


**SUBDIVISION APPROVING AUTHORITY ITEM
 PLANNING AND DEVELOPMENT REPORT TO COUNCIL
 TIME EXTENSION REQUEST
 December 4, 2024**

REQUEST FROM APPLICANT FOR TIME EXTENSION		
APPLICATION INFORMATION	FILE NO. F2001-34W	
	LEGAL DESCRIPTION: Plan 0614719, Block 2, Lot 2; PTN: W 34-20-01 W5M	
	LANDOWNERS: David and Elsie Limpert	
	AREA OF SUBJECT LANDS: 170.75 Acres	
	CURRENT LAND USE: Agricultural District	
	PROPOSED LAND USES: Country Residential District and Agricultural District	
PROPOSAL: Time extension request for completion of the conditions of the subdivision approval for three 3.89 to 3.92 +/- acre Country Residential Sub-District "A" lots with an approximate 159.03 +/- acre Agricultural District balance parcel from Plan 0614719, Block 2, Lot 2, PTN: W-34-20-01-W5M.		
DIVISION NO: 5	COUNCILLOR: Alan Alger	FILE MANAGER: Theresa Chipchase

PURPOSE OF REQUEST

Request to the Subdivision Approving Authority for consideration of a one-year time extension to the subdivision which approved three 3.89 to 3.92 +/- acre Country Residential Sub-District "A" lots with an approximate 159.03 +/- acre Agricultural District balance parcel from Plan 0614719, Block 2, Lot 2, PTN: W-34-20-01-W5M. The subdivision approval expired on November 22nd, 2024. The time extension if granted would allow the applicant until November 22nd, 2025, to complete their subdivision conditions.

BACKGROUND

November 22nd, 2023 – Subdivision was conditionally approved by the Subdivision Approving Authority under the following motion:

“Council moved that the subdivision of three new Country Residential parcels (3.92 +/- acres, 3.91 +/- acres, and 3.89 +/- acres) with an approximate 159.03 +/- acre Agricultural District balance parcel on Plan 0614719, Block 2, Lot 2; Ptn. W 34-20-01 W5M.

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 following reasons:

- The application is consistent with Section 9 of the Matters Related to Subdivision and Development Regulation and;

- Pursuant to Section 20 of the Regulation, written approval was received by the Minister of Transportation allowing the Subdivision Authority to grant a variance to Section 18 and Section 19 of the Regulation, and;
- The subject lands have the appropriate land use designations.

In consideration of the criteria noted in Residential Policy of the MDP2010, the Subdivision Authority is of the opinion that the lands are suitable for the intended use and further that the application falls within the density provisions and lot size restrictions within the County's Land Use Bylaw.

Further, in accordance with Sections 654 and 655 of the Municipal Government Act, the application is approved subject to the following 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 Registrar 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 location of the adjacent municipal road(s), septic tank and field and water well(s) within the boundaries of the appropriate properties 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 County and where applicable the appropriate external agencies. These conditions include:
 - a. Payment of the \$11,300 per new lot Community Sustainability Fee;
 - b. Submission of all necessary engineering review fees;
 - c. All utility right of way agreements, easements, licenses and installation.
4. Septic Disposal Evaluation, to be provided for the proposed 3.89 +/- acre, 3.91 +/- acre, and 3.92 +/- acre Country Residential Sub-District "A" lots, in accordance with Part 2 Section 6(4)(b) of the Matters Related to Subdivision and Development Regulation, to the satisfaction of the Public Works department;
5. Site plan to be provided, which identifies building envelopes for the proposed 3.89 +/- acre, 3.91 +/- acre and 3.92 +/- acre lots, which meet the requirements as outlined in Policy 9 under the Residential section of the MDP2010, to be provided to the satisfaction of the Public Works department;
6. Lot Grading Plans, to be provided for the subject parcel, to the satisfaction of the Public Works department;
7. Comprehensive Site Drainage Plan, to be provided for the subject parcel, to the satisfaction of the Public Works department;
8. Reserves: to be provided by cash in lieu of land based on \$14,566.00 per acre on account of 10% of the proposed 3.89 +/- acre, 3.91 +/- acre and 3.92 +/- acre Country Residential Sub-District "A" lots. Pursuant to Section 663(b) of the Municipal Government Act, reserves would not be required for the 159.03 +/- acre Agricultural District balance parcel;

9. 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;
10. Landowners are to pay all arrears of taxes on the existing parcels prior to finalization of the subdivision; and
11. Submission of subdivision endorsement fees.

NOTE: The applicant has provided the fee required for the time extension request along with a letter. The letter from the applicant's agent regarding the request for the time extension is attached to this staff report as Appendix B.

REQUEST OF THE SUBDIVISION APPROVING AUTHORITY

The Subdivision Approving Authority is respectfully requested to consider a one-year time extension for the subdivision originally approved on November 22nd, 2023, for Plan 0614719, Block 2, Lot 2; PTN: W 34-20-01 W5M, which expired on November 22nd, 2024. Approval of this request would provide the applicant until November 22nd, 2025, to complete their outstanding conditions.

APPENDICES

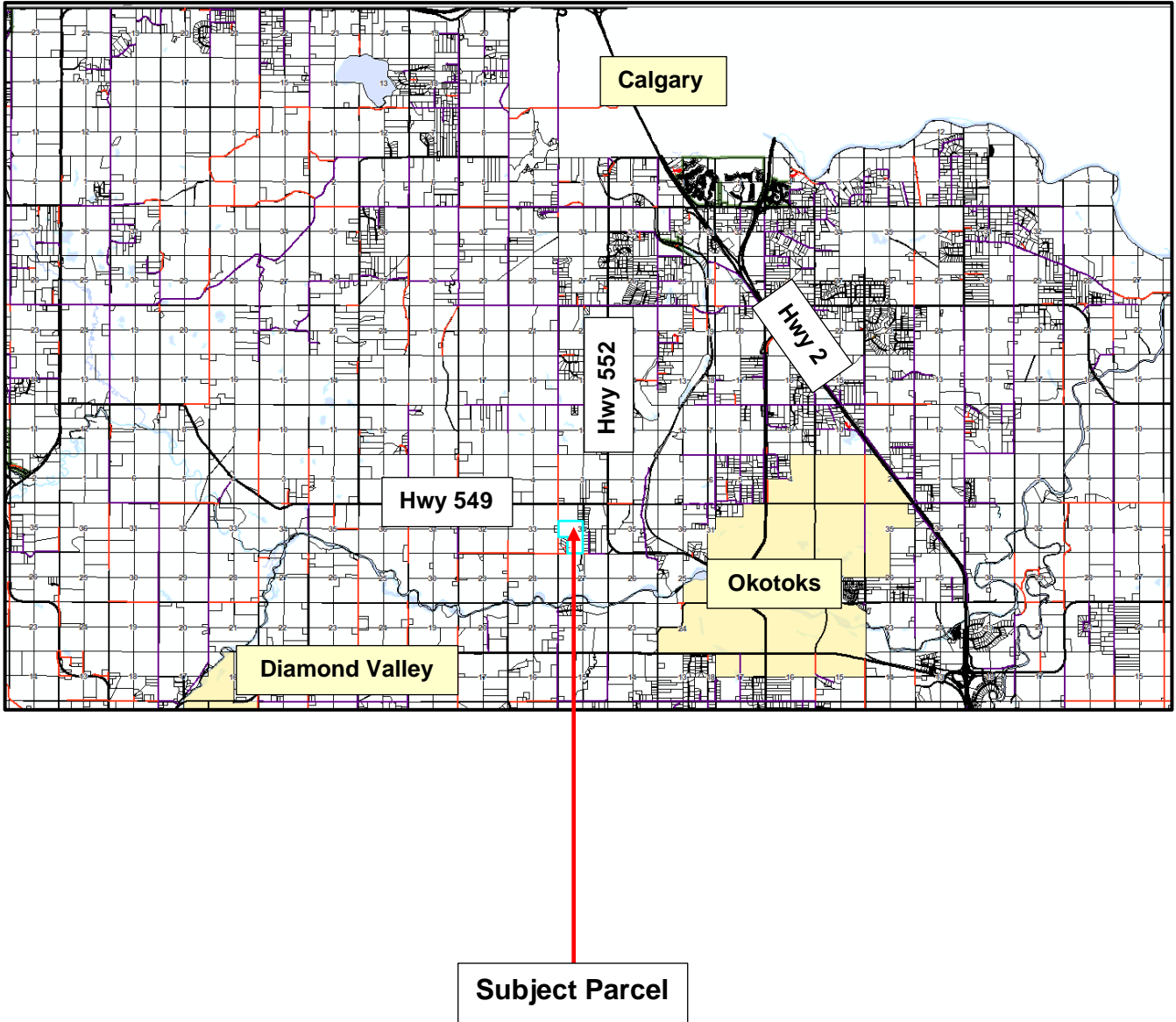
APPENDIX A - MAP SET:

LOCATION MAP
LAND USE AND LOT SIZES MAP
SITE PLAN
ORTHO PHOTO

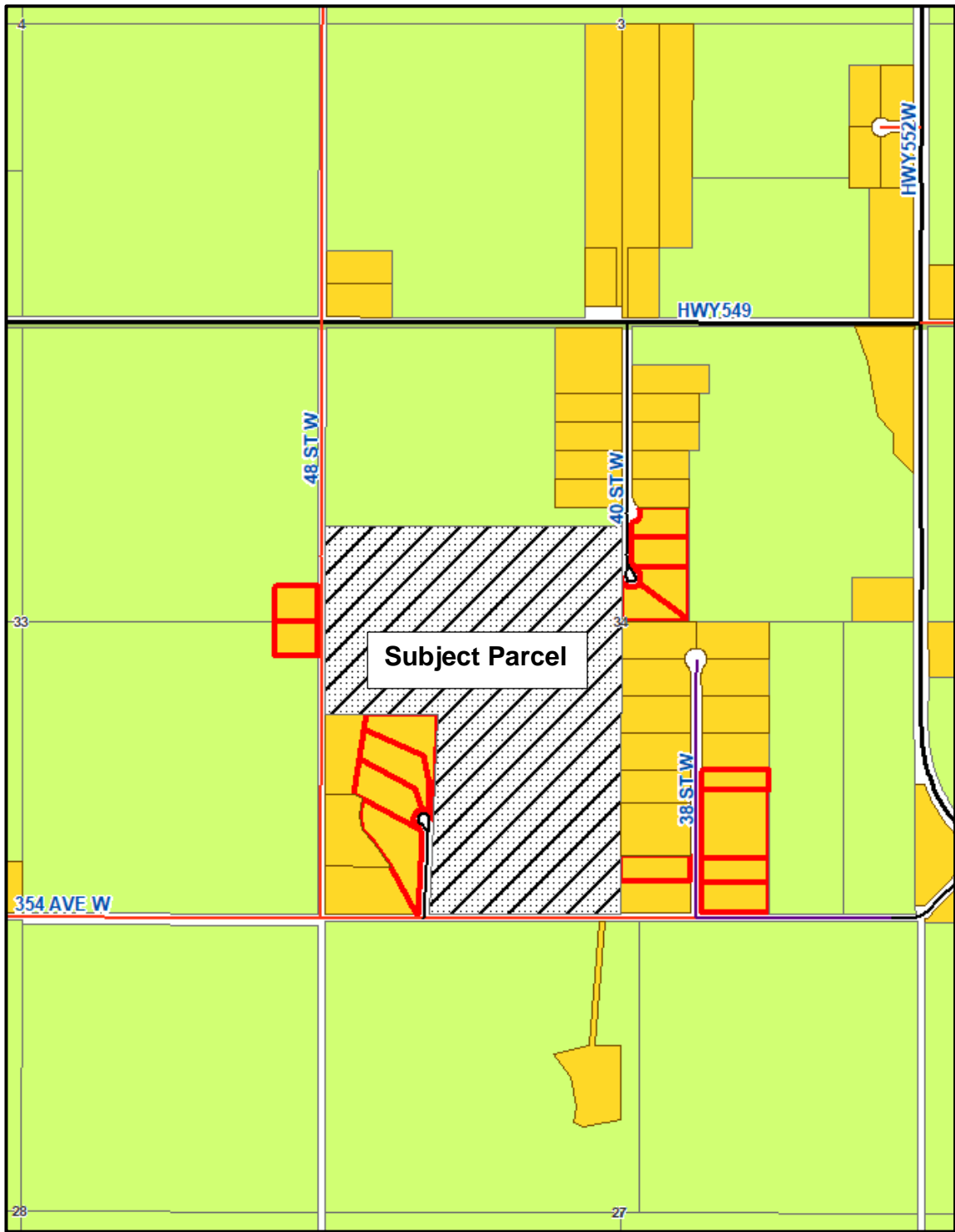
APPENDIX B:

LETTER OF REQUEST FROM APPLICANT

APPENDIX A: LOCATION MAP



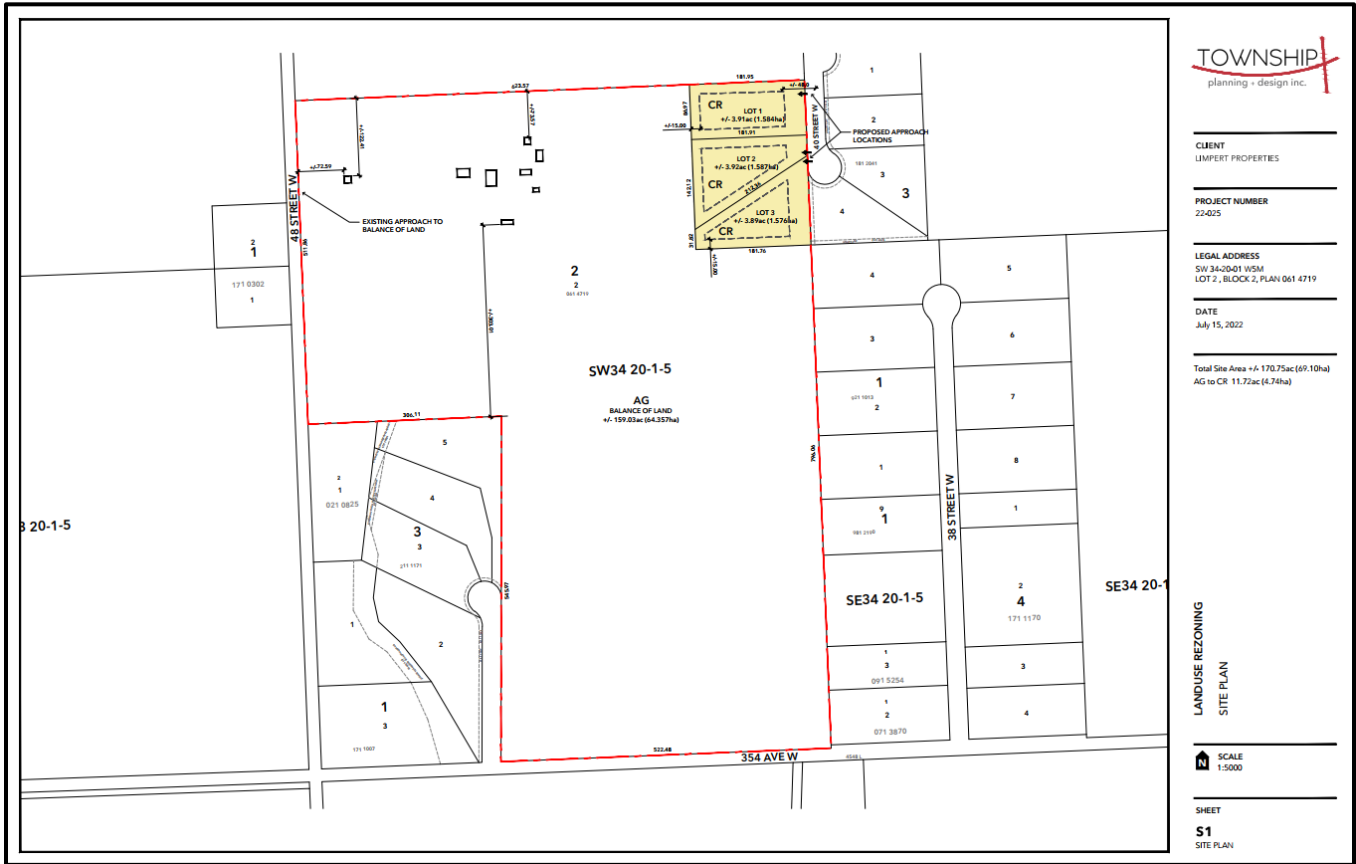
APPENDIX A: LAND USE AND LOT SIZES



Legend

- | | | |
|----------------------------------|----------------------------------|--------------------------------------|
| Hard Surface (Chip/oil) | CR- Country Residential | MR- Municipal Reserve |
| Gravel | CRA- Country Residential Sub A | MLR- Municipal Land/Reserve District |
| Developer Pavement | DC - Direct Control | |
| Pavement | BP- Bussiness Park | |
| Flood Hazard Protection District | RB- Rural Business | |
| In Transition | INR- Natural Resource Extraction | |
| A- Agricultural | EP- Environmental Protection | |
| AA- Agricultural Sub A | ER- Environmental Reserve | |

APPENDIX A: SITE PLAN



CLIENT
LINFERT PROPERTIES

PROJECT NUMBER
224025

LEGAL ADDRESS
SW 34-20-01 W5M
LOT 2, BLOCK 2, PLAN 061 4719

DATE
July 15, 2022

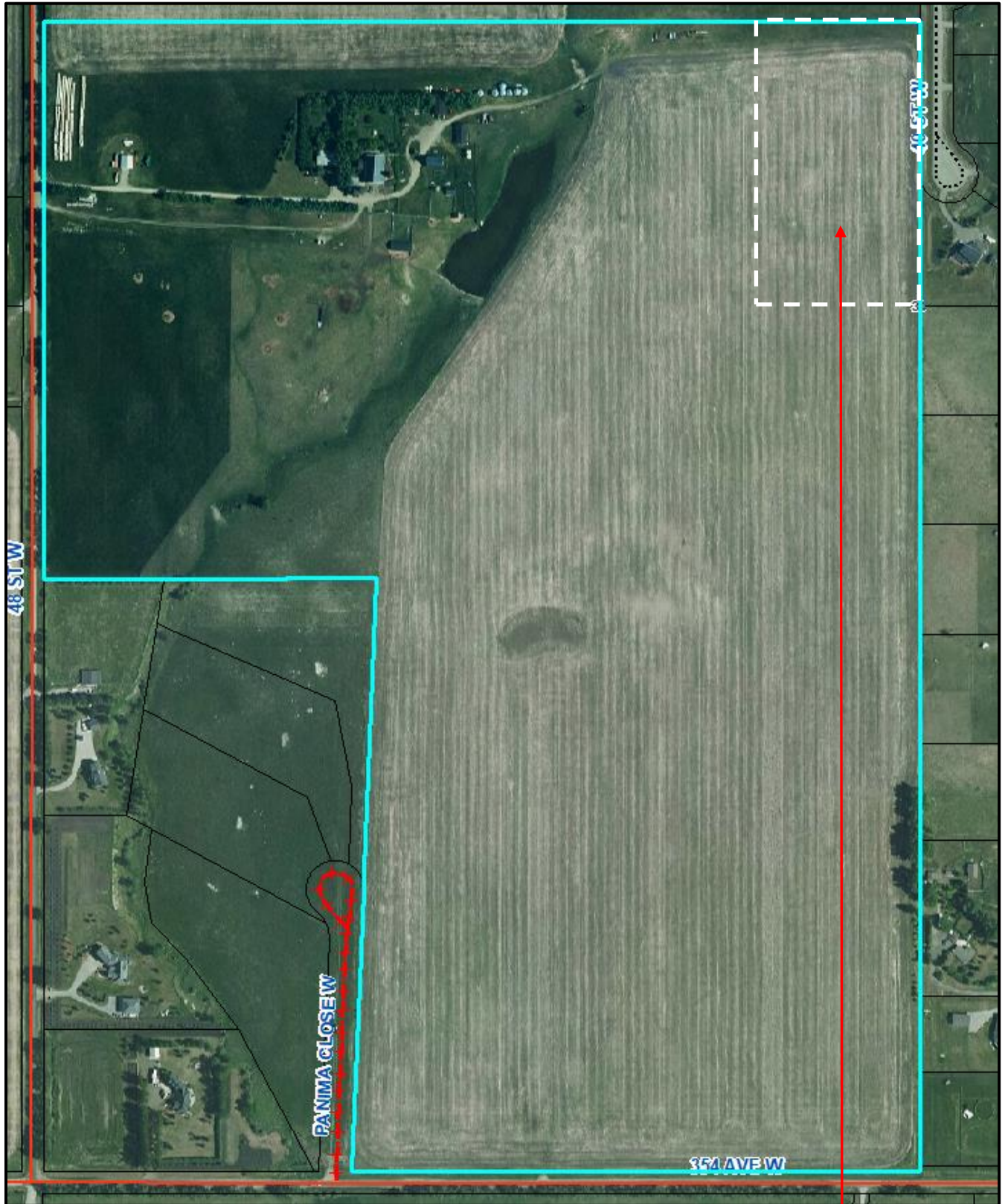
Total Site Area 47.170.75ac (69.10ha)
AG to CR 11.72ac (4.74ha)

LANDUSE REZONING
SITE PLAN

SCALE
1:5000

SHEET
S1
SITE PLAN

APPENDIX A: ORTHO PHOTO



Subdivision area

APPENDIX B: LETTER OF REQUEST FROM APPLICANT'S AGENT

110-259 Midpark Way SE | Phone: 403.880.8921
Calgary, AB T2X 1M2 | TWPlanning.com



Foothills County
Box 5605
High River, AB T1V 1M7

November 14, 2024

ATTN: Foothills County Council

RE: F2001-34W - Time Extension Request
Subdivision Conditions for land legally described as W 34-20-01 W5M

Dear Reeve Miller and Members of Council,

Township Planning + Design Inc. is the agent for David Limpert and Elsie Limpert regarding the subdivision of the above-mentioned parcel of land.

The purpose of this letter is to request an initial time extension for meeting the subdivision conditions of approval for application F2001-34W, which was conditionally approved on November 22, 2023. We are diligently working to meet the conditions and have approaches to complete and fee payments remaining.

We are requesting an extension from the **November 22, 2024** expiry to **November 22, 2025**. We have enclosed a credit card authorization for \$350.00 time extension request fee. Township Planning + Design Inc. will continue to work with the landowner and County to meet conditions of subdivision in a timely manner.

Please do not hesitate to contact us should you have any questions or concerns. Thank you for considering this request.

Sincerely,
Township Planning + Design Inc.

A handwritten signature in black ink, appearing to read "Kristi Beunder", is written over a series of horizontal lines.

Kristi Beunder, B.A., M.E.Des.
RPP MCIP
Senior Planner / Principal
Urban + Regional Planning

Cc: - David & Elsie Limpert, Landowners