



**SUBDIVISION AUTHORITY
MEETING AGENDA
Tuesday, May 21, 2019**

- 38 -

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1. **ORDER – 1:30 p.m.**
 2. **ADOPTION OF AGENDA**
 3. **ADOPTION OF PREVIOUS MINUTES**
Subdivision Authority Minutes – April 16, 2019
 4. **SUBDIVISION APPLICATIONS**
 1. SD 19-002 – Darcy Powlik on behalf of William & Debra Goldsney– SW 4-50-23-W5
 2. SD19-008 – Travis Gosling – NW 32-48-26-W4
 3. SD19-011 – Glen and Kevin Melin – NE 9-48-27-W4
 4. SD19-015 – Eric Murphy on behalf of Bradco Industries Ltd. – SE 27-48-26-W4
 5. SD19-019 – James and Debra Forster – NW 34-50-23-W4; Plan 9222223 Lot 3
 5. **NEXT SUBDIVISION AUTHORITY MEETING**
 6. **ADJOURNMENT**

√ Attachment Provided

Delegated Authority Decisions – (April - 0)

**MINUTES OF THE REGULAR SUBDIVISION AUTHORITY MEETING OF LEDUC COUNTY
HELD ON TUESDAY, MAY 21, 2019 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 21, 2019 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 of Development Services
- Mr. Dave Desimone, Senior Planner
- Mrs. Rae-Lynne Spila, Acting Manager of Engineering
- Mr. Rick Thomas as Secretary of the Subdivision Authority
- Mrs. Adele Pysar, Recording Secretary

Three other individuals were present.

Agenda Adoption

19-27 Committee Member Glenn Belozar - that the Agenda for the May 21, 2019 Subdivision Authority meeting be accepted as circulated.

Carried Unanimously

Previous Minutes – April 16, 2019

19-28 Committee Member Kelly-Lynn Lewis that the April 16, 2019 Subdivision Authority minutes be confirmed as circulated with the following correction:

Correct the spelling of the name of Kelly-Lynn Lewis in two places.

Carried Unanimously

**Proposed Subdivision – Darcy Powlik on behalf of William & Debra Goldsney –
SW 4-50-3-W5**

SD19-002

Mr. Dave Desimone, Senior Planner, Development Services presented a staff report with respect to the application by applicant Darcy Powlik. Staff recommends refusal to subdivide a developed 4.97 ha (12.28 ac) country residential parcel from a previously subdivided quarter section with a title area of 59.58 ha (147.22 ac).

UPDATE

This application was brought to the Subdivision Authority committee on March 21, 2019 at which time a motion was carried to defer the application until the Caveat registered on the lands identifying contamination is removed. Administration contacted Alberta Environment and Parks about progress and were told the file is now in legal arbitration. Administration is bringing this application forward to the Subdivision Authority committee to determine if a decision will be made on the proposed subdivision or if it should be further deferred until the issue is resolved.

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application forward to the Subdivision Authority committee to determine if a decision will be made on the proposed subdivision or if it should be further deferred until the issue is resolved.

HISTORY

A 4.00 ha (11.80 ac) parcel was subdivided from the parcel in the 1960s. Historically, Alberta Transportation used this parcel for gravel storage. Subsequently, the parcel was purchased by Leduc County for gravel storage. Leduc County is not presently using the parcel.

DISCUSSION

The parcel is located adjacent to Range Road 34 and Township Road 500. The Farmland Assessment Rating (FAR) established by the County Assessment Department indicates the subject land consists of Low Capability Agricultural Land (39%).

There is a caveat on title that was placed by Alberta Environment in 1993, which notes the placement of contaminated soils upon the lands. Alberta Environment agreed to clean up the soil but made no claims of removing the contaminants. The caveat states that the contaminated soil was to be disc and seeded, to a cover grass and to generally restore the affected area in accordance with accepted land reclamation practices to its state prior to the deposit of the soil". The landowner at the time the caveat was placed acknowledged that it is possible that gasoline, and other organic and inorganic chemicals, may have moved from the contaminated soil to the other soils of the land.

The policies of the Municipal Development Plan indicate that subdivision shall be limited to one lot out of the quarter section. Although the previously subdivided parcel is not used for residential use, is it's the second parcel subdivided from the quarter section. The applicant has stated their reasons for the subdivision is to "accommodate an acreage owner's usage without disrupting the agricultural activity of the remnant land."

The Municipal Development Plan indicates that it shall minimize the amount of agricultural land removed from farming because of non-agricultural development and the fragmentation of land. Leduc County policies do not support incremental unplanned development. Section 3.3.14 of the Municipal Development Plan requires that new country residential parcels be well defined and compatible with adjacent land uses without setting precedent for further subdivision of the surrounding lands. It is the opinion of staff that the proposed subdivision is precedent setting and removes agricultural land from farming. While the proposed subdivision encompasses a developed farm site, the subdividing of proposed area would allow for further development of the remnant lands, removing existing agricultural land from production.

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.

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

Chair Tanni Doblanko called upon the applicant to speak to the subdivision. Darcy Powlik on behalf of William & Debra Goldsney approached and provided the following information:

Friday will know for sure if province responds. Once deadline clears on Friday – will have 12 – 14 days to have caveat removed.

- Trevor Kelly of Alberta Environment advised no liability to current owner or county. Liability lies with the province.
- Ask for 30-day extension. At that time will have hard facts

19-29 Committee Member Glenn Beloner – that the application to subdivide a developed 4.97 ha (12.28 ac) country residential parcel from a previously subdivided quarter section with a title area of 59.58 ha (147.22 ac) be deferred to June 18, 2019 to allow for removal of caveat.

Carried Unanimously

Proposed Subdivision – Travis Gosling – NW 32-48-26-W4

SD19-008

Mr. Dave Desimone, Senior Planner, Development Services presented a staff report with respect to the application by applicant Travis Gosling. Staff recommends refusal to subdivide a developed 3.88 ac (1.57 ha) parcel for country residential use from a previously subdivided quarter section with a title area of 9.59 ac (3.88 ha).

HISTORY

The subject lands are located off Township Road 490 and Range Road 265. The quarter section was subdivided into two 80 ac parcels prior to 1970. A 4.99 ha (12.33 ac) parcel was subdivided from the east 80 acres in 2008.

DISCUSSION

The Farmland Assessment Rating established by the County Assessment Department indicates the subject land consists of a mix of Low and High Capability Agricultural Land (22.0% - 83.0%). The policies of the Municipal Development Plan indicate that on High Capability Agricultural Land, subdivision shall be limited to one lot. The proposal would represent the 3rd parcel out of this quarter section. The applicant noted that the purpose of this subdivision is to build a house on the proposed parcel.

The subject lands are adjacent to Township Road 490 which is currently being upgraded to a 60m right-of-way to allow future upgrades to the road. A 10m right-of-way along the front of the entire property is required as part of the subdivision.

The proposed parcel is physically severed by Winding Creek which is protected by a drainage easement. Policy 3.3.2 of the Municipal Development Plan stipulates a piece of land which is cut off from the rest of a parcel by a physical barrier to agricultural operations, such as a coulee or creek, may be subdivided from the parcel provided it is not less than approximately 1 ha in size with an adequate developable site area. The proposed parcel is highly constrained due to the setbacks for development required from a property boundary adjacent to Township Road 490 (35m) and the boundary of the drainage easement that protects Winding Creek. Given the additional 10m right-of-way widening that is required as a condition of subdivision approval, development may only occur on the south side of the creek, which has a developable area of less than 1 ha in size.



The severance created by Winding Creek and the associated drainage easement would require a crossing to provide access to the south portion of the proposed parcel. It is unclear if a Water Act license would be required to construct a crossing or if this approval would be given by Alberta Environment and Parks.

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.

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 provided the following:

- Agricultural and residential in nature.
- Remnant lot left over undeveloped.
- Winding creek runs through property on remnant parcel.
- Farmland rating high and low mix.
- Third parcel out of quarter section.
- Administration has some concerns on develop ability of that site.
- Crossing across winding creek.
- Applicant has provided some diagrams giving some dimensions and feels there is a developable area on side of creek.
- Possible to have a crossing – engineers could provide more information.
- Licensing could be given.
- Fairly expensive undertaking if approved.
- 10m right of way on map for road widening of Township Road 490.
- Intention of remnant – some developable area in the back as per applicant.
- Permitted uses are for residences and/or detached garages
- No adjacent landowner comments since the application came in.
- If crossing were to be approved, applicant would be responsible to develop.

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

- Brought up a photo on projector of setbacks from the creek.
- Okay to build a residence with enough space to put garage on – can achieve setbacks set by the County.
- Received information from Alberta Environment regarding a crossing and what would be required.
- Culvert in Glen Park Road is 1.5 m.
- Matching that so no issue come spring thaw.
- Has lived in this location over 5 years. In Leduc County for 35 years.
- No funds to build house immediately.
- Creek is more than accessible to take run off from any buildings put on the parcel.
- Set backs are 15 m from water source - 3 m from property lines.
- Opens up another spot for someone to move in and enjoy County life.
- Not taking from farmland, just splitting current land.



- Access would be provided to the remnant parcel by coming in off the existing driveway and where access across the creek would be. Enough room for a house and triple car garage and showed where in the southeast portion of the lot these buildings would be put.
- Would prefer to build on south side of the creek as opposed to north side because existing house on the adjacent lot is on the north side, and thus further away from any noise.
- There is a disposal field on the proposed parcel.
- If Alberta Environment advises not able to do culvert, then could build on north side and south side would be pasture.
- There will be a culvert installation, which will have Alberta Environment approval. Also a legal access off Township Road 490.
- Creek would be maintained, thus not having loose grasses plug up the culvert

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

- Rick Thomas advised on past flooding within the area
- If culvert has to be over 1.5 diameters – water act approval would be required as per Rae-Lynne Spila.
- There were no comments from Alberta Transportation regarding the approach off Glen Park Rd. as that is a Leduc County road. No new access has been approved. There is field access to the east.

19-30 Committee Member Tanni Doblanko that the application to subdivide a developed 3.88 ac (1.57 ha) parcel for country residential use from a previously subdivided quarter section with a title area of 9.59 ac (3.88 ha) be approved, with the following conditions:

1. Pursuant to Section 654(1)(d) of the Municipal Government Act, all outstanding taxes are to be paid or make arrangements with 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 the newly created lot and access to the remnant lot. The applicant/owner shall apply for approval of locations of access and each approach shall be built to Leduc County Development Standard.
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 662(1) of the Municipal Government Act, the applicant/owner shall dedicate, by Caveat, a 10 meter right of way along the entire frontage of the subject lands along Township Road 490; and
5. The subdivision be registered pursuant to the Land Titles Act.

Pro: Chair Tanni Doblanko and Committee Members Glenn Belozher and Ray Scobie.
Con: Committee Members Kelly-Lynn Lewis and Kelly Vandenberghe

Carried

Proposed Subdivision – Glen and Kevin Melin – NW 9-48-27-W4

SD19-011

Mr. Dave Desimone, Senior Planner, Development Services presented a staff report with respect to the application by applicant/s Glen and Kevin Melin. Staff recommends refusal to subdivide a developed 5.36 ha (13.24 ac) parcel and an undeveloped 4.18 ha (10.33 ac) parcel for country residential use from a previously subdivided quarter section with a title area of 32.37 ha (80 ac).

HISTORY

The subject lands are located off Township Road 482 and Range Road 273. The quarter section was subdivided into two 80 acre parcels in 1985.

DISCUSSION

The Farmland Assessment Rating established by the County Assessment Department indicates the subject land consists of a mix of Low and High Capability Agricultural Land (14.0% - 52.0%). The policies of the Municipal Development Plan indicate that on high capability agricultural land, subdivision shall be limited to one lot. The proposed parcels would represent the 2nd and 3rd parcels out of this quarter section. The applicant noted that the purpose of this subdivision is to sell the new parcels.

The Land Use Bylaw and Municipal Development Plan stipulate that the minimum size for agricultural lots shall be 32.4 ha (80 ac). Section 3.1.2 of the Municipal Development states fragmentation and the amount of high capability land removed from production for non-agricultural development shall be minimized. This proposal to further subdivide the quarter represents further fragmentation and incremental, unplanned development which is contrary to the County's planning policies.

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.

One adjacent landowner submitted comments regarding the proposed subdivision. The adjacent landowners concern regards the continued use of the Imperial Oil lease driveway.

Chair Tanni Doblanko asked if Committee Members had any further questions for administration. David Desimone provided the following:

- A letter was circulated by Rick Thomas submitted by the applicant Friday, May 17, 2019.
- Adjacent to Wizard Lake Area Structure Plan
- Dave Desimone advised if we uphold refusal the next step would be to go to appeal.

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

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There was none.

19-31 Committee Member Ray Scobie that the application to subdivide a developed 5.36 ha (13.24 ac) parcel and an undeveloped 4.18 ha (10.33 ac) parcel for country residential use from a previously subdivided quarter section with a title area of 32.37 ha (80 ac) be refused as per staff recommendations 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 25-16:
 - 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. Objective 3.1.7 stipulates that country residential development occurs in an orderly manner that is compatible with neighboring land uses and the environment;
 - d. 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);
 - e. 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
 - f. Policy 3.3.14 (b) stipulates country residential use shall be in compliance with an area structure plan or lake management plan.
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)(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.

Carried Unanimously

**Proposed Subdivision – Eric Murphy on behalf of Bradco Industries Ltd. –
SE 27-48-26-W4**

SD19-015

Mr. Dave Desimone, Senior Planner, Development Services presented a staff report with respect to the application by applicant Eric Murphy. Staff recommends approval to subdivide an undeveloped 1.21 ha (3.00 ac) parcel for country residential use from an unsubdivided quarter section with a title area of 64.75 ha (160 ac).

HISTORY

The subject lands are located off Township Road 484 and Range Road 262.

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DISCUSSION

The Farmland Assessment Rating established by the County Assessment Department indicates the subject land consists of a mix of low and high capability agricultural lands (22.0% - 44.0%). Policy 3.3.1 of the Municipal Development Plan stipulates that on High Capability Agricultural Land subdivision shall be limited to one lot from an unsubdivided quarter section. The Leduc County Land Use Bylaw stipulates 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). The proposed parcel is the first parcel from this quarter section and is 1.21 ha (3.0 ac) in size.

This application meets the policies of the Leduc County Municipal Development Plan, Land Use Bylaw 7-08 and the Edmonton Metropolitan Region Growth Plan.

One adjacent landowner submitted comments opposing the proposed subdivision. The comments including concerns regarding access, tree removal and the removal of agricultural land. It is for these reasons this application is being brought forward to the subdivision authority committee for a decision.

Chair Tanni Doblanko asked if Committee Members had any further questions for administration. Dave Desimone provided the following:

- A permit is required for tree removal but if building a house at same time, only one permit would be required for both.
- Oil sites on the quarter section.
- Rae-Lynne Spila advised there is no access yet.

Chair Tanni Doblanko called upon the applicant to speak to the subdivision. Eric Murphy on behalf of Bradco Industries Ltd. approached and provided the following information:

- Brad - has four daughters.
- No intention to develop yet.
- There is an approach but does not meet standards.
- No fence – leave as is for now.
- Would fence off three acres if decide to put cattle on.
- No farmland to be taken out.

Committee Member Vandenburghe advised would like to see parcels a little larger – 5 acres recommended minimum size.

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

No other questions for administration

19-32 Committee Member Glenn Beloner that the application to subdivide an undeveloped 1.21 ha (3.00 ac) parcel for country residential use from an unsubdivided quarter section with a title area of 64.75 ha (160 ac), be approved as per staff recommendations.



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 apply for approval of locations of access to each lot created. Each approach shall be built to Leduc County Development Standard; and
3. The subdivision be registered pursuant Alberta Land Titles requirements.

Pro: Chair Tanni Doblanko and Committee Members Kelly-Lynn Lewis, Glenn Belozar and Ray Scobie.

Con: Kelly Vandenberghe

Carried

**Proposed Subdivision – James and Debra Forster – NW 34-50-23-W4; Plan 9222223, Lot 3
SD19-019**

Mr. Dave Desimone, Senior Planner, Development Services presented a staff report with respect to the application by applicant James Forster. Staff recommends refusal to subdivide a developed 1.49 ha (3.69 ac) parcel for country residential use from a previously subdivided quarter section with a title area of 6.12 ha (15.12 ac).

HISTORY

The subject lands are located off Range Road 233 and Township Road 510. The quarter section was originally subdivided into 4 parcels in 1991 with three parcels adjacent to Range Road 233 and one parcel in the northeast corner of the quarter section. A 5th parcel was subdivided from the quarter section in 1998 creating a 40 acre and 60 acre parcel from the remnant lands.

DISCUSSION

The proposed parcel represents the 6th parcel out of this quarter section. Policy 3.3.14 of the Municipal Development stipulates country residential use shall be in compliance with an area structure plan or lake management plan. This proposal to further subdivide the quarter represents further fragmentation and incremental, unplanned development which is contrary to the County's planning policies.

The Leduc County Land Use Bylaw defines Multi-Lot Residential Subdivision as land containing four (4) or more lots used for residential purposes. As this proposed subdivision would be the sixth parcel out of this quarter section, administration is of the opinion the quarter section would represent primarily country residential development on this quarter section. Policy 3.3.18 of the Municipal Development Plan stipulates that in evaluating a country residential proposal, the County must be satisfied that the density of the subdivision is consistent with the carrying capacity of the land in terms of sewage disposal and for the provision of long term potable water supply; provision for an adequate drainage system has been made; roadway design is suitable for the intended use and can be maintained economically; and the project is designed and serviced in ways which will minimize the cost to the County. The proposed subdivision application does not provide for internal road access, a storm water management plan or the provision of services. It

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is the opinion of administration that further subdivision of this quarter section in an incremental fashion without the associated technical studies to properly evaluate the application in terms of cumulative impacts is potentially costly to the County with regards to flooding, traffic impacts and a lack of adequate servicing.

Policy 3.3.14(b) of the Municipal Development Plan stipulates country residential use shall be in compliance with an area structure plan. There is currently no overarching area structure plan to support this application. Administration recommends that further subdivision of this quarter section should be guided by an area structure plan that would support a redistricting application to an appropriate country residential district in support of further subdivision where servicing, traffic, storm water and park space could be addressed.

Further subdivisions of the subject lands are subject to the Rural Road Surfacing Contribution fee as this policy is applied to the fifth and each subsequent parcel from a quarter section.

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.

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 provided the following:

- Country Residential should be supported by Area Structure Plan.
- Subdivision would now be six parcels out – some concern on the impact on adjacent lands – septic systems.
- It is county policy to have an internal road of three or more parcels – Rae-Lynne Spila confirmed this.
- Not all lots have a dwelling – a couple are undeveloped.
- Was originally a four-parcel subdivision leaving a large remnant in the center.
- A deferred reserve caveat was placed on the remnant title. 16 acres of municipal reserve on that one parcel.

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

- Provided history on ownership of ¼ section.
- House 104 years old – built in 1915. Has owned it for 41 years.
- 1991 built a new home on property.
- subdivide in order that all three of my siblings have individual titles to property.
- Father died in 1981.
- To settle estate most effectively would be to subdivide.
- 41 years of facing different circumstances that are thrown to you.
- Granddaughter moved into house he lives in.
- No other farm activities taken on.
- Decided to set up a tree farm in 1991 to provide employment for daughters growing up and my retirement. Planted 5000 spruce and pine trees.
- Much success providing trees to subdivisions around the area.
- Anywhere up to \$500 a tree for larger ones.

JD

- Trucks come in to move these trees.
- Internal road system is to keep road from sinking out of site.
- Put in culverts and dugout if water should over flow.
- Trees do not grow in wet lands
- Contacted sewage people – will spend \$21,000 to upgrade open discharge system.
- Cannot see sewage being anything but a plus.
- Has a good well with potential for Leduc County to supply city water. County advised looking at doing a water line.
- Beautiful existing approach off Range Road 233.
- Access was built to widest allowed by the county for big trucks.
- Spent last 28 years growing trees.
- 1500 – 2000 trees left.
- Fell from a ladder in 2011 – suffered serious injuries.
- Would like to keep house in the family.
- Beautiful property; however, upon checking with real estate agents, there is no market for trees farms with a house.

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

- Dave Desimone advised to construct internal road if subdivision approved would be difficult.

Charlene advised that through the Subdivision and Development Regulations Act, a subdivision approved is intended for the use to be developable land.

19-33 Council Member Kelly Vandenburghe that the application to subdivide a developed 1.49 ha (3.69 ac) parcel for country residential use from a previously subdivided quarter section with a title area of 6.12 ha (15.12 ac) be refused as per staff recommendations with the following conditions:

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 25-16:
 - g. Objective 3.1.7 stipulates that country residential development occurs in an orderly manner that is compatible with neighboring land uses and the environment;
 - h. 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;
 - i. Policy 3.3.14(b) stipulates country residential use shall be in compliance with an area structure plan or lake management plan;
 - j. Policy 3.3.18(e) states the County must be satisfied that the density of the subdivision is consistent with the carrying capacity of the land in terms of sewage disposal and the provision of a long term potable water supply;
 - k. Policy 3.3.18(f) states the County must be satisfied that there is provision for an adequate drainage system; and
 - l. Policy 3.3.18(f) the County must be satisfied that the roadways are of suitable and economical design.
2. 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 and Edmonton Metropolitan Region Growth Plan are not met by this application.

Pro: Chair Tanni Doblanko and Committee Members Kelly-Lynn Lewis and Kelly Vandenberghe
Con: Committee Members Glenn Belozar and Ray Scobie.

Carried

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

Adjournment

19-34 Committee Member Glenn Belozar - that the Subdivision Authority meeting be adjourned.

The Subdivision Authority meeting concluded at 2:43 p.m.


CHAIRMAN


SECRETARY