

Administrative Backgrounder

Public Presentation Request

Title	10:00 a.m. Philip Gibson Presentation – Request to Waive Subdivision Fees
Purpose of Report	To provide background information related to Philip Gibson's request that Council waive approximately \$1,600 plus associated survey-related fees related to the proposed subdivision of Lot 1 Plan 952 3595.
Proposed Motion	That Council refer the request to waive subdivision, endorsement, and survey-related fees associated with the proposed subdivision of Lot 1 Plan 952 3595 to Administration to provide a recommendation at a future Council Meeting.
Previous Council Direction	None.
Additional Background Information	<ul style="list-style-type: none"> The planned subdivision relates to the northwest portion of Lot 1 Plan 952 3595 measuring approximately 2.5 acres, fragmented from the balance of the quarter section by Range Road 251 (Starkey Road). The fragmented portion is contiguous with River Lot 63 St. Albert Settlement to the west, also known as Starkey Hills. The applicant is requesting that the associated subdivision fees be waived as this is a historical fragmentation as a result of the previously approved alignment of Starkey Road. <p>Analysis</p> <ul style="list-style-type: none"> Other properties within the County have been subject to paying appropriate subdivision and endorsement fees, for areas that have been fragmented either due to natural causes (rivers, lakes) or otherwise (rail lines, roads/highways) that landowners have later wanted to subdivide from the parent parcel. Approving this request would therefore result in both real and perceived inequities. Administration is currently working with the landowner of Starkey Hills and their consultant to prepare an Outline Plan that aligns with the Sturgeon Valley South Area Structure Plan.

	<p>The northeast portion of Starkey Hills (adjacent to the subject parcel) has been identified as a proposed location for a stormwater management pond for Starkey Hills.</p> <ul style="list-style-type: none"> • The County does not require Mr. Gibson to subdivide his land, but Administration acknowledges that inclusion of the fragmented portion within the Starkey Hills development may be beneficial to both parties. • Having separate title to this 2.5 acres would provide the opportunity for the parcel to be acquired and incorporated into the adjacent River Lot 63 parcel (Starkey Hills).
Attachment(s)	<ol style="list-style-type: none"> 1. Attachment 1: Presentation Request Form 2. Attachment 2: Presentation Materials
Report Reviewed by:	<p>Bonnie McInnis, Manager, Planning & Development Services</p> <p>Travis Peter, General Manager, Development & Strategic Services</p> <p>Reegan McCullough, County Commissioner – CAO</p>