


**SUBDIVISION APPROVING AUTHORITY ITEM
PLANNING AND DEVELOPMENT REPORT TO COUNCIL
TIME EXTENSION REQUEST
January 25, 2023**

REQUEST FROM APPLICANT FOR TIME EXTENSION		
APPLICATION INFORMATION	FILE NO. F1929-32NW	
	LEGAL DESCRIPTIONS: 1. NW 32-19-29-W4M, Plan 0810809, Block 1, Lot 20 2. SW 32-19-29-W4M, Plan 0812818, Block 1, Lot 22	
	LANDOWNERS: 1. Thomas Owusu 2. Bruce Mezei and Jacqueline Wilson	
	AREA OF SUBJECT LANDS: 1. 19.48 acres 2. 73.07 acres	
	CURRENT LAND USES: 1. Country Residential Sub-District "A" 2. Agricultural District	
	PROPOSED LAND USES: 1. Country Residential Sub-District "A" 2. Agricultural District	
PROPOSAL: Time extension for completion of the subdivision (boundary adjustment) which proposed the following adjustments: 2.0 acres to be subtracted from the west boundary of Plan 0810809, Block 1, Lot 20, PTN: NW 32-19-29-W4M, to be added to the north boundary of Plan 0812818, Block 1, Lot 22, PTN: SW 32-19-29-W4M.		
DIVISION NO: 2	REEVE: Delilah Miller	FILE MANAGER: Theresa Chipchase

PURPOSE OF REQUEST

Request to the Subdivision Approving Authority for consideration of a second one-year time extension to the approved boundary adjustment between Plan 0810809, Block 1, Lot 20, PTN: NW 32-19-29-W4M and Plan 0812818, Block 1, Lot 22, PTN: SW 32-19-29-W4M. The subdivision expired with the first time extension on October 28th, 2022. The second extension if granted would allow the applicant until October 28th, 2023, to complete their subdivision conditions.

BACKGROUND

October 28th, 2020 – Subdivision was conditionally approved by the Subdivision Approving Authority under the following motion:

“Council moved that the boundary adjustment whereby 2.0 +/- acres from Plan 0810809, Block 1, Lot 20, PTN: NW 32-19-29-W4M is consolidated into Plan 0812818, Block 1, Lot 22, PTN: SW 32-19-29-W4M, creating a 20 meter panhandle for additional access to Plan 0812818, Block 1,

Lot 22, PTN: SW 32-19-29-W4M and resulting in one 17.48 +/- acre parcel (Plan 0810809, Block 1, Lot 20, PTN: NW 32-19-29-W4M, and one 75.07 +/- acre parcel (Plan 0812818, Block 1, Lot 22, PTN: SW# 32-19-29-W4M) has been evaluated in terms of Section 654 of the Municipal Government Act and Section 7 of the Subdivision and Development Regulation and therefore it is recommended that the application be approved..."

December 8th, 2021 – The landowners requested a time extension in order to complete their Plan of Survey, Real Property Report and approach requirements for submission to the County. The applicant provided the time extension fee and a letter of request to Council. The time extension request was approved under the following resolution:

"Council has no objection to a time extension as requested for the boundary adjustment approval granted on October 28th, 2020, for Plan 0810809, Block 1, Lot 20, PTN: NW 32-19-29-W4M and Plan 0812818, Block 1, Lot 22, PTN: SW 32-19-29-W4M, providing the applicant until October 28, 2022 to complete their outstanding conditions."

NOTE: To date, the applicant has completed all conditions of the subdivision, with the recent provision of a deposit for the completion of his approach.

NOTE: The applicant has provided the fee required for the second time extension request along with a letter of request. The time extension letter has been attached as Appendix B.

REQUEST OF THE SUBDIVISION APPROVING AUTHORITY

The Subdivision Approving Authority is respectfully requested to consider a second one-year time extension for the subdivision (boundary adjustment) originally approved on October 28th, 2020, between Plan 0810809, Block 1, Lot 20, PTN: NW 32-19-29-W4M and Plan 0812818, Block 1, Lot 22, PTN: SW 32-19-29-W4M. which expired October 28th, 2022 (first time extension). Approval of this request would provide the applicant until October 28th, 2023, to complete their outstanding conditions.

APPENDICES

APPENDIX A - MAP SET:

LOCATION MAP

LAND USE AND LOT SIZES MAP

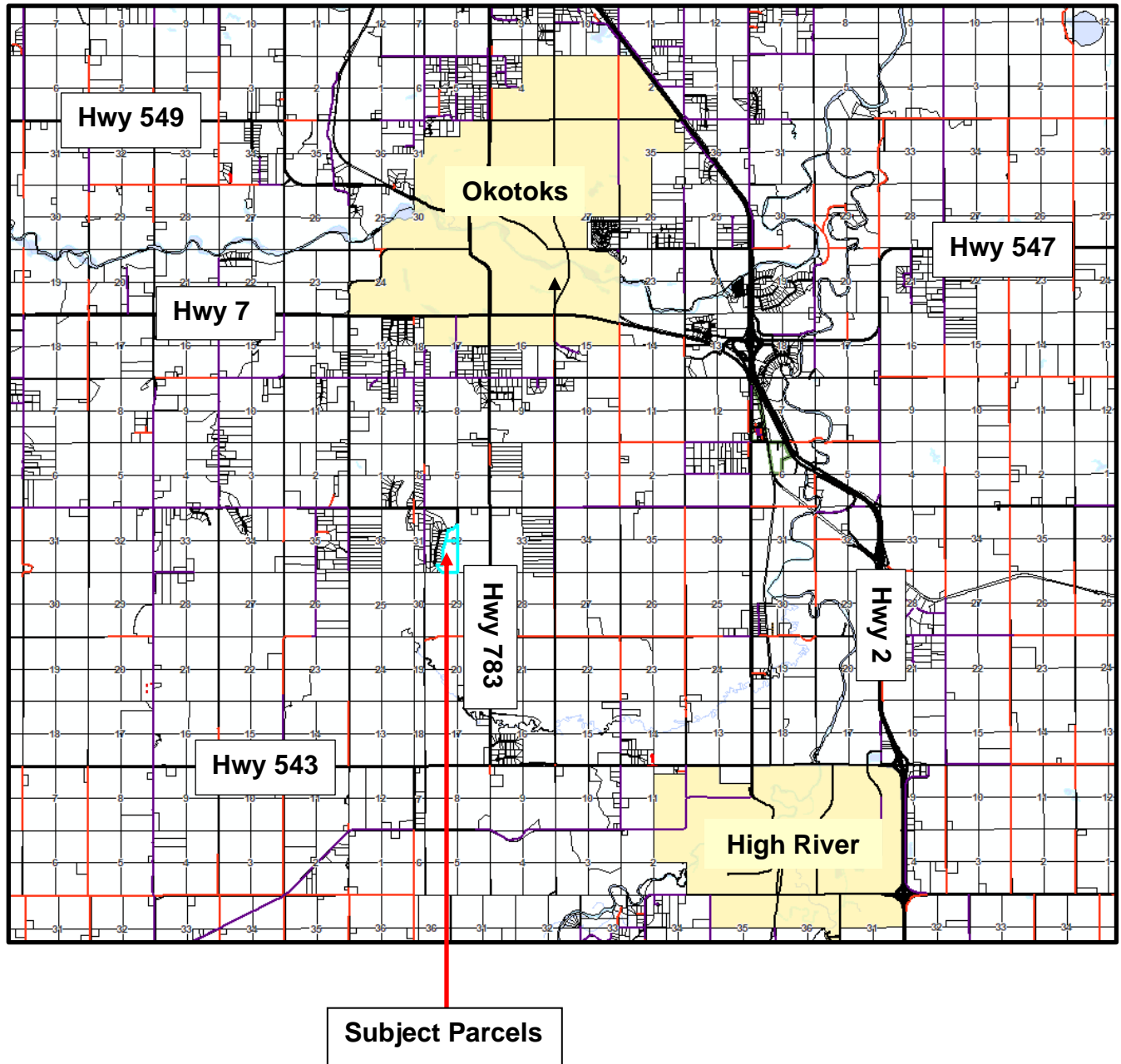
SITE PLAN

ORTHO PHOTO

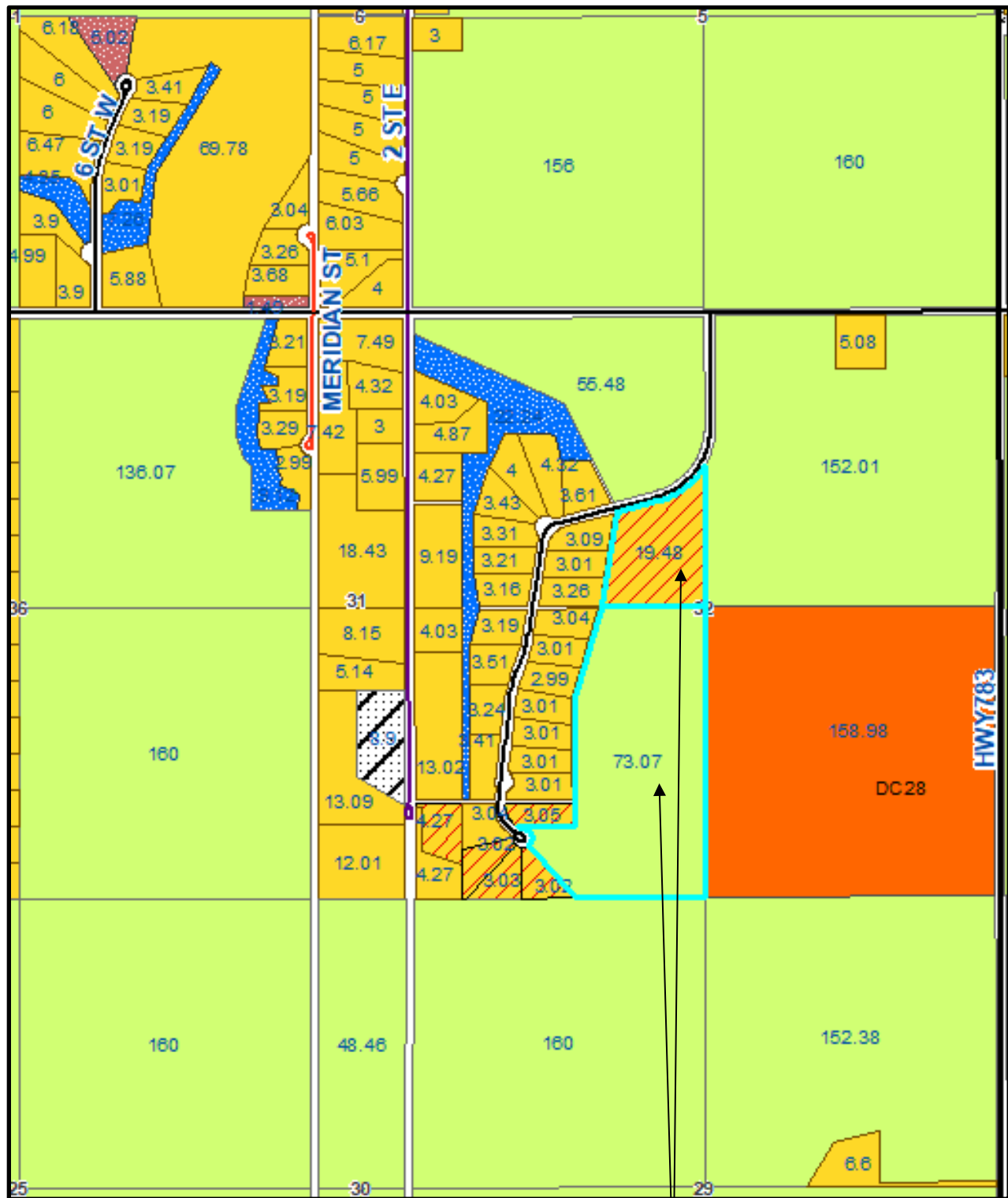
APPENDIX B:

LETTER OF REQUEST FROM APPLICANT

APPENDIX A: LOCATION MAP



APPENDIX A: LAND USE AND LOT SIZES



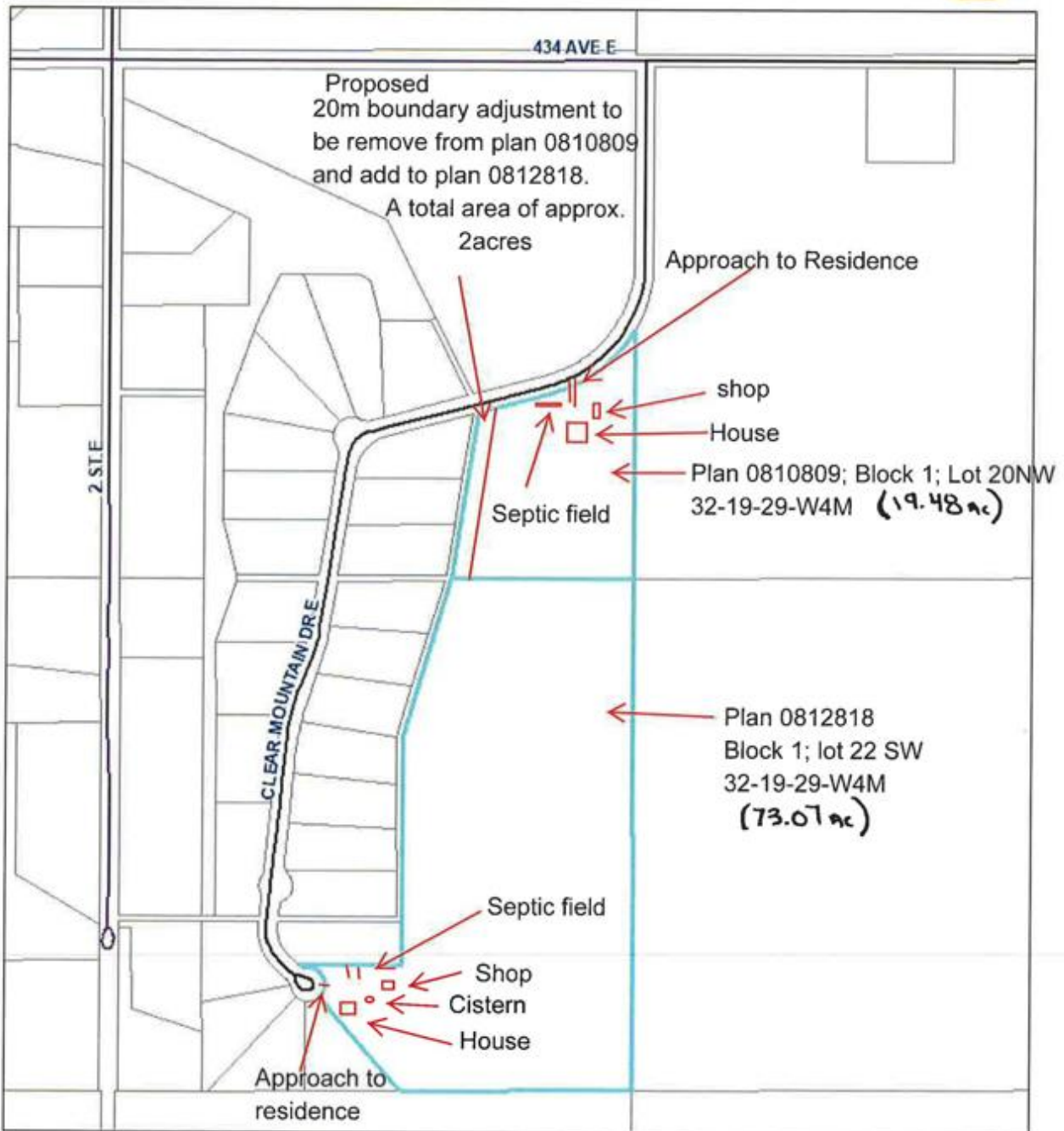
Legend

- | | |
|----------------------------------|----------------------------------|
| — Hard Surface (Chip/oil) | DC - Direct Control |
| — Gravel | INR- Natural Resource Extraction |
| — Pavement | EP- Environmental Protection |
| — A- Agricultural | PUL- Public Utility |
| — AA- Agricultural Sub A | ER- Environmental Reserve |
| — AB- Agriculture Business | MR- Municipal Reserve |
| — CR- Country Residential | |
| — CRA- Country Residential Sub A | |

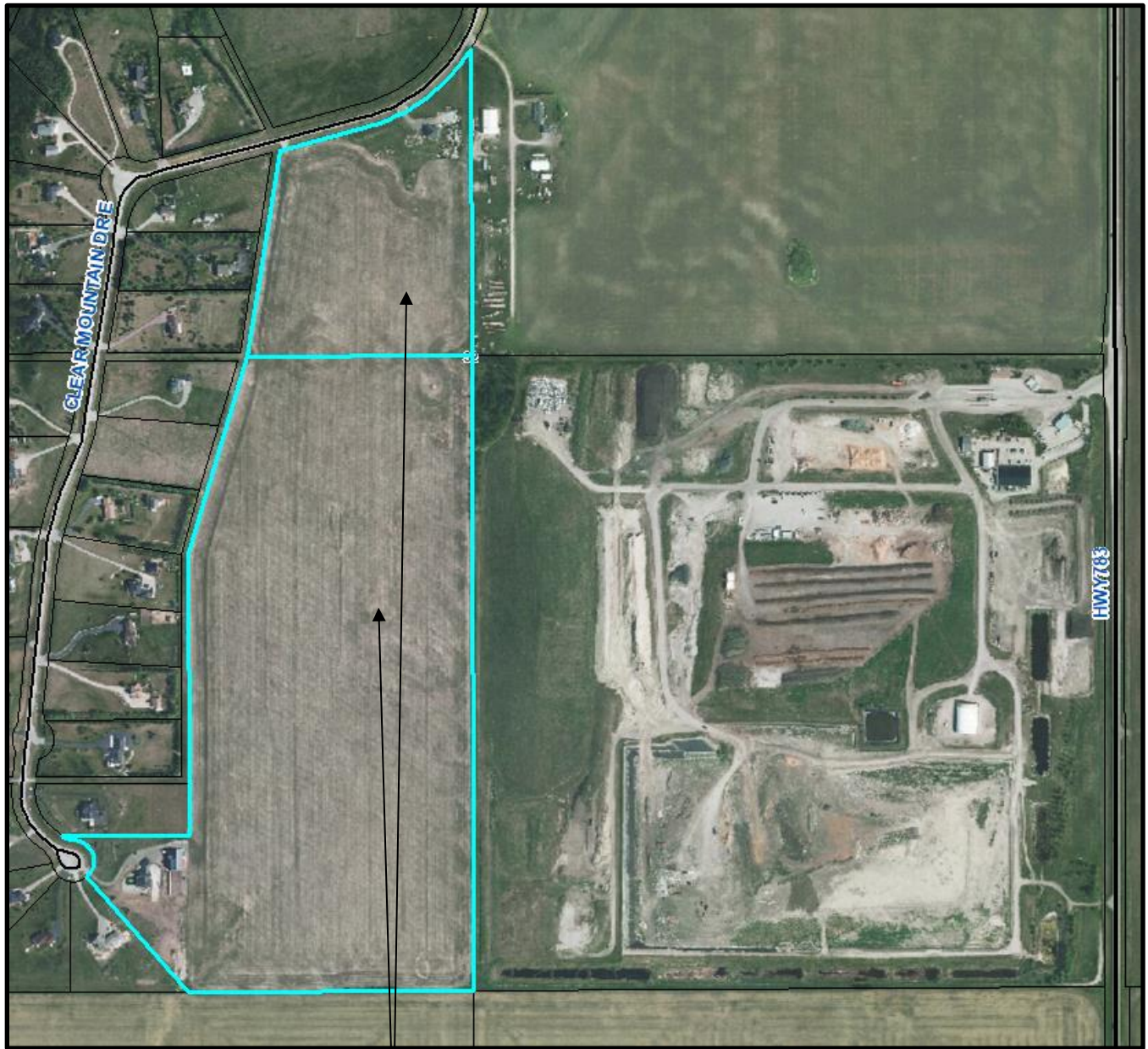
Subject Parcels

APPENDIX A: SITE PLAN

Owusu/Mezei/Wilson Boundary Adjustment



APPENDIX A: ORTHO PHOTO



Subject Parcels

APPENDIX B: LETTER OF REQUEST FROM APPLICANT



Attn: Theresa Chipchase

MD of Foothills

January 16, 2023

Dear Madam,

I am writing your office to request second extension on my boundary adjustment application – 20210531, to allow for approach inspection and MD final approval.

All other conditions set out in the initial application have been completed.

Attached is payment authorization covering the extension application and deposit in-lieu of pavement on residence approach.

Warm regards,

Thomas Owusu

