


**SUBDIVISION APPROVING AUTHORITY ITEM
PLANNING AND DEVELOPMENT REPORT TO COUNCIL
SUBDIVISION APPROVAL
December 3, 2025**

APPLICATION INFORMATION		FILE NO. F2102-10NW
	LEGAL DESC.: NW 10-21-02 W5M	
	LANDOWNERS: Kenneth & Linda Miklos	
	AGENT: Kristi Beunder of Township Planning + Design Inc.	
	AREA OF SUBJECT LANDS: 159.88 Acres	
	LAND USES: Country Residential District / Agricultural District	
PROPOSAL: Subdivision proposing the creation of 1 x +/- 9.0 acre Country Residential District first parcel out from a portion of NW 10-21-02 W5M, leaving a +/- 150.88 acre Agricultural District balance parcel.		
NUMBER & SIZE OF PROPOSED NEW PARCELS: 1 x +/- 9.0 acre		
DIVISION NO: 5	COUNCILLOR: Alan Alger	
FILE MANAGER: Elliott Salmon		

PURPOSE OF REQUEST

Request of the Subdivision Approving Authority to approve the subdivision application which proposes the creation of 1 x +/- 9.0 acre Country Residential District first parcel out from a portion of NW 10-21-02 W5M, leaving a +/- 150.88 acre Agricultural District balance parcel.

BACKGROUND

December 3, 2025: Council granted 3rd and final reading to Bylaw 31/2025 authorizing the redesignation of a 9.0 +/- acre portion of NW 10-21-02 W5M from Agricultural District to Country Residential District, in order to allow for the future subdivision of one new 9.0 +/- acre Country Residential District first parcel out, with an approximate 150.88 +/- acre Agricultural District balance parcel.

MUNICIPAL RESERVE

To date, no municipal reserves have been provided for the subject parcel.

Municipal Reserve dedication is generally not required for first parcels out of a quarter section or for large agricultural parcels greater than 16.0 hectares (39.5 acres) in size, pursuant to sections 663(a)-(b) and 666(1) of the Municipal Government Act and the County's Municipal Reserve Policy adopted April 18/96.

REFERRAL CIRCULATION

CIRCULATION REFERRALS	
REFEREE	COMMENTS
INTERNAL	
Public Works	<ul style="list-style-type: none"> There are 25% grades 150 m north of the current cul-de-sac on 144 St W.

CIRCULATION REFERRALS	
	<ul style="list-style-type: none"> • The remainder of the undeveloped 144 St W road allowance to the north could be developed in the future if needed by extending 144 St W from the north. • 5 m road widening by caveat is required along 144 St W. • Survey out road widening to accommodate the cul-de-sac in the SW corner of the quarter section.
EXTERNAL	
Fortis	Easements are required for this development.
PUBLIC	
Landowners (adjacent)	No submissions.

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 creation of 1 x +/- 9.0 acre Country Residential District first parcel out from a portion of NW 10-21-02 W5M, leaving a +/- 150.88 acre Agricultural District balance parcel 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 the application is approved as per the tentative plan for the following reasons:

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

Further, in accordance with Sections 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. The landowners shall provide consent for the registration of a survey of the constructed portion of the cul-de-sac in the southwest corner of the subject parcel, to be completed at the cost of the County. The survey is to include the minimal amount of land necessary for the constructed cul-de-sac;
3. 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;
4. 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.

5. The landowners shall execute a Road Acquisition Agreement for the purposes of road widening in the amount of 5 metres along the full west boundary of the subject parcel (east of 144 Street W) to be registered by way of Caveat concurrently with the plan of subdivision.
6. 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;
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.

APPENDICES

APPENDIX A: MAP SET

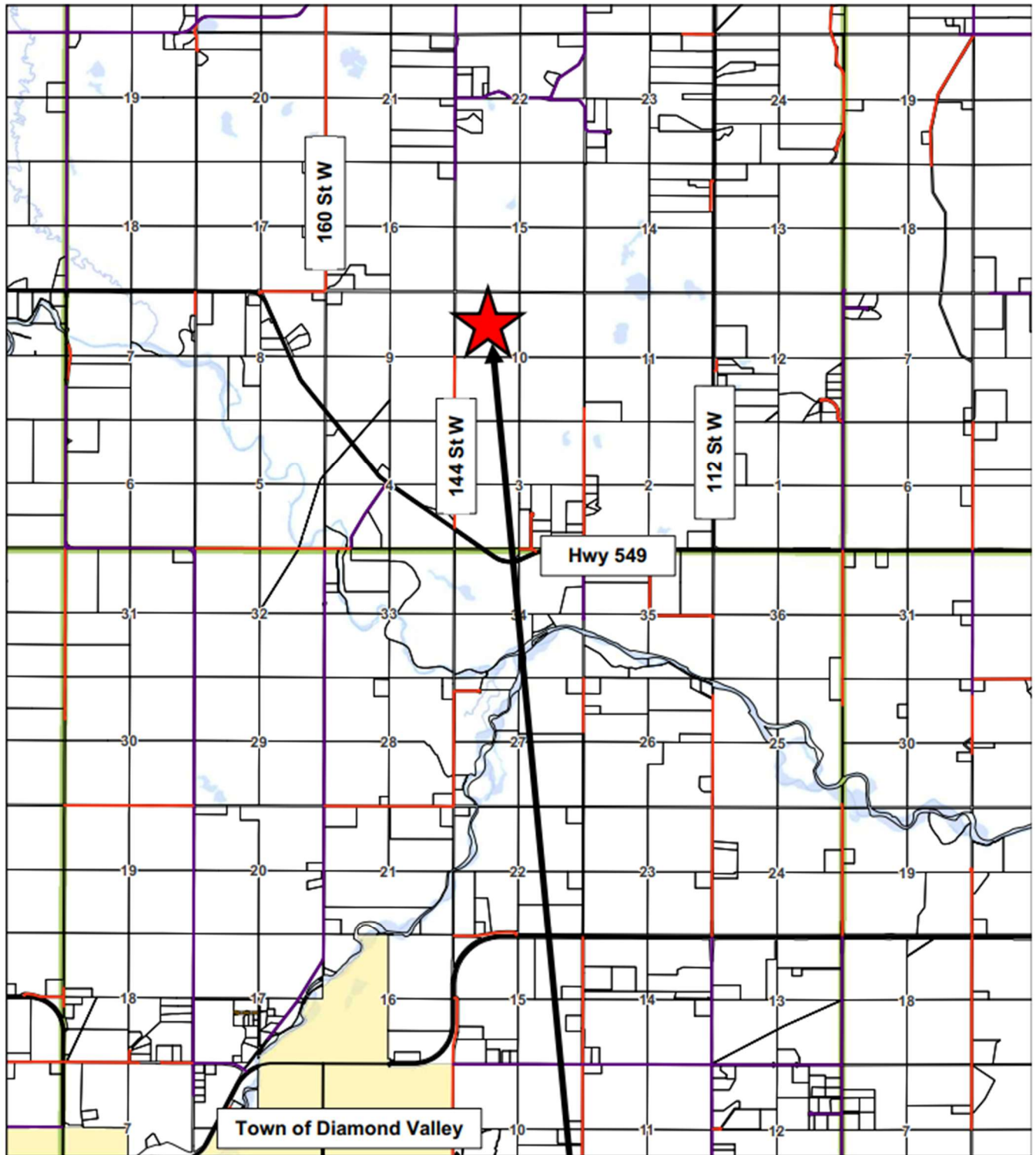
LOCATION MAP

SITE PLAN – WITHOUT AERIAL IMAGERY

SITE PLAN – WITH AERIAL IMAGERY

ORTHO PHOTO

APPENDIX A: LOCATION MAP

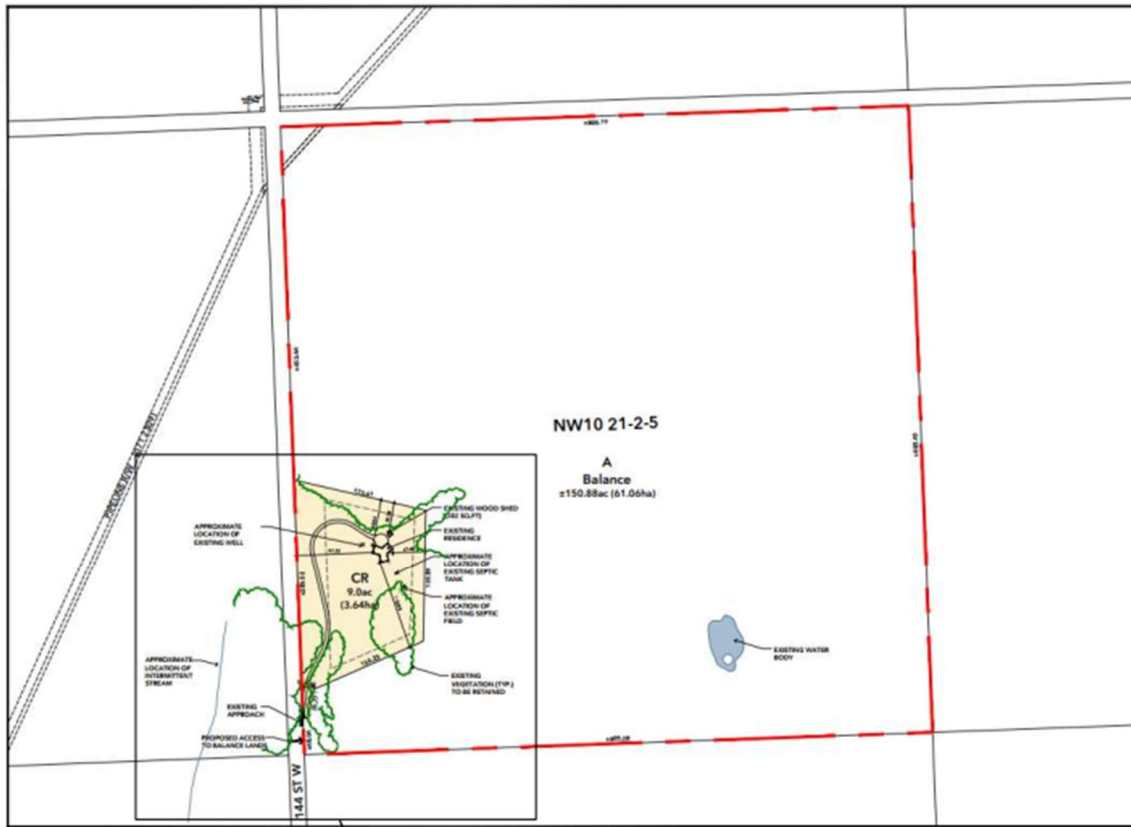


Legend

-  Townships
-  Town
-  Parcels
-  Pre Developer
-  Hard Surface (Chip/oil)
-  Gravel
-  Pavement

Subject Parcel

APPENDIX A: SITE PLAN – WITHOUT AERIAL IMAGERY



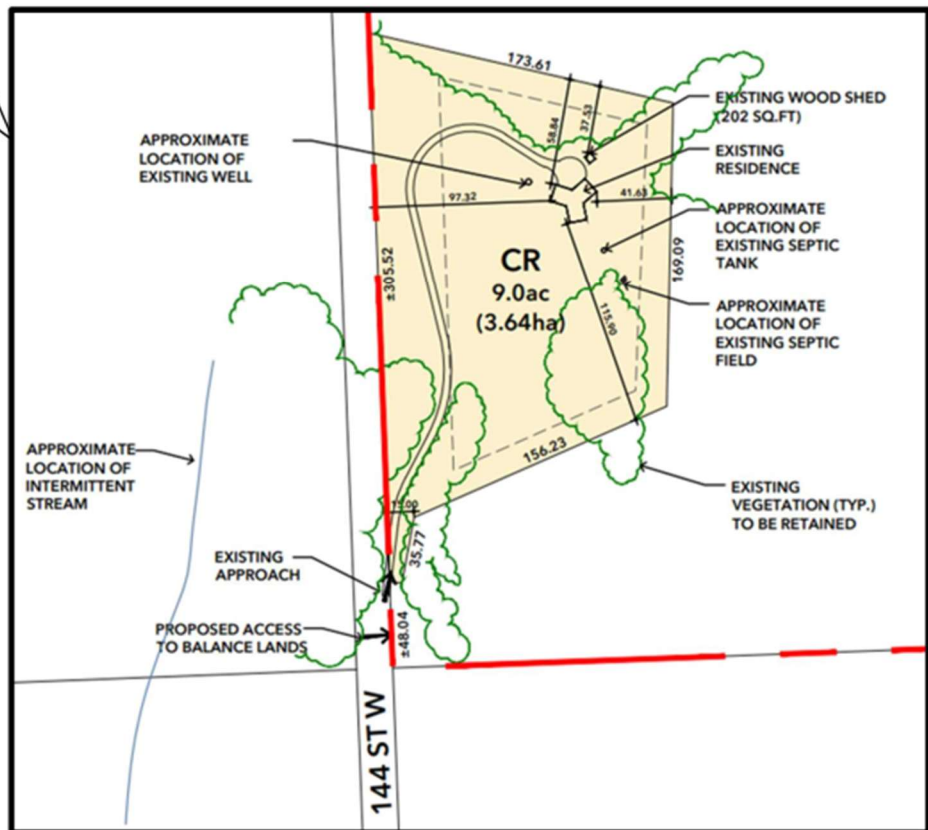
CLIENT
 Ken & Linda Miller

PROJECT NUMBER
 23-002

LEGAL ADDRESS
 100 10 21-02 0504
 ±150.88ac (61.06ha)

DATE
 March 14, 2025

Land Use Redesignation & Subdivision
 Country Residential - First Parcel Out



APPENDIX A: SITE PLAN – WITH AERIAL IMAGERY



CLIENT
Ken & Linda Miller

PROJECT NUMBER
24.042

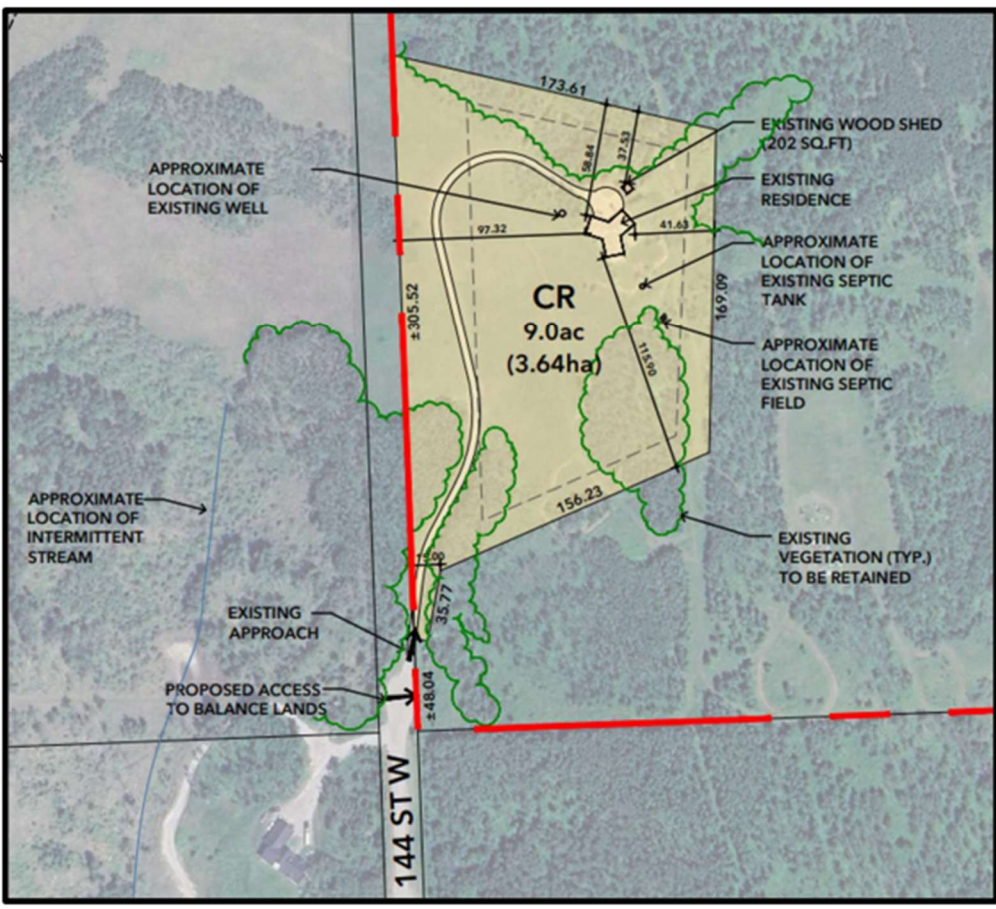
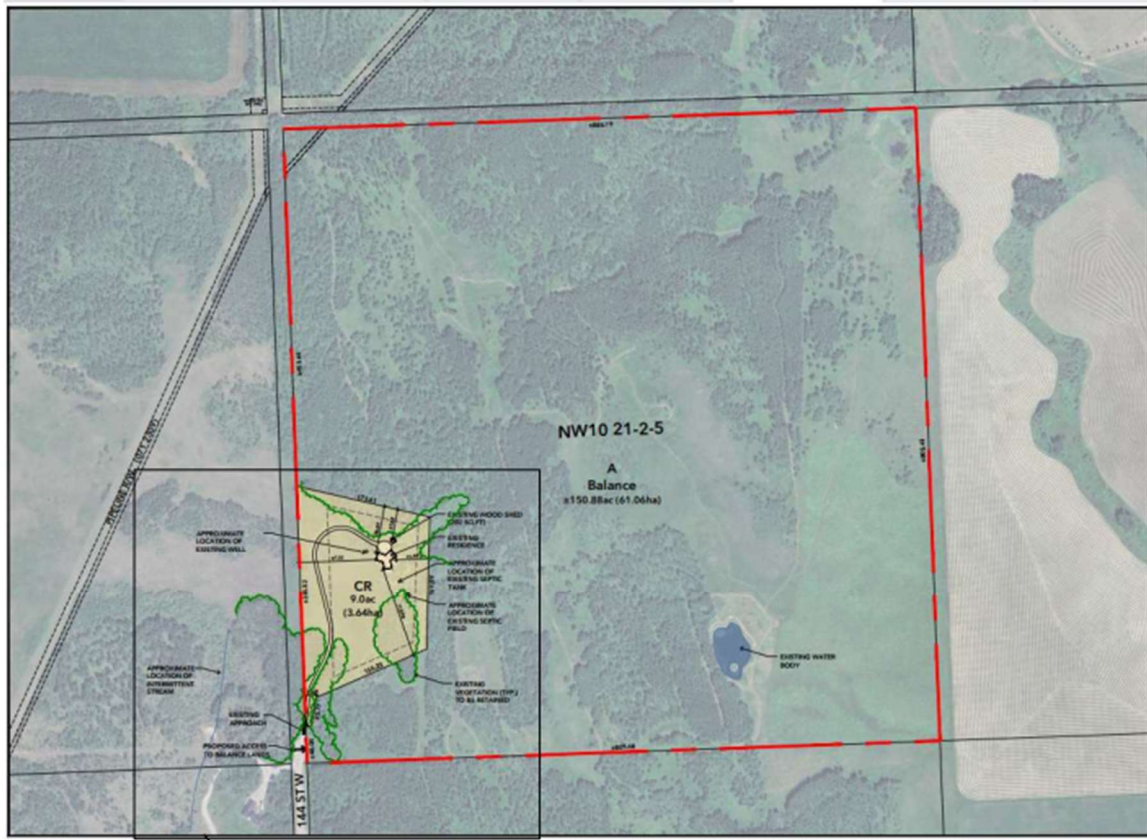
LEGAL ADDRESS
NW 10-21-02-004
±159.88ac (64.79ha)

DATE
March 14, 2025

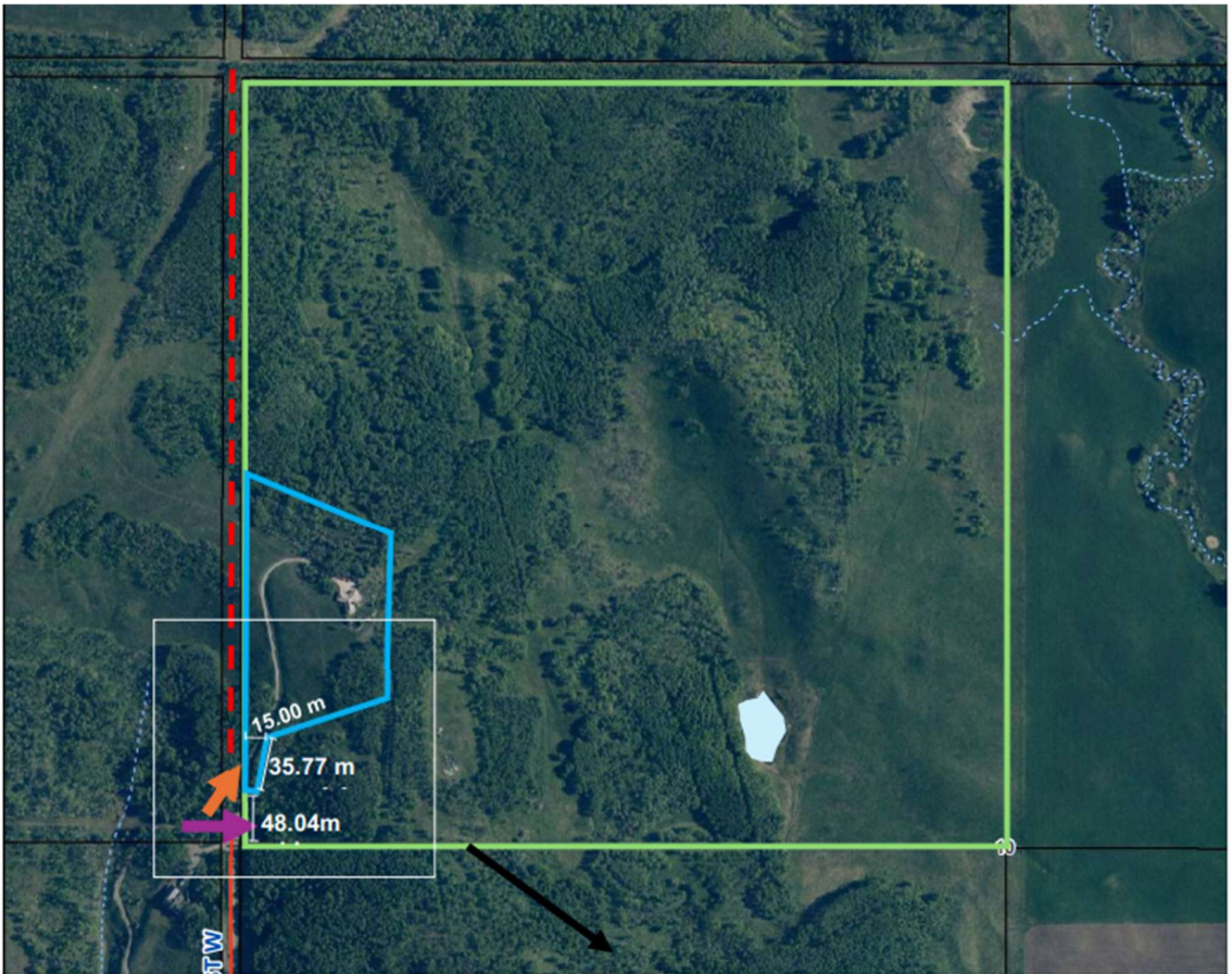
Land Use Redesignation & Subdivision
Country Residential - First Parcel Out

SCALE
1:4000









SHEET
S1
SITE PLAN



APPENDIX A: ORTHO PHOTO



Legend

-  Existing Parcel Boundary
-  Approximate Proposed Parcel Boundary
-  Proposed Access to the Balance Parcel
-  Existing Access to Proposed Parcel
-  Road (144 St W)
-  Undeveloped Road Allowance
-  Recurring Minor Stream
-  Water Body

