



**SUBDIVISION AUTHORITY
MEETING AGENDA
Tuesday May 15, 2018**

- 36 -

1. ORDER – 1:30 p.m.

2. ADOPTION OF AGENDA

3. ADOPTION OF PREVIOUS MINUTES

Subdivision Authority Minutes – April 17, 2018

4. SUBDIVISION APPLICATIONS

1. SD17-071 – Manpreet Baraich – NW 28-50-23 W4
2. SD18-008 – Darcy Powlik (Estate of Katie Pankewicz) – SE 30-48-1 W5
3. SD18-010 – James & Lori Gunsch – Plan 1323429, Block 1, Lot 4 within SE 14-49-1 W5
4. SD18-015 – Trent, Ken & Maxine Wedman – NE 17-49-26 W4
5. SD18-016 – Plantec Planning (Leonard Erdmann) – NE 6-50-22 W4
6. SD18-017 – Nick & Sean Morgan – SW 16-49-01 W5
7. SD18-018 – George & Majorie Stenger – SE 18-50-23 W4

5. ADJOURNMENT

✓ Attachment Provided

Delegated Authority Decisions – (April - 3)

**MINUTES OF THE REGULAR SUBDIVISION AUTHORITY MEETING OF LEDUC COUNTY
HELD ON TUESDAY, MAY 15, 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, May 15, 2018 by Chair Tanni Doblanko with Committee Members Kelly-Lynn Lewis, Kelly Vandenberghe, Glenn Belozar and Ray Scobie present.

Also present were:

- Mrs. Charlene Haverland, Manager, Development Services
- Mr. Dave Desimone, Senior Planner
- Mr. Kyle Payne, Planner
- Mr. Rick Thomas, Secretary of the Subdivision Authority
- Mrs. Rae-Lynne Spila, Municipal Engineer
- Mrs. Laurie Stoetzel, Recording Secretary

9 other individuals were present.

Agenda Adoption

26-18 Committee Member Lewis - that the Agenda for the May 15, 2018 Subdivision Authority meeting be adopted as circulated with the following change:

“Delete items 6 – SD18-017 – Nick & Sean Morgan – SW 16-49-01 W5 and
Item 7 – SD18-018 – George & Majorie Stenger – SE 18-50-23 W4.”

Carried Unanimously

Previous Minutes – April 17, 2018

27-18 Committee Member Belozar that the April 17, 2018 Subdivision Authority minutes be confirmed as circulated.

Carried Unanimously

Proposed Subdivision – Manpreet Baraich – NW 28-50-23 W4

SD17-071

Mr. Dave Desimone, Senior Planner, Development Services presented an updated staff report with respect to the application by applicants/landowners Manpreet Baraich, Raupreet Sandhu and Gurpreet Sandhu. This application proposes to subdivide a developed 5.50 ha± (13.50 ac±) parcel for country residential use from a title area of 32.37 ha± (80.00 ac±).

This application was presented to the Subdivision Authority on December 19, 2017 at which time the decision was deferred in order for the applicant to reduce the size of the proposed parcel. In that time, it was discovered the subdivision application had not been referred to Alberta Transportation as per the requirements of the newly updated Municipal Government Act. Upon referral of the application, Alberta Transportation responded that in order to vary the requirements of Section 14 of the Subdivision and Development Regulation for the proposed subdivision, the intersection at Range Road 234 and Highway 625 would require improvements.



On January 16, 2018, and again on March 20, 2018, the Subdivision Authority deferred the application to allow administration and the applicant time to meet with Alberta Transportation and discuss the requirements of the intersection improvements. Alberta Transportation met with Leduc County and advised Alberta Transportation had scheduled improvements for the intersection of Highway 625 and Range Road 234 which have now been cancelled. Alberta Transportation advised they would provide further comments to the County. On May 3, 2018, Alberta Transportation updated administration that a timeline on construction for the intersection at Range Road 234 and Highway 625 is still on hold and that their original referral comments still stand.

Administration continues to recommend that the Subdivision Authority refuse this application for subdivision as it does not meet the policies of the Municipal Development Plan, Land Use Bylaw 7-08 and Edmonton Metropolitan Region Growth Plan.

History:

The subject lands were first subdivided in 1978 into two equal parcels of 32.4 ha (80.0 ac). The north 80 acres of the quarter section was further subdivided into two 40 acre parcels in 1994. The proposed subdivision is located on Range Road 234 and half mile north of Highway 625.

Discussion:

The Farmland Assessment Rating established by the County Assessment Department indicates the subject land consists of entirely low capability agricultural lands (19.0% - 40.0%). The applicant noted that the purpose of this subdivision is for estate planning. The proposal would represent the 3rd parcel out of this quarter section. Policy 3.3.14 of the Municipal Development Plan stipulates that country residential subdivision shall be small in scale and well defined and would not set a precedent or encourage further subdivision of the surrounding lands.

The Land Use Bylaw and Municipal Development Plan stipulate that the minimum size for agricultural lots shall be 32.4 ha (80 ac). Section 3.1.7 of the Municipal Development Plan stipulates that country residential development occur in an orderly manner that is compatible with neighboring land uses and the environment. This proposal to subdivide the quarter represents further fragmentation and incremental, unplanned development.

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 proposed subdivision application does not comply with the EMRGP.

There were no adjacent landowner comments submitted regarding the proposed subdivision.

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

- Dave Desimone advised that the applicants will have to comply with Alberta Transportation's recommendations; The applicant requested that the application be proceeded with as it is not certain when Alberta Transportation will provide its recommendations;



- Charlene Haverland recommends that the Subdivision Authority refuses the application as Alberta Transportation has not given a variance; future subdivisions will be stalled due to the upgrades requested by Alberta Transportation.

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

- Dave Desimone advised that an Area Structure Plan would take road upgrades into account and the public would provide input at an open house.

28-18 Member Vandenberghe - that the application by Manpreet Baraich, Raupreet Sandhu and Gurpreet Sandhu to subdivide a developed 5.50 ha± (13.50 ac±) parcel for country residential use from a titled area of 32.37 ha± (80.00 ac±) be **refused** for the following reasons:

1. Pursuant to Section 654(1)(a)&(b) of the Municipal Government Act, the proposed subdivision does not conform to the following policies of the Municipal Development Plan:
 - a. Policy 3.1.7 stipulates that country residential development occurs in an orderly manner that is compatible with neighboring land uses and the environment;
 - b. Policy 3.3.14 (a) stipulates the subdivision shall be small in scale and well defined and would not set a precedent or encourage further subdivision of the surrounding lands; and
 - c. Policy 3.3.22 stipulates that an area structure, or outline plan may be required for any new country residential proposals.
2. Pursuant to Section 654 (1)(b) of the Municipal Government Act, the proposed subdivision does not conform to the following policies of Land Use Bylaw 7-08:
 - a. Part 10.1.2 stipulates the minimum parcel size for agricultural lots in all Land Use Districts should be 32.4 ha (80.0 ac) or such size as results from a physical severance;
 - b. Part 10.1.4 states that otherwise indicated in a statutory plan, the sizes for new residential lots in the Agricultural District should be minimum 1 ha (2.47 ac) and maximum 2.0 ha (4.94 ac); and
 - c. Part 10.1.6 stipulates that unless otherwise provided for in an approved statutory plan or management plan, a non-agricultural lot shall be no larger than is required to include buildings and natural features for reasonable development and use of the lot.
3. Pursuant to Section 654(1)(c) of the Municipal Government Act, the proposed subdivision does not conform to Policy 6.2.2 of the Edmonton Metropolitan Region Growth Plan which 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 policies of the Municipal Development Plan, Land Use Bylaw 7-08 and Edmonton Metropolitan Region Growth Plan are not met by this application.

Pro: Chair Doblanko, Committee Members Vandenberghe and Lewis

Con: Committee Members Belozor and Scobie

Carried



**Proposed Subdivision – Darcy Powlik
(Estate of Katie Pankewicz) – SE 30-48-1 W5**

SD18-008

Mr. Kyle Payne, Planner, Development Services, presented a staff report with respect to the application by applicant Darcy Powlik on behalf of Patricia Stoddard (Estate of Katie Pankewicz). Staff recommends **approval** of the application to subdivide a developed 11.00 ha± (27.18 ac±) parcel, for country residential use, from a previously unsubdivided quarter section with a title area of 64.75 ha± (160.00 ac±).

History:

The subject lands are located adjacent to Range Road 15 and Township Road 484. The existing 67.75 ha± (160.00 ac±) parcel has not be subdivided previously.

Discussion:

The proposed subdivision lies within the Rural Area identified in the Edmonton Metropolitan Region Growth Plan. 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 Farmland Assessment Rating (FAR) established by the County Assessment Department indicates the subject parcel consists of a mix of low and high capability agricultural lands.

The proposed subdivision includes land that contains a dwelling, accessory structures, tree stands, pipeline, and an oil well as well as agricultural land with a 47% FAR rating. The proposed lot represents the first parcel subdivided from the quarter section. Policy 3.3.1 of the Municipal Development Plan allows for subdivision of one lot from an unsubdivided quarter section on high capability agricultural land. This policy requires that the parcel be approximately 32 ha± or small enough (unless a larger area is required due to location of existing buildings, trees shelterbelts, topographic characteristics and/or other site features) to minimize loss of high capability agricultural land.

Part 10.1.6 of the Land Use Bylaw states that non-agricultural parcels to be created no larger than required to encompass the area for buildings and natural features considered necessary by the Subdivision Authority for reasonable development and use of the lot.

It is the opinion of Planning and Development that the proposed lot be reduced to only include the yard site and trees as shown on Exhibit 2. This change will allow productive high capability agricultural lands to remain in the remaining quarter section.

The Manager of Development Services or the Director of Planning and Development are delegated to approve first parcel out subdivisions. However, due to the proposed large size administration requires the application be brought forward to Subdivision Authority for a decision.

There were no adjacent landowner comments submitted regarding the proposed subdivision.

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

- Kyle Payne advised that no proposal for a business was submitted which would support a small holdings classification. Administration did not feel parcel size and shape was

conducive for approval so parcel was reduced in size. Farm assessment rating, classification and policies are in place and the application goes against policy with larger sizes. The applicant is not on board with reduced parcel size.

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

- He is not directly opposed to smaller parcel, but the family wants a bigger parcel.
- The parcel would remain AG zoning and there is no intent to rezone.
- Hobby farms are very popular, there are a lot of requests for property for horses as well as bee keeping other agriculture operations.
- Residential mortgages are not set up for financing. In the south west corner there is no room to farm and turn equipment around.
- The 5 acre oil facility site is not productive land and will be separated.
- Pasture or hay could continue to be grown.
- The larger size works better rather than leaving a space that can't turn equipment around.
- Poorest quality land is near the house with the better land being left for grain farming.
- He would accept a smaller parcel, but feels the application does not take away good AG land.

Chair Tanni Doblanko asked if Committee Members had any further questions of administration.

Kyle Payne responded:

- There is no H2S present, the setbacks to the pipeline can be substantial.

Darcy Powlik advised that typically a 3m setback is required but there is no H2S.

Member Belozor is in favour of larger parcel size as he knows what is on the land. The land is farmable, but will be used for pasture.

Member Scobie commented that a smaller parcel leaves an awkward piece that will grow weeds. The larger parcel would be ok for horses and pasture. He is in favor of the larger parcel.

Darcy Powlik commented that there are small parcels that are not taken care of, size is not the issue it's how parcels are individually managed.

29-18 Committee Member Belozor - that the application by the applicant Darcy Powlik to subdivide a developed 11.00 ha± (27.18 ac±) parcel, for country residential use, from a previously unsubdivided quarter section with a title area of 64.75 ha± (160.00 ac±) be **approved** as per staff recommendation 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;
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 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 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. The subdivision be registered pursuant Alberta Land Titles requirements.

Pro: Committee Members Belozer, Scobie, Vandenberg and Lewis

Con: Chair Tanni Doblanko

The Subdivision Authority is of the opinion that the larger parcel allows for smaller agricultural operations while supporting larger agricultural activities on the remnant parcel.

Carried

**Proposed Subdivision – James & Lori Gunsch
Plan 1323429, Block 1, Lot 4**

SD18-010

Mr. David Desimone, Senior Planner, Development Services, presented an updated staff report with respect to the application by applicants/landowners James & Lori Gunsch. This application was presented to the Subdivision Authority on April 17, 2018 at which time the decision was deferred in order for the applicant to meet with Leduc County staff and resolve outstanding issues with the application. The applicant has initiated a Land Use Amendment for the subject lands.

Administration recommends the Subdivision Authority further defer the subdivision application until August 21, 2018 in order to allow time for the amendment process to be completed.

Amendment will require a public hearing prior to August 21, 2018 so neighbors have a chance to speak.

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

Charlene Haverland advised that the parcel is in the AG district and auctioneering service is not listed as a permitted or discretionary use but if they redistricted the parcel, it would allow for the opportunity for auctioneering service. Administration could eventually recommend approval. The access issue would be dealt with through the existing site. The Town of Thorsby may support the business but would have the opportunity to appeal. Access and traffic use to be addressed through the process of Land Use bylaw amendment. Comments either for or against including Town of Thorsby's position will be heard during public hearing.

Chair Tanni Doblanko called upon the applicant to speak to the subdivision. Mr. James Gunsch came forward and provided the following information:

- He spoke to Town of Thorsby and there were no negative objections.

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

- Dave Desimone advised that the Town of Thorsby needs proper access to be in place prior to development. A date has not yet been set for public hearing.

Member Vandenberghe – that the application by James & Lori Gunsch to subdivide an undeveloped 8.09 ha parcel for agricultural industrial use from a titled area of 18.5 ha be deferred to the August 21, 2018 Subdivision Authority Committee meeting in order to allow time for the amendment process to be completed.

Carried Unanimously

Proposed Subdivision – Trent, Ken & Maxine Wedman – NE 17-49-26 W4 SD18-015

Mr. Kyle Payne, Planner, Development Services, presented a staff report with respect to the application by applicants/landowners, Trent, Ken & Maxine Wedman. Staff recommends **refusal** of the application to subdivide a developed 2.09 ha± (5.16 ac±) parcel for country residential use from a previously subdivided quarter section with a title area of 32.37 ha± (79.99 ac±).

History:

Subdivision of the existing 32.37 ha± (79.99 ac±) parcel from the quarter section occurred in 1987.

Leduc County granted Conditional Approval of a similar country residential subdivision of the parcel in 2004. A stipulation of this Conditional Approval was the consolidation of the north and the south halves of NE 17-49-29-W4. The resulting parcels would have met the requirements of the policies within the current Municipal Development Plan and the Land Use Bylaw.

Discussion:

The proposed subdivision is approximately 3 km southeast of the Town of Calmar and 2.4 km east of Highway 795 as well as adjacent to Range Road 264 and 1.2 km north of Township Road 492.

A drainage course / creek transects the western portion of the remnant parcel. The Alberta Merged Wetland Inventory data also indicates that there has previously been open water along the southwestern boundary of the remnant parcel. These features are not visible on the 2015 base aerial imagery.

The Farmland Assessment Rating (FAR) established by the County Assessment Department indicates the subject parcel consists of primarily high capability agricultural land. The policies of the Municipal Development Plan state that subdivision shall be limited to one lot from an unsubdivided quarter section on high capability agricultural land. The quarter section has previously been subdivided into two parcels of approximately 32 ha each. The proposed lot would be the second parcel subdivided from the quarter section and therefore is not supported by the Municipal Development Plan. Policies within the Municipal Development Plan also state that the amount of high capability agricultural land removed from farming because of non-agricultural development shall be minimized. Section 3.3.14 of the Municipal Development Plan requires that new country residential parcels be located on low capability land, well defined and compatible with adjacent land uses without setting precedent for further subdivision of the surrounding lands. It is the opinion of Planning and Development that the proposed subdivision sets precedent for further subdivision and development.

The proposed subdivision lies within the rural area identified in the Edmonton Metropolitan Region Growth Plan. 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.

No adjacent landowner comments were received for this application.

Chair Tanni Doblanko asked if Committee Members had any further questions for administration. Kyle Payne, provided the following:

- Previously approved subdivision has not been completed.
- The previous subdivision is not the same owners as the current subdivision.
- Clarification on the history of the quarter section. 2 residences could be put on the land once subdivision is finalized.

Chair Tanni Doblanko called upon the applicants/landowners to speak to the subdivision.

Ken Wedman approached and provided the following information:

- He is part owner of the north 80 acres.
- The yard site is the original yard for whole quarter
- When purchased in 2004 the property was in bad shape, the driveway ditch had no slope and the grass was never cut so they cleaned it up by seeding and leveling.
- North of the yard was pasture land with fences and buildings that were torn down.
- Pasture land was worked and cultivated into crop land.
- A lot of work has been put into the yard.
- Farm land will be sold to renter.
- Son would remain in the residence.

Chair Tanni Doblanko asked if Committee Members had any further questions of the applicant/landowner.

- Intention is to sell the farm land to renter who is currently renting the crop land and son will remain in the residence.
- Mortgage payments on farmland is a challenge.

30-18 Committee Member Belozor - that the application by the applicants, Trent, Ken & Maxine Wedman to subdivide a developed 2.09 ha± (5.16 ac±) parcel for country residential use from a previously subdivided quarter section with a title area of 32.37 ha± (79.99 ac±) 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;
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 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 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 title of the larger remnant parcel;

6. The subdivision be registered pursuant Alberta Land Titles requirements.

Pro: Members Belozer and Scobie

Con: Chair Tanni Doblanko and Members Vandenberg and Lewis

Defeated

Chair Tanni Doblanko explained the appeal process to the applicant/landowner.

**Proposed Subdivision – Plantec Planning (Leonard Erdmann) –
NE 6-50-22 W4**

SD18-016

Mr. Dave Desimone, Senior Planner, Development Services presented staff report with respect to the application by applicant Plantec Planning on behalf of landowner Leonard Erdmann. Staff recommends **refusal** of the application to subdivide two 8.0 ha parcels, a 16.08 ha parcel and a 23.0 ha parcel for country residential use, from two titled areas of a previously subdivided quarter section with areas of 16.18 ha and 40.98 ha. A 1.86 ha road right of way is proposed to provide access to Range Road 225.

History:

The subject lands are located off Range Road 225 and Highway 21. A 16.18 ha (40 ac) parcel was subdivided from the northwest of the quarter prior to 1957 and a 4.61 ha (11.39 ac) parcel physically severed by Highway 21 in the southwest corner of the quarter was subdivided in 2007. An application to subdivide a 10 m wide roadway from the 40.94 ha± (101.16 ac±) parcel to consolidate with the 16.19 ha± (40.00 ac±) parcel to provide access to the NW parcel was approved in 2017 but has not yet been registered.

Discussion:

The Farmland Assessment Rating (FAR) established by the County Assessment Department indicates the subject land consists of a mix of Low and High Capability Agricultural Land (31% - 48.9%). The applicant has stated their reasons for the subdivision is that the lands are suitable for development. A 10 m wide strip of land to be used as a private driveway to provide access to the existing 40 acre parcel from Range Road 225 was approved in 2017. Administration is of the opinion that this application for two 8.0 ha parcels and a 16.08 ha parcel, for country residential use, will further fragment agricultural lands.

The policies of the Municipal Development Plan stipulates that country residential development occur in an orderly manner, small in scale and would not set a precedent or encourage further subdivision of the surrounding lands. It is the opinion of administration that this proposed subdivision, to include an internal road, developed along the 10m wide strip of land and to be maintained by Leduc County, would set a precedent for future subdivisions of this fashion without the support of and overarching area structure plan and not of an economical design where the costs of the road maintenance to the County is justified.

The proposed subdivision is in the Rural Area of the Edmonton Metropolitan Region Growth Plan (EMRGP). Policy 6.2.1 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.

There were no adjacent landowner comments submitted regarding the proposed application.

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

Dave Desimone provided the following information:

- Parcel contains some wet land areas. The subdivision was referred to Alberta Environment and no response was provided.
- Road would need to be paved (700m) to County Standards. A development agreement and 100% security deposit would have to be provided.
- Applicant wants County to take the road and construct it, but County does not want the road for only 2 parcels.
- County policy is to pave roads for 4 or more parcels created out of a quarter section.

Chair Tanni Doblanko called upon the applicant/landowner to speak to the subdivision. Mr. Roy Heilman and Leonard Erdman approached and provided the following information:

- The existing subdivision in north west corner is a LSD patent title with Lake #3 identified on title. Crown will claim ownership once subdivision is complete.
- Area had temporary access onto the highway on the south west.
- Surveyor will have to identify crown land & landowner patent land.
- Temporary access was removed from highway 21, 11 years ago through a previous subdivision (AB transportation highway).
- Low farmland rating so capacity for agriculture at best may be around 9%.
- LUB classification is AG/CR transitional.
- Son has back hoe operation requiring a small parcel of land. This parcel would be suitable.
- Proposed road would provide legal and physical access to the two 20 ac parcels. If that access is not favorable, a legal right of way would be favorable. Owner could build a road to his standards without trying to obtain County's requirement for pavement. This shouldn't set a precedent.
- Parcels will be smaller once Alberta Environment takes its share.
- Assumed that the previous subdivision created what was required for access but assumption was incorrect.
- As cost to develop 700m of paved road is not viable, he is open to other options ie access easement.

Chair Tanni Doblanko asked if Committee Members had any further questions of the applicant/landowner. There were none.

31-18 Member Vandenberghe - that the application by the applicant Plantec Planning on behalf of Leonard Erdmann to subdivide two 8.0 ha parcels, a 16.08 ha parcel and a 23.0 ha parcel for country residential use, from two titled areas of a previously subdivided quarter section with areas of 16.18 ha and 40.98 ha. be **refused** as per staff recommendation 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 policies of the Municipal Development Plan:
 - a. Policy 3.1.7 stipulates to ensure that country residential development occurs in an orderly manner that is compatible with neighboring land uses and the environment;
 - b. Policy 3.3.14(a) stipulates the subdivision shall be small in scale and well defined and would not set a precedent or encourage further subdivision of the surrounding lands;
 - c. Policy 3.3.14(b) in compliance with an area structure plan in effect, or, where no such plan exists, subject to a review of by the County for compliance with the provisions of Policy (a) above; and



- d. Policy 3.3.18 stipulates for country residential development, County must be satisfied that the roadways are of suitable and economical design and the cost to the County is minimized
2. Pursuant to Section 654(1)(b) of the Municipal Government Act, the proposed subdivision does not conform to Part 10.1.2 of the Land Use Bylaw 7-08 which states that the minimum size for agricultural lots in all Land Use Districts should be 32.4 ha (80.0 ac) or such size as results from a physical severance.
3. 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.

The policies of the Municipal Development Plan, Land Use Bylaw and Edmonton Metropolitan Region Growth Plan are not met by this application.

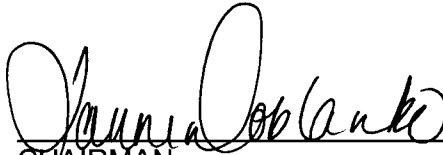
Carried Unanimously

Adjournment

32-18 Committee Member Lewis that the Subdivision Authority meeting be adjourned.

Carried Unanimously

The Subdivision Authority meeting concluded at 2:52 p.m.


CHAIRMAN


SECRETARY