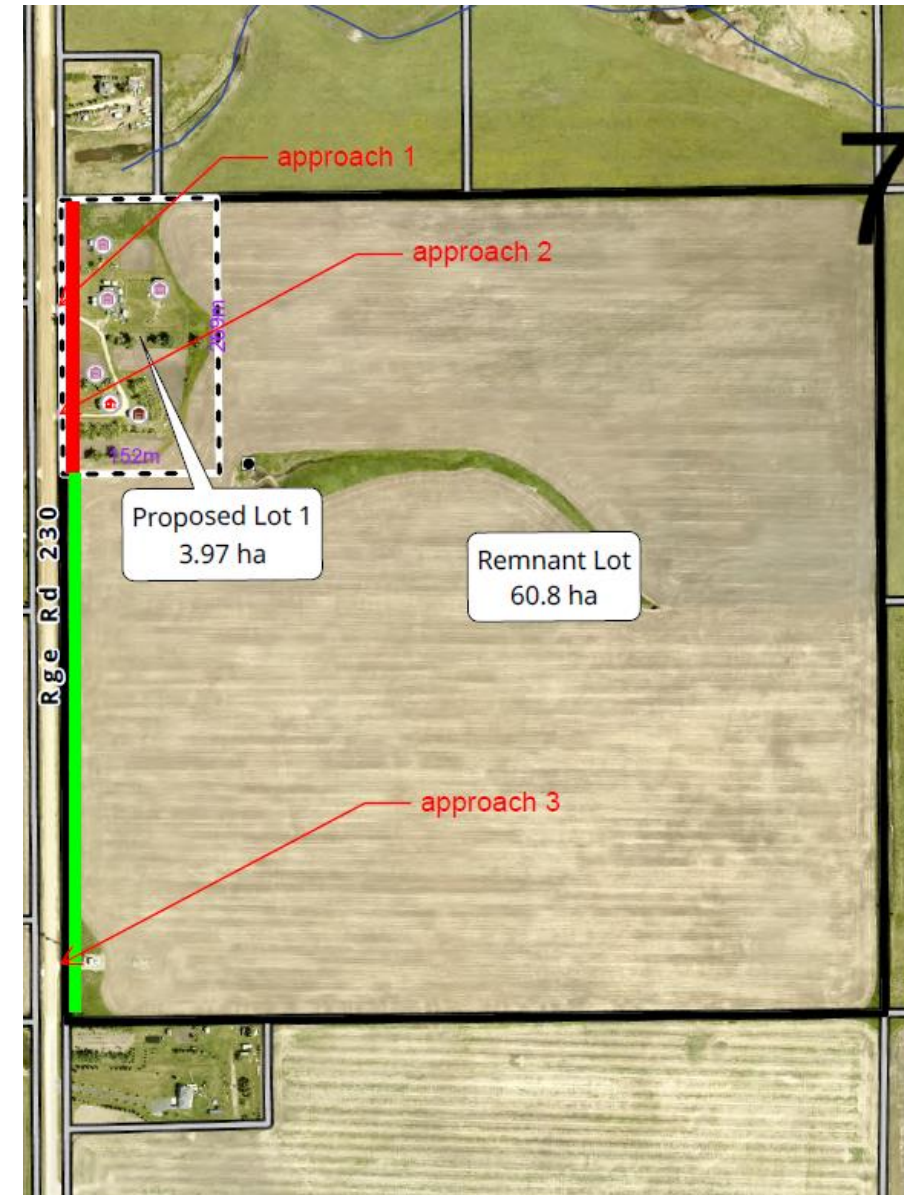
- 5m by plan of survey for Proposed Lot 1
- 5m by caveat for the Remnant Lot
- Approach 1, 2, 3: Will be inspected in the spring and require upgrades in line engineering standards

Sturgeon County Utility Services

- Sturgeon County has a 100mm waterline that runs through the lands
- The right of way on land titles will need to be confirmed for this area to ensure the infrastructure is identified and protected.
- This water distribution system has a moratorium on it and no further connections are allowed until water supply upgrades

Alberta Transportation and Economic Corridors

- No land dedication or infrastructure improvements
- Any appeal may be heard by the local SDAB



Issue Analysis - Parcel Size

Land Use Bylaw

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



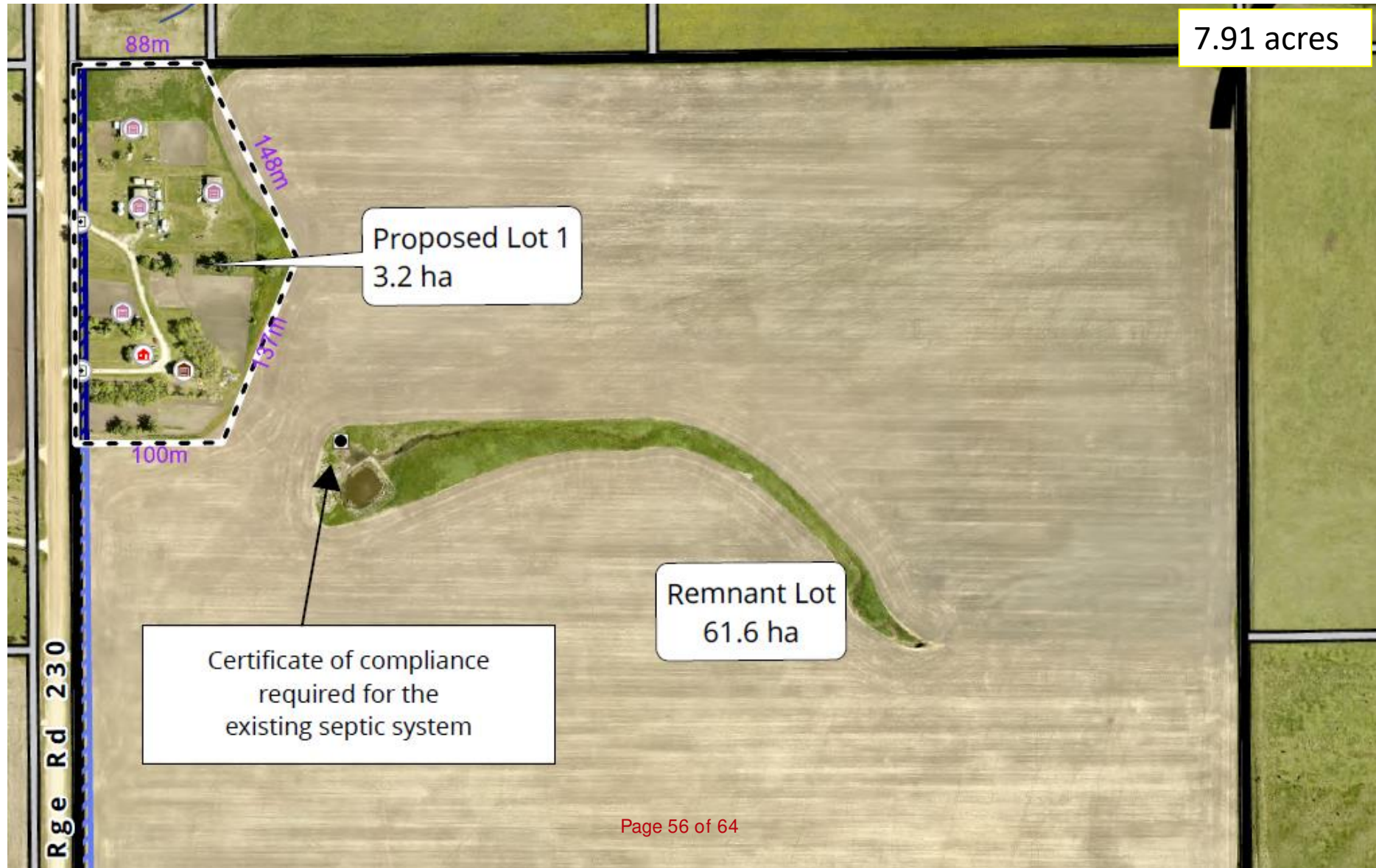
Issue Analysis - Parcel Size

Municipal Development Plan

- 2.3.13(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.”



What Was Approved



Subdivision Authority Decision

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

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

Conditions if Approved as Applied For

- 1) Pursuant to Provision 654(1)(d) of the MGA, any outstanding taxes on the subject 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 Proposed Lot 1 and the adjacent road shall be dedicated as road allowance via plan of survey at no cost to Sturgeon County.
- 4) Pursuant to Provision 662(1) of the MGA, as illustrated in **Exhibit 3** and as required by Sturgeon County Engineering Services, a 5-metre-wide area parallel and adjacent to the boundary of the Remnant Lot and the adjacent road shall be acquired by Sturgeon County in the future via the terms and conditions of a land acquisition agreement (note: this agreement to be prepared by Sturgeon County).
- 5) All upgrades to existing culverts and/or existing approaches, and construction/removal of approaches, as determined necessary by the Development Engineering Officer will be the responsibility of the developer and upgraded to the satisfaction of Sturgeon County in accordance with General Municipal Servicing Standards, before this subdivision is endorsed.
- 6) The applicant is to obtain all necessary permits to comply with the Land Use Bylaw – to the satisfaction of the Development Authority.
- 7) Pursuant to Provision 654(1)(c) of the MGA, the proposed subdivision must result in compliance with the 2021 Alberta Private Sewage Systems Standard of Practice. A certificate of compliance may be required from the County's Gas & Plumbing Inspector confirming that the existing open discharge septic system either meets the Standard of Practice, the system has been replaced, relocated, or redesigned to comply, or conformation must be provided to Sturgeon County demonstrating that all setback requirements have been achieved. Note: An Alberta Land Surveyor may be required to confirm distances from the septic system to property lines, buildings or other features – to the satisfaction of Sturgeon County.
- 8) A utility right of way must be registered on both Proposed Lot 1 and the Remnant lot to for the water distribution line to ensure protection of this infrastructure. This right of way will be registered to the satisfaction of Sturgeon County Utility and Waste Management Services.

Conditions - Summary

- 1) Ensure taxes are paid
- 2) Retain a surveyor
- 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) Obtain all necessary permits/farm building declarations
- 7) Septic system compliance
- 8) Utility right of way registered on the land titles to ensure protection of the water distribution line

Additional Image – Waterline Location



APPELLANT SUBMISSIONS RECEIVED

***NOTE:**

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

WRITTEN
SUBMISSIONS
FROM
ADJACENT
LANDOWNERS
AND OTHER
AFFECTED
PERSONS

Re: [WARNING: SUSPICIOUS SENDER] Notification for Feb. 17 SDAB Hearing

From circulations . <circulations@telus.com>
Date Mon 2026-02-09 9:06 AM
To Legislative Services <legislativeservices@sturgeoncounty.ca>

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

Good Day,

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

Regards,

Jaylene Perkins (She/Her/Hers)

Real Estate Specialist | TELUS Land Solutions Team

Customer Network Planning (CNP)

18811 107 Avenue NW, Edmonton, AB T5S 2L9

circulations@telus.com

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

TELUS Friendly Future Foundation

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friendlyfuture.com

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On Mon, Feb 2, 2026 at 9:44 AM Legislative Services <legislativeservices@sturgeoncounty.ca> wrote:

Good morning,

Please see attached Notice of Appeal for an SDAB Hearing scheduled for February 17, 2026.

Thank-you,

Tanis Sawatsky

LEGISLATIVE ADVISOR

780-939-0620

tsawatsky@sturgeoncounty.ca

sturgeoncounty.ca

9613 100 Street, Morinville, AB T8R 1L9



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