



**SUBDIVISION AUTHORITY
MEETING AGENDA
Tuesday July 17, 2018**

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1. **ORDER – 1:30 p.m.**
2. **ADOPTION OF AGENDA**
3. **ADOPTION OF PREVIOUS MINUTES**
Subdivision Authority Minutes – June 19, 2018
4. **SUBDIVISION APPLICATIONS**
 1. SD18-024 – Elisabeth Derksen on behalf of Mones Kodri – Lot 1, Block 1, Plan 0926259 (SW 8-50-22 W4)
 2. SD18-025 – Miles Ertman – SW 12-48-25 W4
 3. SD18-027 – Robert Macrae on behalf of Kico Development Corp. – NE 32-47-1 W5
 4. SD18-030 – Donna Quinn – NE 13-48-23 W4
 5. SD18-031 – Derwin Wassink on behalf of Derek & Colleen Wassink – SW 20-48-24 W4
5. **ADJOURNMENT**

√ Attachment Provided

Delegated Authority Decisions – (June - 6)

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**MINUTES OF THE REGULAR SUBDIVISION AUTHORITY MEETING OF LEDUC COUNTY
HELD ON TUESDAY, JULY 17, 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, July 17, 2018 by Chair Tanni Doblanko with Committee Members Kelly Vandenberghe, Glenn Belozar and Ray Scobie present. Committee Member Kelly-Lynn Lewis was absent due to personal reasons.

Also present were:

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

7 other individuals were present.

Agenda Adoption

33-18 Committee Member Belozar - that the Agenda for the July 17, 2018 Subdivision Authority meeting be adopted as presented.

Carried Unanimously

Previous Minutes – June 19, 2018

34-18 Committee Member Scobie - that the June 19, 2018 Subdivision Authority minutes be confirmed as circulated.

Carried Unanimously

**Proposed Subdivision – Elisabeth Derksen on behalf of Mones Kodri
Plan 0926259, Block 1, Lot 1 (SW 8-50-22 W4)**

SD18-024

Mr. Kyle Payne, Planner, Development Services presented a staff report with respect to the application by applicant Elisabeth Derksen on behalf of Mones Kodri. Staff recommends refusal of the application to subdivide a 4.05 ha± (10.01 ac±) developed parcel for country residential use from a previously subdivided parcel with a titled area of 16.00 ha± (39.54 ac±).

History:

The subject lands are located adjacent to Range Road 225 near Highway 21. Four lots (16.0 ha, 13.5 ha, 18.9 ha, and 16.0 ha) were created by subdivision in 2009.

There is an existing manufactured dwelling located within the boundary of the proposed parcel. The manufactured dwelling was sited without a development permit in 2015. A development permit application (D15-352) was submitted once County Administration advised them to do so. The application for the development permit for the manufactured dwelling was refused, as the development appeared to be within the floodplain. No evidence to the contrary or proposed flood mitigation measures were provided. The applicant also did not provide an environmental assessment to prove that the manufactured dwelling will not negatively affect an environmentally sensitive area. The refusal of the manufactured dwelling development permit was then appealed. The Subdivision and Development Appeal Board granted conditional approval for the siting of the manufactured dwelling, subject to the key following conditions:

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The dwelling, manufactured be placed on the high ground east of the wetland area and the driveway be relocated along the boundary of the south property line. The site plan shall be approved by Leduc County Public Works and Engineering.

The applicant/landowner submits a grading plan which will demonstrate the overall site grading and how the water will be managed. The plan shall be approved by Leduc County.

The applicant/landowner shall provide fire fighting access at all times to the satisfaction of Leduc County Fire Services.

The development shall not cause any adverse drainage impact on adjacent properties or flooding of nearby ditches in excess of their capabilities.

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 (45%, 18%, and 9%). The policies of the Municipal Development Plan indicate that on high capability agricultural land subdivision shall be limited to one lot out of the quarter section. The proposed parcel represents the fourth parcel to be subdivided from the quarter section.

Policies within the Municipal Development Plan also state that 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. The proposed subdivision provides for the opportunity of future development on the remnant lands. It is the opinion of staff 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.

Physical access to the developable area is a concern; the subject lands have a water feature along the western boundary of the proposed parcel. Leduc County's 2014 Environmentally Sensitive Areas layer identifies this water features as part of the Eagle Rock Region. The 1999, 2005, and 2011 air photos of the parcel shows a pool of standing water that encompasses the entire western boundary of the proposed parcel. Physical access to the developable area will need to transect this pool of water. Alberta Environment and Parks (AEP), the regulatory body that has jurisdiction over water features on private lands, has tentatively granted permission to construct a driveway through the water feature. Despite AEP granting permission, physical access may be limited during some years and seasons, which may limit access to the landowner and emergency vehicles. A stormwater management plan is required to support any development or subdivision on the subject lands. At a minimum, the stormwater management plan would need to detail elevations to mitigate flooding during wet seasons.

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 provided the following:



- Fire fighting access is available via driveway;
- A hydrogeological study would be required if one more subdivision is applied for;
- Not part of Cameron Drainage District;
- 10 ac parcel is suitable for septic system.

Chair Tanni Doblanko called upon the applicant to speak to the subdivision. Mones Kodri & Elisabeth Derksen approached and provided the following information:

- Alberta Environment approved 2 approaches and provided the contact information for Katherine Spacey;
- Reasons for subdivision are to have a lower mortgage and to reside in the country;
- Have approval from Leduc County for pond;
- They are in the process of building a driveway to the manufactured home;
- Water level is 1' in the wet season and 6-8" during the rest of the year;

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

- Charlene Haverland provided further clarification regarding the SDAB appeal of the development. The manufactured home was placed without a permit. Permit was applied for and refused due to wet area. Applicants appealed to the SDAB who approved the development but the trailer had to be placed on higher ground. A condition is in place that access needs to be put in across water body. The grading/drainage plan for development permit was to be submitted. Alberta Environment approval required.

35-18 Chair Tanni Doblanko that the application by the applicant Elisabeth Derksen on behalf of Mones Kodri to subdivide a 4.05 ha± (10.01 ac±) developed parcel for country residential use from a previously subdivided parcel with a titled area of 16.00 ha± (39.54 ac±) be **refused** for the following reasons:

1. Pursuant to Section 654(1)(a)(c) of the Municipal Government Act, the proposed subdivision does not conform to Section 7(c)(d) of the Subdivision and Development Regulation that states the subdivision authority shall consider storm water collection and disposal, and any potential for flooding, subsidence or erosion of the land.
2. 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 (35-99, as amended):
 - a. Objective 3.1.1 stipulates productive agricultural land shall be protected for agricultural use;
 - b. Objective 3.1.2 stipulates that fragmentation and the amount of high capability land removed from production for non-agricultural development shall be minimized;
 - c. Policy 3.3.1 states that on high capability agricultural land, subdivision shall be limited to one lot from an unsubdivided quarter section and must be a suitable size and shape for agricultural use (approximately 32 ha); and
 - d. 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.
3. 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, as amended) 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.

4. 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 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. The site may not be suitable for the intended use due to the flooding of the front of the parcel, which limits the physical access.

Carried Unanimously

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

Proposed Subdivision – Miles Ertman – SW 12-48-25 W4

SD18-025

Mr. Kyle Payne, Planner, Development Services, presented a staff report with respect to the application by applicant/landowner Miles Ertman. Staff recommends refusal of the application to subdivide a developed 5.00 ha± (12.36 ac±) parcel for country residential use from a previously subdivided parcel with a titled area of 63.77 ha± (157.58 ac±).

History:

A 0.98 ha± (2.42 ac±) parcel was subdivided from the quarter section in 1983 under the Edmonton Metropolitan Regional Planning Commission. The parcel remains undeveloped.

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 (22%, 31%, 33%, 41%, 49%, 57%, and 61%). The policies of the Municipal Development Plan indicate that on high capability agricultural land subdivision shall be limited to one lot from an unsubdivided quarter section. This parcel is the second parcel subdivided from the quarter section.

Policies within the Municipal Development Plan state that 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. The proposed subdivision provides for the opportunity of future development on the remnant lands. It is the opinion of staff that the proposed subdivision sets precedent for further subdivision and development on the quarter section, larger than required and encompasses agricultural land.

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.



Administration met with the applicant to discuss options for subdivision of his lands. The applicant also owns the quarter section immediately north of the proposed subdivision. Removed from the northern quarter section (NW 12-48-25-W4) is an existing one acre parcel that is intended to shelter the proposed subdivision's existing dwelling. Although it does not meet the County's one subdivision per quarter section policy (Policy 3.3.1), the one acre parcel should be combine with the proposed subdivision to limit subdivision of the northern parcel for residential purposes.

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 provided the following information:

- Parcel north of proposed parcel to be consolidated with proposed parcel;
- 2.42 ac in south west corner is registered and owned separately;
- Parcel size to include row of trees;

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

- Inherited land from parents (3rd generation), brother owns property west and 2.5 ac parcel in southwest corner;
- Demonstrated access location;
- Would like to sell the 10ac parcel to his niece which would keep the property in the family. She cannot afford the entire ¼ section;
- Niece & family would like to keep cattle & sheep;
- He is unable to look after the house anymore;
- Neighbor to the east would like to purchase the farmland but not the building site;
- Would like remnant to remain farmed;
- South boundary follows shelterbelt;
- East boundary includes dug out;
- 1 ac parcel north could be included to keep number of parcels in the section the same.

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

Committee Member Vandenberghe advised he would recommend approval as there is a natural tree buffer and for the dug out. Maintaining agricultural production and the heritage of the property are important to the County. Pastureland is good fit for the livestock operation.

36-18 Committee Member Vandenberghe - that the application by Miles Ertman to subdivide a developed 5.00 ha± (12.36 ac±) parcel for country residential use from a previously subdivided parcel with a titled area of 63.77 ha± (157.58 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;
 - i. As per Leduc County policy, the landowner shall remove one of the accesses to the newly created parcel.
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 legal 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. NW 12-48-25-W4 containing 0.405 ha (1 acre) more or less shall be consolidated with the proposed lot.
7. The subdivision be registered pursuant Alberta Land Titles requirements.

Carried Unanimously

**Proposed Subdivision – Robert Macrae on behalf of Kico Development Corp.
NE 32-47-1 W5**

SD18-027

Mr. Kyle Payne, Planner, Development Services, presented a staff report with respect to the application by applicant Robert Macrae on behalf of Kico Development Corp. Staff recommends approval of the application to subdivide a 4.05 ha± (10.00 ac±) undeveloped parcel for country residential use from an unsubdivided quarter section with a titled area of 63.94 ha± (157.99 ac±)

History:

No prior subdivision of the quarter section has occurred.

Discussion:

The Manager of Development Services or the Director of Planning and Development are delegated to approve first parcel out subdivisions. Administration requires the application be brought forward to Subdivision Authority for a decision since one adjacent landowner submitted a letter opposing the subdivision.

Highway 616 is immediately north of the parcel and Range Road 14 lies to the east. The parcel consists of undulating terrain with a creek transecting the parcel. A tree stands is located along south edge of the parcel. The Farmland Assessment Rating (FAR) established by the County Assessment Department indicates the subject land consists of low capability agricultural land (30% and 9%).

The policies of the Municipal Development Plan state that country residential uses shall only be allowed on low capability land in the Agricultural Areas where the subdivision is small scale, well defined, and compatible with neighbouring land uses and sensitive areas. The proposed subdivision conforms to the policies within the Municipal Development Plan.

The parcel is within the North Pigeon Lake Area Structure Plan. Within the North Pigeon Area Structure Plan, the subject lands are within the Agricultural Area. The subject lands have been identified as being outside of the recreational residential development area. Policies within the ASP restrict multi-lot residential development in the Agricultural Area but permit first parcels subdivided from quarter sections.

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.

Administration of the opinion that the proposed parcel meets the intent of the Municipal Development Plan, the Land Use Bylaw, and the North Pigeon Lake Area Structure Plan, therefore we recommend approval of the subdivision.

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

Kyle Payne provided the following information:

- FAR is 31% - 13% and is based on data collected and through aerial interpretation;
- There is no history of flooding and Public Works did not request any further information;
- Did not speak to adjacent landowners that objected to the application;
- Alberta Transportation provided a variance.

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

- Noted adjacent landowner objection. They chop wood and hunt;
- Land will be used for pasture/crop for buffalo;
- The country residential parcel will take in the ravine and tree line with the approach off of Range Road 14;
- Land owner is local and 3rd generation;
- Water feature is a drainage ditch not a running creek.

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

There were none.

37-18 Committee Member Belozer that the application by Robert Macrae on behalf of Kico Development Corp. to subdivide a 4.05 ha± (10.00 ac±) undeveloped parcel for country residential use from an unsubdivided quarter section with a titled area of 63.94 ha± (157.99 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 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; and
4. The subdivision be registered pursuant Alberta Land Titles requirements.

Carried Unanimously

Proposed Subdivision – Donna Quinn – NE 13-48-23 W4

SD18-030

Mr. Kyle Payne, Planner, Development Services, presented a staff report with respect to the application by applicant/landowner, Donna Quinn. Staff recommends approval of the application to subdivide a developed 10.00 ha± (24.71 ac±) parcel for country residential use from an unsubdivided parcel with a titled area of 64.63 ha± (159.70 ac±).

History:

The quarter section is unsubdivided.

Discussion:

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. The applicant is requesting a larger parcel to accommodate the existing yard site. The applicant has expressed the need for the parcel size to allow for the raising and pasturing a small breeding operation of quarter horses.

The subject lands are located adjacent to Range Road 230 and 0.80 km of Highway 616. 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 (53%, 34%, 19%, and 9%). The policies of the Municipal Development Plan indicate that on high capability agricultural land subdivision shall be limited to one lot out of the quarter section. This parcel is considered the first parcel subdivided from the quarter section.

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 parcel. The proposed subdivision encompasses the existing yard site, including accessory structures for agricultural use, therefore the proposed subdivision conforms to Part 10.1.6 of the Land Use Bylaw and Administration supports the larger parcel proposed by the applicant.

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.

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 the proposal is being recommend for approval as the 10 ha encompasses the existing yard site.

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

- Has been raising quarter horses for 18 years with the surrounding hay field being rented;
- She has a good relationship with the renter;
- She built all buildings on property;
- Would like to sell the farm land and pay off mortgage;
- Property is fenced and cross fenced for herd rotation.

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

Charlene Haverland advised that the subdivision does not get posted in the local paper and neighbors are mailed the application.

Chair Tanni Doblanko advised that she will be supporting the application as the County appreciates the different sizes of agricultural businesses that supports related industry.

38-18 Chair Tanni Doblanko - that the application by the applicant, Donna Quinn to subdivide a developed 10.00 ha± (24.71 ac±) parcel for country residential use from an unsubdivided parcel with a titled area of 64.63 ha± (159.70 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 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; and
5. The subdivision be registered pursuant Alberta Land Titles requirements.

Carried Unanimously

Proposed Subdivision – Derwin Wassink on behalf of Derek & Colleen Wassink
SW 20-48-24 W4

SD18-031

Mr. David Desimone, Senior Planner, Development Services presented a staff report with respect to the application by applicant Derwin Wassink on behalf of Derek & Colleen Wassink. Staff recommends approval of the application to subdivide a developed 8.73 ha (21.57 ac) parcel for

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country residential use from an unsubdivided quarter section with a title area of 64.7 ha (160 acres).

History:

The subject lands are located off Range Road 245 and a half mile south of Township Road 484. The quarter section is unsubdivided.

Discussion:

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. The applicant is requesting a larger parcel to accommodate the existing yard site. The applicant has expressed the need for the parcel size to allow for subdividing the house and buildings on the property. Administration reviewed options to reduce the size of the proposed parcel, however the resulting subdivision design was less desirable and resulted in property lines that would be potentially problematic for the ongoing use of the lands.

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 (83%, 70%, and 31%). The policies of the Municipal Development Plan indicate that on high capability agricultural land subdivision shall be limited to one lot out of the quarter section. This parcel is considered the first parcel subdivided from the quarter section.

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 parcel. The proposed subdivision contains the existing yard site, including accessory structures for agricultural use, therefore the proposed subdivision conforms to Part 10.1.6 of the Land Use Bylaw.

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.

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 defined the wet areas.

Chair Tanni Doblanko called upon the applicant to speak to the subdivision. Derek Wassink and Derwin Wassink approached and provided the following information:

- Derek Wassink advised that he was born and raised on the farm and family is dairy farmers to the west;
- The family has homesteaded on the property since 1906;
- Land between driveway and trees are in hay and have cattle that use the hay;
- All other crop land will be farmed by brother;
- House is located far back in the 1/4 section;

- Wet land is not really wet, as there are established trees which would not grow well in wet area;
- All 3 wetlands have been seeded.
- Derwin Wassink owns parcel to the south and the brothers will continue to work together;

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

There were none.

39-18 Committee Member Scobie - that the application by the applicant, Derwin Wassink on behalf of Derek & Colleen Wassink to subdivide a developed 8.73 ha (21.57 ac) parcel for country residential use from an unsubdivided quarter section with a title area of 64.7 ha (160 acres) 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; and
5. The subdivision be registered pursuant Alberta Land Titles requirements.

Carried Unanimously

Adjournment

40-18 Committee Member Vandenberghe that the Subdivision Authority meeting be adjourned.

Carried Unanimously

The Subdivision Authority meeting concluded at 2:50 p.m.



CHAIRMAN

SECRETARY