

Subdivision Authority**Agenda**

*Council Chamber, Leduc County Centre, Nisku, AB
Tuesday, May 21, 2024*

1. Order – 1:30 p.m.**2. Adoption of agenda****3. Adoption of previous minutes**

Subdivision Authority Minutes – April 16, 2024

✓

4. Subdivision applications

1. SD24-001 – Aime Stewart on behalf of Irvine Creek Development JV Ltd.
– Plan 2320537, Block 3, Lot 2 – Roll 1124020

✓

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

✓

3. SD24-014 – Brendan Atema – SW 36-49-22 W4 – Roll 192010

✓

4. SD24-017 – Timothy Kreft – NW 10-50-22 W4 – Roll 229000

✓

5. SD24-018 – Landon Oldenburg – SE 19-48-27 W4 – Roll 1993010

✓

6. SD24-019 – Sukhdeep Dhanoa – NW 31-48-24 W4 – Roll 840000

✓

7. SD24-026 – Mazahir Kitabwalla on behalf of 2112 Holdings Inc. – Plan
2882RS, Lot 4 (NW 30-50-23 W4) – Roll 716030

✓

8. SD24-027 – Aime Stewart on behalf of The Goldman Group (Alberta)
Ltd. NW 32-50-24 W4 – Churchill Meadow – Stage 4 & 5 – Roll 1129010

✓

9. Adjournment

Delegated Authority Decisions: April - 6



✓ Attachment provided

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Subdivision Authority Minutes

*Council Chamber, Leduc County Centre, Nisku, AB
Tuesday, May 21, 2024*

Order and roll call

The meeting was called to order at 1:30 p.m. on Tuesday, May 21, 2024, by Chair Tanni Doblanko and committee members Glenn Belozer, Ray Scobie, Dal Virdi and Rick Smith present.

Other attendees:

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

12 other individuals attended the meeting.

Agenda Adoption

22-24 Committee Member Glenn Belozer that the agenda for the May 21, 2024 Subdivision Authority Committee meeting be accepted as presented.

CARRIED UNANIMOUSLY

Previous Minutes – Tuesday, April 16, 2024

23-24 Committee Member Ray Scobie that the April 16, 2024 Subdivision Authority Committee minutes be accepted as presented.

CARRIED UNANIMOUSLY

Proposed Subdivision – Scheffer Andrew Ltd. (Aime Stewart) on behalf of Irvine Creek Development JV Ltd. – Plan 2320537, Block 3, Lot 2 – Roll 1124020 D24-001

Mrs. Charlene Haverland, Manager, Development Services, presented a staff report with respect to the application by the applicant Scheffer Andrew Ltd. (Aime Stewart) on behalf of Irvine Creek Development JV Ltd. Staff recommends approval to subdivide 9 RU1 lots, 34 RU2 lots and 2 PUL lots.

DISCUSSION

The land subject of this application is situated within the north portion of the East Vistas Area Structure Plan. The proposed subdivision is Stage 3 of the Irvine Creek South Area of the Outline Plan. The subdivision application is in compliance with the Irvine Creek Outline Plan and East Vistas Area Structure Plan and Land Use Bylaw 7-08.

The Land Use Bylaw 7-08 stipulates the lot size requirements for the Residential Urban 1 (RU1) District and Residential Urban 2 (RU2) District. As development occurs within the East Vistas Area Structure Plan area densities will fluctuate, some falling below the target density while others exceed the target density.

This subdivision is to be developed to an urban standard with paved roads, curbs, gutters, underground utilities and sidewalks. The existing storm water management facility provides the necessary water quantity

3D

and flood control measures for the proposed subdivision. The main water supply will be from the existing 300 mm municipal water and sewer connection will be from the existing 525 mm sanitary trunk line.

Administration does not support municipal reserve credit being given for the trail along the regional trunk sewer system right of way. While the trail itself is supported as being a benefit to this subdivision for east-west connectivity, there is also a substantial monetary risk with the development of this trail in terms of future trail replacement following sewer ROW repairs.

There were no adjacent landowner comments concerning this subdivision application.

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

Charlene Haverland responded that a condition of the development agreement has been added to ensure the disposal of topsoil within 2 years.

Chair Tanni Doblanko called upon the applicant to speak to the subdivision. Aime Stewart did not have any further comments.

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

There were none.

24-24 Committee Member Rick Smith moved that the application to subdivide 9 RU1 lots, 34 RU2 lots and 2 public utility lots be approved with the following conditions:

1. Pursuant to Section 655(1)(b) of the Municipal Government Act, the landowner enter into a development agreement with Leduc County and abide by the terms therein. The Development Agreement shall include, but shall not be limited to:
 - a) the design, construction, and engineered drawings for urban development including paved roads, curbs, gutters, underground utilities, sidewalks, trails, water, sanitary and storm water management system in accordance to Leduc County standards and satisfaction;
 - b) the design, construction, and engineered drawings for lot grading and site drainage in accordance to Leduc County standards and satisfaction;
 - c) the plans for installation of other utilities (gas, electricity, telecommunication) to the satisfaction of Leduc County;
 - d) the plans for streetscapes, landscaping, lighting and parks to Leduc County standards;
 - e) contributions to the off-site levies, oversizing, and sharing of servicing costs in accordance with the Greater Nisku Off-Site Levy Policies and Procedures;
 - f) disposal of the topsoil within 2 years.
2. Pursuant to Section 654(1)(d) of the Municipal Government Act, the landowner 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 669(1) of the Municipal Government Act, Municipal Reserves in the amount of ten percent of the title area be deferred against the remainder of the parcel;



4. Pursuant to Section 654 of the Municipal Government Act, that easement and utility rights of way documents required to service this parcel be submitted for concurrent registration with the Plan of Subdivision at the Land Titles Office.
5. The subdivision be registered pursuant 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

Mrs. Charlene Haverland, Manager, Development Services, presented an updated 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, Lot 2 - 1.18 ha, Lot 3 - 1.32 ha for country residential use from a lot of 4.05 ha (10 ac).

UPDATE

At the April 23, 2024 Subdivision Authority Committee meeting, a motion was made to defer this application in order for administration to review the Water Line Utility Right of Way Agreement registered on title regarding the setback requirements to ensure there is a building pocket. The registered water utility right of way encompasses the working area, therefore there is no additional setbacks required and that there is a building pocket on site.

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

- There were none.

25-24 Committee Member Rick Smith moved that the application to subdivide 3 lots for residential use from a lot of 4.05 ha (10 ac) be approved subject to the following conditions:

1. Pursuant to Section 655(1)(b) of the Municipal Government Act, the applicant/owner enter into a development agreement with Leduc County and abide by the terms therein. The development agreement shall include, but is not limited to the:
 - a) provision for lot grading and/or filling;
 - b) connect to existing municipal water services;
 - c) engineered drawings for the development of a private driveway to the building site for Lot 2 to the satisfaction of Leduc County;
 - d) construction of the driveway within the panhandle for Lot 2 providing access from Beau Vista Boulevard, in compliance
 - e) landscaping along the eastern boundary of the private driveway to Lot 2; and
 - f) paved access to each lot.
2. Pursuant to Section 654(1)(d) of the Municipal Government Act, the landowner 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 7(g) of the Subdivision & Development Regulation, the landowner 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; and

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

CARRIED UNANIMOUSLY

Proposed subdivision – Brendan Atema – SW 36-49-22 W4 – Roll 192010

SD24-014

Mrs. Charlene Haverland, Manager, Development Services, presented a staff report with respect to the application by the applicant Brendan Atema. Staff recommends refusal to subdivide two parcels of 1.01 ha (2.50 ac) each from a previously subdivided quarter section of 30.36 ha (75.03 ac).

DISCUSSION

The subject lands are located 3 km east of New Sarepta, south of Township Road 500 and adjacent to Range Road 221. The quarter section was subdivided into two 80 acre parcels in 1987 and a 2.02 ha parcel was subdivided in 2013. A single family dwelling is present on the lands.

The Agricultural Land Suitability Rating indicates the subject land consists of Class 1 & 2 soil, with Class 1 and 2 considered Prime Agricultural Land. An Agricultural Impact Assessment was completed with the subdivision application and returned a score of 159 which indicates that the proposed subdivision does not accord with planning policy. The score was attributed to the high capability of the agricultural land, the proposed subdivision representing the 3rd and 4th parcel out of the quarter section and that the parcels are residential subdivisions.

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 five lots in this quarter section, as incremental and unplanned growth that should be avoided.

Additionally, the two proposed lots are Residential subdivisions. Policy 4.3.1.7 of the Municipal Development Plan stipulates in Agricultural Area C (South Central/East), subdivision shall be limited to a Farmstead subdivision or a Physical Severance.

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 multiple adjacent landowner objections 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. Brendan Atema approached and provided the following information:

- The proposed lots are the best use for the land.

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- Parcels are heavily treed with no plans to clear.
 - Not good for agriculture as land is full of rocks and tree roots. Would damage equipment to try to work it up.
 - Land used for pasture a couple of months out of the year and does not impede on existing crop land.
 - Proposal would not substantially increase traffic to highway.
 - Parcels will be fenced and gated and new approaches created.
 - Water by cisterns for both parcels.
 - Only trees needed for construction would be removed.
 - Would contribute to county revenues.

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

Charlene Haverland responded:

- A mound or field system would be used for sewage disposal.
- Public Works requested a 5m road widening right of way by caveat if application recommended for approval.
- The treed area is a lower ag rating and the remainder of the land is classified as high ag land.

26-24 Committee Member Tanni Doblanko moved that the application to subdivide two parcels of 1.01 ha (2.50 ac) each from a previously subdivided quarter section of 30.36 ha (75.03 ac) be refused as recommended by administration 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 requires 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;
 - 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.

Pro: Committee Chair Tanni Doblanko, Members Glenn Belozar and Dal Viridi

Con: Members Rick Smith and Ray Scobie opposed

CARRIED

Proposed subdivision – Timothy Kreft – NW 10-50-22 W4 – Roll 229000

SD24-017

Mrs. Charlene Haverland, Manager, Development Services, presented a staff report with respect to the application by the applicant Timothy Kreft. Staff recommends approval to subdivide two 16.19 ha± (40 ac±)

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undeveloped small holdings parcel and further consolidate the remnant parcel with the north westerly lot creating a new parcel of 7.27 ha± (17.96 ac±).

DISCUSSION

The subject lands are located off Range Road 223 and Township Road 502. The lands were subdivided in 2023 creating a 34.47 acre and 8.50 acre parcel in the north half of the quarter section. Lake No. 14 was surveyed out of the west side of quarter section in 1905 leaving a narrow strip of land adjacent to Range Road 223.

The Agricultural Land Suitability Rating indicates the subject land consists of Class 2, with Class 2 considered Prime Agricultural Land. An Agricultural Impact Assessment was completed and returned a score of 87 which indicates that the proposed subdivision is not first parcel out which attributes to a higher score, however the subdivision does align 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 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 third parcel (four titled lots) in this quarter section which aligns with the policies for Agricultural Area D.

The applicant has included an outline of their proposed agricultural endeavors in the letter of intent which includes plans for both livestock and cropping as well as the development of a homestead on the remnant parcel of approximately 40 acres. Administration supports the proposals may be utilized for similar small holdings pursuits due to the size of the parcels proposed. For this reason, administration is of the opinion the proposed subdivision meets the intent of Agricultural Area D.

No adjacent landowner comments were received in response to the proposed subdivision.

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

Charlene Haverland responded that the north westerly lot has a residence and the other 2 parcels are vacant.

Chair Tanni Doblanko called upon the applicant to speak to the subdivision. Timothy Kreft had no further comments to add.

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

There were none.

27-24 Committee Member Dal Viridi moved that the application to subdivide two 16.19 ha± (40 ac±) undeveloped small holdings parcel and further consolidate the remnant parcel with the north westerly lot creating a new parcel of 7.27 ha± (17.96 ac±) be approved with the following conditions:

1. Pursuant to Section 654(1)(d) of the Municipal Government Act, the landowner 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 subdivisions to be constructed to the standards of Public Works at the Owners/Developer's expense;
3. Pursuant to the Municipal Development Plan, the remnant parcel of 3.87 ha to be further consolidated with the northern westerly lot, creating a new parcel of 7.27 ha.
4. Pursuant to Section 669(1) of the Municipal Government Act, Municipal Reserves in the amount of ten percent of the title area be further deferred proportionally against the two newly created parcels;
5. The subdivision be registered pursuant to Alberta Land Titles requirements.

CARRIED UNANIMOUSLY

Proposed subdivision – Landon Oldenburg – SE 19-48-27 W4 – Roll 1993010

SD24-018

Mrs. Charlene Haverland, Manager, Development Services, presented a staff report with respect to the application by the applicant Landon Oldenburg. Staff recommends refusal to subdivide a 0.53 ha (1.32 ac) parcel from a title area of 16.20 ha (40.03 ac).

DISCUSSION

The subject lands are located adjacent and west of Range Road 275 and north of Township Road 483. The quarter section was subdivided into two 40 acre parcels in 2005. A single family dwelling is present on the lands.

The Agricultural Land Suitability Rating indicates the subject land consists of Class 2 soil, with Class 2 considered as moderate prime agricultural land. An Agricultural Impact Assessment was completed with the subdivision application and returned a score of 159 which indicates that the proposed subdivision does not accord with planning policy. The score was attributed to the high capability of the agricultural land, the proposed subdivision representing the 3rd parcel out of the quarter section and that the parcel is for a residential subdivision.

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. 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).

Additionally, the proposed lot is for a residential subdivision. Policy 4.3.1.7 of the Municipal Development Plan stipulates in Agricultural Area C (South Central/East), subdivision shall be limited to a Farmstead subdivision or a Physical Severance.

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 objections to the proposed subdivision.

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

- None

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

- She would move to the parcel to be close to her son and grandchildren
- Unable to maintain current property and will build a house where she can be close to family.
- Would comply with whatever septic system works on the small parcel.

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

Charlene Haverland responded that the parcel is outside of the Wizard Lake area and that there are some smaller lots in the area.

28-24 Committee Member Dal Viridi moved that the application to subdivide a 0.53 ha (1.32 ac) parcel from a title area of 16.20 ha (40.03 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 ten percent of the title area be deferred against the remnant parcel;
5. The subdivision be registered pursuant to Alberta Land Titles requirements.

CARRIED UNANIMOUSLY

The Subdivision Authority advised that the small size of the proposed lot and the multi-generational subdivision are satisfactory reasons for the subdivision.

Proposed subdivision – Sukhdeep Dhanoa – NW 31-48-24 W4 – Roll 840000

SD24-019

Mrs. Charlene Haverland, Manager, Development Services, presented a staff report with respect to the application by the applicant Sukhdeep Dhanoa. Staff recommends refusal to subdivide one parcel of 1.73 ha+/- (4.27 ac+/-) from a previously subdivided quarter section of 31.97 ha (79.01 ac).

DISCUSSION

The subject lands are adjacent to Township Road 490 on the southern side and east of Highway 2A. The quarter section was subdivided into two 80 acre parcels in the 1990's. A single family dwelling is present on the lands.

The Agricultural Land Suitability Rating indicates the subject land consists of Class 4 soil considered low Agricultural Land. An Agricultural Impact Assessment was completed and returned a score of 64 which indicates that the proposed subdivision does not accord with planning policy.

According to the Municipal Development Plan the subject lands are located within the Agricultural Area C (South Central) where policies are aimed at conserving large tracts of prime agricultural land with minimal fragmentation primarily for intensive cropping 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 2nd parcel created in this quarter section, which is considered as unplanned growth that should be avoided.

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 two adjacent landowner objections to the proposed subdivision.

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

Charlene Haverland responded:

- The recommended refusal is based on number of proposed lots and not the ag productivity.
- The new Municipal Development Plan would support this proposal.

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

- Land purchased by multiple family members.
- House is inhabitable and would be a major capital investment to repair.
- Subdivision required to secure financing.
- Recognizes adjacent landowner objections, but the land will be used to raise livestock and be shared with the neighbors.
- Land will not be further subdivided.

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

There were none.

29-24 Committee Member Rick Smith moved that the application to subdivide one parcel of 1.73 ha+/- (4.27 ac+/-) from a previously subdivided quarter section 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, 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.

CARRIED UNANIMOUSLY

The Subdivision Authority determined that the proposal would be supported by the new draft MDP and the parcel does not take out any high farm land.

**Proposed subdivision – Mazahir Kitabwalla on behalf of 2112 Holdings Inc. – Plan 2882RS, Lot 4 –
NW 30-50-23 W4 – Roll 716030**

SD24-026

Mrs. Charlene Haverland, Manager, Development Services, presented a staff report with respect to the application by the applicant Mazahir Kitabwalla. Staff recommends approval to subdivide five country residential lots ranging in size from 1.00 ha+/- (2.5 ac+/-) to 1.29 ha+/- (3.2 ac+/-) from a title area of 6.17 ha (15.26 ac).

DISCUSSION

The subject lands are located in Beau Hills Estates subdivision which is located at Township Road 505. The Beau Hills Estates subdivision was created in 1998, comprised of 28 country residential lots.

Beau Hills Estates is districted RC – Country Residential. Policy 4.5.1.4 of the Municipal Development Plan stipulates Country Residential developments must not exceed 50 lots per quarter section. The proposed subdivision would represent 29-33 lots within this quarter section.

Regulation 10.1.4 of the Leduc County Land Use Bylaw 7-08 stipulates the sizes for new residential lots in the Country Residential District should be minimum 1 ha (2.47 ac) and maximum 4.0 ha (9.88 ac). The proposed lots are Lot 1 – 1.066 ha (2.63 ac); Lot 2 – 1.039 ha (2.56 ac); Lot 3 – 1.054 ha (2.6 ac) in size.

A drainage plan was submitted and approved by engineering. A groundwater, potable water and geotechnical assessment was submitted with the application to determine the suitability for construction and for private wastewater treatment suitability. The assessments conclude the additional country residential lots are suitable for development.

There were no adjacent landowner comments received from the referral of 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. Mazahir Kitabwalla had no further comments.

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

30-24 Committee Member Glenn Belozer moved that the application to subdivide five country residential lots ranging in size from 1.00 ha+/- to 1.29 ha+/- from a title area of 6.17 ha (15.26 ac) be approved with the following conditions:

1. Pursuant to Section 655(1)(b) of the Municipal Government Act, the landowner enter into a development agreement with Leduc County and abide by the terms therein. The Development Agreement shall include, but shall not be limited to:
 - a) the design, construction, and engineered drawings for paved road and accesses, stormwater management plan and lot grading in accordance to Leduc County standards; contributions to the rural road surfacing bylaw
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. The subdivision be registered pursuant to Alberta Land Titles requirements.

CARRIED UNANIMOUSLY

Proposed subdivision – Scheffer Andrew Ltd. on behalf of the Goldman Group Ltd. – Pt. NW (SH) 32-50-24 W4 – Roll 1126000 SD24-027

Mrs. Charlene Haverland, Manager, Development Services, presented a staff report with respect to the application by the applicant Scheffer Andrew Ltd. on behalf of the Goldman Group Ltd. Staff recommends approval to subdivide 100 RU2 lots, 3 municipal reserve lots and 4 public utility lots.

DISCUSSION

The land subject of this application is situated within the north portion of the East Vistas Area Structure Plan. The proposed subdivision is Stage 4 and 5 of the Churchill Meadow Outline Plan. The subdivision application is in compliance with the Churchill Meadow Outline Plan and East Vistas Area Structure Plan.

The subdivision is consistent with the density of the Urban Residential 2 District. The Urban Residential 2 District (medium density residential area) requires 12.0 dwelling units per ha. As development occurs within the area densities will fluctuate, some falling below the target density while others exceed the target density. It is necessary to continuously monitor the residential densities during each phase of development to ensure the overall density target for the East Vistas Area Structure Plan are met.

This subdivision is to be developed to an urban standard with paved roads, curbs, gutters, underground utilities and sidewalks. The existing storm water management facility provides the necessary water quantity and flood control measures for the proposed subdivision. The main water supply will be from the existing 300 mm municipal water and sewer connection will be from the existing 525 mm sanitary trunk line.

Staff recommends that municipal reserve in the amount of ten percent of the title area (less the Municipal Reserve dedicated within the subdivision plan) be paid out as cash-in-lieu and not deferred against the title of



the remnant parcel. Administration does not support municipal reserve credit being given for the trail along the regional trunk sewer system right of way. While the trail itself is supported as being a benefit to this subdivision for east-west connectivity, there is also a substantial monetary risk with the development of this trail in terms of future trail replacement following sewer ROW repairs.

There were no adjacent landowner comments received from the referral of this proposed subdivision.

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

Charlene Haverland responded that construction on the connector road to commence next month.

Chair Tanni Doblanko called upon the applicant to speak to the subdivision. Aime Stewart of Scheffer Andrew Ltd. approached and provided the following information:

- Churchill Meadows has a committed purchaser. There is a different group for Stages 4 & 5 with different builders. There is now enough commitment to warrant the costs.
- Services for Irwin and Churchill will be installed this year and connector road to 245 will be done soon.
- There is a commitment of a purchaser who then sells parcels to smaller builders.

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

31-24 Committee Member Dal Viridi moved that the application to subdivide 100 lots, 3 municipal reserve lots and 4 public utility lots be approved with the following conditions:

1. Pursuant to Section 655(1)(b) of the Municipal Government Act, the landowner enter into a development agreement with Leduc County and abide by the terms therein. The Development Agreement shall include, but shall not be limited to:
 - a) the design, construction, and engineered drawings for urban development including paved roads, curbs, gutters, underground utilities, sidewalks, trails, water, sanitary and storm water management system in accordance to Leduc County standards and satisfaction;
 - b) the design, construction, and engineered drawings for lot grading and site drainage in accordance to Leduc County standards and satisfaction;
 - c) the plans for installation of other utilities (gas, electricity, telecommunication) to the satisfaction of Leduc County;
 - d) the plans for streetscapes, landscaping, lighting and parks to Leduc County standards;
 - e) the park to include the regular amenities in a local park;
 - f) contributions to the off-site levies, oversizing, and sharing of servicing costs in accordance with the Greater Nisku Off-Site Levy Policies and Procedures;
 - g) disposal of the topsoil within 2 years.
2. Pursuant to Section 654(1)(d) of the Municipal Government Act, the landowner pay any outstanding property taxes to Leduc County or make satisfactory arrangements with the Council of Leduc County for the payment thereof;

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3. Pursuant to Section 669(1) of the Municipal Government Act, Municipal Reserves in the amount of ten percent of the title area (less the Municipal Reserve dedicated within the subdivision plan) be paid out as cash in lieu of the appraised market value;
 4. Pursuant to Section 654 of the Municipal Government Act, that easement and utility rights of way documents required to service this parcel be submitted for concurrent registration with the Plan of Subdivision at the Land Titles Office.
 5. The subdivision be registered pursuant Alberta Land Titles requirements.

CARRIED UNANIMOUSLY


Adjournment

Chair Tanni Doblanko declared the Subdivision Authority meeting be adjourned.

The Subdivision Authority meeting was adjourned at 2:31 p.m.



Chairman



Secretary