

Subdivision Authority**Agenda***Council Chambers, Leduc County Centre, Nisku, AB****Tuesday, April 20, 2021***

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1. **Order – 1:30 p.m.**
 2. **Adoption of agenda**
 3. **Adoption of previous minutes**
Subdivision Authority Minutes – Monday, March 15, 2021 ✓
 4. **Subdivision Applications**
 1. SD21-005 – Myron Ohlmann on behalf of Myron, Sherry, Travis & Chad Ohlmann – NW-33-48-24-W4 ✓
 5. **Tuesday, October 19, 2021 Subdivision Authority Meeting – Cancelled** ✓
 6. **Adjournment**

Delegated Authority Decisions: - March - 1*✓ Attachment provided*

Leduc County is dedicated to serving its citizens and will create an enhanced quality of life through effective leadership, committed partnerships and open, transparent communication.





Subdivision Authority

Minutes

Council Chambers, Leduc County Centre, Nisku, AB

Tuesday, April 20, 2021

Order and roll call

The meeting was called to order at 1:30 p.m. on Tuesday, April 20, 2021, by Tanni Doblanko as chair and committee members Kelly Vandenberghe, Glenn Belozar, Kelly-Lynn Lewis and Ray Scobie present.

Other attendees

- Mr. Rick Thomas, Secretary of Subdivision Authority
- Mr. Dave Desimone, Senior Planner, Development Services
- Mrs. Laurie Stoetzel, Recording Secretary

There was one other attendee present.

Agenda adoption

25-21 Committee Member Ray Scobie – that the agenda for the Tuesday, April 20, 2021 Subdivision Authority be accepted as presented.

Carried Unanimously

Previous Minutes – Monday, March 15, 2021

26-21 Committee Member Glenn Belozar – that the March 15, 2021 Subdivision Authority minutes be accepted as amended by noting that Kelly-Lynn Lewis exited the meeting at 1:54 to view a tender opening.

Carried Unanimously

Proposed Subdivision – Myron Ohlmann on behalf of Myron, Sherry, Travis & Chad Ohlmann

NW 33-48-24-W4

SD21-005

Mr. Dave Desimone, Senior Planner, Development Services presented a staff report with respect to the application by the applicant Myron Ohlmann on behalf of Myron, Sherry, Travis & Chad Ohlmann. Staff recommends **refusal** to subdivide a 3.95 ha (9.76 ac) residential parcel and a 3.60 ha (8.89 ac) residential parcel from a previously subdivided quarter section with a title area of 31.97 ha (79.01 ac).

UPDATE

This application was deferred at the March 15, 2021 Subdivision Authority meeting in order to confirm if the two existing approaches to the titled lands from Township Road 490 (Glenn Park Road) may remain as a condition of approval. Administration has confirmed the approaches may remain. It should be noted that the approaches will still be subject to inspection regarding their condition and would be required to meet Leduc County standards.

RECOMMENDATION

The Planning & Development Department recommends this application for subdivision be **REFUSED** for the following reasons:

1. Pursuant to Section 654(1)(b) of the Municipal Government Act, the proposed subdivision does not conform to the following objectives and policies of the Municipal Development Plan (08-19):
 - a. Policy 4.3.1.1 which stipulates all subdivisions shall be designed and located in a manner that considers the topography of the land and minimizes (a) potential conflicts with surrounding agricultural uses; (b) the amount of agricultural land, and specifically prime agricultural land converted to non-agricultural use; (c) fragmentation of agricultural land by locating the subdivision near quarter section boundaries or in close proximity to existing residential sites; and (d) disturbance of environmentally significant areas;
 - b. Policy 4.3.1.7 which stipulates to conserve large, contiguous tracts of prime agricultural land with minimal fragmentation primarily for intensive cropping operation and to protect existing and future confined feeding operations in Agricultural Area C: South Central/East, subdivision shall be limited to a (a) Physical severance; or (b) Farmstead subdivision; and
 - c. Policy 4.3.1.8 which states there shall be no more than one subdivision (two titles lots) per quarter section in Agricultural Area C: South Central/East.
2. Pursuant to Section 654 (1)(b) of the Municipal Government Act, the proposed subdivision does not conform to Policy 6.2.2 of the Edmonton Metropolitan Region Growth Plan that states in the rural area, large contiguous agricultural areas will be protected and maintained to enable efficient agricultural production and to support the agricultural sector in the Region.

Chair Tanni Doblanko asked if Committee Members had any comments or questions for administration.

Dave Desimone provided the following information:

- The approaches have been confirmed to remain at the existing locations;
- The subdivision could be approved but due to close proximity to Confined Feeding Operation of 800m they could not develop;
- Spoke to Natural Resources Conservation Board and confirmed setback requirements.

Myron Ohlmann advised that he farms 300 ac.

27-21 Committee Member Vandenberghe that the application to subdivide a 3.95 ha (9.76 ac) residential parcel and a 3.60 ha (8.89 ac) residential parcel from a previously subdivided quarter section with a title area of 31.97 ha (79.01 ac) be approved with the following conditions:

1. Pursuant to Section 654(1)(d) of the Municipal Government Act, the applicant/owner pay any outstanding property taxes to Leduc County or make satisfactory arrangements with the Council of Leduc County for the payment thereof;



2. Pursuant to Section 9(a) of the Subdivision and Development Regulation, access to the subdivision and balance of the quarter to be constructed to the standards of Public Works at the Owners/Developer's expense;
3. Pursuant to Section 669(1) of the Municipal Government Act, Municipal Reserves in the amount of 3.201 ha (7.901 ac) be deferred against the title of the larger remnant parcel; and
4. The subdivisions be registered pursuant to Alberta Land Titles requirements.

Carried Unanimously

The Subdivision Authority felt there is no loss of agricultural land and that the accesses to the subdivided parcels are already existing which allow for additional residential locations.

In response to the letter of concern from an adjacent landowner, the Subdivision Authority Committee acknowledged that the issue of noise during construction is short-term only, minimal increase to local traffic, existing trees provide and protect privacy, no evidence of loss of value relating to the subdivisions and minimal land disturbance and tree removal will be required to facilitate building sites on the new subdivisions.

Myron Ohlmann left the meeting at 2:40 p.m.

28-21 Committee Member Tanni Doblanko that the Tuesday, October 19, 2021 Subdivision Authority meeting be cancelled.

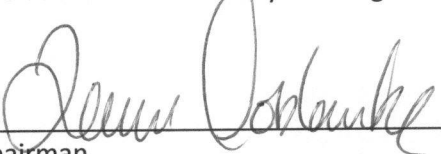
Carried Unanimously


Adjournment

29-21 Committee Member Glenn Belozer that the Subdivision Authority meeting be adjourned.

Carried Unanimously

The Subdivision Authority meeting was adjourned at 1:44 p.m.


Chairman


Secretary