



**SUBDIVISION AUTHORITY
MEETING AGENDA
Tuesday October 16, 2018**

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1. **ORDER – 1:30 p.m.**
2. **ADOPTION OF AGENDA**
3. **ADOPTION OF PREVIOUS MINUTES**
Subdivision Authority Minutes – September 18, 2018
4. **SUBDIVISION APPLICATIONS**
 1. SD18-044 – Roland Johnson – SW 8-48-27 W4
5. **NOVEMBER 20, 2018 SUBDIVISION AUTHORITY MEETING**
6. **ADJOURNMENT**

√ Attachment Provided

Delegated Authority Decisions – (September - 2)

**MINUTES OF THE REGULAR SUBDIVISION AUTHORITY MEETING OF LEDUC COUNTY
HELD ON TUESDAY, OCTOBER 16, 2018 IN THE COUNCIL CHAMBER OF THE COUNTY
CENTRE BUILDING, NISKU, ALBERTA.**

Order and Roll Call

The meeting was called to order at 1:30 p.m., Tuesday, October 16, 2018 by Chair Kelly-Lynn Lewis with Committee Members Kelly Vandenberghe, Glenn Belozar and Ray Scobie present. Committee Member Tanni Doblanko was absent due to personal reasons.

Also present were:

- Mr. Dave Desimone, Senior Planner
- Mr. Kyle Payne, Planner
- Rae-Lynne Spila, Municipal Engineer
- Rick Thomson, Secretary of the Subdivision Authority
- Mrs. Laurie Stoetzel, Recording Secretary

2 other individuals were present.

Agenda Adoption

56-18 Committee Member Belozar - that the Agenda for the October 16, 2018 Subdivision Authority meeting be adopted as presented.

Carried Unanimously

Previous Minutes – September 18, 2018

57-18 Committee Member Scobie - that the September 18, 2018 Subdivision Authority minutes be confirmed as circulated.

Carried Unanimously

Proposed Subdivision – Roland Johnson – SW 8-48-27 W4

SD18-044

Mr. Kyle Payne, Planner, Development Services presented a staff report with respect to the application by applicant Roland Johnson. Staff recommends approval of the application to subdivide a developed 5.88 ha± (14.53 ac±) parcel for country residential use and a 26.66 ha± (65.88 ac±) parcel for agricultural use from a previously subdivided parcel with a titled area of 53.73 ha± (132.77ac±).

History:

Three parcels were subdivided from the quarter section in 2013. This includes a 3.23 ha± (1.31 ac±) and a 3.41ha (8.42 ac±) parcel for country residential use and a 6.72 ha (16.61 ac±) environmental reserve parcel. The lands of the environmental reserve parcel are considered undevelopable, as they are steep. This steep area was identified in the geotechnical study that was conducted to support the development of the Wizard Lake Area Structure Plan.

Discussion:

The Farmland Assessment Rating established by the County Assessment Department indicates the subject land consists of Low Capability Agricultural Land (9%, and 40.9%). The lands

identified as having a 9% Farm Assessment Rating are tree covered; these lands are considered high capability lands since they have a Canada Land Inventory rating of Class 3. Leduc County's Municipal Development Plan definition of High Capability Agricultural Land means (a) cultivated and/or improved land with a farmland assessment rating of 41% or higher; or (b) wooded and/or unimproved land with a Canada Land Inventory rating of Class 1, 2 and 3.

The north portion of the subject lands contain a dwelling, manufactured home, and a dugout surrounded by agricultural land. The southern half of the subject land is heavy treed. The Subject lands slope towards the southwest.

The policies within Leduc County's Municipal Development Plan, the Wizard Lake Area Structure Plan, and Leduc County's Land Use Bylaw apply to the subject lands. The Municipal Development Plan designates the subject lands as Agricultural Area B, which limits subdivision to one parcel per quarter section. However, Leduc County's Municipal Development Plan provides for further subdivision if it is in compliance with an area structure plan or lake management plan in effect.

The subject lands are designated as Central Conservation Area within the Wizard Lake Area Structure Plan, therefore these policies prevail the policies within the Municipal Development Plan. The Wizard Lake Area Structure Plan allow further country residential development within this area in a clustered or traditional pattern if lots are a minimum 2 hectares (5 acres) for new residential development up to a maximum of 32 lots per ¼ Section (160 acres).

The subject lands are districted Wizard Lake Central District, which the purpose of this district is to protect the integrity of the lake and watershed, preserve tree cover and minimize adverse environmental impacts while allowing for minimal development of recreational and agricultural uses as well as residential development on smaller lots at lower densities. Residential lots are required to be greater than 2.0 ha (4.94 ac) in size unless cluster subdivision design is used. The proposed subdivision lies within the areas identified as Zoned and/or Designated Country Residential identified in the Edmonton Metropolitan Region Growth Plan. In this area, country residential development will be provided through infill and the build-out of existing designated or zoned country residential areas.

There were no adjacent landowner comments submitted regarding the proposed subdivision

Chair Kelly Lynn Lewis asked if Committee Members had any further questions for administration.

Kyle Payne provided the following information:

- The land is districted Wizard lake Central District;
- Built Form refers to anything relating to development on the landscape in the Wizard Lake Area Structure Plan;
- This subdivision is considered the 5th parcel out as the ER parcel does not apply to County policies;
- The Wizard Lake Area Structure Plan and Wizard Lake District overlaps and work cohesively. The intent of the plan is carried out through the plan & the Land Use Bylaw.

Chair Kelly Lynn Lewis called upon the applicant to speak to the subdivision. Roland Johnson approached and provided the following information:

- Advised that the land slopes from north to east; away from the lake;
- The property is 2 miles west of suicide hill;

- Plans for south parcel would remain as is and eventually plans to sell the farm land. The children will eventually build on the south parcel;
- There are currently access to all 3 parcels.

Chair Kelly Lynn Lewis asked if Committee Members had any further comments or questions for administration. Dave Desimone provided the rationale for the subdivision with the ER lot not being considered a subdivision. Rae-Lynne Spila commented that the 5th parcel will trigger the Rural Road Surfacing Contribution fee.

58-18 Member Belozor - that the application by the applicant Roland Johnson to subdivide a developed 5.88 ha± (14.53 ac±) parcel for country residential use and a 26.66 ha± (65.88 ac±) parcel for agricultural use from a previously subdivided parcel with a titled area of 53.73 ha± (132.77ac±) be **approved** with 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;
 - a. As per Leduc County policy, the applicant/owner shall contribute \$8,325.00 for future surfacing of roadways within the Rural Roads Surfacing Contribution area;
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 7(g) of the Subdivision & Development Regulation, the applicant/owner confirms 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 9(a) of the Subdivision and Development Regulation, the applicant/owner shall provide access to each lot created. Each approach shall be built to Leduc County Development Standard;
5. 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 titles proportionately; and
6. The subdivision be registered pursuant Alberta Land Titles requirements.

Carried Unanimously

Administration is of the opinion that this subdivision is considered to be the 5th parcel out of the quarter section as the Environment Reserve parcel is not developable. Administration will revise the Subdivision Report to provide clarification with respect to the Rural Road Surfacing Contribution policy.

Next Subdivision Authority Meeting

The next Subdivision Authority meeting will be called at the discretion of the Chair.

Adjournment


59-18 Committee Member Belazer that the Subdivision Authority meeting be adjourned.

Carried Unanimously

The Subdivision Authority meeting concluded at 1:58 p.m.



CHAIRMAN



SECRETARY