


**SUBDIVISION APPROVING AUTHORITY ITEM
PLANNING AND DEVELOPMENT REPORT TO COUNCIL
Time Extension Request
June 26, 2024**

REQUEST FOR TIME EXTENSION		
APPLICATION INFORMATION		FILE NO. F2128-18NE
	LEGAL DESCRIPTION: NE 18-21-28-W4M	
	LANDOWNERS: Harald and Martina Wiegele	
	AGENT: Brendon Bird	
	AGENT: Tronnes Geomatics / Kim Wiens	
	AREA OF SUBJECT LANDS: 86.90 acres	
	CURRENT LAND USE: Agricultural District/Country Residential District	
PROPOSAL: Time Extension for Registration of Subdivision		
DIVISION NO: 7	COUNCILLOR: R.D. McHugh	FILE MANAGER: Theresa Chipchase

PURPOSE OF REQUEST

Request to the Subdivision Approving Authority for consideration of an additional one-year extension, with respect to Section 657 of the Municipal Government Act, in order to allow registration of the subdivision approval, for one 7.0 +/- acre Country Residential Sub-District "A" parcel from the NE 18-21-28-W4M with a 79.90 +/- acre Agricultural District balance parcel. The extension, if approved, would allow the applicant one year to register their subdivision, from the signing date of the Subdivision Authority Approval form.

BACKGROUND

December 16th, 2020 - Council gave third and final reading to Bylaw 2/2019 authorizing the redesignation of a portion of the NE 18-21-28-W4M from the Agricultural District to Country Residential Sub-District "A" in order to allow the future subdivision of one new 7.0 +/- acre lot.

March 3rd, 2021 – Subdivision was conditionally approved by the Subdivision Approving Authority (SAA), for one 7.0 +/- acre Country Residential Sub-District "A" parcel from NE 18-21-28-W4M, with a 79.90 +/- acre Agricultural District balance parcel.

NOTE: The subdivision was released to the landowner's surveyor, upon the County's execution of the Subdivision Authority Approval (SAA) form on January 21st, 2022. The SAA provided a one year expiry date for registration of the subdivision approval, as set out in Section 657 of the Municipal Government Act, which expired on January 21st, 2023.

January 18th, 2023 - the Subdivision Authority granted approval to a one-year time extension of the Subdivision Authority Approval expiry date as per Section 657(6) of the Municipal Government Act. The extension was to provide the landowners time to discharge interests that had been registered on their title. Discharge of the specific interests from the landowner's title needed to be completed by the landowners and accepted by the South Alberta Land Titles office before the Plan of Survey for the subdivision could be registered. The extension granted to the

Subdivision Authority Approval that was granted on March 23rd, 2023, and expired on March 23rd, 2024.

June 14th, 2024 - the landowner's surveyor along with the agent acting on behalf of the landowners, reached out to the County in order to request consideration of a second extension to the Subdivision Authority's approval. The surveyor's letter along with a letter from the agent are attached to this staff report as Appendix B.

REQUEST OF THE SUBDIVISION APPROVING AUTHORITY

The Subdivision Approving Authority is respectfully requested to consider a second one-year extension to the Subdivision Authority Approval originally approved for NE 18-21-28-W4M on January 21st, 2021, with the first extension expiring on March 23rd, 2024. The extension, should it be provided, would allow the applicant one year from the signing of the SAA form, to complete the registration of their Plan of Survey with the South Alberta Land Titles office.

APPENDICES

APPENDIX A - MAP SET:

LOCATION MAP

SITE PLAN

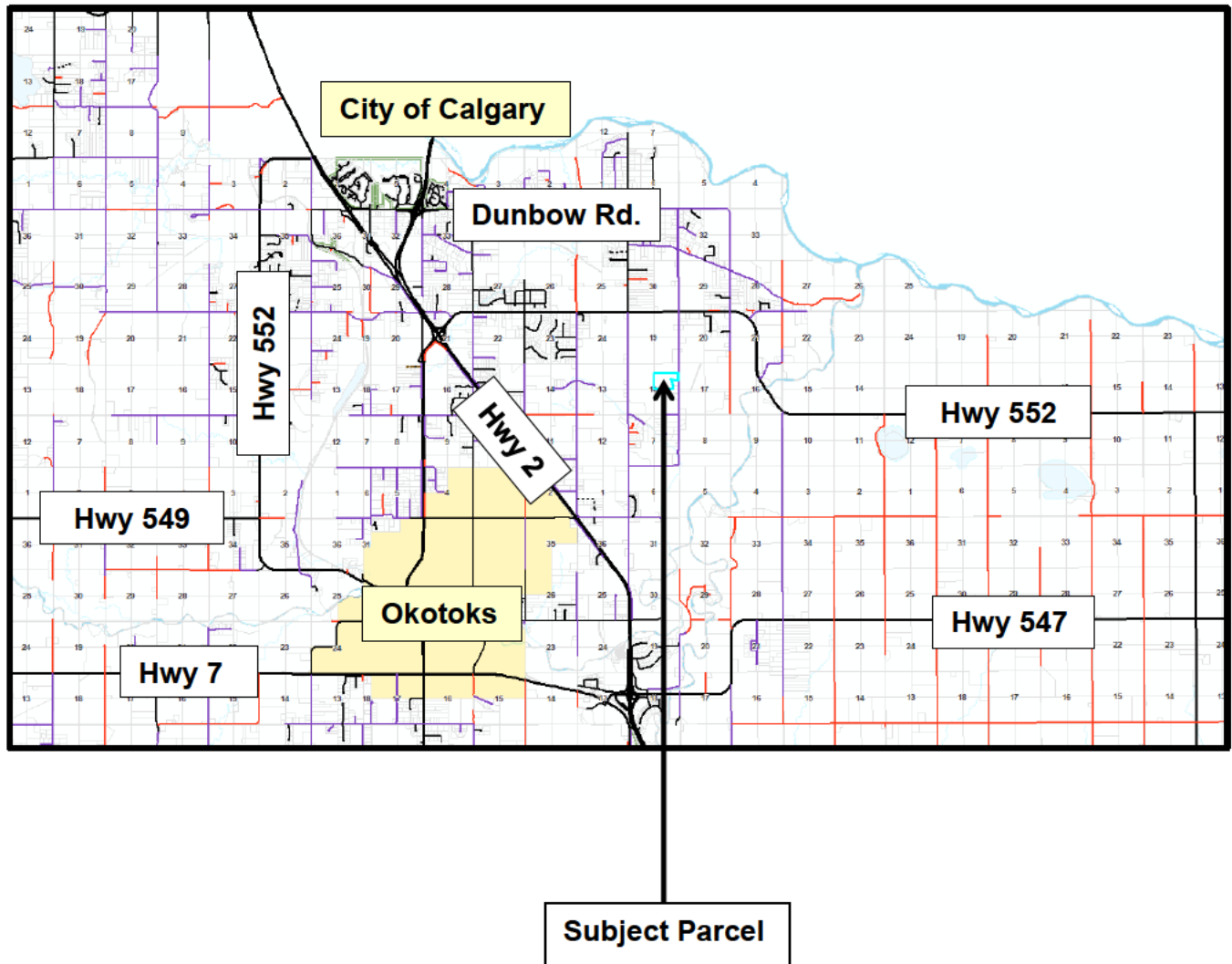
ORTHO PHOTO

APPENDIX B:

EMAIL REQUEST FOR EXTENSION - APPLICANT'S SURVEYOR

LETTER OF REQUEST FOR EXTENSION – APPLI

APPENDIX A: LOCATION MAP

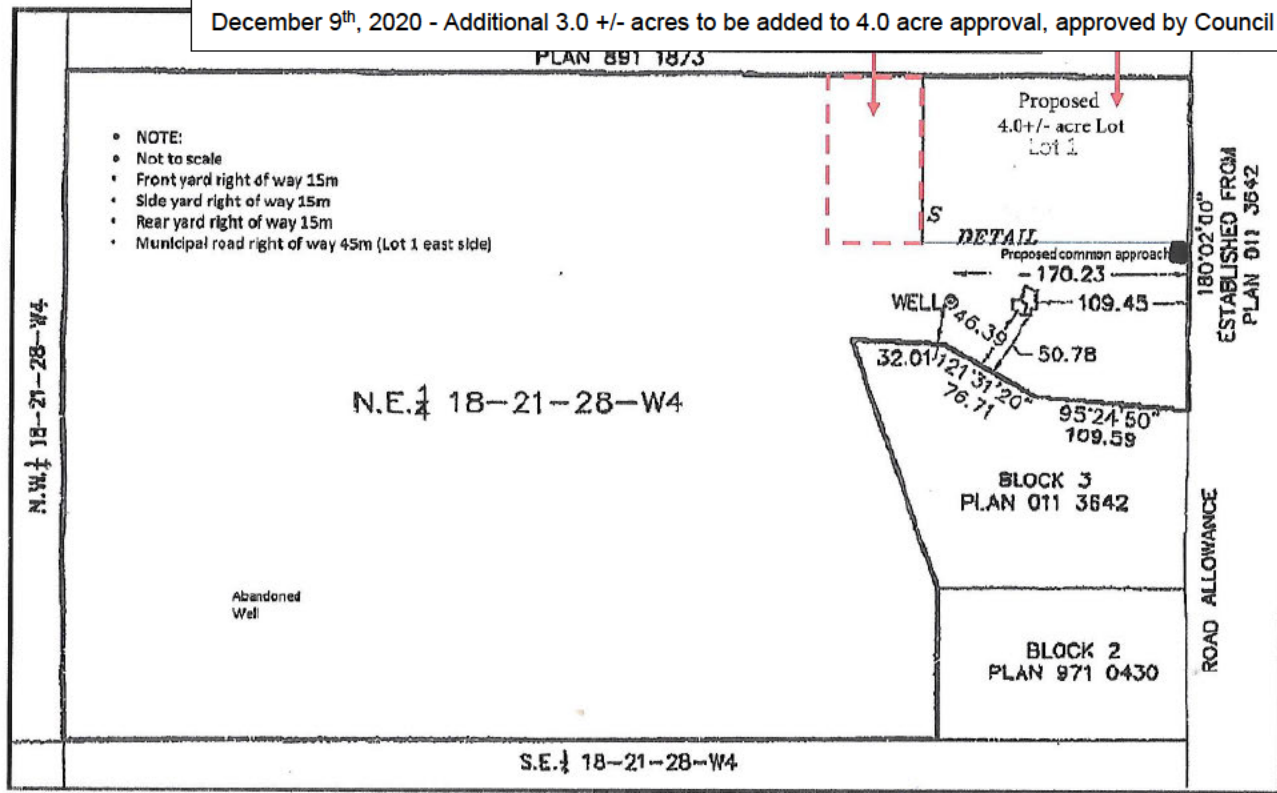


APPENDIX A: SITE PLAN

WIEGELE PROPOSED SITE PLAN REVISION FOR COUNCIL'S CONSIDERATION

Jan. 19th, 2019 - 4.0 +/- acres approved by Council

December 9th, 2020 - Additional 3.0 +/- acres to be added to 4.0 acre approval, approved by Council



APPENDIX A: ORTHO PHOTO



Dotted line represents the combined overall 7 acre parcel

APPENDIX B: EMAIL REQUEST FROM APPLICANT'S SURVEYOR

Good morning, Theresa, hope all is well.

Reaching out to request another extension on the SAA for F2128-18NE, the current SAA expired March 23, 2024, attached for reference. I've attached a letter received from the landowner's representative, Brendon Bird, also cc'd here, requesting the extension with the reasoning behind the request. I've also attached title as of today's date, showing the pending discharges regarding the CRA writs. After review, kindly advise if any further information is needed, or if the county would be willing to extent the SAA further.

Thank you in advance, have a great weekend.

Kim Wiens

Office Manager | **Tronnes Geomatics Inc.**

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APPENDIX B: REQUEST FROM LANDOWNERS AGENT

I am Brendon Bird, and I am representing the Wiegele's for subdivision of 7 acres in foothills county. We have already had an approved SAA but it has expired as of this march.

The title had some caveats on it that needed to be taken off before we could proceed to land titles. The caveats were removed, and all work was done at Dixon legal but not sent to Tronnes when completed. The delay resulted in CRA appearing on the title which added another major delay. We are currently waiting for the discharge of CRA on the title which looks to be approximately 2-3 weeks from now.

I am asking for an extension to finally complete this subdivision

