

REQUEST FOR DECISION

— COMMITTEE OF THE WHOLE —



To: Committee of the Whole

From: Manager of Development and Engineering

Date: June 19, 2017

Subject: Agricultural Land Commission application for subdivision on 75th Ave

Recommendation: **RESOLVED THAT the Committee of the Whole recommend to Council to pass a resolution to support the application for subdivision of Lot 2, District Lot 520, Plan 5090 except Plan 5210, 8653, 11971, 12795, 13376, 19535, 21583, 23494 and 38138, excluding portions outlined red on Plans B7375 and E10098, located north of 75th Avenue at 25th Street, and direct staff to complete the Local Government Report, which forms part of the ALC application process.**

BACKGROUND: On May 15, 2017, staff received an application from the Agricultural Land Commission (ALC) for a proposed subdivision of land located north of 75th Avenue at 25th Street. The property is in the agricultural land reserve and the ALC must approve the subdivision prior to the applicants obtaining a surveyor to prepare the subdivision/consolidation plans.

Part of the application package is the requirement for the local government to pass a resolution of Council either supporting or not supporting the subdivision by completing the ALC Local Government Report with a certified copy of the resolution.

The applicants would like to subdivide their property in order to give the neighboring Hutton Elementary School more land due to safety concerns and traffic problems that have arisen from the overcrowded parking conditions. School District 51 is looking to expand parking areas to relieve traffic congestion on 75th Avenue and improve child safety in drop off and pick up situations. The proposed ~0.46 hectare lot will be transferred to School District 51, rezoned to Community Use and consolidated with the school property.

The applicant's property is zoned R-4A (Rural Residential) and is currently 13 hectares in size and the school property is zoned CU (Community Use) and is currently 2 hectares in size. If the subdivision is approved, the applicant's property would become ~12.54 hectares and the adjacent school property after consolidation would become ~2.46 hectares.

The applicant's property is vacant. Water and sewer services could be available from 75th Avenue if required. In accordance with the Zoning Bylaw, the minimum parcel size in the R-4A zone, when connected to both services is 1,400 square meters and there is no minimum parcel size in the CU zone but the parcel must be connected to both sewer and water (the school building is currently connected to both services).

Staff send Referral Request packages to the various agencies and City departments for their comments.



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Timeline





Date	Process
April 24, 2017	Initial inquiry to department
May 15, 2017	ALC Subdivision package received.
June 19, 2017	Introduction to COTW requesting the Committee's resolution to Council.
July 17, 2017	RMC subdivision recommendation decision.
July 18, 2017	Staff completes ALC Local Government Report and submits to the ALC.

Benefits or Impacts of the Recommendation:

General: The applicants would like to afford Hutton Elementary School more area for parking to relieve vehicular congestion and improve safety along 75th Avenue.

Policy/Legislation: Local Government Act, Zoning Bylaw and the Agricultural Land Reserve Act & Regulations.

Strategic Impact:

-  There is no cost to the City in that the applicants must pay the required fees for ALC subdivision to the City and in turn, the City will send the ALC portion of the fee once Council has considered the application.
-  n/a
-  Supporting public safety and easing traffic congestion concerns
-  The City would be seen as supporting School District 51 in supplying more off street parking on-site rather than on 75th Avenue, and improve children's safety in drop off and pick up situations.

Attachments:

- ALC subdivision application package;
- Parcel Reports for the 2 properties in question;
- excerpts from the City Zoning Bylaw R-4A & CU zones;
- excerpts from the ALC Act.



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OPTIONS:

1. Council could choose to support the recommendation.
2. Council could choose to not support the recommendation.
3. Council could choose to refer the report back to staff for more information.



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