

REQUEST FOR DECISION

— REGULAR MEETING —



To: Mayor and Council

From: Manager of Development and Engineering

Date: July 17, 2017

Subject: Application for subdivision in Agricultural Land Reserve on 75th Ave

Recommendation: **RESOLVED THAT Council supports the application for subdivision of Lot 2, District Lot 520, Plan KAP5090 Land District 54, except Plan 5210, 8653, 11971, 12795, 13376, 19535, 21583, 23494 and 38138, and 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 to Agricultural Land Commission.**

BACKGROUND:

On May 15, 2017, staff received an application from the Agricultural Land Commission (ALC) for a proposed subdivision 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 applicant obtaining a surveyor to prepare the subdivision plans.

Part of the application process requires 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.

School District 51 is looking to increase available parking areas for Hutton Elementary School, to relieve traffic congestion on 75th Avenue and improve child safety in drop-off and pick-up situations. The applicant would like to subdivide their property to support this use and transfer the proposed ~0.46 hectare lot to the School District. The lot would then be rezoned to Community Use and consolidated with the Hutton Elementary 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.

Staff sent Referral Request packages to various agencies and City departments for their comments regarding the City's report to ALC. Following ALC approval of this subdivision the applicant would apply to the City for a subdivision following the normal process except with shortened agency referral review.



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| 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. |

Strategic Impact:

- There is no cost to the City in that the applicant 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 improving child safety in drop off and pick up situations.

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

- Attachments:**
- ALC subdivision application package;
 - Parcel Reports for the 2 properties in question;
 - Excerpts from the City's 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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Report Approval Details

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| Document Title: | Agricultural Land Commission Subdivision Referral July 17 2017.docx |
| Attachments: | - ALC Report Attachments July 17 2017.pdf |
| Final Approval Date: | Jul 5, 2017 |

This report and all of its attachments were approved and signed as outlined below:

Dolores Sheets - Jul 4, 2017 - 4:50 PM

No Signature - Task assigned to Diane Heinrich was completed by assistant Daniel Drexler

Diane Heinrich - Jul 5, 2017 - 11:21 AM



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