


**SUBDIVISION APPROVING AUTHORITY ITEM
PLANNING AND DEVELOPMENT REPORT TO COUNCIL
SUBDIVISION APPROVAL
October 16, 2024**

REQUEST FOR SUBDIVISION APPROVAL	
APPLICATION INFORMATION	FILE NO. F2127-06NE
	LEGAL DESCRIPTION: NE 06-21-27 W4
	LANDOWNER: Craig Spangler
	AREA OF SUBJECT LANDS: 159.01 acres
	CURRENT LAND USES: 1 x 4.25 +/- acre Country Residential District 1 x 154.76 +/- acre Agricultural District
PROPOSAL: Subdivision to create one 4.25 +/- acre Country Residential District parcel, leaving a 154.76 +/- Agricultural District balance parcel.	
LOCATION: The subject lands are located approximately 8 miles east of the Town of Okotoks, 4 miles west of Highway 799, 1 mile south of Highway 552E and are adjacent to and accessed from 192nd Street East.	
DIVISION NO: 7	COUNCILLOR: R.D. McHugh
FILE MANAGER: Stacey Kotlar	

PURPOSE OF REQUEST

Request that the Subdivision Approving Authority approve the subdivision application proposing the creation of one 4.25 +/- acre Country Residential District parcel, as the first parcel out of the quarter section being NE 6-21-27 W4M, leaving a 154.76 +/- acre Agricultural District balance parcel.

BACKGROUND

September 28, 2024 - Council granted 3rd and final reading to Bylaw 49/2022 authorizing the redesignation of a 4.25 +/- acre portion of NE 06-21-27 W4M from Agricultural District to Country Residential District to allow for the future subdivision of one new 4.25 +/- acre Country Residential District parcel with an approximate 154.76 +/- Agricultural District balance parcel.

MUNICIPAL RESERVE:

Section 663(a) of the Municipal Government Act and the County’s Municipal Reserve Policy, reserves are not required to be provided when one lot is to be created from a quarter section.

REFERRAL CIRCULATION:

CIRCULATION REFERRALS	
REFEREE	COMMENTS
INTERNAL	

CIRCULATION REFERRALS	
Public Works	No comments of concerns
GIS Mapping	No comments or concerns
EXTERNAL	
Sunshine Gas Co-op	No comments or concerns
PUBLIC	
Landowners (Half Mile)	No Submissions

Council, as the Subdivision Authority, is respectfully requested to approve the subdivision of one new 4.25 +/- acre Country Residential District parcel, as the first parcel out of the quarter section being NE 06-21-27 W4M, leaving a 154.76 +/- acre Agricultural District balance parcel. Should Council choose to approve the proposed subdivision, the following motion has been provided for consideration:

The subdivision has been evaluated in terms of Section 654 of the Municipal Government Act and Section 9 of the Matters Related to Subdivision and Development Regulation and therefore it is recommended that the application be approved as per the tentative plan for the follow reasons:

- The application is consistent with Section 9 of the Regulation;
- The subject lands have the appropriate land use designation;

Further, in accordance with Section 654 and 655 of the municipal Government Act, the application is approved subject to the following conditions:

Recommended Conditions:

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 installed, 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. Public Reserve: As per section 663(a) of the Municipal Government Act and the County's Municipal Reserve Policy, reserve is not required to be provided when one lot is to be created from a quarter section;
8. Submission of all required engineering review fees to the satisfaction of the Public Works Department;
9. Submission of subdivision endorsement fees.

APPENDICES:

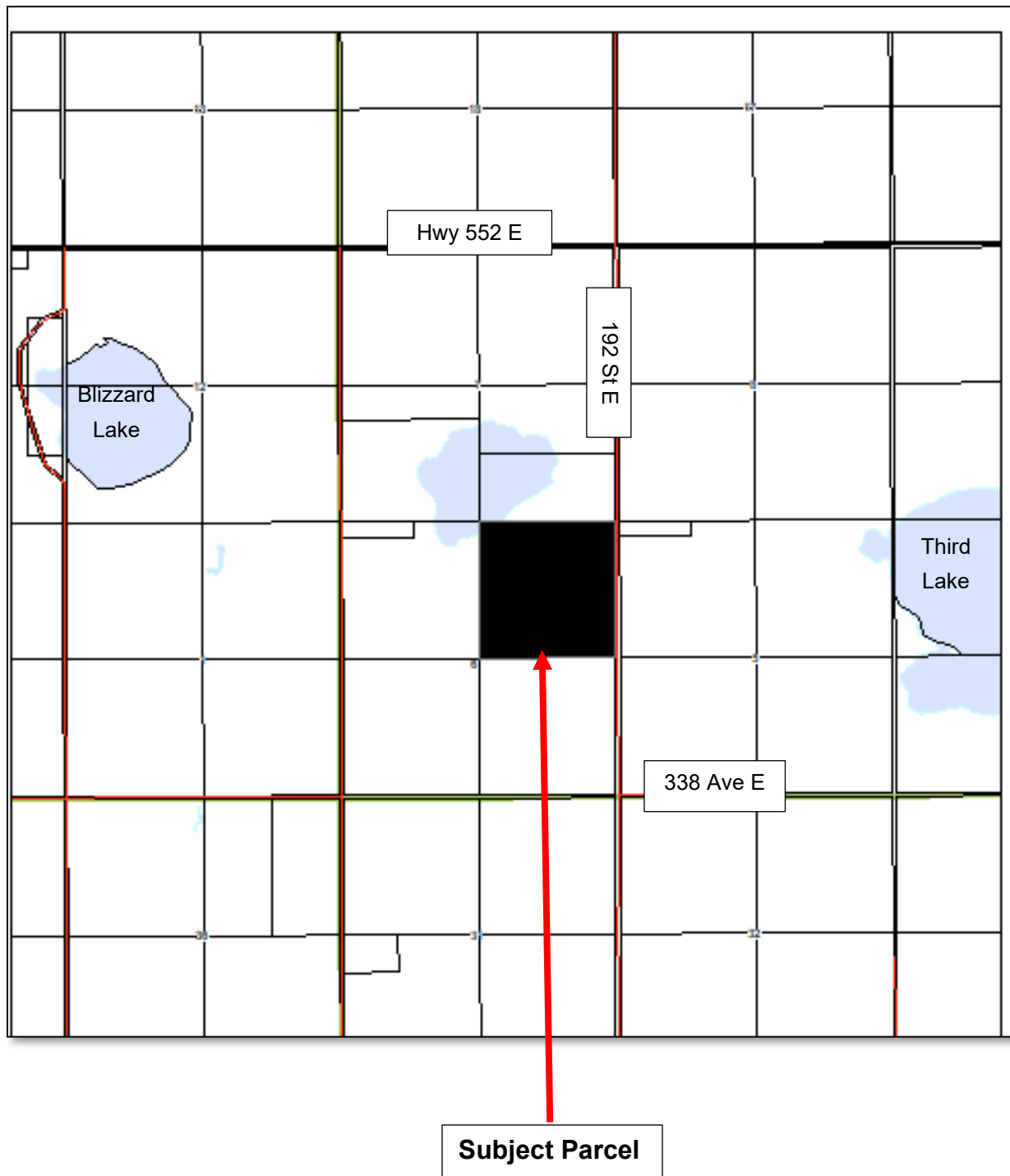
APPENDIX A: MAP SET

LOCATION MAP

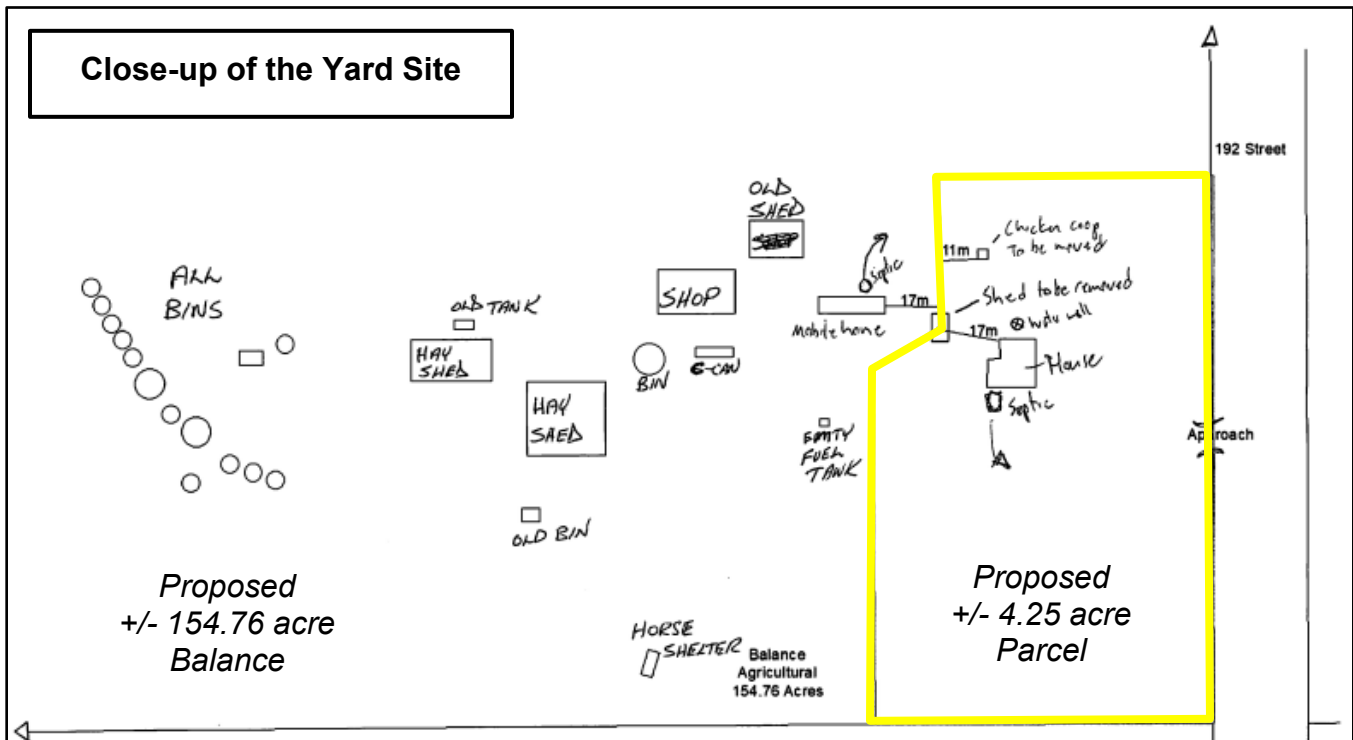
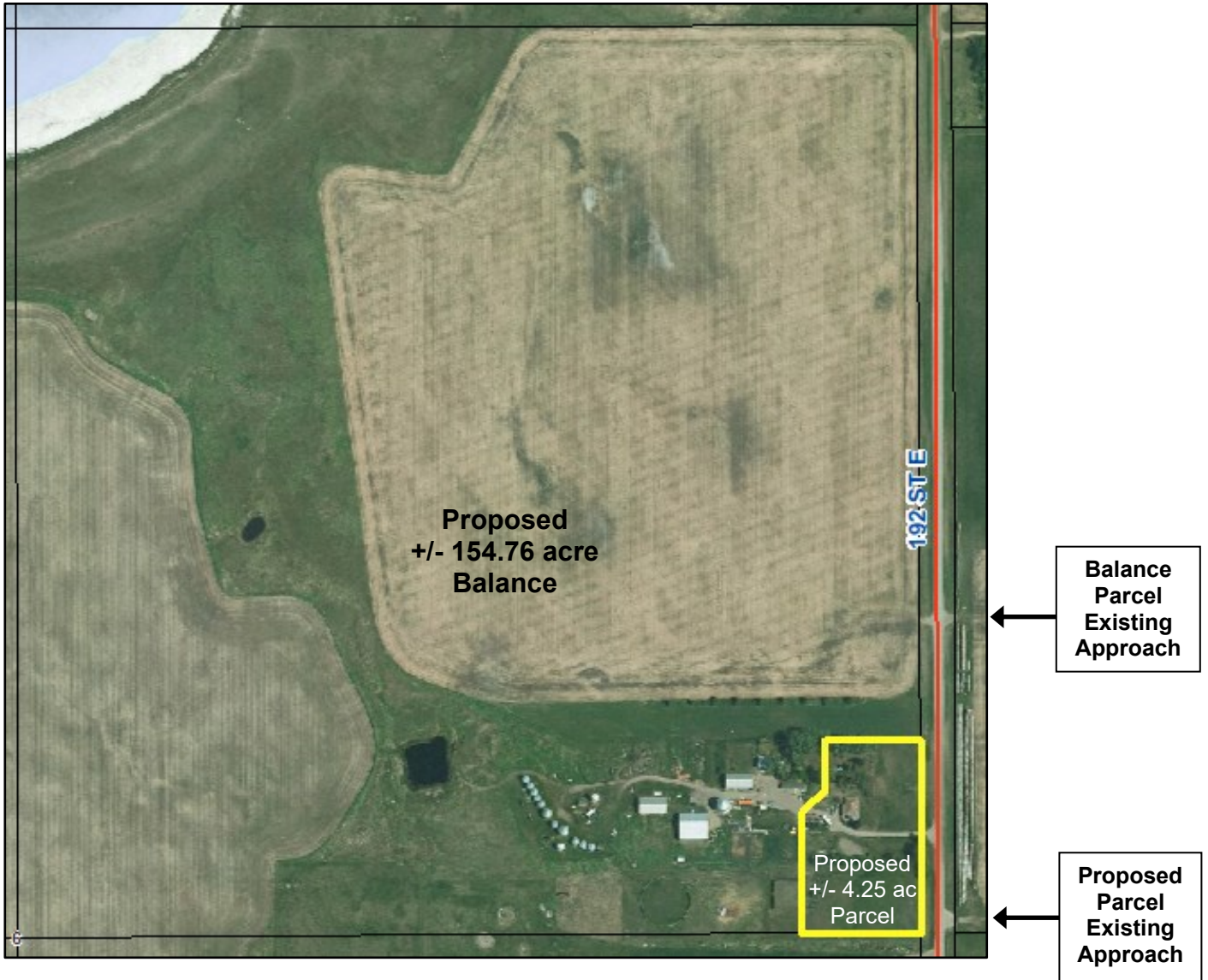
SITE PLAN

ORTHO PHOTO

APPENDIX A: LOCATION MAP



APPENDIX A: SITE PLAN



APPENDIX A: ORTHO PHOTO

