

Request for Decision

Title	Extension of Conditional Subdivision Approval 2017-S-019
Proposed Motion	That Council approve a one-year extension to Subdivision File 2017-S-019.
Administrative Recommendation	That Council supports the one-year time extension to Subdivision File 2017-S-019.
Previous Council Direction	None.
Report	<p><u>Background Information</u></p> <ul style="list-style-type: none"> • The Municipal Planning Commission (MPC) conditionally approved the applicant's subdivision on June 23, 2017, requiring fulfilment of all conditions within one year. • The applicants were granted a one-year extension to fulfill the necessary conditions for the endorsement of the subdivision approval, with a new deadline of June 23, 2019. • On May 17, 2019, the applicants requested a second extension due to Condition 8, to provide time to address the building permit conditions related to the dwelling: <ul style="list-style-type: none"> ○ Condition 8 of this subdivision approval requires the developer "to apply and obtain approval for development and/or building permits and/or farm building confirmation forms for all applicable structures – to the satisfaction of the development officer." ○ Related to this condition, numerous buildings on the property required farm building confirmation forms, and the dwelling on the property required development and building permits. ○ An engineering report, conducted as a requirement of the building permit application and dated April 16, 2019, noted structural and building codes issues with the dwelling that would need to be addressed prior to the building meeting Alberta Building Code requirements, thus allowing the subdivision to be endorsed. ○ The applicants have met with Administration and are working towards having the necessary repairs done; they have already

	<p>procured a builder to conduct the work and are awaiting a date for this work to be scheduled.</p> <p><u>External Communication</u></p> <ul style="list-style-type: none"> Not applicable. <p><u>Relevant Policy/Legislation/Practices:</u></p> <ul style="list-style-type: none"> Provincial: <i>Municipal Government Act (MGA)</i> Section 657 of the MGA allows the applicant one year to fulfill all the conditions associated with a subdivision approval. Any extensions beyond one year may be authorized by Council. Municipal: <ul style="list-style-type: none"> Bylaw 1376/16 (Amendment to Subdivision Authority Bylaw 1339/14) – Council has delegated their authority for the first extension to the Manager of Current Planning and Development Any additional extensions after the first extension must go to Council for a decision.
Implication of Administrative Recommendation	<p><u>Strategic Alignment:</u></p> <p>Not applicable.</p> <p><u>Organizational:</u></p> <p>Not applicable.</p> <p><u>Financial:</u></p> <p>No implications for Sturgeon County. Applicants would not have to apply and pay for another new subdivision application.</p>
Alternatives Considered	<p>That Council not grant an extension to the subdivision approval.</p>
Implications of Alternatives	<p><u>Strategic Alignment:</u></p> <p>Not granting an extension would render the approval of the subdivision application made in 2017 effectively null and void. This would allow the applicants to reapply if they wanted; however, they would have to pay for another application.</p> <p><u>Organizational:</u></p> <p>Administration (Current Planning & Development) would oversee a reapplication as it would be a new application.</p> <p><u>Financial:</u></p> <p>No implications for Sturgeon County. Applicants would have to pay relevant fees to reapply and begin a new subdivision application.</p>
Follow up Action	<p>Administration will work with the applicant based on Council's decision.</p>

Attachment(s)	None.
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**Report Reviewed
by:**



Colin Krywiak, Manager Planning & Development



Collin Steffes, General Manager, Integrated Growth



Reegan McCollough, County Commissioner – CAO

Strategic Alignment Checklist

Vision: Sturgeon County: a diverse, active community that pioneers opportunities and promotes initiative while embracing rural lifestyles.

Mission: Provide quality, cost effective services and infrastructure to meet the diverse needs of the Sturgeon County community, while improving competitiveness and sustainability.

Focus Areas	Not consistent	N/A	Consistent
Planned Growth and Prosperity			
<i>We encourage varied and integrated enterprises that enhance our strong economic base, while balancing the needs of the community and natural environment. (Strategic Plan and MDP pg. 36)</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> Supports a strong thriving business environment to strengthen our economic foundation 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> Plans for responsible growth through the MDP and regional growth plan. 	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> Manages growth for current and future developments through: <ul style="list-style-type: none"> transparent bylaws, policies and processes to enable responsible land development targeting growth around existing and identified future growth areas 	<input checked="" type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input checked="" type="checkbox"/>
Maintain and Enhance Strong Communities			
<i>We are committed to a safe and viable community, where our residents are provided with access to opportunities and quality of life. (Strategic Plan and pg. 27 MDP)</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> Provides access to programs and services that have a positive impact on residents' quality of life 	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> Provides access to safe and reliable infrastructure assets 	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> Supports the safety of people and property 	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Strong Local and Regional Governance			
<i>We promote consistent and accountable leadership through collaborative and transparent processes (Strategic Plan and pg. 27 MDP)</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> Provides effective leadership and management consistent with Strategic Plan, MDP, master plans, bylaws, policies, community engagement 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> Considers fiscal stability and sustainability 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> Fosters collaborative intergovernmental partnerships 	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Community Identity & Spirit			
<i>We will build upon our strengths, where together we will create an inclusive, caring community (Strategic Plan and MDP pg. 27)</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> Promotes and/or enhances residents' identification with Sturgeon County 	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> Support and/or collaborate with voluntary organizations in the region 	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Environmental Stewardship			
<i>We foster a healthy environment and minimize our impact on ecosystems. (Strategic Plan and MDP pg. 27)</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> Plans and partnerships that minimize environmental impact on natural areas 	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> Provides awareness of environmental issues impacting the County 	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>