

Meeting Minutes of the Subdivision Authority
Tuesday, November 3, 2020; 6:00 pm
MD of Pincher Creek No. 9 Administration Building

IN ATTENDANCE

Members: Reeve Brian Hammond, Councillors' Quentin Stevick, Rick Lemire, Bev Everts and Terry Yagos

Staff: Director of Development and Community Services Roland Milligan,
CAO Troy MacCulloch and Financial Services and Planning Clerk
Joyce Mackenzie-Grieve

Planning
Advisors: ORRSC, Senior Planner Gavin Scott

COMMENCEMENT

Reeve Brian Hammond called the meeting to order, the time being 6:00 pm.

1. ADOPTION OF AGENDA

Councillor Terry Yagos 20/042

Moved that the Subdivision Authority Agenda for November 3, 2020, be approved as presented.

Carried

2. ADOPTION OF MINUTES

Councillor Bev Everts 20/043

Moved that the October 6, 2020 Subdivision Authority Minutes, be approved as presented.

Carried

3. CLOSED MEETING SESSION

Councillor Quentin Stevick 20/044

Moved that the Subdivision Authority close the meeting to the public, under the authority of the *Municipal Government Act* Section 197(2.1), the time being 6:01 pm.

Carried

Councillor Quentin Stevick 20/045

Moved that the Subdivision Authority open the meeting to the public, the time being 6:38 pm.

Carried

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4. UNFINISHED BUSINESS

- a. Subdivision Application No. 2020-0-113
Ryan Douglas McClelland and Jessica Rose McClelland
SE1/4 16-6-2 W5M

Councillor Quentin Stevick

20/046

Moved that the Public Utility subdivision of SE1/4 16-6-2-W5M (Certificate of Title No. 061 325 228 +1), to create a 14.71 acre (5.95 ha) parcel from a title of 146.58 acres (59.3 ha) for public utility use;; **BE APPROVED** subject to the following:

RESERVE:

The 10% reserve requirement, pursuant to Sections 666 and 667 of the Municipal Government Act, be provided as money in place of land on the 14.71 acres at the market value of \$3,000 per acre with the actual acreage and amount to be paid to the MD of Pincher Creek be determined at the final stage, for Municipal Reserve Purposes.

CONDITIONS:

1. That, pursuant to Section 654(1)(d) of the Municipal Government Act, all outstanding property taxes shall be paid to the M.D. of Pincher Creek No. 9.
2. That, pursuant to Section 655(1)(b) of the Municipal Government Act, the applicant or owner or both enter into a Development Agreement with the M.D. of Pincher Creek No. 9 which shall be registered concurrently with the final plan against the title(s) being created.
3. That the applicant provide copies of the approval documents provided by Alberta Environment and Parks to the subdivision authority prior to finalization.

Carried

5. SUBDIVISION APPLICATIONS

- a. Subdivision Application No. 2020-0-107
Jerret Robert March and Kathryn Rose Sinnott, Frank Robert Marsh and
Jacqueline Janine Marsh
Lot 1, Block 1, Plan 0111088 and a portion of the NW1/4 12-6-1-W5M

Councillor Terry Yagos

20/047

Moved that the Country Residential subdivision of Lot 1, Block 1, Plan 0111088 & a portion of the NW1/4 12-6-1-W5M (Certificate of Title No. 101 080 261, 101 080 291), to create a 4.58 acre (1.85 ha) parcel from two titles of 2.97 acres (1.2 ha) and 82.76 acres (33.49 ha) respectively, for country residential use; **BE APPROVED** subject to the following:

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RESERVE:

That 10% reserve requirement, pursuant to Sections 666 and 667 of the Municipal Government Act, be provided as money in place of land on the 1.61 acres at the market value of \$3,000 per acre with the actual acreage and amount to be paid to the MD of Pincher Creek be determined at the final stage, for Municipal Reserve Purposes.

CONDITIONS:

1. That, pursuant to Section 654(1)(d) of the *Municipal Government Act*, all outstanding property taxes shall be paid to the M.D. of Pincher Creek No. 9.
2. That, pursuant to Section 655(1)(b) of the *Municipal Government Act*, the applicant or owner or both enter into a Development Agreement with the M.D. of Pincher Creek No. 9 which shall be registered concurrently with the final plan against the title(s) being created.
3. That the Certificate of Title 101080291 be consolidated with the Lot 1, Block 1, Plan 0111088 in a manner such that the resulting Certificate of Title could not be subdivided without the approval of the Subdivision Authority.
4. That a 10m linear width be subdivided and included in the final plan of survey containing the offsite domestic well and its service line.

Carried

- b. Subdivision Application No. 2020-0-110
1817323 Alberta Ltd.
Lot 3, Block 1, Plan 1313435 within N1/2 22-5-1-W5M

Councillor Bev Everts

20/048

Moved that the Country Residential subdivision of Lot 3, Block 1, Plan 1313435 within N1/2 22-5-1-W5M (Certificate of Title No. 141 265 469), to create a 9.67 acre (3.91 ha) parcel from a title of 149.35 acres (60.44ha) for country residential use; BE APPROVED subject to the following:

RESERVE:

The 10% reserve requirement, pursuant to Sections 666 and 667 of the Municipal Government Act, be provided as money in place of land on the 9.67 acres at the market value of \$3,000 per acre with the actual acreage and amount to be paid to the MD of Pincher Creek be determined at the final stage, for Municipal Reserve Purposes.

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CONDITIONS:

1. That, pursuant to Section 654(1)(d) of the *Municipal Government Act*, all outstanding property taxes shall be paid to the M.D. of Pincher Creek No. 9.
2. That, pursuant to Section 655(1)(b) of the *Municipal Government Act*, the applicant or owner or both enter into a Development Agreement with the M.D. of Pincher Creek No. 9 which shall be registered concurrently with the final plan against the title(s) being created.

Carried

- c. Subdivision Application No. 2020-0-121
Audrey J Westrop
SW1/4 31-6-29-W4M

Councillor Rick Lemire

20/49

Moved that the Agricultural subdivision of SW1/4 31-6-29-W4M (Certificate of Title No. 191 175 331 +11, 191 175 331 +15), to create a 79.91 acre (32.34 ha) lot and a 72.10 acre (29.18 ha) lot (in two parts) from two titles of 80.66 acres (32.64 ha) and 70.0 acres (28.33 ha) for agricultural use; BE APPROVED subject to the following:

CONDITIONS:

1. That, pursuant to Section 654(1)(d) of the *Municipal Government Act*, all outstanding property taxes shall be paid to the M.D. of Pincher Creek No. 9.
2. That, pursuant to Section 655(1)(b) of the *Municipal Government Act*, the applicant or owner or both enter into a Development Agreement with the M.D. of Pincher Creek No. 9 which shall be registered concurrently with the final plan against the title(s) being created.
3. That the portions of Certificate of Title 191175331+11 (as described in BOA tentative plan 20-14999T) be consolidated with the adjacent portion of Certificate of Title 191175331+15 in a manner such that the resulting Certificate of Title could not be subdivided without the approval of the Subdivision Authority.

Carried

6. NEW BUSINESS

Nil

- 7. NEXT MEETING** – Tuesday, December 1, 2020; 6:00 pm.

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8. ADJOURNMENT

Councillor Terry Yagos

20/050

Moved that the meeting adjourn, the time being 6:39 pm.

Carried



Brian Hammond, Chair
Subdivision Authority



Roland Milligan, Secretary
Subdivision Authority