



Subdivision Authority

Minutes

Council Chamber, Leduc County Centre, Nisku, AB

Tuesday, April 18, 2023

Order and roll call

The meeting was called to order at 1:30 p.m. on Tuesday, April 18, 2023, by Chair Tanni Doblanko with committee members Glenn Belozar, Ray Scobie and Dal Virdi present. Rick Smith was absent.

Other attendees:

- Mr. Alan Grayston - Secretary of Subdivision Authority
- Mrs. Charlene Haverland, - Manager, Development Services
- Mr. Dave Desimone – Senior Planner
- Ms. Kala Raymond – Planner
- Ms. Chelsey Iles – Municipal Engineer
- Mrs. Laurie Stoetzel - Recording Secretary

There were 12 other individuals who attended the meeting.

Agenda Adoption

11-23 Committee Member Glenn Belozar that the agenda for the April 18, 2023 Subdivision Authority Committee meeting be accepted as presented.

Carried Unanimously

Previous Minutes – Tuesday February 21, 2023

12-23 Committee Member Dal Virdi that the February 21, 2023 Subdivision Authority Committee minutes be accepted as presented.

Carried Unanimously

Proposed Subdivision – Darcy Powlik on behalf of Michael & Rebecca Lindberg – SW 22-49-26 W4 Roll 1732010

SD22-036

Ms. Kala Raymond, Planner, Development Services presented a staff report with respect to the application by the applicant Darcy Powlik on behalf of Michael & Rebecca Lindberg. Staff recommends **refusal** to subdivide one 1.01 ha (2.48 ac) farmstead parcel from a previously subdivided quarter section with an area of 32.18 ha± (79.51 ac±).

DISCUSSION

The subject lands are located off Range Road 263 and approximately 1.2 km south of Township Road 494. The quarter section was previously subdivided into two 80 ac parcels.

The Agricultural Land Suitability Rating indicates the subject land consists of Class 2 soil, with Class 2 considered Prime Agricultural Land. An Agricultural Impact Assessment was completed with the subdivision application to determine if the proposed subdivision would adversely affect existing or future agricultural activities onsite and in the surrounding area. The applicant's assessment returned a score of 114 which

indicates that the proposed subdivision does not accord with planning policy. The score is attributed to the proposed parcel representing the second parcel from this quarter section, and Class 2 soil.

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 for intensive cropping operations and to protect existing and future confined feeding operations. In accordance with policy 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). The proposed subdivision would result in the creation of a second lot in this quarter section, which Planning and Development regards as incremental and unplanned development that should be avoided.

The proposed subdivision is regarded as a farmstead subdivision which is defined as the subdivision of an existing farmstead from a quarter section. While a farmstead subdivision is an allowed type of subdivision Agricultural Area C (South Central /East) it must not interfere with the purpose and intent of the agricultural areas as described in Policy 4.3.0.2 of the Municipal Development Plan.

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 received regarding this proposed subdivision.

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

- Kala Raymond confirmed AG Service's comments that proposed application would exceed the permitted number of titled lots.

Chair Tanni Doblanko called upon the applicant to speak to the subdivision. Darcy Powlik approached and provided the following information:

- Many instances in Leduc County with 3 or more lots
- Parcel consists of yard site with 80 ac. The property was in bad shape. There was a dairy farm that went under. New buyers bought and cleaned up yard, and buildings, parcel is in decent shape now
- The intent is to create a small parcel for a mother- in- law residence. The mother-in-law provides babysitting for grandchildren and as she ages, they will be care giver to her
- Agricultural integrity will remain. Good quality soil and land is rented out and will stay as agriculture land
- Understands that although not within policy, they have clean up the property and will build house for mother-in-law
- There is an existing approach
- Simple subdivision that doesn't take away from the rules of agricultural land

Chair Tanni Doblanko asked if Committee Members had any further comments or questions for the applicant:

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- The mother-in-law could build without subdividing but would like to have her own parcel
 - The septic system will be a septic tank only which will meet the requirements. The residence will be for a single lady

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

- Chelsey Iles advised there is County policy with respect to number of approaches per parcel but not for quarter sections
- Kala Raymond confirmed the Agriculture Impact Assessment score was high due to 3rd parcel and class 2 soil

13-23 Committee Member Ray Scobie that the application to subdivide one 1.01 ha (2.48 ac) farmstead parcel from a previously subdivided quarter section with an area of 32.18 ha± (79.51 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, the applicant/owner shall provide access to each lot created. Access shall be approved and built to Leduc County standards;
3. Pursuant to Section 7(g) of the Subdivision & Development Regulation, the applicant/owner confirm that any existing sewage disposal system(s) on the subject property is/are in compliance with the *Private Sewage Disposal Systems Regulation* in force at the time of application. Should the existing system(s) not be in compliance, modifications to the existing system(s) or installation of new system(s) shall be required;
4. Pursuant to Section 669(1) of the Municipal Government Act, municipal reserves in the amount of 10% of the title area, 32.81 ha (79.51 ac) x 10% = 3.281 ha (7.951 ac), be deferred against the remnant parcel;
5. The subdivision be registered pursuant Alberta Land Titles requirements.

CARRIED UNANIMOUSLY

The Subdivision Authority did not feel any land was being taken out of production and that the parcel was suited for a farm yard.

Proposed Subdivision – Rod Robertson – SE 22-47-1 W5 Roll 2469000

SD23-001

Mr. Dave Desimone, Senior Planner, Development Services presented a staff report with respect to the application by the applicant Rod Robertson. Staff recommends approval to subdivide one 12.18 ha± (30.10 ac±) residential woodlot parcel from a previously subdivided quarter section with a titled area of 60.17 ha± (148.68 ac±).

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DISCUSSION

The subject lands are located at the intersection of Township Road 473A and Range Road 12, within the Resort Recreation area of the North Pigeon Lake Area Structure Plan. A 3.36 ha (8.3 ac) parcel was subdivided from the northeast corner of the quarter section in 1974.

The subject lands are districted LW – Lake Watershed in the Leduc County Land Use Bylaw 7-08 which supports a Residential Woodlot of no less than 8.0 ha (19.8 ac) in size largely tree-covered where natural vegetation is largely retained. The proposed subdivision is 12.18 ha± (30.10 ac±) in size with natural vegetation retained.

The Resort Recreation Area of the North Pigeon Lake Area Structure Plan is intended to support a balance of recreational developments alongside residential and agricultural uses. The current application represents the third (3rd) parcel from the quarter section which meets the intent of the Resort Recreational Area and is not considered multi-lot, defined as four (4) contiguous parcels for the quarter section, which would require an Outline Plan to support the development. For this reason, administration supports the proposed subdivision.

There are two inactive landfills located on adjacent quarter sections of the subject lands to the south and east at SW 23-47-1-W5 and NE 15-47-1-W5. The Matters Related to Subdivision and Development Regulation stipulates a subdivision authority shall not approve an application for subdivision for residential use if the application would result in a property line of a lot created by subdivision for that use being located within 300 metres of the disposal area of an operating or non-operating landfill. The south portion of the proposed lot will be within the 300m setback from the south and east inactive landfills, however, the existing dwelling on the proposed lot is approximately 435 meters from both sites. Given the setback distance to the existing dwelling, the proposed subdivision allows for the future use or replacement of the existing dwelling outside of the restricted setbacks of the inactive landfills and provides enough room for future development outside of the setbacks.

The Nuisance and General Sanitation Regulation prohibits the development of water wells within 450m of the waste disposal sites. Therefore administration recommends a restrictive covenant be registered on title as a condition of subdivision approval to ensure any future water well development is in compliance with the Regulation.

There were no adjacent landowner comments submitted regarding the proposed subdivision.

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

- Dave Desimone confirmed that the landfills were decommissioned many years ago
- The applicant is ok with the restrictive covenant condition

Chair Tanni Doblanko called upon the applicant to speak to the subdivision. Rod Robertson approached and provided the following information:

- They plan to clean up parcel. It used to be dairy farm and was bought by previous owner to develop as recreation property.

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- Bought adjacent parcel to use as recreation land. Don't see need for recreational parcel and would put it back into agriculture
 - There have been tons of garbage removed, with scrapped materials being recycled. Pole shed, shop have been cleaned up and ready for redevelopment

Chair Tanni Doblanko asked if Committee Members had any further comments or questions for the applicant:

There were none

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

There were none

14-23 Committee Member Glenn Belozer that the application to subdivide one 12.18 ha± (30.10 ac±) residential woodlot parcel from a previously subdivided quarter section with a titled area of 60.17 ha± (148.68 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 7(g) of the Subdivision & Development Regulation, the applicant/owner confirm that any existing sewage disposal system(s) on the subject property is/are in compliance with the *Private Sewage Disposal Systems Regulation* in force at the time of application. Should the existing system(s) not be in compliance, modifications to the existing system(s) or installation of new system(s) shall be required;
4. Pursuant to Section 669(1) of the Municipal Government Act, Municipal Reserves in the amount of ten percent of the title area (60.17 ha X 10% = 6.017 ha) be deferred against the title of the larger remnant parcel;
5. Pursuant to Section 15(1)(f) of the Nuisance and General Sanitation Regulation, a restrictive covenant shall be registered against the newly created lots prohibiting potable water from any well on the lands within 450 meters of the a landfill; and
6. The subdivision be registered pursuant to Alberta Land Titles requirements.

CARRIED UNANIMOUSLY

Mr. Dave Desimone, Senior Planner, Development Services presented a staff report with respect to the application by the applicant Jordan Widmer on behalf of Keith & Tammy Gardner. Staff recommends **refusal** to subdivide four lots ranging in size from 9.9 ha to 21.6 ha from a previously subdivided quarter section of 60.29 ha (149.09 ac).

DISCUSSION

The subject lands are adjacent to Township Road 510, Township Road 505A and Range Road 230. A 4.042 ha (7.93 ac) parcel was subdivided from the quarter section in 2010. The lands are undeveloped. An Agricultural Impact Assessment was submitted in conjunction with the subdivision application and returned a score of 104 which indicates the subdivision does not align with policy. The score was attributed to the number of proposed parcels representing more than four parcels on the quarter section, which does not align with the policies in Agricultural Area D.

According to the Municipal Development Plan the subject lands are located within the Agricultural Area D (Smallholding) where policies are aimed at conserving large tracts of prime agricultural land with minimal fragmentation primarily. In accordance with 4.3.1.10 of the Municipal Development Plan, there shall be no more than three subdivisions (four titled lots) per quarter section in Agricultural Area D. Further, Policy 4.3.1.9 states subdivision in Agricultural Area B shall be limited to a physical severance or farmstead subdivision, an agricultural subdivision or a smallholding subdivision of 40 acres in size. The proposed subdivision would result in a total of five (5) lots within the quarter section which is contrary to the policies for Agricultural Area D. In addition, a business plan to support future small holdings operations was not submitted with the subdivision application. The current subdivision proposal represents further fragmentation and incremental, unplanned, development which is contrary to the County's planning policies and should be preceded by an Area Structure Plan.

The Looma transfer station is located on the adjacent quarter section to the west of the title lands (NW 36-50-23-W4). The Matters Related to Subdivision and Development Regulation stipulates the subdivision authority shall not approve a subdivision application for a residential use located within 300 meters of the working area of an operating storage site, which is what the Looma transfer station is defined as. Administration has reviewed the application and determined that proposed Lots 2 & 3 would have a suitable building site for a residence beyond the 300 meter setback and therefore a variance through Alberta Environment and Parks would not be warranted in this circumstance.

Historically, Looking Back Lake has flooded or expanded into a significant portion of proposed Lot 4 of this application. Consideration for lot design and/or an environmental assessment to account for future flooding within the quarter section should be included in a proposed subdivision for this quarter. No environmental assessment was submitted with the application.

The proposed subdivision location falls outside of the Priority Growth Area indicated by the Edmonton Metropolitan Region Growth Plan. Traditional country residential development outside of Priority Growth Areas must be supported by an approved Municipal Development Plan and Area Structure Plan. There is no Area Structure Plan overarching the subject lands.

Twelve (12) adjacent landowner letters were received in response to this subdivision application. The concerns raised were primarily in relation to the additional traffic related to Township Road 505A and the

intersection with Highway 21. The full comments are attached to this report. 2 additional letters and a petition in opposition were received after the writing of the subdivision report.

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

- Dave Desimone advised 5 parcels per ¼ section is considered a multi-lot subdivision. One access would provide access to all parcels
- Charlene Haverland advised 4 titled areas are intended for agricultural small holdings and this application is for small holdings business and the parcels do not meet policy
- Dave Desimone advised that wetlands could be claimed as reserve via crown/public land
- Charlene Haverland advised that the property lines around the lake on the GIS system do not show current bed and shore

Chair Tanni Doblanko called upon the applicant to speak to the subdivision. Bruce MacPherson on behalf of the applicant Jordan Widmer approached and provided the following information:

- A partnership bought the land as an investment and had started the subdivision process but was not financially able to complete
- 7 ac of land is rented and the renter would like to buy that parcel
- Land was put up for sale several times, but now the 4 partners would like to each own a parcel and one partner has sold their property and would like to build on one of the parcels

Chair Tanni Doblanko asked if Committee Members had any further comments or questions for the applicant:

There were none

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

There were none

15-23 Committee Chair Tanni Doblanko that the application to subdivide four lots ranging in size from 9.9 ha to 21.6 ha from a previously subdivided quarter section of 60.29 ha (149.09 ac) 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 4.3.1.9 stipulates to minimize potential impacts on the Beaverhills UNESCO Biosphere, subdivision in Agricultural Area D. Smallholding, subdivision shall be limited to a (s) Farmstead subdivision; (b) Physical severance; (c) Agricultural subdivision; and (d) Smallholding subdivisions
 - b. Policy 4.3.1.10 states there shall be no more than three subdivisions (four titled areas) per quarter section in Agricultural Area D. Smallholding.
 - c. Policy 4.3.1.12 states subdivision of a smallholding shall be specific to the existing or proposed agricultural operation and shall be supported by a plan that describes the agricultural operation and its requirements, including but not limited to: (a) size and location of parcel; (b) soil characteristics and topography; (c) access, water wells, irrigation, sewage infrastructure and

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manure management needs; and (d) any potential impacts on air quality, surface water, environmental features, groundwater and surrounding properties.

2. Pursuant to Section 654(1)(b) of the Municipal Government Act, the proposed subdivision does not conform to the following policies of the Land Use Bylaw:
 - a. Part 9.2.1 stipulates the purpose of the Agricultural/Country Residential Transitional District is to provide primarily for larger agricultural operations, while at the same time providing for limited residential and other uses having a secondary role to agriculture;
 - b. Part 9.3.8 of the Land Use Bylaw states that access to individual lots shall in all cases be by internal collector or service roads constructed for the subdivision unless there are three or fewer parcels on any one particular public roadway;
 - c. 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.

CARRIED UNANIMOUSLY

**Proposed subdivision – Clay Stumph on behalf of Sherry Ruskowsky –
SW 5-49-23 W4 Roll 474020**

SD23-003

Ms. Kala Raymond, Planner, Development Services presented a staff report with respect to the application by the applicant Clay Stumph on behalf of Sherry Ruskowski. Staff recommends **refusal** to subdivide one 9.57 ha (23.65 ac) farmstead parcel from a previously subdivided quarter section of 20.9 ha (51.62 ac).

DISCUSSION

The subject lands are located off Range Road 235 and are immediately north of the Township Road 490. The quarter section was previously subdivided into two parcels: a 75.19-acre parcel and a 51.62-acre parcel.

The Agricultural Land Suitability Rating indicates the subject land consists of Class 5 soil; these soils are not considered to be prime agricultural lands. An Agricultural Impact Assessment was completed with the subdivision application to determine if the proposed subdivision would adversely affect existing or future agricultural activities onsite and in the surrounding area. The applicant's assessment returned a score of 89 which indicates that the proposed subdivision does not accord with planning policy. The score is attributed to the proposed parcel representing the third parcel from this quarter section, the size of the proposed farmstead parcel.

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 for intensive cropping operations and to protect existing and future confined feeding operations. In accordance with policy 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). Leduc County Planning & Development considers the proposed subdivision, which would result in the creation of a third lot in this quarter section, as incremental and unplanned growth that should be avoided.

There were no adjacent landowner comments received regarding this proposed subdivision.

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

There were none

Chair Tanni Doblanko called upon the applicant to speak to the subdivision. Clay Stumph approached and provided the following information:

- The owner would like to subdivide the land and put a new residence on the smaller parcel and sell the existing residence
- The soil rating is 5 which is good for pasture for her 2 horses
- The remnant parcel could have an open discharge. The existing open discharge is in compliance.
- Parcel has some fencing
- Configuration allows for big clump of trees on both parcels and for open discharge systems
- Parcel is adjacent to Cole Lake Coulee (?)

Chair Tanni Doblanko asked if Committee Members had any further comments or questions for the applicant:

There were none

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

- Dave Desimone advised that during the survey property line to the east (bed & shore) will be adjusted which would result in smaller parcel size
- The tree line is sloped down to the water and the area is less farmable

16-23 Committee Member Glenn Belozor that the application to subdivide one 9.57 ha (23.65 ac) farmstead parcel from a previously subdivided quarter section of 20.9 ha (51.62 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 7(g) of the Subdivision & Development Regulation, confirm any existing sewage disposal system(s) on the subject property is/are in compliance with the *Private Sewage Disposal Systems Regulation*. Should the existing system(s) not be in compliance, the applicant/owner shall either modify the existing system(s) or install a new system;
3. Pursuant to Section 9(a) of the Subdivision and Development Regulation, the applicant/owner shall provide access to each lot created. Approaches shall be constructed to Leduc County Development Standard;
4. Pursuant to 664(1.1)(b) of the Municipal Government Act, Environmental Reserve shall be dedicated in the form of a strip of land, no less than 6 metres in width, abutting the bed and shore of the lake. The area of the Environmental Reserve shall be determined by an Alberta Land Surveyor in consultation with Leduc County;

5. Pursuant to Section 669(1) of the Municipal Government Act, Municipal Reserves in the amount of ten percent of the title area be taken as cash in lieu of the market value appraisal (less the Environmental Reserve required by condition #4 hereto);
6. That the subdivision be registered pursuant Alberta Land Titles requirements.

Pro: Committee Members Glenn Belozzer, Dal Viridi and Ray Scobie

Con: Committee Chair Tanni Doblanko

CARRIED

Proposed subdivision – Robert & Cindy Villeneuve – NE 7-50-23 W4 Roll 623000

SD23-007

Mr. Dave Desimone, Senior Planner, Development Services presented a staff report with respect to the application by the applicant Robert & Cindy Villeneuve. Staff recommends **refusal** to subdivide a developed 2.41 ha (5.96 ac) farmstead parcel from a previously subdivided parcel with a title area of 16.15 ha (39.91 ac).

DISCUSSION

The subject lands are located at Township Road 502 and Range Road 235. The quarter section was subdivided into four parcels in 2017.

The Agricultural Land Suitability Rating indicates the subject land consists of Class 2 soil, with Class 2 considered Prime Agricultural Land. An Agricultural Impact Assessment was completed with the subdivision application and returned a score of 103 which indicates that the proposed subdivision does not accord with planning policy. The score was attributed to the high capability of the agricultural land and the proposed subdivision being the fifth parcel out of the quarter section which does not align with Leduc County policy.

According to the Municipal Development Plan the subject lands are located within Agricultural Area B (North Central) where policies are aimed at conserving large tracts of prime agricultural land with minimal fragmentation primarily for intensive cropping. In accordance with policies 4.3.1.5 and 4.3.1.6 of the Municipal Development Plan, in Agricultural Area B, subdivision shall be limited to no more than one subdivision per quarter section (two titled lots). The proposed subdivision represents the fifth (5th) parcel from the quarter section which does not align with the Municipal Development Plan.

The proposed subdivision location falls outside of the Priority Growth Area indicated by the Edmonton Metropolitan Region Growth Plan. Traditional country residential development outside of Priority Growth Areas must be supported by an approved Municipal Development Plan and Area Structure Plan. There is no Area Structure Plan overarching the subject lands.

There were no adjacent landowner comments submitted regarding the proposed subdivision.

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

- Chelsey Iles advised that county policy requires an internal road on the 5th parcel

Chair Tanni Doblanko called upon the applicant to speak to the subdivision. Robert Villeneuve approached and provided the following information:

- Bought the property 35 years ago and built dream home and raised family
- Developed out buildings, planted trees, fences and winter water station for cattle
- Brought in 20 head of buffalo
- Due to physical condition is no longer able to manage the farm and need to build a house that has no stairs
- Alberta Health Services has advised that a barrier free home with zero elevation to reduce risk of falls/injury is necessary
- Youngest son would live in the house and care for the property
- Driveway along north side of trees would go to new home
- Very little cultivated land would be taken

Chair Tanni Doblanko asked if Committee Members had any further comments or questions for the applicant:

- Will not be using the current driveway and will build a new access to county standards using the field access

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

There were none

17-23 Committee Chair Tanni Doblanko that the application to subdivide a developed 2.41 ha (5.96 ac) farmstead parcel from a previously subdivided parcel with a title area of 16.15 ha (39.91 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, the applicant/owner shall provide access to each lot created. Access shall be approved and built to Leduc County standards;
3. Pursuant to Section 7(g) of the Subdivision & Development Regulation, the applicant/owner confirm that any existing sewage disposal system(s) on the subject property is/are in compliance with the *Private Sewage Disposal Systems Regulation* in force at the time of application. Should the existing system(s) not be in compliance, modifications to the existing system(s) or installation of new system(s) shall be required;
4. Pursuant to Section 669(1) of the Municipal Government Act, existing municipal reserves in the amount of 1.61 ha (3.99 ac) be further deferred against the remnant parcel; and
5. The subdivision be registered pursuant Alberta Land Titles requirements.


Subdivision Authority
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The Subdivision Authority did not feel the subdivision would affect the agricultural production and that the family farm will continue.

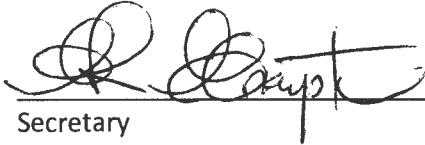
Adjournment

Chair Tanni Doblanko declared the Subdivision Authority meeting be adjourned.

The Subdivision Authority meeting was adjourned at 2:41 p.m.



Chairman



Secretary