



Subdivision Authority

Agenda

Council Chamber, Leduc County Centre, Nisku, AB

Tuesday, April 16, 2024

1. Order – 1:30 p.m.

2. Adoption of agenda

3. Adoption of previous minutes

Subdivision Authority Minutes – February 20, 2024

✓

4. Subdivision applications

1. SD23-040 – Murray Sharko on behalf of Randy Sharko – SW 24-50-26 W4
– Plan 1525711, Block 2, Lot 2 – Roll 1884000

✓

2. SD23-041 – Pete & Birgit Mulder – NE 7-48-23 W4 – Roll 336000

✓

3. SD23-043 – Lindsay Parsons – SE 13-50-22 W4 – Roll 242000

✓

4. SD23-046 – Krishna Gupta on behalf of Sita Gupta – NE 19-50-22 W4 –
Roll 264000

✓

5. SD24-003 – Kyle Miller on behalf of Ralph & Brenda Christian – Plan
2302RS, Block 2, Lot 1 (SE 31-50-24 W4) – Roll 1126000

✓

6. SD24-005 – Kevan Regehr, Executor for Eldon Bienert – NW 7-49-24 W4 –
Roll 888000

✓

7. SD24-010 – Darcy Powlik on behalf of Richard & Terri Lickacz –
NE 10-50-27 W4 – Roll 2243000

✓

5. Adjournment

Delegated Authority Decisions: February – 1
March – 4

✓ Attachment provided

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Subdivision Authority

Minutes

Council Chamber, Leduc County Centre, Nisku, AB

Tuesday, April 16, 2024

Order and roll call

The meeting was called to order at 1:30 p.m. on Tuesday, April 16, 2024, by Chair Tanni Doblanko and committee members Glenn Belozar, Ray Scobie, Dal Virdi and Rick Smith present.

Other attendees:

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

14 other individuals attended the meeting.

Agenda Adoption

12-24 Committee Member Glenn Belozar that the agenda for the April 16, 2024 Subdivision Authority Committee meeting be accepted as presented.

Carried Unanimously

Previous Minutes – Tuesday, February 20, 2024

13-24 Committee Member Ray Scobie that the February 20, 2024 Subdivision Authority Committee minutes be accepted as presented.

Carried Unanimously

**Proposed Subdivision – Murray Sharko on behalf of Randy Sharko – SW 24-50-26 W4 – Plan 1525711,
Block 2, Lot 2 – Roll 1884000**

SD23-040

Mr. Dave Desimone, Senior Planner, Development Services, presented a staff report with respect to the application by the applicant Murray Sharko on behalf of Randy Sharko. Staff recommends refusal to subdivide a 16.55 ha± (40.90 ac±) physically severed parcel from a previously subdivided quarter section of 64.41 ha± (156.70 ac±).

DISCUSSION

The subject lands are located off Range Road 261 and Township Road 503A. A 1.02 ha± (2.5 ac±) parcel was subdivided from the quarter section in 2008.

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), and those subdivisions shall be limited to a Physical severance or Farmstead

subdivision. The proposed subdivision represents the second parcel from the quarter section which does not align with the Municipal Development Plan.

The proposed subdivision is in the Metropolitan Area of the Edmonton Metropolitan Region Growth Plan (EMRGP). Policy 3.1.4 of the EMRGP stipulates that in the metropolitan area, greenfield areas will be planned and developed as complete communities that are compact, contiguous and incorporate a mix of uses and achieve the minimum greenfield density. Further, policy 6.1.3 states that in the metropolitan area, prime agricultural lands identified shall be conserved for agricultural purposes for as long as possible, recognizing that these lands will urbanize over time to accommodate growth.

One adjacent landowner objected to the 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. Murray Sharko approached and provided the following information:

- The intent is to leave piece of land to landowner's son.

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

- The landowner is currently farming the land.

14-24 Committee Chair Tanni Doblanko moved that the application to subdivide a 16.55 ha± (40.90 ac±) physically severed parcel from a previously subdivided quarter section of 64.41 ha± (156.70 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, 64.41 ha± (156.70 ac±) x 10% = 6.441 ha± (15.67ac±), be deferred against the remnant parcel;



5. The subdivision be registered pursuant to Alberta Land Titles requirements.

CARRIED UNANIMOUSLY

Agricultural land would not be taken out of production.

Proposed Subdivision – Pete & Birgit Mulder – NE 7-48-23 W4 – Roll 336000

SD23-041

Mr. Dave Desimone, Senior Planner, Development Services, presented a staff report with respect to the application by the applicants Pete & Birgit Mulder. Staff recommends refusal to subdivide a 1.45 ha± (3.58 ac±) residential parcel from a previously subdivided quarter section with a title area of 14.07 ha± (34.77 ac±).

UPDATE

At the February 20, 2024 Subdivision Authority Committee meeting, a motion was made to defer the application in order for administration to investigate the former road on the subject lands and the development around Coal Lake in Wetaskiwin County. Administration provides the following:

Cancelled Road Plan 3945 K.G. – the subject lands contain a developed private road that remains following the cancellation of this road right-of-way. The physical road through the subject lands goes north across Highway 616 and provided access to Coal Lake. The road plan was cancelled sometime prior to 1980.

Wetaskiwin County/Coal Lake – Coal Lake is identified as within the Conservation Lakes Policy Area Overlay of the Wetaskiwin County Municipal Development Plan. The policies of the Conservation Lake Policy is defined as those lakes where further development is not possible or is likely to result in negative impacts on lake water quality or the lakes ecological health. Development will be limited near these lakes.

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

- Administration is still recommending refusal.
- Right of Way is under the care and control of the landowner and is now just a driveway.

15-24 Committee Member Dal Viridi moved that the application to subdivide a 1.45 ha± (3.58 ac±) residential parcel from a previously subdivided quarter section with a title area of 14.07 ha± (34.77 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, 14.07 ha± (34.77 ac±) x 10% = 1.407 ha (3.477ac), be deferred against the remnant parcel;



5. 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;
6. The subdivision be registered pursuant to Alberta Land Titles requirements.

Pro: Committee Members Dal Viridi and Ray Scobie

Con: Chair Tanni Doblanko and Committee Members Rick Smith and Glenn Belozar.

LOST

Proposed Subdivision – Lindsay Parsons – SE 13-50-22 W4 – Roll 242000

SD23-043

Mr. Dave Desimone, Senior Planner, Development Services, presented a staff report with respect to the application by the applicant Lindsay Parsons. Staff recommends refusal to subdivide a 2.43 ha (6 ac) farmstead parcel from a previously subdivided quarter section with a title area of 31.95 ha (78.95 ac).

UPDATE

At the January 16th, 2024 Subdivision Authority Committee meeting, a motion was made to defer this application in order for the applicant to provide a potable water availability assessment and a private wastewater treatment assessment. Both have been submitted by the applicant determining there is sufficient available potable water to comply with the Water Act and that there is a suitable area on the remnant parcel for a private wastewater treatment system.

Due to the number of parcels previously subdivided from this quarter section and the policies of the Municipal Development Plan, administration maintains their recommendation for this application to be refused.

16-24 Committee Member Rick Smith moved that the application to subdivide 2.43 ha (6 ac) farmstead parcel from a previously subdivided quarter section with a title area of 31.95 ha (78.95 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, $31.95 \text{ ha} \pm (78.95 \text{ ac} \pm) \times 10\% = 3.195 \text{ ha} (7.895 \text{ ac})$, be deferred against the remnant parcel;
5. The subdivision be registered pursuant to Alberta Land Titles requirements.

CARRIED UNANIMOUSLY



Proposed subdivision Krishna Gupta on behalf of Sita Gupta – NE 19-50-22 W4 – Roll 264000 SD23-046

Mr. Dave Desimone, Senior Planner, Development Services, presented a staff report with respect to the application by the applicant Krishna Gupta on behalf of Sita Gupta. Staff recommends approval to subdivide a 10.22 ha± (25.25 ac±) farmstead parcel from a previously subdivided quarter section of 32.17 ha± (79.49 ac±).

DISCUSSION

The subject lands are located off Range Road 225 and Township Road 504. The lands were subdivided into two 80 acre parcels sometime prior to 1965. A drainage channel, comprising a portion of the Cameron Drainage District, runs diagonally through the proposed parcel.

The Agricultural Land Suitability Rating indicates the subject land consists of Class 2 & 5, 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 44 which indicates that the proposed subdivision aligns with planning policy.

According to the Municipal Development Plan the subject lands are located within the Agricultural Area D (Small Holdings) where policies are aimed to support diversification of agricultural operations on smaller tracts of land and to minimize potential impacts on the Beaverhills UNESCO Biosphere. In accordance with policy 4.3.1.9 and 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 (Small Holdings). The proposed subdivision would result in the creation of two parcels (three titled lots) in this quarter section which aligns with the policies for Agricultural Area D.

The proposed 10.22 ha± (25.25 ac±) farmstead parcel is larger than the developed yard site due to the topography of the lands, the location of the dugout and the drainage channel running along the south side of the parcel. The subdivision is to encompass these features for better management of the lands and future operations. It is for this reason administration is recommending approval of the proposed size.

One adjacent landowner submitted comments in response to the proposed subdivision and they are opposed to the parcel size stating it fragments viable hay land.

Chair Tanni Doblanko asked if Committee Members had any questions or comments for administration.
- Charlene Haverland commented that the prior subdivision proposal is no longer being considered.

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

- Previously proposed subdivision is not desirable and what is currently applied for is more functional.

Chair Tanni Doblanko asked if Committee Members had any further comments or questions for administration.
There were none.

17-24 Committee Member Dal Viridi moved that the application to subdivide a 10.22 ha± (25.25 ac±) farmstead parcel from a previously subdivided quarter section of 32.17 ha± (79.49 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 ($32.17 \text{ ha} \pm \times 10\% = 3.217 \text{ ha} \pm$) shall be deferred to the title of the remnant parcel;
5. The subdivision be registered pursuant to Alberta Land Titles requirements.

CARRIED UNANIMOUSLY

Proposed subdivision - Kyle Miller on behalf of Ralph & Brenda Christian – Plan 2302RS, Block 2, Lot 1
(SE 31-50-24 W4) – Roll 1126000 **SD24-003**

Mr. Dave Desimone, Senior Planner, Development Services, presented a staff report with respect to the application by the applicant Kyle Miller on behalf of Ralph & Brenda Christian. Staff recommends approval to subdivide 3 lots; Lot 1: 1.55 ha (3.83 ac), Lot 2: 1.18 ha (2.91 ac), remainder: 1.32 ha (3.26 ac) for residential use from a lot of 4.05 ha (10 ac).

DISCUSSION

The subject lands are located on the southeast side of the Edda Vistas subdivision. The Edda Vistas currently has 36 subdivisions. Policy 4.5.1.4 of the Leduc County Municipal Development Plan states that Country Residential development must not exceed 50 residential lots.

Policy 4.5.1.5 and 4.5.1.6 of the Leduc County Municipal Development Plan stipulates that infill of existing Country Residential subdivisions is encouraged where it is sensitive to the existing development provided there is a suitable building site, does not negatively impact environmentally significant areas and is serviced by water, wastewater and stormwater to the satisfaction of Leduc County. The applicant submitted a geotechnical assessment and grading/drainage plan to the satisfaction of administration. Water servicing will be via connection to existing municipal services.

Access to Lot 2 includes a narrow strip of land running along the western boundary of the proposed parcel. The development of the driveway in this strip is critical to the stormwater management of this lot. For this reason, administration has included the development of the driveway in the conditions of approval. Additionally, administration recommended that the east boundary of the strip be landscaped in order to improve the design in keeping with the character of the existing subdivision.

There were no adjacent landowner comments concerning this subdivision application.

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

- Chelsey Iles responded that the water main line is protected by the Right of Way.
- Dave Desimone responded that a municipal reserve lot exists, therefore no further reserve will be required.
- Charlene Haverland responded that the utility right of way setback is contained within the right-of-way and there is no extra setback.

18-24 Committee Member Rick Smith moved that the application to subdivide 3 lots; Lot 1: 1.55 ha (3.83 ac), Lot 2: 1.18 ha (2.91 ac), remainder: 1.32 ha (3.26 ac) for residential use from a lot of 4.05 ha (10 ac) be deferred to the May 21, 2024 Subdivision Authority Committee meeting for administration to determine the setback from the watermain line on Lot 1 to determine if there is a building pocket.

CARRIED UNANIMOUSLY

Proposed subdivision - Kevan Regehr, Executor for Eldon Bienert – NW 7-49-24 W4 – Roll 888000

SD24-005

Mr. Dave Desimone, Senior Planner, Development Services, presented a staff report with respect to the application by the applicant Kevan Regehr as Executor for Eldon Bienert. Staff recommends refusal to subdivide a 32.37 ha± (80 ac±) agricultural parcel from an unsubdivided quarter section with title area of 64.75 ha± (160 ac±).

DISCUSSION

The subject lands are located off Township Road 492 and Range Road 250. The quarter section is unsubdivided.

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 4.3.1.7 of the Municipal Development Plan, to conserve large, contiguous tracts of prime agricultural land with minimal fragmentation primarily for intensive cropping operation in Agricultural Area C. South Central/East, subdivision shall be limited to a physical severance or a Farmstead subdivision. The current application is for an agricultural subdivision which is not supported in Agricultural Area C.

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.

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

- Granddaughter is going to be taking farmstead for horse and farm.
- Remaining 80 will be sold but remain in farming.

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

- Charlene Haverland responded that the FAR rating is class 3, 4 and 5. Class 3 is prime agricultural land.



- Dave Desimone responded that no FAR detail was included in report.

19-24 Committee Member Dal Viridi moved that the application to subdivide a 32.37 ha± (80 ac±) agricultural parcel from an unsubdivided quarter section with title area of 64.75 ha± (160 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. The subdivision be registered pursuant to Alberta Land Titles requirements.

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

Con: Chair Tanni Doblanko and Committee Member Rick Smith

Carried

The Subdivision Authority advised that no farmland would be taken out of production.

**Proposed subdivision - Darcy Powlik on behalf of Richard & Terri Lickacz – NE 10-50-27 W4 –
Roll 2243000**

SD24-010

Mr. Dave Desimone, Senior Planner, Development Services, presented a staff report with respect to the application by the applicant Darcy Powlik on behalf of Richard & Terri Lickacz. Staff recommends approval to subdivide a 15.14 ha± (37.41 ac±) farmstead parcel from an unsubdivided quarter section of 65 ha (160 ac).

DISCUSSION

The subject lands are located at Range Road 272 and Township Road 502, north of Calmar.

The subject lands are districted AG – Agricultural in the Leduc County Land Use Bylaw. Under this district, on a lot less than 32.4 ha (80.0 ac) there shall be no more than one (1) principal dwelling and one (1) dwelling, secondary. The proposed 15.14 ha± (37.41 ac±) parcel includes three principal dwellings which is out of compliance with the Land Use Bylaw.

The subject lands are located in Agricultural Area B: North Central in the Leduc County Municipal Development Plan where the objectives are to conserve large, contiguous tracts of prime agricultural land with minimal fragmentation primarily for intensive cropping operations in. Policy 4.3.1.7 of the Municipal Development Plan supports a farmstead subdivision which is defined as the subdivision of an existing farmstead from a quarter section. A farmstead subdivision shall not exceed 1 ha (2.47 acres) in size unless a larger lot is required to accommodate the location of existing buildings or shelterbelts associated with the residential use of the parcel. It is the opinion of administration that the proposed subdivision is larger than what is required to encompass the developed yardsite and unnecessarily removes high capability agricultural land. For this reason

AP

administration are recommending the application be approved subject to a smaller parcel as presented on Exhibit 2.

There were no adjacent landowner comments received regarding the proposed subdivision application.

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

- Dave Desimone responded that a smaller lot would not meet policy.

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

- Land has been owned by the family for 3 generations.
- The land is high quality farmland and the surrounding land is good.
- The intent is to continue to farm and buyer has stated he will continue to farm the land.
- Approaches are in place.
- Open area is approximately 10 ac of farmable land.
- No intent to fence the land.
- Will not be losing any farmland
- Owner would be amenable to 2 lots.

Chair Tanni Doblanko asked if Committee Members had any further comments or questions for administration There were none.

20-24 Committee Member Rick Smith moved that the application to subdivide a 15.14 ha± (37.41 ac±) farmstead parcel from an unsubdivided quarter section of 65 ha (160 ac) be approved with the following conditions:

1. Create 2 lots of 7.54 ha± and 7.6 ha± each;
2. 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;
3. 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;
4. 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;
5. The subdivision be registered pursuant to Alberta Land Titles requirements.

Pro: Committee Member Rick Smith

Con: Chair Tanni Doblanko, Committee Members Dal Viridi, Ray Scobie and Glenn Belozar

LOST



21-24 Committee Member Ray Scobie moved that the application to subdivide a 15.14 ha± (37.41 ac±) farmstead parcel from an unsubdivided quarter section of 65 ha (160 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. The subdivision be registered pursuant to Alberta Land Titles requirements.

Pro: Chair Tanni Doblanko, Committee Members Dal Viridi, Ray Scobie and Glenn Belozar
Con: Committee Member Rick Smith

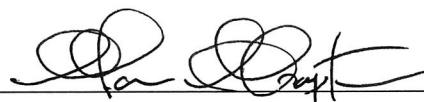
CARRIED

Adjournment

Chair Tanni Doblanko declared the Subdivision Authority meeting be adjourned.

The Subdivision Authority meeting was adjourned at 2:40 p.m.


Chairman


Secretary