



MACKENZIE MUNICIPAL SERVICES AGENCY

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

DATE: February 3, 2026
FILE: 25MK027

[Redacted]

Dear Sir/Madam:

RE: PROPOSED RESIDENTIAL SUBDIVISION PT.SW.26.83.22.W5M, MUNICIPAL DISTRICT OF PEACE NO. 135

Your application for subdivision has been APPROVED subject to the conditions set out on the attached Decision Form.

If any of these conditions are unacceptable to you, you may file an appeal to the Land and Property Rights Tribunal. This appeal must be filed within 14 days of the receipt of this letter. (The date of receipt is deemed to be 7 days from the date of this letter which is considered to be the date of mailing). The appeal must be submitted to the Land & Property Rights Tribunal at 1229-91 Street SW Edmonton, AB T6X 1E9. An appeal form is attached should you decide to file an appeal. It is recommended that prior to submitting an appeal, you contact the Subdivision Approving Authority or your municipality to discuss your decision.

If you are satisfied with the above decision, you will now have to proceed to have your subdivision registered at the Land Titles Office. This approval is valid for 1 year only, therefore, prior to February 3, 2027, you should have prepared by a qualified land surveyor and submit to this office, a registrable plan for final endorsement. The enclosed information sheet explains how to obtain and prepare this final plan.

Should you have any questions, or require any assistance in completing your subdivision, please feel free to contact me at this office.

Yours truly,

[Signature]

Komiete Tetteh
Manger of Planning

cc: TELUS
ATCO ELECTRIC
ATCO GAS & PIPELINES
MD OF PEACE NO. 135

ALBERTA ENVIRONMENT AND PROTECTED AREAS
TRANSPORTATION AND ECONOMIC CORRIDORS
WEBERVILLE WATER CO-OP LTD
EXPLORE INC.



**DECISION FORM**

FILE: 25MK027  
LEGAL: PT.SW.26.83.22.W5M  
MUNICIPALITY: Municipal District of Peace No. 135  
DATE: February 3, 2026

DECISION: Based on those matters considered under Section 9 of the *Matters Related to Subdivision and Development Regulation*, the submissions received from those agencies referred to under Section 7 of the *Matters Related to Subdivision and Development Regulation* and submissions from adjacent landowners pursuant to Section 653(3) of the *Municipal Government Act*, the Subdivision Approving Authority hereby **APPROVES** the proposed subdivision 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 Municipal District of Peace No. 135.
2. That variance is granted to accommodate the front yard 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 an amount of money equivalent to 10% of the appraised market value of Proposed Lot 2 Block 1 must be paid to the Municipal District of Peace No. 135 as money in lieu of Municipal Reserve. The specific amount is calculated as follows: Market value as of February 3, 2026 = 7.9 ac @ \$6,000/ac = \$47,400; therefore, 10% of \$47,400 = \$4,740.00 (four thousand seven hundred and forty Canadian dollars only).
5. That any existing utility lines (power, gas, water, etc.) 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.
6. That the landowner must contact ATCO Gas to addresses any potential concerns regarding future development or use of the proposed lot (see attached).

NOTE: All subsequent development must conform to all applicable provincial regulations and to the municipality's land use bylaw. Please contact the appropriate authorities to determine the required building/development standards.



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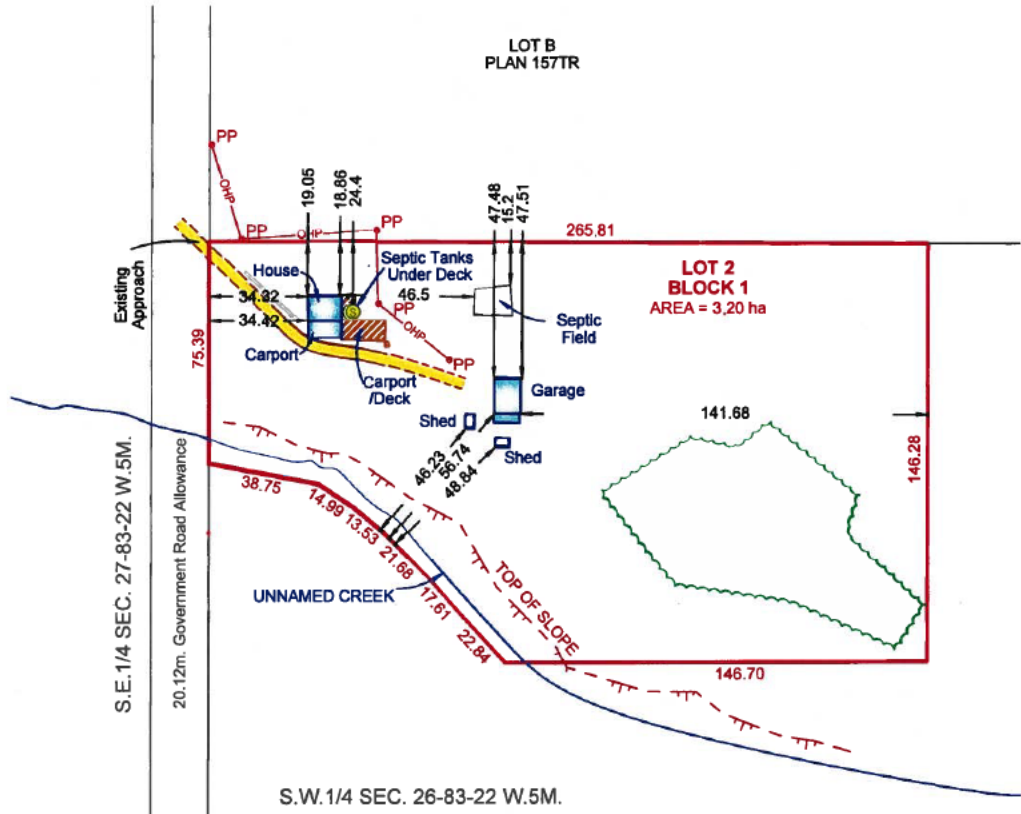
Manager of Planning

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February 3, 2026

DATE

**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**

**TENTATIVE PLAN  
APPROVAL**

SUBJECT TO THE  
CONDITIONS SET  
OUT ON THE ATTACHED  
DECISION FORM

FILE: QSMK027  
DATE: FEB 03, 2026

- 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

**explore**

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.

Job: X061125

SURVEYED BY: NS    CHKD BY: KO    DRAWN BY: MS

No.	DATE	DESCRIPTION
△	November 19, 2025	Issued
△	December 2, 2025	Added Septic Tank