



**SUBDIVISION AUTHORITY
MEETING AGENDA
Tuesday, October 15, 2019**

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1. **ORDER** – 1:30 p.m.
 2. **ADOPTION OF AGENDA**
 3. **ADOPTION OF PREVIOUS MINUTES**
Subdivision Authority Minutes – September 17, 2019
 4. **SUBDIVISION APPLICATIONS**
 1. SD19-038 – Scheffer Andrew on behalf of Blaire & Erna Corbeil
SE 31-50-24 W4
 2. SD19-048 – George Greenhough on behalf of Capital Power GP Holdings Inc.
NW 31-49-2 W5
 5. **NEXT SUBDIVISION AUTHORITY MEETING**
 6. **ADJOURNMENT**

√ Attachment Provided

Delegated Authority Decisions – (September – 2)

**MINUTES OF THE REGULAR SUBDIVISION AUTHORITY MEETING OF LEDUC COUNTY
HELD ON TUESDAY, OCTOBER 15, 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, October 15, 2019 by Chair Tanni Doblanko with Committee Members Kelly-Lynn Lewis, Kelly Vandenberghe, Glenn Belozar and Ray Scobie present.

Also present were:

- Mr. Dave Desimone, Senior Planner
- Mr. Greg McGovern, Planner 1
- Mrs. Rae-Lynne Spila, Senior Municipal Engineer
- Mrs. Chelsey Iles, Engineering Technologist
- Mr. Rick Thomas as Secretary of the Subdivision Authority
- Mrs. Laurie Stoetzel Recording Secretary

5 other individuals were present.

Agenda Adoption

19-59 Committee Member Belozar - that the Agenda for the October 15, 2019 Subdivision Authority meeting be accepted as circulated.

Carried Unanimously

Previous Minutes – September 17, 2019

19-60 Committee Member Lewis - that the September 17, 2019 Subdivision Authority minutes be accepted with the following changes on Page 3: "Add Chair Tanni Doblanko's vote for the application"; and correct spelling of Committee Member "Kelly Vandenberghe".

Carried Unanimously

**Proposed Subdivision – Scheffer Andrew on behalf of Blaire & Erna Corbeil –
SE 31-50-24 W4**

SD19-038

Mr. Dave Desimone, Senior Planner, Development Services presented a staff report with respect to the application by the applicant Scheffer Andrew on behalf of Blaire & Erna Corbeil. Staff recommends refusal to subdivide an undeveloped 1.12 ha (2.77 ac) parcel; a developed 1.22 ha (3.01 ac) parcel and a remnant undeveloped 1.71 ha (4.23 ac) parcel for country residential use from a previously subdivided quarter section with a title area of 4.05 ha (10.0 ac).

HISTORY

The Edda Vista Subdivision is located off Range Road 245 and Township Road 505. There are currently 35 registered lots in the Edda Vista Subdivision and 4 conditionally approved but as yet not registered subdivisions. The proposed subdivision would represent the 40th parcel subdivided for this quarter section.



DISCUSSION

The Edda Vista Subdivision is located within the Metropolitan Area of the Edmonton Metropolitan Region Growth Plan which stipulates that residential lands in this area within Leduc County shall be planned and developed to achieve the minimum greenfield area density targets of 35 dwelling units per net residential hectare. Residential lands in this area shall be planned to be complete communities that are compact, contiguous and incorporate a mix of uses with an urban form street network that supports a variety of transportation modes. The current form of the Edda Vistas subdivision is country residential which requires a redevelopment plan to transition to an urban form of development and density as envisioned in the Metropolitan Area.

Policies 3.5.3.1 and 3.5.3.2 of the Leduc County Municipal Development Plan stipulates subdivision within the existing country residential area of the vistas must be comprehensively planned and guided by an Area Structure Plan or Area Redevelopment Plan which shall comply with the density targets of the Edmonton Metropolitan Region Growth Plan. There is currently no overarching Plan for the Edda Vistas Subdivision. Administration is of the opinion the proposed subdivision is precedent setting and will encourage further unplanned subdivision within the existing subdivision and others in the Metropolitan Area of the County.

The Edda Vistas Subdivision is located within the Nisku Area identified in the Municipal Development Plan. On October 1, 2019, Leduc County Council approved a project charter to proceed with the Greater Nisku Major Area Structure Plan which will provide guidance for subdivision and development within the Nisku Area. Administration is of the opinion the proposed subdivision is premature and is not yet supported by a statutory plan which will provide further guidance both from a policy and landowner perspective.

There were two adjacent landowner comments submitted objecting to the proposed subdivision.

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

Dave Desimone provided the following:

- Confirmed current density.
- Will be higher density through area re-development plan similar to East Vistas.
- Minimum lot size is 2.47 ha.
- No over arching plan.
- Vistas have been around since the 1960's.
- Drainage direction flows north to south west across the proposed lots.
- Parcels are on the edge of the flood plane area.
- Off site levies have not been paid.
- Difficult to know if the proposal affects the EMRB.
- The EMRB supersedes the County's statutory plans.

Chair Tanni Doblanko called upon the applicant to speak to the subdivision. Aime Stewart, Andrew Lytovchenko and Blair Corbeil approached.

Aime Stewart provided the following information:

- The application is practical in that one property owner can not meet the density requirements of the EMRB of 1100 units on their own on the ¼ section.
- The 2 proposed lots will not prevent any future plans.

- Council has approved the project charter to develop the Greater Nisku Area Structure Plan.
- Proposal is in compliance with existing EMRB with maximum 50 lots density on the ¼ section.
- Redevelopment of existing 35 registered lots will require co-ordination and co-operation with landowners.
- One owner cannot develop without consulting the adjacent landowners.
- Proposed subdivision will be similar in size with what has been subdivided.

Andrew Lytovchenko provided the following information:

- Legacy drainage concerns, water does drain through proposed lots.
- Proposal to manage drainage issue with Leduc County owned systems on the southern boundary of the property.
- Leduc County would manage the drainage access via right-of-way on south property line.

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

Aimee Stewart provided the following:

- Drainage is not an issue.
- The proposed subdivision will increase the better usage of the land.
- EMRB proposal is a long range density plan.

Andrew Lytovchenko provided the following:

- 2 extra lots will not have an impact on growth plan.
- Approval by Alberta Environment is not required as there is no change in direction of drainage flow or outlet
- Drainage ditch maintains existing flow.

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

Rae-Lynne Spila commented that:

- Adding a house or two will not change the water flows. Water is for house hold use only, no watering lawns etc, not for fire protection.
- Nothing in Land Use Bylaw regarding noxious weeds.
- County wide rural roads contribution is \$8,325.00 per lot when there are 5 or more lots out of a ¼ section.

19-61 Committee Member Kelly Vandenberghe - to subdivide an undeveloped 1.12 ha (2.77 ac) parcel; a developed 1.22 ha (3.01 ac) parcel and a remnant undeveloped 1.71 ha (4.23 ac) parcel for country residential use from a previously subdivided quarter section with a title area of 4.05 ha (10.0 ac) be approved with the following conditions:

1. Pursuant to Section 655(1)(b) of the Municipal Government Act, the developer/owner enter into a development agreement with Leduc County which shall include but is not limited to;
 - i) connection to municipal water service;
 - ii) design, construction and engineering drawings of a storm water management system in accordance with an Alberta Environment approved storm water management study. Approval of the storm water management system is required from Alberta Environment prior to the execution of the development agreement;
 - iii) provision for lot grading and/or filling;



- iv) completion of additional groundwater testing to the satisfaction of Leduc County. Such testing will be required prior to or in support of applications for development permits and building permits;
 - v) payment of off-site levies;
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 apply for approval of locations of access to each lot created. Each approach shall be built to Leduc County Development Standard;
 4. Pursuant to 655(1)(i) of the Municipal Government Act, the applicant/owner shall contribute \$8,325 per lot to future surfacing of roadways as part of the Rural Roads Surfacing Contribution;
 5. 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 any existing sewage disposal system found to be not in compliance, any alteration(s) to existing system(s) or installation of new system(s) required to gain compliance shall be completed; and
 6. The subdivision be registered pursuant to requirements of the Land Titles Office.

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

Carried

The Subdivision Authority is of the opinion that the drainage ditch is engineered and will be approved by Alberta Environment; water capacity is not an issue; and development would not be an eye sore.

Proposed Subdivision - George Greenhough on behalf of Capital Power GP Holdings Inc.
NW 31-49-2 W5 **SD19-048**

Mr. Greg McGovern, Planner 1, Development Services presented a staff report with respect to the application by the applicant George Greenhough on behalf of Capital Power GP Holdings Inc. Staff recommends approval to subdivide a 1 ha (2.47 ac) residential parcel from an unsubdivided quarter section with a title area of 63.94 ha (158.01 ac).

HISTORY

The subject lands are located adjacent to Range Road 30 and Highway 622. The existing 63.94 ha (158.01 ac) parcel has not be subdivided previously.

DISCUSSION

The Agricultural Land Suitability Rating indicates the subject land consists of a mix of Class 2 & 3 Soil. Class 2 & 3 are considered Prime Agricultural Lands. The subject lands are located



within the Genesee Power Plan Area of the Municipal Development Plan and a principle of this area is to encourage the redevelopment for energy related and agricultural uses.

The proposed subdivision is on undeveloped land and would be considered a Residential Subdivision which is defined in the Municipal Development Plan as the subdivision of an undeveloped lot from a quarter section to accommodate a residence and shall not exceed 1 ha (2.47 acres). It is for this reason that administration recommends the proposed subdivision be approved as revised to a 1 ha size as per Exhibit 2.

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 comments or questions for administration.

Greg McGovern provided the following:

- Alberta Transportation asked for a 30m service road dedication by Caveat along remnant parcel frontage of Highway 622.

Dave Desimone confirmed that pursuant to s 14 of the Subdivision & Development Regulations a Subdivision Authority cannot approve a subdivision that is within 1.6 km of a highway without a variance from Alberta Transportation.

Rae-Lynne Spila confirmed that if future development occurs, then the service road will be required.

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

- As the parcel is adjacent to a highway, a larger setback is required.
- Trees and shelter belts were planted and the parcel is esthetically pleasing for a potential buyer.
- The remnant agricultural land will likely be sold and potentially cleared.
- The 3 ha residential parcel is protected from wind and noise.
- The parcel is 1 of 18 properties that are declared surplus areas by Capital Power that will be sold and repopulated.

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

George Greenhough further advised that:

- The parcel will be offered for sale to the public post mining in 2030.
- The parcel is approximately 2 miles from the mining operation

Chair Tanni Doblanko asked if Committee Members had any further comments or questions for administration and there were none.



19-62 Committee Member Ray Scobie - that the application to subdivide a 3 ha (7.41 ac) residential parcel from an unsubdivided quarter section with a title area of 63.94 ha (158.01 ac) as originally applied for be approved with the following conditions:

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, access to the subdivision and balance of the quarter to be constructed to the standards of Public Works at the Owners/Developer's expense;
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 15 of the Subdivision and Development Regulation, a 30m wide service road be dedicated via caveat across the highway frontage of the remainder parcel; and
5. The subdivision be registered pursuant to Alberta Land Titles requirements.


Carried Unanimously

The Subdivision Authority was of the opinion that the larger lot is better suited for a subdivision due to the location along Secondary Highway 622.

Adjournment

19-63 Committee Member Kelly Vandenberghe, that the Subdivision Authority meeting be adjourned.

The Subdivision Authority meeting concluded at 2:15 pm.


CHAIRMAN


SECRETARY