



MUNICIPAL DISTRICT OF PEACE NO. 135

REQUEST FOR DECISION – PROPOSED SUBDIVISION FILE #25MK027

BACKGROUND/PROPOSAL

Pursuant to the *Matters Related Subdivision and Development Regulation*, Mackenzie Municipal Services Agency (MMSA) has referred the above-referenced subdivision application file to the MD for comments, prior to decision-making. This Request for Decision summarizes the proposed subdivision, outlines key planning considerations, presents available options, and offers a decision recommendation. Based on the review conducted, it is recommended that Council support approval of the subdivision proposal, subject to the conditions outlined herein.

REVIEW/DISCUSSION

Proposal and Site Context

The purpose of the application is to subdivide 7.9 acres from PT.SW.26.83.22.W5M for residential use. The subject quarter section has been previously subdivided, and is located adjacent to the western boundary of Peace River, approximately 1.02 km south of Highway 2. Existing developments on the proposed lot includes a house, two carports, garage, and two sheds, along with associated servicing. The remainder of the parcel is treed and partly cleared. There are four existing subdivisions located on the balance of the quarter section: two of these are developed with single family residence to the north, while the other two to the south are vacant. The quarter section is traversed by two unnamed creeks, meandering through the northern and southern portions of the land, with one of the creeks running adjacent to the southwestern boundary of the proposed lot.

Planning Review

The proposed subdivision is located within the County Residential District (CR) under the Land Use Bylaw. The parcel size requirement for residential uses within the CR District is a minimum of 3 acres and a maximum of 10 acres. The proposed parcel size of 7.9 acres complies with these standards. The parcel density within the CR District is at the discretion of Council, with consideration given to factors, such as: the physical capability of the site to support development; the proposed servicing; adequacy of the site to accommodate private water and sewer systems; potential impact on surrounding land uses; the transportation access and infrastructure; and the ability of the MD to provide services. Based on MMSA's review, the proposed new lot would not negatively impact adjacent land uses or compromise the orderly development of the area.

Access to the proposed subdivision is provided via an existing access approach from Range Road 222 to the west. A separate existing approach also provides access to the balance from Range Road 222, south of the proposed lot. While Range Road 222 provides legal access to the subdivision and remnant land, the existing approaches constitute physical access, and must be confirmed to meet current municipal standards.

In terms of servicing, water supply to the site is proposed through Weberville Water Co-op. Onsite sewage disposal is also proposed via a sub-surface system, consisting of septic tank and field, which meets current Provincial setback standards

Regarding development control, majority of the existing structures on the proposed lot comply with the setback requirements of the Land Use Bylaw. However, the dwelling unit and one of the carports do not meet the minimum front yard setback requirement of 40.48 m. Owing to the nature of these developments, the setback deficiencies may be accommodated through variance.

From a strategic planning perspective, the proposed subdivision aligns with the Municipal Development Plan, which supports country residential subdivisions, subject to the following criteria:

1. Lot density and size allow for efficient servicing while maintaining portions of the site as greenways, green infrastructure or agricultural land;
2. Access roads to subdivisions and internal subdivision roads are developed to Municipal District standards;
3. Subdivisions are encouraged to occur in proximity to natural or manmade amenities. (MDP, p. 33).

This application satisfies the above criteria.

Additionally, the MDP policies direct the MD to consider obtaining Municipal Reserve (MR), either in the form of physical land or cash-in-lieu, where there is a community benefit. Under the *Municipal Government Act*, up to 10% of the land proposed to be subdivided or equivalent monetary value may be required, without compensation to the landowner, for the purpose of providing a municipal park, open space, school or other recreational use in future, subject to certain criteria. This application qualifies for MR dedication. 10% of the proposed subdivision equates to 0.79 acres (3,200 square meters). The following relevant MDP policies provide criteria for deciding how MR should be required:

10.4.3 Cash-in-lieu of land for municipal reserve dedication may be accepted in circumstances where the amount of land to be dedicated as reserve is too small to be useful, or the area does not benefit from municipal reserve lands. The cash so generated will be allocated to the Municipal Reserve trust fund and may be used for municipal reserve purposes as prescribed by the Municipal Government Act.

10.4.5 Municipal reserves in the fringe areas near urban municipalities may be deferred or dedicated as land instead of cash-in-lieu of land in order to conserve such land to meet the open/space and recreational needs of future growth areas.

While the subject lands are located with the urban fringe area of the Town of Peace River, the size and configuration of the MR warrant Council's discretion in deciding whether it should be taken as physical land, cash-in-lieu based on market value, or defer it to a future subdivision of the remnant land.

Finally, this application constitutes the 5th subdivision of the quarter section, which would normally trigger the requirement for an Area Structure Plan, under the MD's 2015 Area Structure Plan Guidelines. However, the fragmented nature of the quarter section and the existing lot configuration complicate this requirement. Council has the authority to waive this requirement, if it determines that the nature and impact of the proposed subdivision do not warrant an ASP. MMSA is of the opinion that an ASP is not necessary in this instance.

Overall, the subdivision application meets the standard legislative requirements and aligns with the MD's municipal planning framework. Thus, the application qualifies for approval, subject to appropriate conditions.

OPTIONS

Council may consider the following options:

Option 1: That Council recommends approval of Subdivision File # 25MK027 to the Subdivision Authority, subject to the following conditions:

1. That any outstanding property taxes are to be paid on the land proposed to be subdivided or arrangements made for the payment of same which are satisfactory to the Municipal District of Peace No. 135.
2. That variance is granted to accommodate the front yard setback deficiencies for the existing house and attached carport on the proposed lot.
3. That the existing access to the proposed subdivision and remnant lands must meet the M.D. of Peace No. 135 access standards. The cost of any required upgrades shall be borne by the landowner/applicant.
4. That any existing utility lines crossing property boundaries must be protected by registered utility right of way easements, caveats, or agreements. Any new required utility rights of way easements, caveats or agreements must be provided in accordance with municipal, agency and/or utility provider requirements.

Note: MMSA will add an additional condition reflecting Council's preference regarding MR (in addition to those from other referral agencies).

Option 2: That Council recommends refusal of Subdivision File # 25MK027 to the Subdivision Authority with reasons.

ADMINISTRATION'S RECOMMENDED ACTION:

1. That Council approve Option 1 (including its preference regarding Municipal Reserve).

ATTACHMENTS:

1. Proposed Subdivision Application Referral Package

Initials show support – Reviewed By:

Prepared by: Inwon Nteogwuija and
Komiete Tetteh



MACKENZIE MUNICIPAL SERVICES AGENCY

5109 – 51 Street P.O. Box 450
Berwyn, Alberta T0H 0E0
Phone: 780-338-3862
www.mmsa.ca

NOTICE OF SUBDIVISION APPLICATION

TO: MUNICIPAL DISTRICT OF PEACE 135

FROM: MMSA

DATE: December 22, 2025

LEGAL: PT.SW.26.83.22.W5M

FILE: 25MK027

Please be advised that we have received an application for subdivision on the above-mentioned land. As part of the subdivision process, we must notify adjacent landowners of their right to comment on the application.

I will require a list of adjacent landowners and addresses and have enclosed a location map and a list of the applicable legal descriptions for your reference. If you could return the required information at your earliest convenience, it will be very much appreciated.

Thank you for your assistance and should you have any questions, please do not hesitate to call me.



MACKENZIE MUNICIPAL SERVICES AGENCY

5109 – 51 Street P.O. Box 450
Berwyn, Alberta T0H 0E0
Phone: 780-338-3862
www.mmsa.ca

DATE: December 22, 2025

FILE NO.: 25MK027

MUNICIPALITY: Municipal District of Peace 135 LEGAL: PT.SW.26.83.22.W5M

OWNER: [REDACTED]

PROPOSED LAND USE: Residential

DEVELOPER/AGENT/SURVEYOR: Explore Inc.

MAY WE HAVE YOUR COMMENTS ASAP IN AS FAR AS YOUR AGENCY IS CONCERNED.
PLEASE ATTACH ANY ADDITIONAL COMMENTS.

SIGNATURE: _____

Comments received may be deemed public information.

Area Planner: Komiete Tetteh & Inwon Nteogwuija
Telus: Peace Region
ATCO Electric: Attn. Rita Klasson, Land Administration, Edmonton
ATCO Gas and Pipeline: land.admin
Transportation and Economic Corridors: Peace Region
Alberta Environment and Protected Areas
Weberville Water Co-Op Ltd.
Municipality: Municipal District of Peace No. 135

PLANNING TODAY FOR YOUR COMMUNITY'S TOMORROW

FORM 1
APPLICATION FOR SUBDIVISION

FOR OFFICE USE ONLY

Date of Receipt for Completed Form: _____ File No.: _____ Fee Submitted: _____

THIS FORM IS TO BE COMPLETED IN FULL WHEREEVER APPLICABLE BY THE REGISTERED OWNER OF THE LAND THAT IS THE SUBJECT OF THE APPLICATION OR BY A PERSON AUTHORIZED TO ACT ON THE REGISTERED OWNERS BEHALF.

1. Name of registered owner of land to be subdivided: _____ Address and phone number: _____
(Full Name in Block Capitals)

2. Name of agent (person authorized to act on behalf of registered owner), if any: _____ Address and phone number: _____
Explore Inc. (Greg Stromsmoe) 16204-116 Ave N.W. Edmonton, AB T5M 3V4
(Full Name in Block Capitals)

3. LEGAL DESCRIPTION AND AREA OF LAND TO BE SUBDIVIDED:
All/part of the S.W. 1/4 Sec 26 TWP 83 Range 22 West of 5 Meridian
Being all/parts of Lot _____ Block _____ Registered Plan No. _____ C.O.T. No. _____
Area of the above parcel of land to be subdivided 3.2 hectares 7.9 (acres).
Municipal Address if applicable _____

4. LOCATION OF LAND TO BE SUBDIVIDED:
a. The land is situated in the municipality of MUNICIPAL DISTRICT OF PEACE NO. 135
b. Is the land situated immediately adjacent to the municipal boundary? Yes X No _____
If "yes", the adjoining municipality is Town of Peace River
c. Is the land situated within 1.6 kilometres (1.0 miles) of the right-of-way of a highway? Yes X No _____
If "yes", the Highway is No 2 the Secondary Road is No. _____
d. Does the proposed parcel contain or is it bounded by a river, stream, lake or other body of water or by a drainage ditch or canal?
Yes X No _____ If "yes", state its name: Unnamed creek
e. Is the proposed parcel within 1.5 kilometres (0.932 miles) of a sour gas facility? Yes _____ No X

5. EXISTING AND PROPOSED USE OF LAND TO BE SUBDIVIDED
Describe:
a. Existing use of the land Residential
b. Proposed use of the land Residential
c. The designated use of the land as classified under a land use bylaw Country Residential (CR)

6. PHYSICAL CHARACTERISTICS OF LAND TO BE SUBDIVIDED (WHERE APPROPRIATE)
a. Describe the nature of the topography of the land (flat, rolling, steep, mixed) Flat, Steep hills going toward unnamed creeks
b. Describe the nature of the vegetation and water on the land (brush, shrubs, tree stands, woodlots, etc – sloughs, creeks, etc) Mostly bush with grassy area around house and clearing/Unnamed Creek
c. Describe the kind of soil on the land (sandy, loam, clay, etc) DARK GRAY LUVISOLIC SOIL (CLAY)

7. EXISTING BUILDINGS ON THE LAND TO BE SUBDIVIDED
Describe any buildings and any structures on the land and whether they are to be demolished or moved House/Carport, 2 Sheds, Garage

8. WATER AND SEWER SERVICES
If the proposed subdivision is to be served by other than a water distribution system and a wastewater collection system, describe the manner of providing water and sewage disposal.
Weberville Water Co-op and Septic Field

9. REGISTERED OWNER OR PERSON ACTING ON THE REGISTERED OWNER'S BEHALF
I, EXPLORE INC. (GREG STROMSMOE) hereby certify that
(Full Name in Block Capitals)

I am the registered owner, or

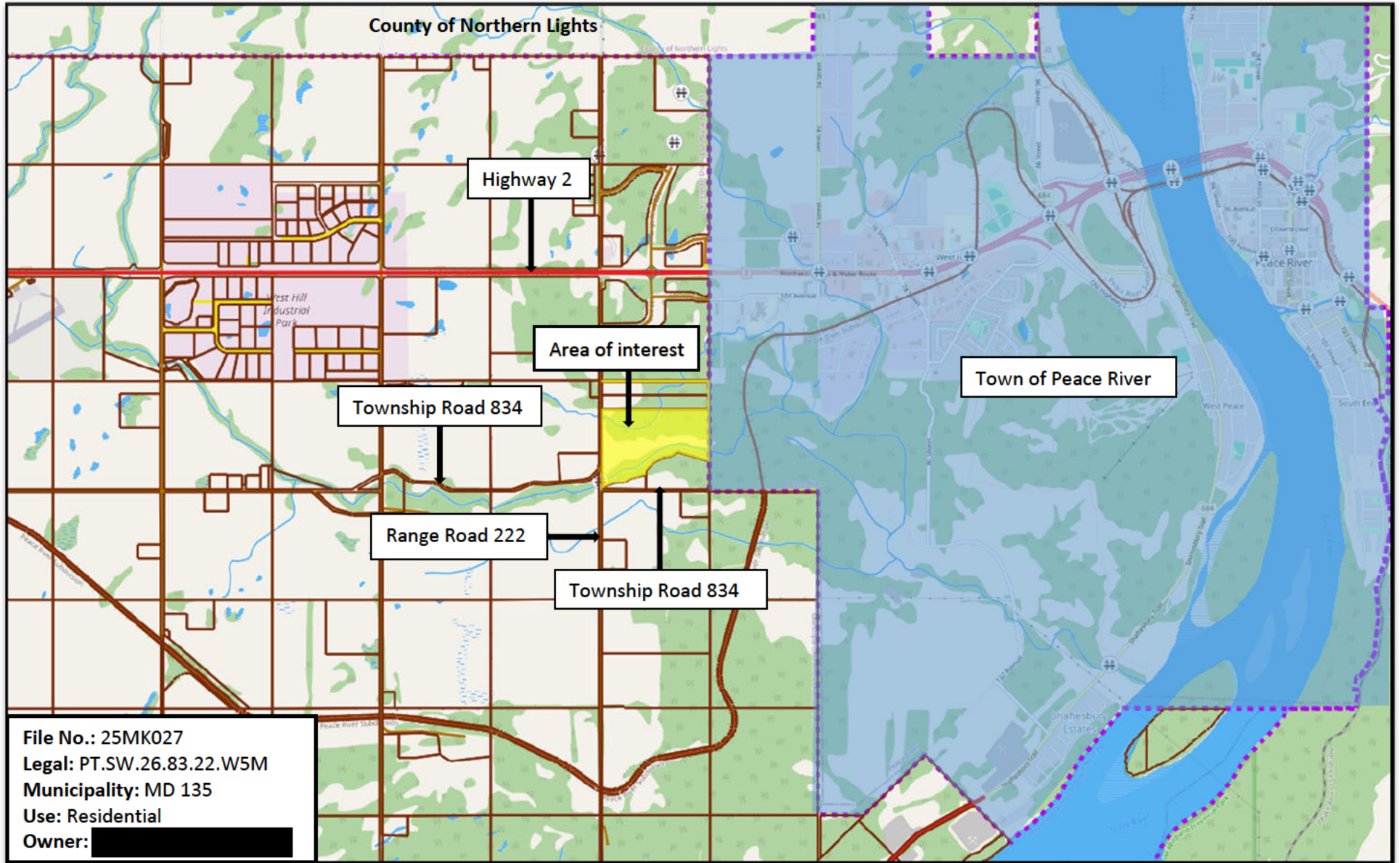
I am the agent authorized to act on behalf of the registered owner

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

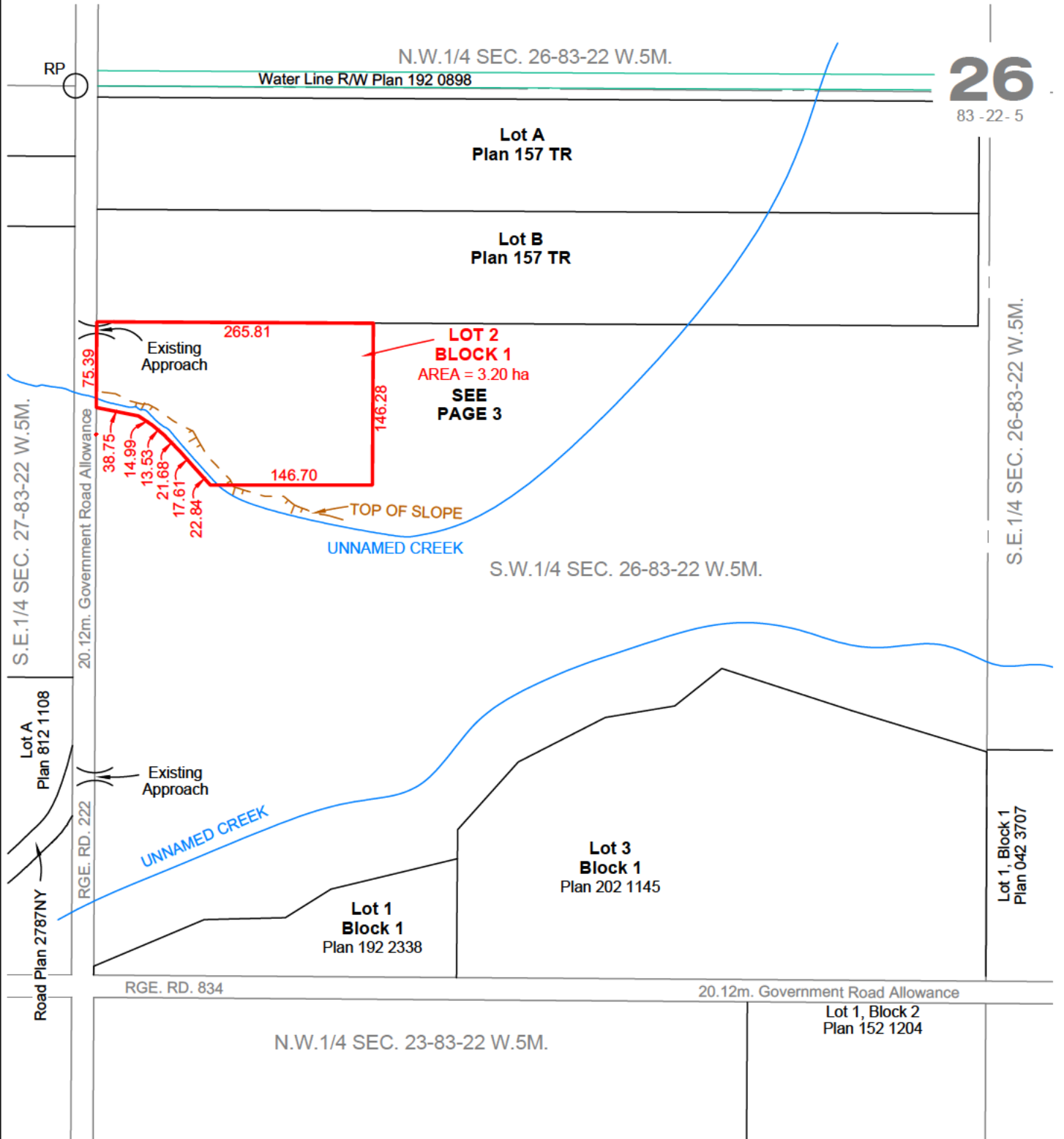
Address: 16204 116 AVE NW EDMONTON, AB, T5M 3V4 Signature: _____

Phone No.: 587-873-7675 Date: _____

LOCATION MAP



**TENTATIVE PLAN SHOWING
PROPOSED SUBDIVISION
WITHIN
S.W.1/4 Sec.26 Twp.83 Rge.22 W.5M.
MUNICIPAL DISTRICT OF PEACE NO. 135
ALBERTA**



**SITE DETAIL
1:5000**

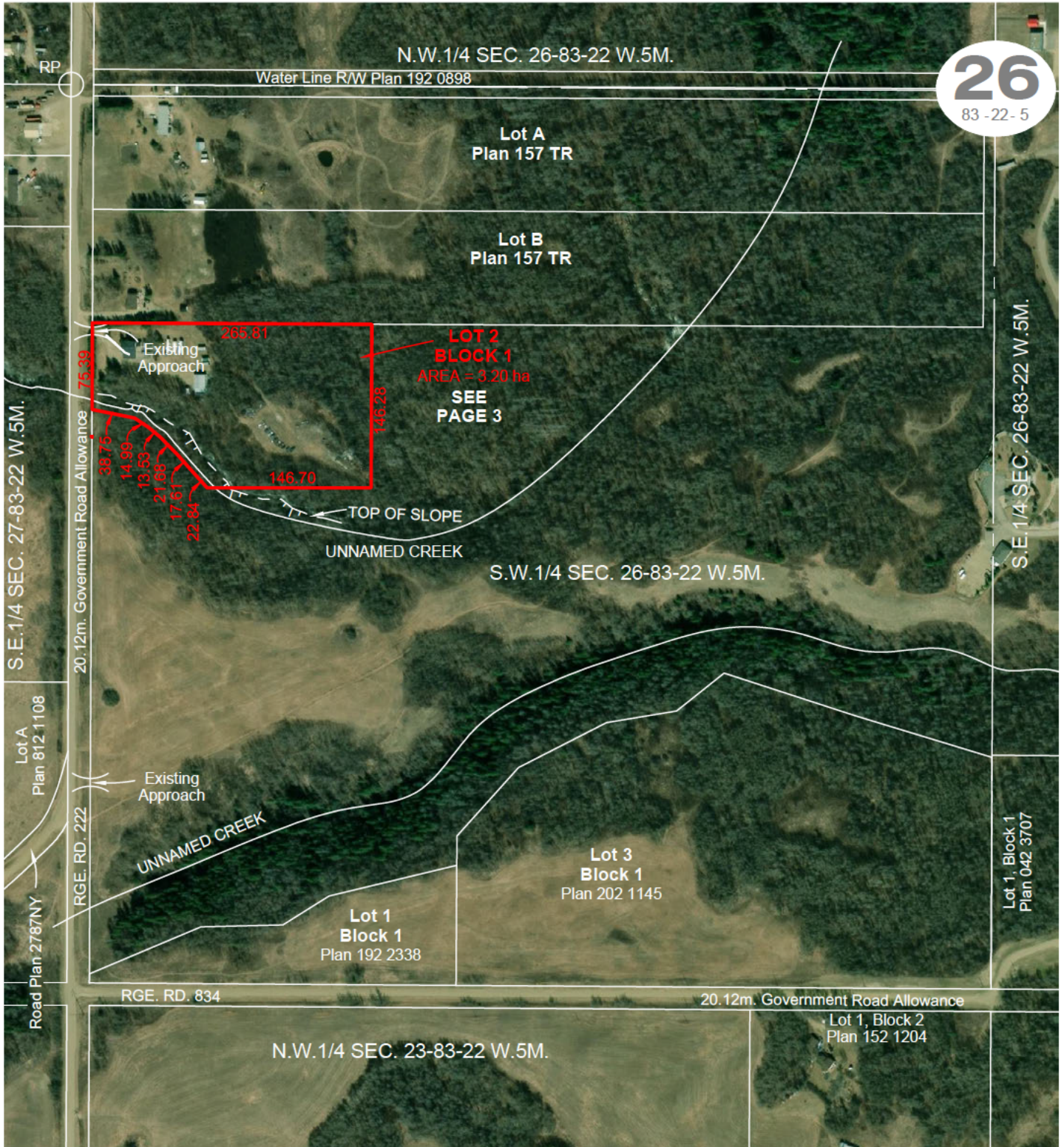
LEGEND:

- Proposed Parcel shown as:
- Buildings shown as:
- Gravel shown as:
- Concrete shown as:
- Bush / Tree line shown as:
- Top of Slope shown as:
- Septic Tank shown as:

Cad File: X061125-TNT-R1

	Plan Prepared by: Explore Geomatics Inc. Edmonton, Alberta Toll Free 1-866-936-1805 Fax No. 780-800-1927	Distances are in metres and decimals thereof.	No.	DATE	DESCRIPTION
			0	November 19, 2025	Issued
			1	December 2, 2025	Added Septic Tank
Job: X061125	SURVEYED BY: NS	CHK'D BY: KO	DRAWN BY: MS		

**TENTATIVE PLAN SHOWING
PROPOSED SUBDIVISION
WITHIN
S.W.1/4 Sec.26 Twp.83 Rge.22 W.5M.
MUNICIPAL DISTRICT OF PEACE NO. 135
ALBERTA**



**PHOTO MOSAIC DETAIL
1:5000**

LEGEND:

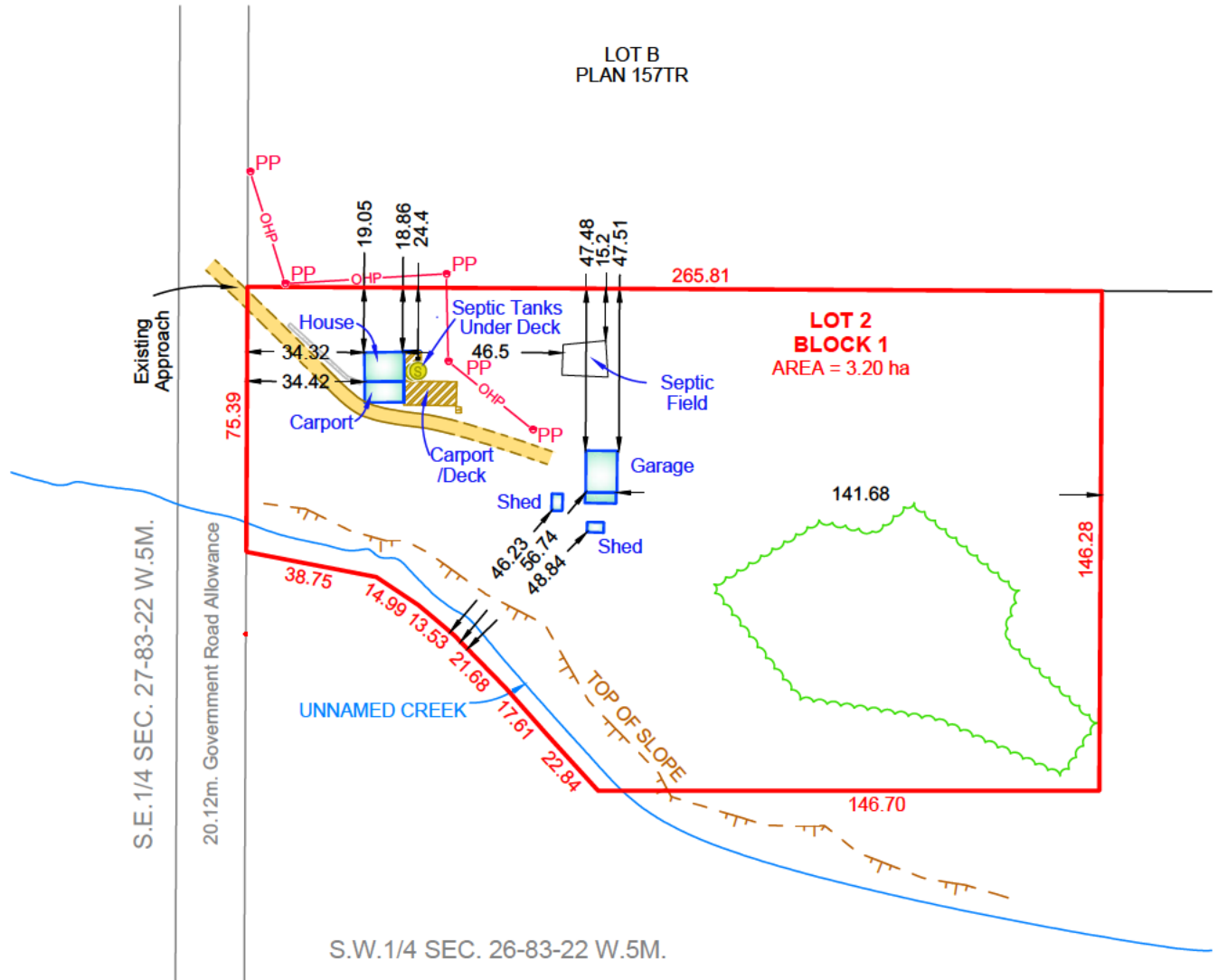
- Proposed Parcel shown as:
- Buildings shown as:
- Gravel shown as:
- Concrete shown as:
- Bush / Tree line shown as:
- Top of Slope shown as:
- Septic Tank shown as:

Imagery Source: Bing, Imagery Date: Unknown

Cad File: X061125-TNT-R1

	Plan Prepared by: Explore Geomatics Inc. Edmonton, Alberta Toll Free 1-866-936-1805 Fax No. 780-800-1927	Distances are in metres and decimals thereof.	No.	DATE	DESCRIPTION
				November 19, 2025	Issued
				December 2, 2025	Added Septic Tank
Job: X061125	SURVEYED BY: NS	CHK'D BY: KO	DRAWN BY: MS		

**TENTATIVE PLAN SHOWING
PROPOSED SUBDIVISION
WITHIN
S.W.1/4 Sec.26 Twp.83 Rge.22 W.5M.
MUNICIPAL DISTRICT OF PEACE NO. 135
ALBERTA**



**LOT 2 DETAIL
1:2000**

LEGEND:

- Proposed Parcel shown as:
- Buildings shown as:
- Gravel shown as:
- Concrete shown as:
- Bush / Tree line shown as:
- Top of Slope shown as:
- Septic Tank shown as: S

Cad File: X061125-TNT-R1

	Plan Prepared by: Explore Geomatics Inc. Edmonton, Alberta Toll Free 1-866-936-1805 Fax No. 780-800-1927	Distances are in metres and decimals thereof.	No.	DATE	DESCRIPTION
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Job: X061125	SURVEYED BY: NS	CHK'D BY: KO	DRAWN BY: MS		

