

Subdivision Authority**Agenda***Council Chamber, Leduc County Centre, Nisku, AB****Tuesday, July 15, 2025*****1. Order – 1:30 p.m.****2. Adoption of agenda****3. Adoption of previous minutes**

Subdivision Authority Minutes – June 17, 2025 ✓

4. Subdivision applications

1. SD24-0065 – Orville & Bruce Schmidt – SE 29-49-23 W4 – Roll 569000 ✓
2. SD25-0027 – Baldish, Rashpal and Sahib, Pannu – NW 22-48-23 W4 – Roll 296000 ✓
3. SD25-0028 – Lorne Mix on behalf of Samuel Kondratski – NE 8-49-23 W4 – Roll 483000 ✓

5. Adjournment

Delegated Authority Decisions: June - 2



✓ Attachment provided



Subdivision Authority**Minutes***Council Chamber, Leduc County Centre, Nisku, AB**Tuesday, July 15, 2025***Order and roll call**

The meeting was called to order at 1:30 p.m. on Tuesday July 15, 2025, by Chair Tanni Doblanko and committee members Rick Smith, Glenn Belozer and Ray Scobie were present. Committee Member Dal Virdi attended the meeting virtually.

Other attendees:

- Mr. Alan Grayston - Secretary of Subdivision Authority
- Mrs. Charlene Haverland – Manager, Development Services
- Mr. Sarmad Abbasi, Senior Planner, Development Services
- Mrs. Victoria Rigler – Planner, Development Services
- Mr. Khushnud Yousafzai, Manager, Engineering
- Mrs. Laurie Stoetzel- Recording Secretary

2 other individuals attended the meeting.

Agenda Adoption

20-25 Committee Member Glenn Belozer that the agenda for the July 15, 2025 Subdivision Authority Committee meeting be accepted as amended with the deletion of SD25-0028.

CARRIED UNANIMOUSLY

Previous Minutes – Tuesday, June 17, 2025

21-25 Committee Member Ray Scobie that the June 17, 2025 Subdivision Authority Committee minutes be accepted as presented.

CARRIED UNANIMOUSLY

Proposed subdivision – Orville & Bruce Schmidt – SE 29-49-23 W4, Roll 569000**SD24-0065**

Mr. Sarmad Abbasi, Senior Planner, Development Services, presented a staff report with respect to the application by the applicants Orville & Bruce Schmidt. Staff recommends **approval** to subdivide 13 parcels ranging between 0.13 ha (0.32 ac) to 0.27 ha (0.67 ac).

DISCUSSION

The subject lands abut Highway 623 to the south, and are located within the Hamlet of Rolly View. The subject lands were redistricted under Bylaw #18-23 to Rural Centre Mixed. The policies of the Municipal Development Plan identify Rolly View as a rural community to be developed, and encourages residential development within the Hamlet if the development demonstrates feasibility and does not adversely impact neighboring land uses. The application intends to utilize the existing capacity of the servicing within the Hamlet. The applicant has provided Administration with the following studies:

- Agricultural Impact Assessment



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- Transportation Impact Assessment
 - Lagoon Capacity Study
 - Stormwater Management Report
 - Geotechnical Report

Administration recommends this application be approved as the applicant has demonstrated that this development is a logical and contiguous extension of the existing development, and is consistent in scale and character within the neighboring land uses. A development agreement will address the specifics of utilities, landscaping, roads and construction requirements. Alberta Transportation has identified that they are willing to support this application provided that Leduc County agrees that the province will not have to pay for Highway improvement costs. These costs will be borne by the developer, and not provided by Leduc County.

There were 2 adjacent landowner comments received for the proposed subdivision.

Chair Tanni Doblanko asked if there were any questions for administration.

Sarmad Abbasi is not aware of any water services to the lots.

Chair Tanni Doblanko called upon the applicant to speak to the subdivision. The applicants Harry Zuzak and Orville Schmidt approached and provided the following information:

Harry Zuzak provided the following information:

- Servicing of hamlets make sense
- Provides a community for retirement for local farmers
- Assistance for expansion of businesses
- Need for more housing is being met
- Covers/establishes boundary of 1st Street west
- Geotechnical study would determine if there is enough water for 13 lots

Orville Schmidt provided the following information:

- The existing parcel is not part of the Hamlet. The Hamlet originally came out of the ¼ section

Chair Tanni Doblanko asked if there were any other questions for administration.

- There were none

22-25 Committee Member Rick Smith moved that the application to subdivide 13 parcels ranging between 0.13 ha (0.32 ac) to 0.27 ha (0.67 ac) be **approved** with the following conditions:

1. Pursuant to Section 655(1)(b) of the Municipal Government Act, the developer/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. design, construction, and engineered drawings of a paved internal road and signage for same;
 - b. design, construction, and engineered drawings of a storm water management system in accordance with a Storm Water Management Study. Approval of the storm water management system from Alberta Environment is required;
 - c. provision for paved access to each lot created. Each approach shall be built to Leduc County Development Standards;



- d. provision for widening and backsloping agreements, as required;
 - e. provision for lot grading and/or filling, to Leduc County standards and satisfaction;
 - f. provision of erosion sedimentation control measures, to Leduc County standards and satisfaction;
 - g. fencing of any lands if required, to Leduc County standards and satisfaction;
 - h. design, construction, and engineered drawings for underground utilities, including water, sanitary, and storm sewer;
 - i. provision of an agreement with Alberta Transportation to pay for highway improvements, with Leduc County as third party; as required and
 - j. provision respecting landscaping, as required.
2. Pursuant to Section 655(3) of the Municipal Government Act, the existing Deferred Reserve Caveat in the amount of 5.02 ha± (12.40 ac±) shall be discharged;
 3. Pursuant to Section 665(2) of the Municipal Government Act, Municipal Reserves in the amount of 5.02 ha± (12.40 ac±) be further deferred against the title of the larger remnant lot;
 4. Pursuant to Section 662(1) of the Municipal Government Act, the applicant/owner shall dedicate a 10 meter right of way by plan of survey to the west of 1st Street West;
 5. Pursuant to Section 662(1) of the Municipal Government Act, the applicant/owner shall provide 5 meter road right of way to be dedicated by caveat on the titles of the proposed lots to the west of 1st Street West;
 6. Pursuant to Section 662(1) of the Municipal Government Act, the applicant/owner shall provide a 30 meter right of way, giving access to the remnant parcel and the back alley on the proposed development, to Leduc County standards and satisfaction;
 7. Pursuant to Section 665(1) of the Municipal Government Act, the applicant/owner shall obtain a letter of approval from Alberta Health regarding the proposed subdivision;
 8. 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;
 9. Pursuant to Section 655(1) of the Municipal Government Act, a restrictive covenant shall be registered against the newly created lots prohibiting potable water from any well on the lands unless a Potable Water Study, satisfactory to Leduc County and Alberta Environment has been prepared by a qualified person and demonstrates that the diversion of 1250 cubic metres of water per year for household purposes for the newly created lot on the said lands is sustainable and will not interfere with any uses of ground water existing at the time of the Study;
 10. Pursuant to Section 9(i) of the Matter Related to Subdivision and Development Regulation, the applicant/owner enter into an agreement with Alberta Transportation and Leduc County to bear the responsibility and costs to construct Highway improvements;
 11. The subdivision be registered pursuant to Alberta Land Titles requirements.

CARRIED UNANIMOUSLY



The Subdivision Committee appreciated hearing the concerns of residents. 1st street already exists and no new roads are being created. 13 more families will make a more vibrant community and will not hinder the aspects of the community.

**Proposed subdivision – Baldish Pannu, Rashpal Pannu and Sahib Pannu – NW 22-48-23 W4 – Roll
296000**

SD25-0027

23-25 Motion by Committee Member Rick Smith that the application be deferred to a future Subdivision Authority meeting as the applicant was not present.

Adjournment

Chair Tanni Doblanko declared the Subdivision Authority meeting be adjourned.

The Subdivision Authority meeting was adjourned at 1:50 p.m.



Chairman



Secretary