



COUNCIL REPORT

Subdivision Item: Residential

Electoral Division: 4

File: PL20230142 / 08814007

Date:	May 28, 2024		
Presenter:	Bernice Leyeza, Planner 2		
Department:	Planning		
Approved by:	<input checked="" type="checkbox"/> Executive Director / Director	and/or	<input checked="" type="checkbox"/> Chief Administrative Officer

REPORT SUMMARY

The purpose of this report is to assess a proposed subdivision of Lot 1, Block 1, Plan 0810080 within SW-14-28-04-W05M to create a \pm 17.8 hectare (44.0 acre) parcel with a \pm 12.8 hectare (31.6 acre) remainder.

The application was reviewed pursuant to the *Municipal Government Act*, Matters Related to Subdivision and Development Regulation, Municipal Development Plan (County Plan), and the *Land Use Bylaw*. The application was found to align with the policies of the County Plan where Council determined and adopted Bylaw C-8347-2023 redesignating the subject lands and meeting the intent and policies of the County Plan.

As per Section 5(1) of the *Subdivision Authority Bylaw* (C-8275-2022), Council is the Subdivision Authority as the Applicant requests that their subdivision application be considered by Council to alter the road upgrade condition as previously discussed during their redesignation (C-8347-2022) Public Hearing on October 31, 2023.

ADMINISTRATION'S RECOMMENDATION

THAT application PL20230142 be approved with the conditions noted in Attachment F.

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BACKGROUND

Location (Attachment A)

The parcel is located on the east side of Highway 22, approximately 1.21 kilometres (0.75 miles) south of Township Road 283.



Site History (Attachment B)

The subject parcel was created as a first parcel out subdivision through Plan 0810080, registered January 8, 2008.

On October 31, 2023, Council approved Bylaw C-8347-2022 to redesignate the subject lands from Agricultural, Small Parcel District (A-SML) to Agricultural, Small Parcel District (A-SML p12.9) and Agricultural, Small Parcel District (A-SML p17.8) to facilitate future subdivision of one \pm 12.93 hectare (\pm 31.95 acre) parcel with a \pm 17.81 hectare (\pm 44.00 acre) remainder. At that time, Council motioned that the redesignation application was in line with the County Plan.

Intermunicipal and Agency Circulation (Attachment C)

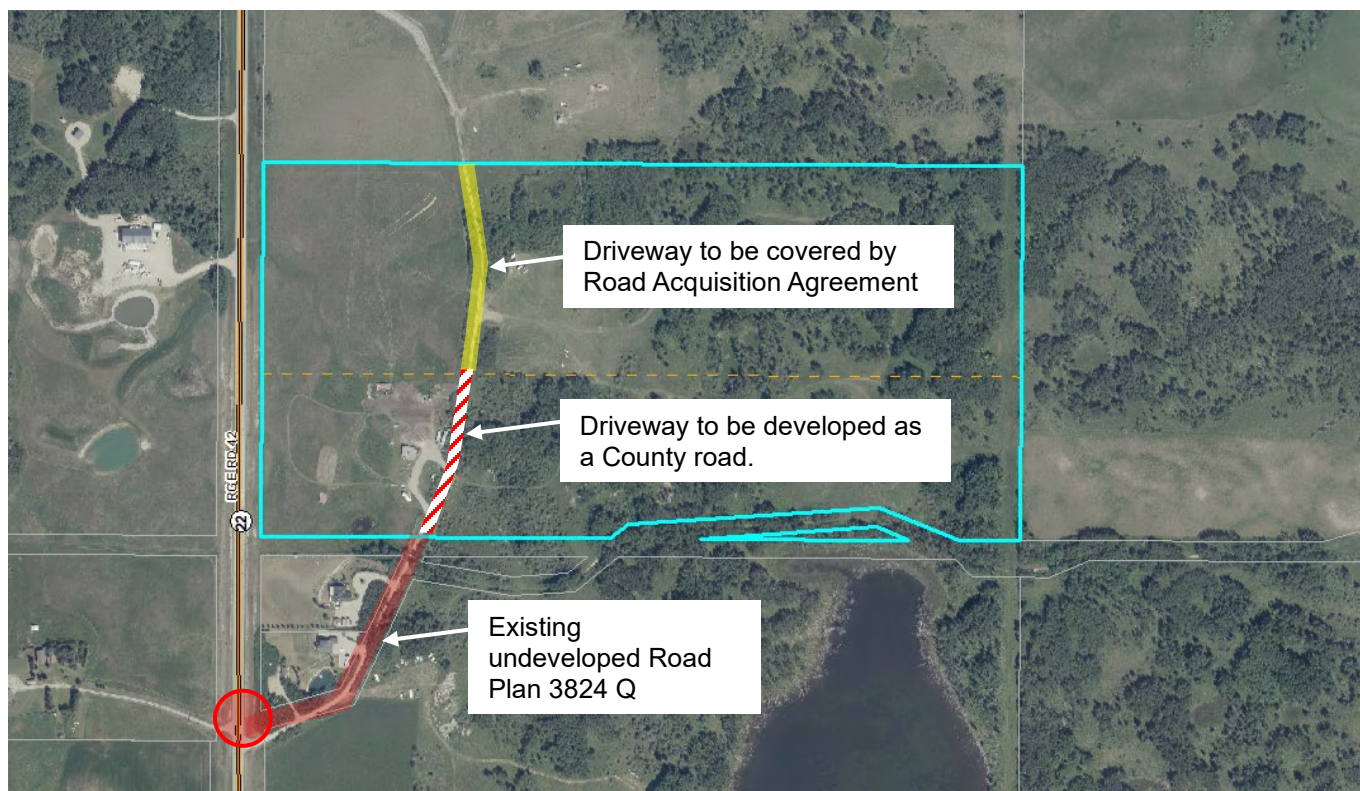
The application was circulated to all necessary internal and external agencies. This application is not within an area guided by intermunicipal policy or requirements.

In addition to standard agencies, Alberta Transportation and Economic Corridors (ATEC) was circulated due to the subject site's proximity to Highway 22. ATEC has provided comments noting that no new direct highway access will be permitted and dedication of a 30-metre-wide service road to the westerly boundary of the subject lands is necessary to satisfy ATEC requirements.

However, ATEC approved continued use of the existing driveway on the subject lands for providing access to the proposed northern lot by dedicating this portion of the driveway as a road plan. The said portion of the driveway, combined with the entire length of the undeveloped road plan (Road Plan 3824 Q) located immediately south connecting to Highway 22, is required to be upgraded to current County Standards (i.e. low-volume road). The remaining portion of the driveway on the northern proposed lot

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would have the potential to be developed as a future road, through registration of a Road Acquisition Agreement imposed as part of the recommended subdivision conditions (Attachment F).



Landowner Circulation (Attachment D)

The application was circulated to 18 adjacent landowners in accordance with the *Municipal Government Act* and County Policy C-327 (Circulation and Notification Standards); no letters in support or opposition were received.

ANALYSIS

Policy Review (Attachment E)

The application was reviewed pursuant to the *Municipal Government Act*, Matters Related to Subdivision and Development Regulation, Municipal Development Plan (County Plan), and the *Land Use Bylaw*. The redesignation application was found by Council to align with the intent and policies of the County Plan, and subject to meeting the recommended conditions set out within Attachment F, this subdivision application would continue to align with the previous interpretation of the County Plan.

The proposed parcel complies with the *Land Use Bylaw* as the parcel size meets the minimum parcel size regulation with a parcel identifier for each of the subject lands, as stipulated by the Agricultural, Small Parcel (A-SML) district.

COMMUNICATIONS / ENGAGEMENT

Consultation was conducted in accordance with statutory requirements and County Policy C-327.

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IMPLICATIONS

Financial

No financial implications identified at this time.

STRATEGIC ALIGNMENT

As per Section 5(1) of the *Subdivision Authority Bylaw* (C-8275-2022), the Applicant requests that their subdivision application be considered by Council acting as a Subdivision Authority.

ALTERNATE DIRECTION

No alternative options have been identified for the Subdivision Authority's consideration.

ATTACHMENTS

Attachment A: Map Set
Attachment B: Application Information
Attachment C: Application Referral Responses
Attachment D: Public Submissions [None Received]
Attachment E: Policy Review
Attachment F: Recommended Conditions of Approval