

## **Subdivision Authority Agenda**

*Council Chamber, Leduc County Centre, Nisku, AB  
Tuesday, June 20, 2023*

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**1. Order – 1:30 p.m.**

**2. Adoption of agenda**

**3. Adoption of previous minutes**

Subdivision Authority Minutes – May 16, 2023

✓

**4. Subdivision applications**

1. SD23-010 – Sharon Coate – NW 07-49-25-W4; Plan 0524012 Block 1 Lot 1  
– Roll 1307010

✓

2. SD23-017 – Mark Bendoritis – NE 22-47-1-W5 – Roll 2467000

✓

**5. Adjournment**

**Delegated Authority Decisions: May - 2**

*✓ Attachment provided*

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**Subdivision Authority  
Minutes**

*Council Chamber, Leduc County Centre, Nisku, AB  
Tuesday, June 20, 2023*

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**Order and roll call**

The meeting was called to order at 1:30 p.m. on Tuesday, June 20, 2023, by Chair Tanni Doblanko with committee members Glenn Belozar, Ray Scobie, Dal Viridi and Rick Smith present.

**Other attendees:**

- Mr. Alan Grayston - Secretary of Subdivision Authority
- Mrs. Charlene Haverland - Manager, Development Services
- Mr. Dave Desimone – Senior Planner
- Mrs. Laurie Stoetzel - Recording Secretary

There were four other individuals who attended the meeting.

**Agenda Adoption**

**22-23** Committee Member Glenn Belozar that the agenda for the June 20, 2023 Subdivision Authority Committee meeting be accepted as presented.

**Carried Unanimously**

**Previous Minutes – Tuesday, May 16, 2023**

**23-23** Committee Member Ray Scobie that the May 16, 2023 Subdivision Authority Committee minutes be accepted as presented.

**Carried Unanimously**

**Proposed Subdivision – Sharon Coate – NW 7-49-25 W4; Plan 0524012, Block 1, Lot 1  
Roll 1307010**

**SD23-010**

Mr. Dave Desimone, Senior Planner, Development Services, presented a staff report with respect to the application by the applicant Sharon Coate. Staff recommends **refusal** to subdivide a 8.54 ha (21.10 ac) farmstead parcel from a previously subdivided quarter section with a title area of 32.35 ha (79.94 ac).

**DISCUSSION**

The subject lands are located off Range Road 260 and Township Road 492. In 2005, the quarter section was subdivided into two 80 ac parcels.

The Agricultural Land Suitability Rating indicates the subject land consists of Class 2 & 3 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 107 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 the large size for a 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). The proposed subdivision would result in the creation of three titled parcels in this quarter section which policies regards as incremental and unplanned development that should be avoided.

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.

The Regional Agriculture Master Plan (RAMP) identifies the subject lands within Policy Area 1, which contains the majority of intact contiguous tracts of prime agricultural land. The policies of RAMP stipulate subdivision for non-agricultural uses in Policy Area 1 should minimize the amount of agricultural land taken out of production and must not hinder the operation of surrounding agricultural land uses. The subdivision for non-agricultural land uses is discouraged and may only be considered subject to an Agricultural Impact Assessment and consideration for directing non-agricultural uses to lower capability land, where possible or to cluster sites.

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.

- Dave Desimone advised that there had been discussion on reducing the size of the parcel.

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

- Whole parcel is too much to handle. She is getting older and starting to have health issues. She does not want to move back to town.
- Would be ok with smaller parcel.

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

- Dave Desimone advised that a 2<sup>nd</sup> exhibit for a smaller parcel was not prepared. He can have GIS prepare the exhibit which would include the pipeline entrance to the north and include the farmyard to the south property line.
- Will determine if utilities and services are within the reduced parcel.

**24-23** Committee Chair Tanni moved that the application to subdivide a 8.54 ha (21.10 ac) farmstead parcel from a previously subdivided quarter section with a title area of 32.35 ha (79.94 ac) be deferred to the July 18, 2023 Subdivision Authority Committee meeting.

**CARRIED UNANIMOUS**





**Proposed Subdivision – Mark Bendoritis – NE 22-47-1 W5; Roll 2467000**

**SD23-017**

Mr. Dave Desimone, Senior Planner, Development Services, presented a staff report with respect to the application by the applicant Mark Bendoritis. Staff recommends **approval** to subdivide a 1.30 ha (3.22 ac) farmstead parcel from a previously subdivided quarter section with a title area of 64.35 ha (159 ac).

### **DISCUSSION**

The subject lands are located at the intersection of Township Road 474 (Highway 616X) and Range Road 12, within the Resort Recreation area of the North Pigeon Lake Area Structure Plan. A 0.72 ha (1.78 ac) parcel was subdivided from the northeast corner of the quarter section and is the location of the Sandholm Community Hall.

The subject lands are districted AG – Agricultural in the Leduc County Land Use Bylaw 7-08 which supports parcels of 1 – 2 hectares in size. The proposed subdivision is 1.30 ha (3.22 ac) in size.

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 (3<sup>rd</sup>) 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 were no adjacent landowner comments submitted regarding the proposed subdivision.

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

There was none.

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

- Land will be used for agricultural purposes, no further residences will be built.
- Does not want to be a landlord.
- The farmyard is nice, on pavement with nice view.

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

There was none.

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

There was none.



**25-23** Committee Member Glenn Belozer moved that the application to subdivide a 1.30 ha (3.22 ac) farmstead parcel from a previously subdivided quarter section with a title area of 64.35 ha (159 ac) be approved with the following conditions:

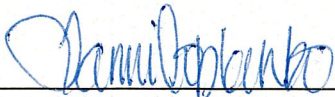
1. Pursuant to Section 654(1)(d) of the Municipal Government Act, the owner pay any outstanding property taxes to Leduc County or make satisfactory arrangements with the Council of Leduc County for the payment thereof;
2. Pursuant to Section 9(a) of the Subdivision and Development Regulation, access to the subdivision and balance of the quarter to be constructed to the Development standards of Leduc County at the owners expense;
3. Pursuant to Section 7(g) of the Subdivision & Development Regulation, the 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 ( $31.91 \text{ ha} \pm \times 10\% = 3.191 \text{ ha} \pm$ ) shall be deferred to the title of the remnant parcel;
5. Pursuant to 662(1) of the Municipal Government Act, the owner shall dedicate by way of caveat, a 5 metre right of way along the north side of the subject lands, adjacent to Township Road 474; and
6. The subdivision be registered pursuant to Alberta Land Titles requirements.

**CARRIED UNANIMOUSLY**

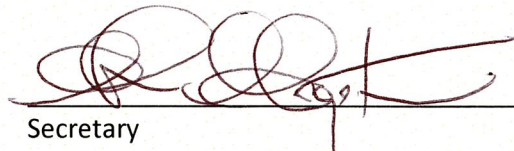
**Adjournment**

Chair Tanni Doblanko declared the Subdivision Authority meeting be adjourned.

The Subdivision Authority meeting was adjourned at 1:49 p.m.



Chairman



Secretary