


**SUBDIVISION APPROVING AUTHORITY ITEM
PLANNING AND DEVELOPMENT REPORT TO COUNCIL
SUBDIVISION APPROVAL
June 11, 2025**

APPLICATION INFORMATION		File No. F2203-13NE
	LEGAL DESCRIPTION: Ptn. NE 13-22-03 W5M	
	LANDOWNERS: Blake Griffith and Meghan Grenwich	
	AREA OF SUBJECT LANDS: 22.33 Acres	
	CURRENT LAND USE: Country Residential District	
PROPOSAL: Subdivision proposing the creation of one 3.1 +/- acre Country Residential District parcel from a portion of NE 13-22-03 W5M, leaving a 19.23 +/- acre Country Residential District balance parcel.		
LOCATION: The subject parcel is located on 198 th Avenue W, approximately 300 m west of 192 nd Street W, approximately 1.0 km east of Highway 22 and approximately 1.6 km south of Highway 22x. The parcel is approximately 600 m northeast of the Rothney Astrophysical Observatory and approximately 1.1 km west of the Ann and Sandy Cross Conservation Area.		
DIVISION NO: 4		COUNCILLOR: Suzanne Oel
FILE MANAGER: Aamani Sidhu		

PURPOSE OF REQUEST:

Request of the Subdivision Approving Authority to approve the subdivision application which proposes the creation of one 3.1 +/- acre Country Residential District parcel from a portion of NE 13-22-03 W5M, leaving a 19.23 +/- acre Country Residential District balance parcel.

BACKGROUND:

June 11, 2025: Council granted third and final reading to Bylaw 64/2024 authorizing the redesignation of the subject parcel being Ptn. NE 13-22-03 W5M from Agricultural District to Country Residential District to allow for the future subdivision of one 3.1 +/- acre Country Residential District parcel, leaving a 19.23 +/- acre Country Residential District balance.

MUNICIPAL RESERVE:

To date, no municipal reserves have been provided for the subject parcel. There is currently a deferred reserve caveat registered on the certificate of the subject parcel confirming that reserves are still owing. In accordance with Sections 666(1) and 669(1) of the Municipal Government Act and the County's Municipal Reserve Policy adopted April 18/96, the Subdivision Approving Authority may wish to consider requiring that reserves be provided by way of cash-in-lieu for the proposed 3.1 +/- acre parcel and are to be deferred for the 19.23 +/- acre Country Residential District balance parcel.

REFERRAL CIRCULATION:

CIRCULATION REFERRALS	
REFEREE	COMMENTS
INTERNAL	
Public Works	5m of road widening by caveat along 198 Ave W.
Rural Addressing	Ideally driveways are to be entirely on separate parcels for to addressing and avoiding future conflicts. Alternatively, an access easement will be required.
EXTERNAL	
Alberta Transportation and Economic Corridors (ATEC)	<p>ATEC offers the following comments with respect to the proposed subdivision:</p> <ul style="list-style-type: none"> • The requirements of section 18 of the Regulation are not met. The department anticipates minimal impact on the highway from this proposal. Pursuant to Section 20(1) of the Regulation, Transportation and Economic Corridors grants approval for the subdivision authority to vary the requirements of Section 18 of the Regulation. • The requirements of Section 19 are met; therefore, no variance of Section 19 of the Regulation is required. • Pursuant to Section 678(2) of the Municipal Government Act, Alberta Transportation and Economic Corridors requires that any appeal of this subdivision be referred to the Land & Property Rights Tribunal.
ATCO Pipelines	No comments received from subdivision circulation. However, redesignation circulation comments indicated no objections.
ATCO Gas	No comments received from subdivision circulation. However, redesignation circulation comments indicated no objection to the proposed.
TELUS Communications	No concerns with the proposed activities.
Fortis Alberta	<p>Fortis Alberta provided the following comments:</p> <ul style="list-style-type: none"> • No easements required • The developer can arrange installation of electrical services for this subdivision through Fortis Alberta.
PUBLIC	
Landowners (adjacent)	No submissions received.

REQUEST OF THE SUBDIVISION APPROVING AUTHORITY

Should Council as the Subdivision Approving Authority be supportive of the subdivision application, Council may wish to consider the following motion:

The subdivision application proposing the subdivision of one new 3.1 +/- acre Country Residential District parcel, leaving a 19.23 +/- acre Country Residential District balance parcel

on Ptn. NE 13-22-03 W5Mhas been evaluated in terms of Section 654 of the Municipal Government Act and Sections 9 and 20 of the Matters Related to Subdivision and Development Regulation and the application is approved as per the tentative plan and a variance is granted to Section 18 of the Regulation for the follow reasons:

- The application is consistent with Section 9 of the Regulation;
- The subject lands have the appropriate land use designation; 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 18of the Regulation.

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

Recommended Conditions of Approval:

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 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. Road Acquisition Agreement to be executed and registered by way of caveat, concurrently with the Plan of Survey, with respect to 5 meters of land along the south side of the subject parcel (north of 198 Ave W) for future road widening, to the satisfaction of the Public Works Department;
5. 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;
6. Public Reserve: to be provided by cash-in-lieu of land based on \$40,698 per acre on account of 10% of the 3.1+/- acre parcel and is to be deferred by way of caveat for the balance parcel;
7. Landowner is to provide all utility easements and agreements to the satisfaction of the County and the utility companies;
8. Landowners are to pay all arrears of taxes on the existing parcel prior to finalization of the subdivision; and
9. Submission of subdivision endorsement fees.

Recommended Advisory Conditions:

1. Should the landowners choose to utilize the existing driveway as shared access for the proposed and balance parcel, the landowners will be responsible for registering an access easement agreement by access right of way plan prior to the County assigning required addressing.

APPENDICES:

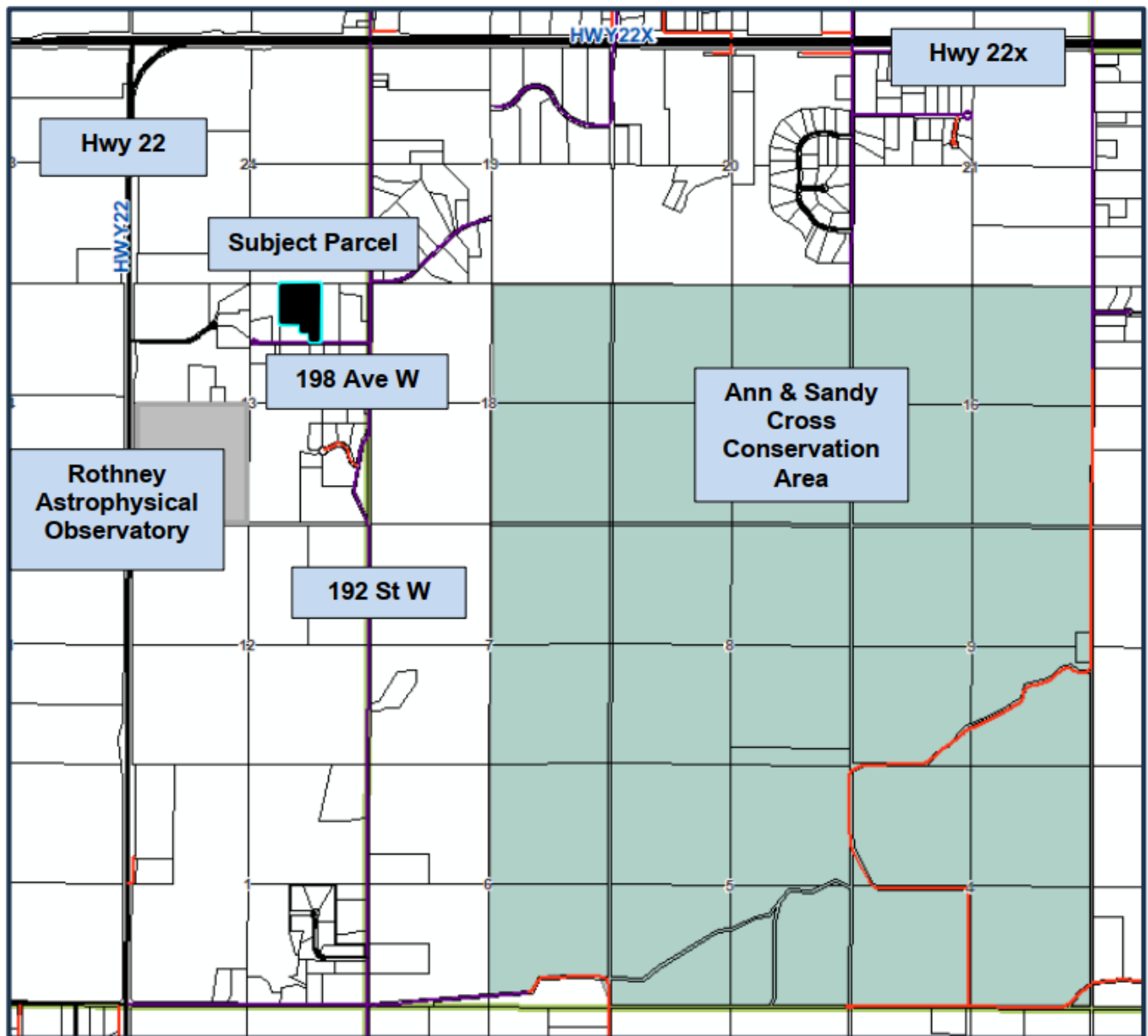
APPENDIX A: MAP SET

MAP 1 – LOCATION MAP

MAP 2 – SITE PLAN

MAP 3 – ORTHO PHOTO

APPENDIX B: ASSESSMENT SPREADSHEET - PUBLIC RESERVE AMOUNT FOR SUBDIVISION



MAP 2 – SITE PLAN



MAP 3 – ORTHO



APPENDIX B: ASSESSMENT SPREADSHEET – PUBLIC RESERVE AMOUNT FOR SUBDIVISION

INTEROFFICE MEMORANDUM

DATE: June 2, 2025

TO: Planning Department

FROM: Teresa Lemon

3.00 Public Reserve Amount For Subdivision

File No: F2203-13NE
 Legal: NE-13-22-3-5
 Subject: Griffith/Grenwich, Roll #2203137500
 Parcel Size: 22.33 acres
 Mkt Zone: 22
 Trees: Improved Lots of Mature Trees
 Views:
 River/Creek:

CONCLUSION

Based on the following sales, the fair market value for a 22.33 acre parcel in this area is : \$40,698 per acre.

Sale	Mz	Qr	Sec	Twp	Rge	M	Sale Date	Acres	Sale Price	Time Adj	Time Adj Sale Price	Loc Adj	Size Adj	Trees Adj	View Adj	River/Creek Adj	Final Adjusted Sale Price	Indicated Price Per Acre For 22.33 Acs
1	12	NE	22	22	03	5	Jun-24	27.92	\$995,000	1.01	\$1,004,950	1.22	0.92	30000			\$1,157,956	\$51,857
2	22	NE	04	22	03	5	Nov-24	33.50	\$855,000	1.00	\$855,000	1.00	0.86	10000			\$745,300	\$33,377
3	16	SW	13	21	04	5	Apr-24	19.99	\$625,000	1.01	\$631,250	1.36	1.04	30000			\$922,840	\$41,327
4	16	SE	16	21	04	5	Nov-24	14.70	\$795,000	1.00	\$795,000	1.34	1.12				\$1,193,136	\$53,432
5	22	SW	36	21	02	5	Aug-23	15.42	\$695,000	1.06	\$736,700	1.00	1.11	60000	-94481		\$783,256	\$35,076
6	26	S	26	21	01	5	Mar-25	14.11	\$890,000	1.00	\$890,000	0.83	1.13	60000			\$894,731	\$40,069

COMMENTS: