

December 22, 2017

**PARKLAND COUNTY
PLANNING and DEVELOPMENT SERVICES**

Attention: Rachelle Trovato

RE: REDISTRICTING APPLICATION re: NE-25-51-3-W5M

As title holder of the above property under my role as executor of [REDACTED] estate, I wish to apply for Redistricting of this parcel from the Agricultural Natural Conservation District (ANC) to the Agricultural General District (AGG) as defined under County Land Use Bylaw No. 2017-18.

This quarter-section is generally flat land that for the most part is at a considerably higher elevation than the lands surrounding it. Excepting for the treed areas at the perimeter slopes, precipitation drains internally into the sandy sub-soils.

The land is not within an Environmentally Sensitive Area (ESA) excepting for a tiny corner in the south-west of the property that consists of approximately 0.05 hectares (0.12 Acres).

The predominant use of the land is agricultural with small areas being recreational such as gardening and picnic areas for our family. These uses occurred from the time family members purchased the farm in 1969 and would continue in the future.

The redistricting of this quarter-section to AGG would allow the possibility of subdividing the land into north and south halves. This would then satisfy the bequest in my mother's will gifting the north half to my sister and the south to me allowing each of us individual control and title. The current Agricultural Natural Conservation District (ANC) only allows us to subdivide a single residential parcel of 4.0 hectares (10.0 Acres). The proposed subdivision would be created with the division at the fenced and treed centre line shown on the enclosed sketch plan of the NE ¼. The southerly parcel would continue to respect the treed area in the southwest corner as it is today.

Access to the north half property (shown as Lot A on the sketch plan) is proposed from Township Road 514A on the west side of the property. This access location is noted on the sketch plan. As there are some significant slopes alongside Township Road 514A this is an effective location to construct a safe access at a reasonable cost.

Access to the south half of the NE ¼ (Lot B on the sketch plan) is able to be provided through adjoining lands which are directly to the south and west of the NE ¼ and are described as Lot 1 Block 2 Descriptive Plan 002 2781. These lands are also owned by my mother's estate with the title showing my name as executor of my mother's will. The whole of this property is bequeathed to me (I can provide the Probated Will if the County wishes to see it). A second sketch plan is included which shows both Lot 1 Block 2 and the NE ¼. Legal access may also be attained for the south half (Lot B) on the east side from undeveloped Range Road 30; however, a constructed roadway, either County or private, with an approach along Range Road 30 would be cost prohibitive for a single agricultural user.

My proposal for access to the south half of the NE 1/4 (Lot B) is as described in the following options:

- My first preference is to provide an Access Easement either with a defined easement or a blanket easement on Lot 1 Block 2 allowing access to the south half of the NE ¼. In practice that is the access that exists at present with a laneway that shows as a dark line extending up the hill just east of the homestead buildings on the sketch plans.
- My second preference would be to apply for a lot-line adjustment as shown on the larger sketch plan which would consolidate Lot 1 Block 2 with the south half (Lot B) of the NE ¼.

It has been suggested to me there is a further possibility of dividing the NE ¼ into a west half and an east half subject to redistricting of the lands to the Agricultural General District (AGG). Access to the west half could be on the west off Township Road 514A in the same location proposed for the north half (Lot A), or through an easement on the Lot 1 Block 2 lands, or by consolidation of Lot Block 2 with the west half of the NE ¼. Access for a proposed east half of the NE ¼ would be off Township Road 514A at the north-east corner of this east half. Unfortunately for me as executor, this proposal would not meet the requirements in [REDACTED] will and may be rejected by the beneficiaries of the estate. Further it would make farming less efficient by disrupting the existing east-west farming orientation.

I understand it is not the role of Parkland County to satisfy terms in a will, however, I do not believe the designation of this property as ANC is necessary to protect environmental conditions as less than 1% of the area is within an ESA. Furthermore the primary agricultural use is intended to continue and respects the existing unique topography in proximity to the North Saskatchewan River.

I believe acceptance of similar requests for redistricting within Parkland County is not without precedent.

I respectfully request my application for Redistricting for the above property be considered. I have also submitted the Application; the Application fee of \$2,500 plus GST; Tentative Plans produced by a surveyor, Valard Geomatics Ltd.; and recent titles of the affected lands.

Regards,

[REDACTED]

Executor for the Estate of [REDACTED]

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]