



**SUBDIVISION AUTHORITY  
MEETING AGENDA  
Tuesday, January 16, 2018**

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1. **ORDER** – 10:00 a.m.
2. **ADOPTION OF AGENDA**
3. **ADOPTION OF PREVIOUS MINUTES**  
Subdivision Authority Minutes – December 19, 2017 √
4. **SUBDIVISION APPLICATIONS**
  1. SD17-071 – Manpreet Baraich, Raupreet Sandhu, Gurpreet Sandhu, - √ Dave Desimone  
Pt. NW 28-50-23-W4
5. **ADJOURNMENT**

√ Attachment Provided

**Delegated Authority Decisions – (December - 0)**

**MINUTES OF THE REGULAR SUBDIVISION AUTHORITY MEETING OF LEDUC COUNTY HELD ON TUESDAY, JANUARY 16, 2018 IN THE COUNCIL CHAMBER OF THE COUNTY CENTRE BUILDING, NISKU, ALBERTA.**

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**Order and Roll Call**

The meeting was called to order at 10:00 a.m., Tuesday, January 16, 2018 by Chair Tanni Doblanko with Committee Members Kelly-Lynn Lewis, Kelly Vandenberghe, Glenn Belozar and Ray Scobie present.

Also present were:

- Mrs. Charlene Haverland, Manager, Development Services
- Mr. Rick Thomas, Secretary of the Subdivision Authority
- Mrs. Lynn White, Recording Secretary
- Mrs. Adele Pysar, Administrative Assistant, Planning & Development

**Agenda Adoption**

**01-18** Committee Member Belozar -- that the Agenda for the January 16, 2018 Subdivision Authority meeting be adopted as circulated.

Carried Unanimously

**Previous Minutes – December 19, 2017**

**02-18** Committee Member Lewis -- that the December 19, 2017 Subdivision Authority minutes be confirmed as circulated.

Carried Unanimously

**Proposed Subdivision Pt. NW ¼ 28-50-23-W4**

**SD17-071**

Mrs. Charlene Haverland, Manager, Development Services presented a staff report with respect to the application by applicants/landowners Manpreet Baraich, Raupreet Sandhu, and Gurpreet Sandhu. Staff recommends that this subdivision application be deferred until March 20, 2018 in order to allow administration to meet with Alberta Transportation to discuss the requirements.

**Update**

This application was presented to the Subdivision authority on December 19, 2017 at which time the decision was deferred in order for the applicant to reduce the size of the proposed parcel. In that time, it was discovered the subdivision application had not been referred to Alberta Transportation as per the requirements of the newly updated Municipal Government Act. Upon referral of the application, Alberta Transportation responded that in order to approve Subdivision Authority varying the requirements of Section 14 of the Subdivision and Development Regulation for the proposed subdivision, the intersection at Range Road 234 and Highway 625 would require improvements.

Chair Doblanko asked Committee Members if they had any questions for the technical staff.



In response to questions from Committee Members, Mrs. Haverland, provided the following:

- Even if a deferral is approved today, administration feel Alberta Transportation will likely not agree to a meeting.
- If the application is approved today, Alberta Transportation will appeal it and then it will go before the Municipal Government Board (MGB); Administration would then ask the MGB to approve the subdivision as approved by the Subdivision Authority.
- The Municipal Government Act changed October 31, 2017 from 0.8 to 1.8 km for Alberta Transportation referrals.
- Alberta Transportation is asking the applicant to make improvements at Range Road 234 and Highway 625
- A meeting with Alberta Transportation would help the County in making future decisions regarding subdivisions.
- The County needs to understand the where the threshold is for the number of subdivisions in the area.

Chair Doblanko asked Committee Members if they had any further questions for technical staff, and there were none.

**03-18** Committee Member Belozer -- that the application by Manpreet Baraich, Raupreet Sandhu and Gurpreet Sandhu to subdivide a developed 5.50 ha± (13.50 ac±) parcel for country residential use from a title area of 32.37 ha± (80.00 ac±) be deferred to the April 17, 2018 meeting at 1:30 p.m., in order for administration to meet with Alberta Transportation to discuss the requirements of Section 14 of the Subdivision and Development Regulation for the proposed subdivision.

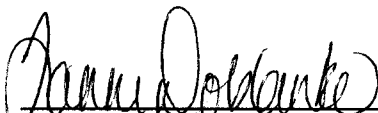
Carried Unanimously

### **Adjournment**

**04-18** Committee Member Scobie -- that the Subdivision Authority meeting be adjourned.

Carried Unanimously

The Subdivision Authority meeting concluded at 10:15 a.m.

  
CHAIRMAN

  
SECRETARY