

Subdivision Authority

Agenda

Council Chambers, Leduc County Centre, Nisku, AB

Thursday, March 17, 2022

1. Order – 1:00 p.m.

2. Adoption of agenda

3. Adoption of previous minutes

✓

Subdivision Authority Minutes – Tuesday, January 18, 2022

4. Subdivision Applications

1. SD21-026 – Paul Muyres on behalf of Mitchell & Renee Lokke -
SE 15-50-26 W4

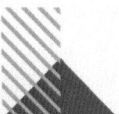
✓

5. Adjournment

Delegated Authority Decisions: January - 3
 February - 0

✓ 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****Thursday, March 17, 2022*****Order and roll call**

The meeting was called to order at 1:00 p.m. on Thursday, March 17, 2022, by committee member Kelly Vandenberghe as Co-Chair with committee members Glenn Belozar, Rick Smith and Ray Scobie present. Tanni Doblanko was absent.

Other attendees:

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

There were no other individuals who attended the meeting.

Agenda Adoption

11-22 Committee Member Rick Smith that the agenda for the Thursday, March 17, 2022 Subdivision Authority be accepted as presented.

Carried Unanimously

Previous Minutes – Tuesday, January 18, 2022

12-22 Committee Member Ray Scobie that the January 18, 2022 Subdivision Authority minutes be accepted as presented.

Carried Unanimously

Proposed Subdivision – Paul Muyres on behalf of Mitchell & Renee Lokke –
SE 15-50-26 W4

SD21-026

Mr. Dave Desimone, Senior Planner, Development Services presented a staff report with respect to the application by the applicant Paul Muyres on behalf of Mitchell & Renee Lokke to subdivide a 2.91 ha (7.19 ac) parcel from a previously subdivided quarter section with a title area of 32.37 ha (80 ac) be **refused** for the 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; and (d) disturbance of environmentally significant areas;
 - b. Policy 4.3.1.5 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 B. North Central, subdivision shall be limited to a (a) Physical severance; or (b) Farmstead subdivision; and
 - c. Policy 4.3.1.6 which states there shall be no more than one subdivision (two titled lots) per quarter section in Agricultural Area B. North Central.

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.

Discussion

The subject lands are located off Range Road 262 and Township Road 502. A 32.37 ha (80.00 ac) parcel was subdivided from the quarter section.

According to the Municipal Development Plan the subject lands are located within the Agricultural Area C (South Central /East) where policies are aimed at conserving large tracts of prime agricultural land with minimal fragmentation primarily. In accordance with 4.3.1.8 of the Municipal Development Plan, there shall be no more than one subdivision (two titled lots) per quarter section in Agricultural Area C (South Central /East). Further, Policy 4.3.1.7 states subdivision in Agricultural Area C shall be limited to a physical severance or farmstead subdivision. The proposed subdivision is for a residential parcel and represents the second parcel out of this quarter section which is counter to the above policies of the Municipal Development Plan and is the reason administration recommends the proposed subdivision be refused.

The proposed subdivision is in the rural area of the Edmonton Metropolitan Region Growth Plan (EMRGP). Policy 6.2.2 of the EMRGP stipulates that 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.

There were no adjacent landowner comments submitted regarding the proposed subdivision. The applicant was not in attendance at the meeting.

Co-Chair Kelly Vandenberghe asked if Committee Members had any comments or questions for administration. Dave Desimone provided the following information:

- Described the physical description of the property; approach; no yard site
- Provided approximate location of land fill
- No information is known about the reclamation of the landfill site
- Land fill was Leduc Regional Landfill at time of operation
- Land fill was a pit and burn; new pit dug; ashes and debris were buried
- Soil quality as per report
- Not prime ag lands; Class 2
- Upon inspection administration saw residence; no oil activity in the area
- As per applicant's letter, poor soil, drainage was the reason for bigger lot

As applicant was not in attendance, Secretary of Subdivision Authority meeting provided two options:

1. Defer the decision to future meeting; or
2. Proceed with the application.

13-22 Committee Member Ray Scobie that the application to subdivide a 2.91 ha (7.19 ac) parcel from a previously subdivided quarter section with a title area of 32.37 ha (80 ac) be approved.

Pro: Committee Members, Glen Belozar and Ray Scobie

Con: Co-Chair Kelly Vandenberghe and Committee Member Rick Smith

**Subdivision Authority –
Thursday, March 17, 2022 - 11 -**

Defeated

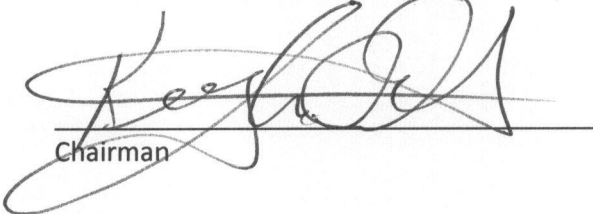
The applicant will be advised that the application was refused and the decision can be appealed to the Land & Property Rights Tribunal.

Adjournment

14-22 Committee Member Rick Smith that the Subdivision Authority meeting be adjourned.

Carried Unanimously

The Subdivision Authority meeting was adjourned at 1:20 p.m.


Chairman


Secretary