

**Meeting Minutes of the Subdivision Authority
Tuesday, August 3, 2021; 6:00 pm
MD of Pincher Creek No. 9**

IN ATTENDANCE

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

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

Planning
Advisors: ORRSC, Senior Planner Gavin Scott

Absent: CAO Troy MacCulloch and Councillor Rick Lemire

COMMENCEMENT

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

1. ADOPTION OF AGENDA

Councillor Quentin Stevick 21/044

Moved that the Subdivision Authority Agenda for August 3, 2021, be approved as presented.

Carried

2. ADOPTION OF MINUTES

Councillor Terry Yagos 21/045

Moved that the July 6, 2021, Subdivision Authority Minutes, be approved as amended.

Carried

3. CLOSED MEETING SESSION

Councillor Bev Everts 21/046

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 6:00 pm.

Carried

Councillor Terry Yagos 21/047

Moved that the Subdivision Authority open the meeting to the public, the time being 6:28 pm.

Carried

MINUTES
SUBDIVISION AUTHORITY
Municipal District of Pincher Creek No. 9
August 3, 2021

4. UNFINISHED BUSINESS

Nil

5. SUBDIVISION APPLICATIONS

- a. Subdivision Application No. 2021-0-124
Edward Cervo, Audrey Alice Cervo and Norman Adrian Cervo
S1/2 14-7-3-W5M

Councillor Terry Yagos

21/048

Moved that the Agricultural & Country Residential subdivision of S1/2 14-7-3-W5M (Certificate of Title No. 051163 851 +2, 051 163 851 +4), to create a 9.72 acre (3.93 ha) lot and a 111.00 acre (44.92 ha) lot from 2 titles of 170.80 acres (69.12 ha) and 56.19 acres (22.74 ha) respectively for country residential and agricultural 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 9.72 acres (proposed Lot 1) at the market value of \$4,000 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 and comply with 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 titles described as Lot 2 be consolidated as described in the tentative plan (BOA file 20-14772T) in a manner such that the resulting Certificate of Title could not be subdivided without the approval of the Subdivision Authority.
4. That the remainder portions lying south of the railway right-of-way and those between the railway and the highway be consolidated into two lots running on either side of the railway, in a manner such that the resulting Certificate of Title could not be subdivided without the approval of the Subdivision Authority.
5. That the applicant is responsible, at their expense, for carrying out any requirements of the provincial Historical Resources Administrator with respect to the Historical Resources Act prior to registration of the plan of subdivision.

MINUTES
SUBDIVISION AUTHORITY
Municipal District of Pincher Creek No. 9
August 3, 2021

Carried

- b. Subdivision Application 2021-0-128
Mark Burles
NE1/4 16-9-1-W5M

Councillor Bev Everts

21-049

Moved that the Agricultural subdivision of NE1/4 16-9-1-W5M (Certificate of Title No. 111 221 296), to create two cut off parcels being 69.13 acre (27.98 ha) and 4.35 acre (1.76 ha) respectively, from a previously unsubdivided quarter section of 147.89 acres (59.85 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 and comply with 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. 2021-0-129
Mark Burles
SE1/4 16-9-1 W5M

Councillor Terry Yagos

21-050

Moved that the Agricultural subdivision of SE1/4 16-9-1-W5M (Certificate of Title No. 031 080 073), to create a 15.81 acre (6.40 ha) parcel from a previously unsubdivided quarter section of 153.15 acres (61.97 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 and comply with 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

MINUTES
SUBDIVISION AUTHORITY
Municipal District of Pincher Creek No. 9
August 3, 2021

- d. Subdivision Application No. 2021-0-130
Kenneth W Fast & Sharon A Fast
Lots 5 – 10, Block 15, Plan 7850AL within SW1/4 10-6-2-W5M

Councillor Bev Everts

21/051

Moved that the Residential subdivision of Lots 5-10, Block 15, Plan 7850AL within SW1/4 10-6-2-W5M (Certificate of Title No. 781 154 503), to create a 0.14 acre (0.06 ha) parcel from a title of 0.42 acres (0.16 ha) for residential 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 and comply with 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 existing Lots 9-10 Block 15 Plan 7850AL be consolidated in a manner such that the resulting Certificate of Title could not be subdivided without the approval of the Subdivision Authority.
4. That existing Lots 5-8 Block 15 Plan 7850AL be consolidated 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, September 7, 2021; 6:00 pm.

8. ADJOURNMENT

Councillor Terry Yagos

21/052

Moved that the meeting adjourn, the time being 6:30 pm.

Carried



Brian Hammond, Chair
Subdivision Authority



Roland Milligan, Secretary
Subdivision Authority