


**SUBDIVISION APPROVING AUTHORITY ITEM
PLANNING AND DEVELOPMENT REPORT TO COUNCIL
1ST TIME EXTENSION REQUEST
October 2, 2024**

APPLICATION INFORMATION		FILE NO. F1903-14NE
	LEGAL DESCRIPTION: NE 14-19-03 W5M	
	LANDOWNERS: Roy & Marie Anderson	
	AREA OF SUBJECT LANDS: 159 acres	
	CURRENT LAND USES: Agricultural District and Agricultural Sub-district "A"	
PROPOSAL: Subdivision to create one 30 +/- acre Agricultural Sub-district "A" parcel from NE 14-19-03 W5M, with a 129 +/- acre Agricultural District balance parcel.		
DIVISION NO: 2		REEVE: Delilah Miller
FILE MANAGER: Brittany Domenjoz		

PURPOSE OF REQUEST:

Request of the Subdivision Approving Authority to consider granting a one year time extension with regards to the subdivision giving the landowner until October 2, 2025 to complete the remaining conditions of subdivision approval.

BACKGROUND:

February 23, 2022: Council granted third and final reading to Bylaw 20/2020 authorizing an amendment to the Agricultural District land use district to allow for the future subdivision of one 30.0 +/- acre Agricultural District parcel with a 129.0 +/- acre Agricultural Sub-district 'A' balance parcel.

The 129.0 +/- acre balance parcel is to be designated as Agricultural Sub-district "A" to ensure that prior to development of the parcel, all recommendations and restrictions as outlined within the referral comments from TC Energy are complied with and to further ensure that any future development does not interfere with the seasonal drainage course located within the parcel. Council requires a \$5000 deposit as a pre-release condition to ensure compliance of all conditions of the development permit.

May 4, 2022: Council as Subdivision Approving Authority granted conditional approval to allow for the creation of one 30 +/- acre Agricultural Sub-district "A" parcel from NE 14-19-03 W5M, with a 129 +/- acre Agricultural District balance parcel.

The subdivision expired on May 4, 2023

The written time extension request is attached to this report as Appendix B.

SUBDIVISION CONDITIONS:

The following conditions were set by the Subdivision Approving Authority on May 4, 2022. To date, no conditions have been completed.

1. Subdivision to be effected by Plan of Survey, pursuant to Section 657 of the Municipal Government Act, or such other means satisfactory to the Register of the South Alberta Land Titles District;

2. It is the applicant's responsibility to provide a Real Property Report or an 'as built' drawing signed and sealed by an Alberta Land Surveyor, certifying the locations of the adjacent municipal road(s), water well(s) within the boundaries of the appropriate parcels and that the site plan is surveyed according to municipal setback requirements;
3. Completion of all pre-release conditions as noted in the executed Municipal Development Agreement to the satisfaction of the Municipality and where applicable the appropriate external agencies. These conditions include:
 - a. Payment of the \$11,300.00 per new lot Community Sustainability Fee;
4. All accesses to be located and culverts and approaches to be installed to current Municipal subdivision road construction standards, to the satisfaction of the Public Works department;
5. Landowners are to pay all arrears of taxes on the existing parcel prior to finalization of the subdivision;
6. Landowners are to provide all utility easements and agreements, to the satisfaction of the County and the utility companies;
7. Submission of all required engineering review fees to the satisfaction of the Public Works department; and
8. Submission of subdivision endorsement fees.

REQUEST TO SUBDIVISION APPROVING AUTHORITY:

Should Council as the Subdivision Approving Authority have no concerns regarding the first one year time extension as requested, staff respectfully requests consideration of the following motion:

Subdivision Approving Authority has no objection to the time extension as requested and the landowners will therefore have until October 2, 2025 to comply with all conditions of subdivision approval as originally set forth on May 4, 2022.

APPENDICES:

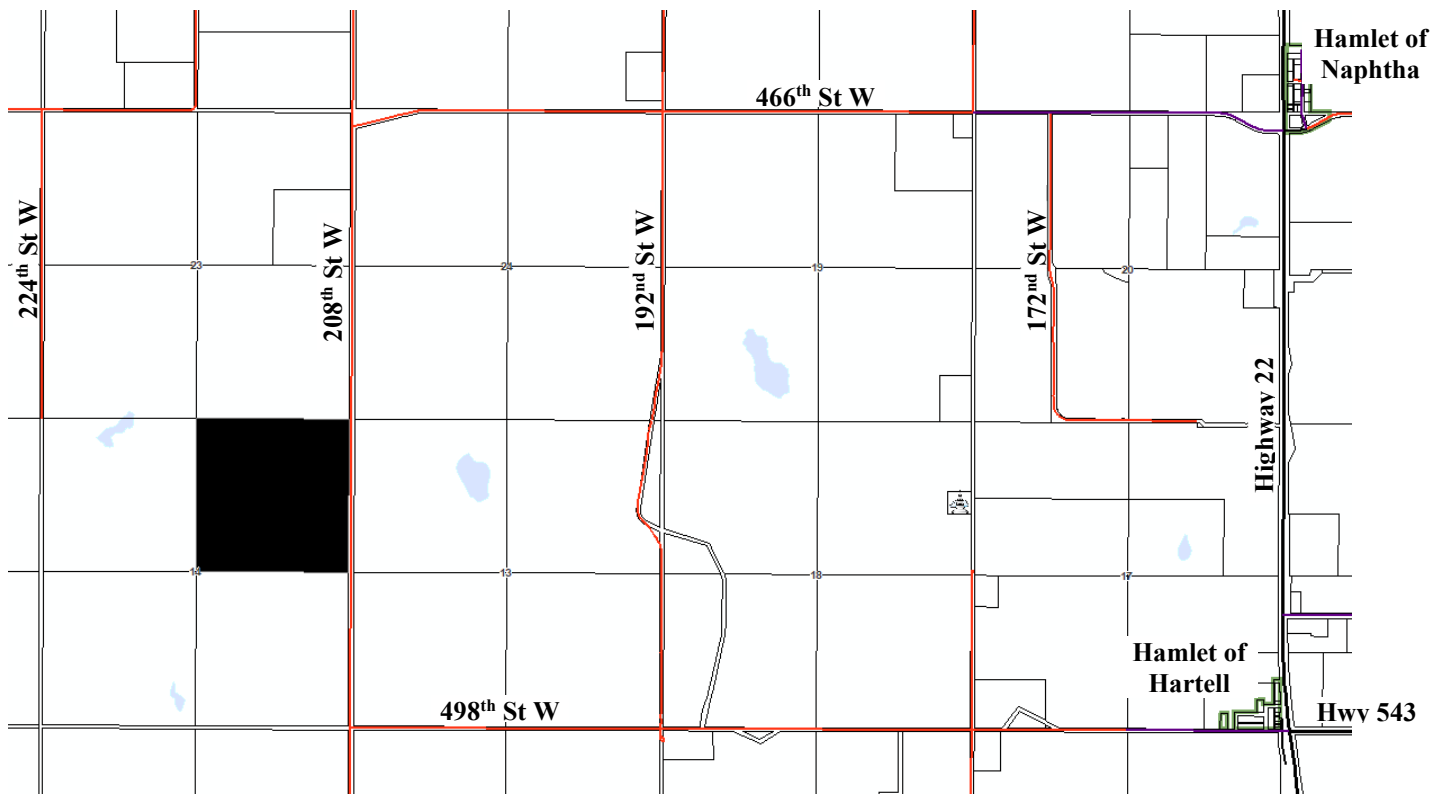
APPENDIX A: MAP SET

MAP 1 - LOCATION MAP

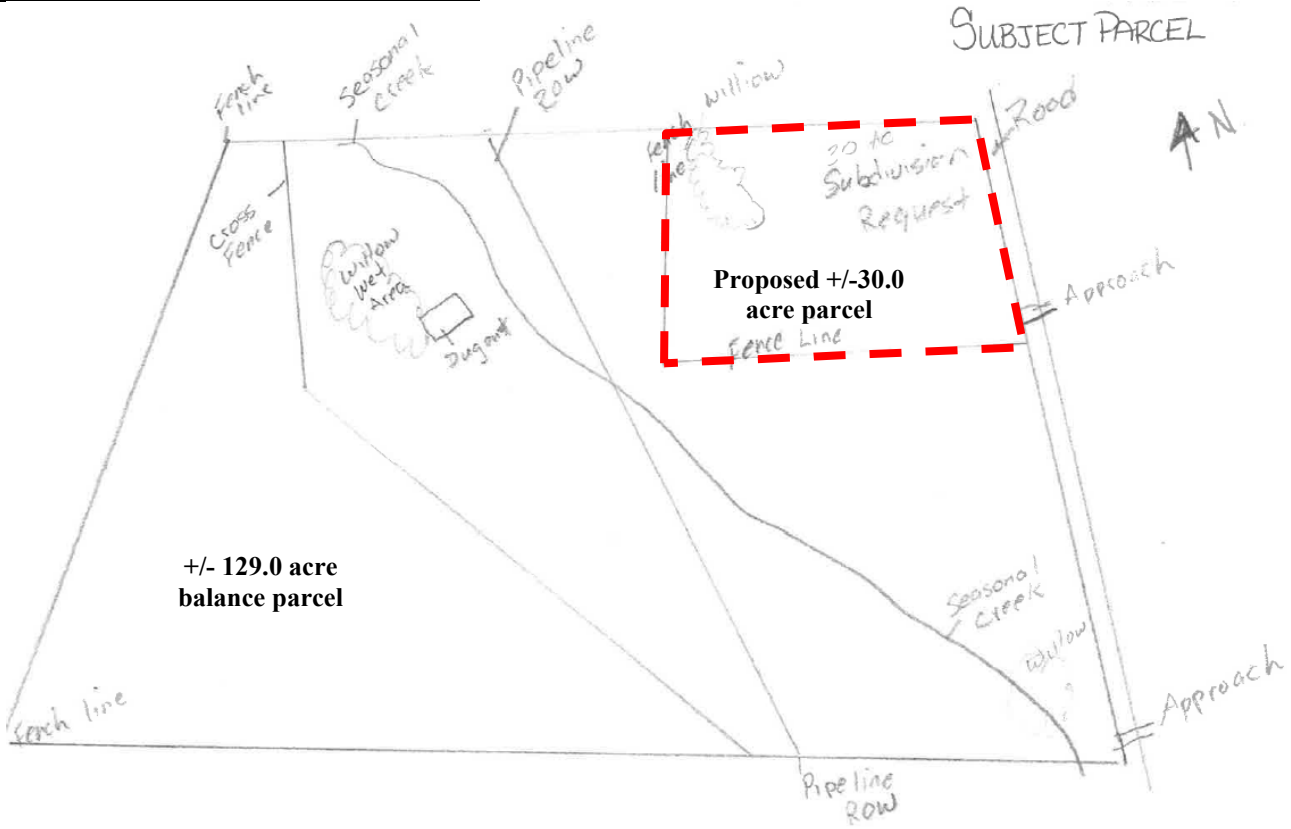
MAP 2 - SITE PLAN

MAP 3 - ORTHO PHOTO

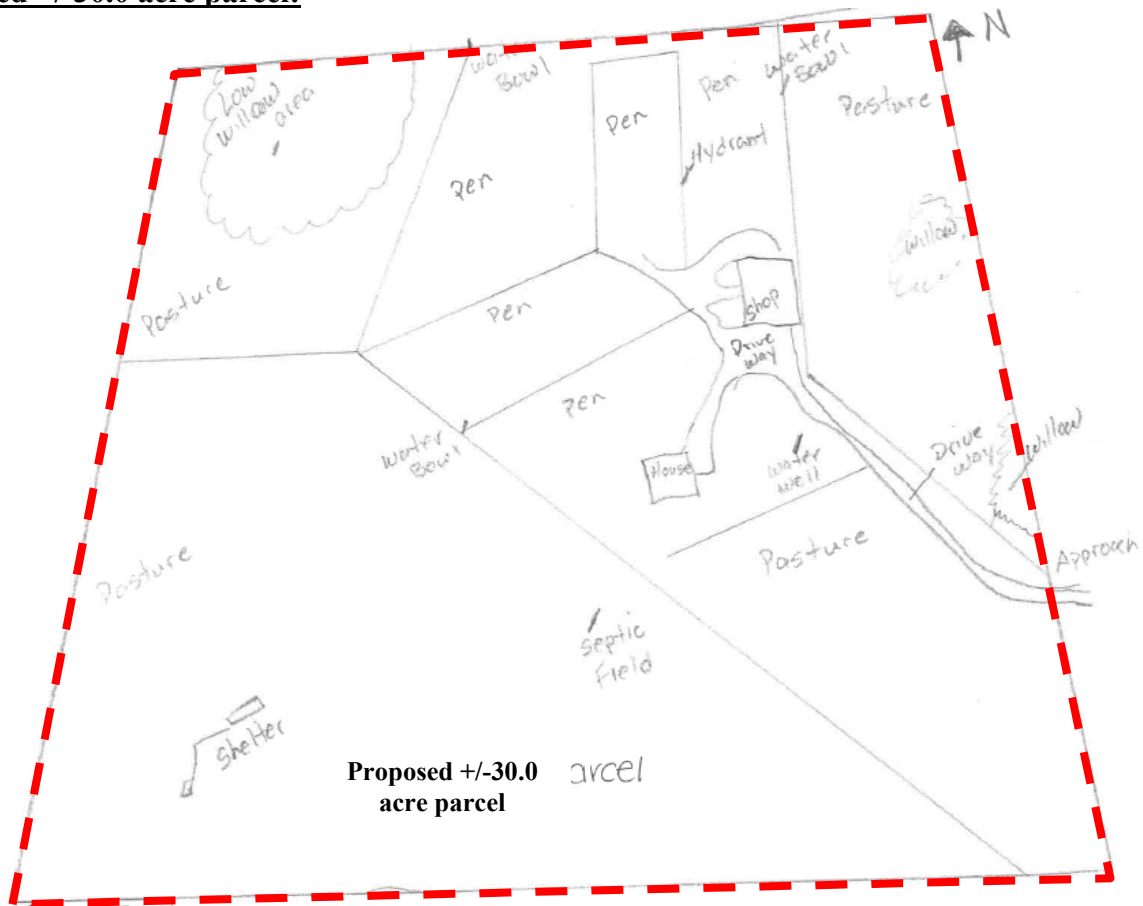
APPENDIX B: TIME EXTENSION REQUEST



Subject Quarter: NE 14-19-03 W5M



Proposed +/-30.0 acre parcel:



MAP 3 - ORTHO PHOTO



WRITTEN REQUEST FOR TIME EXTENSION

Time Extension

I am looking for a time extension for the subdivision of NE-14-19-03-w5. Do health and financial reasons I was not able to meet the required conditions at the time of the original approval. I can complete the subdivision conditions and finalize the subdivision within the time extension if granted. I appreciate the council taking the time to review my request.

Your Truly,

Roy Anderson