

**Meeting Minutes of the Subdivision Authority
Tuesday, November 5, 2019 6:00 pm
MD of Pincher Creek No. 9 Administration Building**

IN ATTENDANCE

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

Staff: CAO Troy MacCulloch, Director of Development and Community Services
Roland Milligan, Planner Gavin Scott, Assistant Planners Hailey Winder and Max Kelly, Financial Services and Planning Clerk Joyce Mackenzie-Grieve

COMMENCEMENT

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

1. ADOPTION OF AGENDA

Councillor Terry Yagos 19/037

Moved that the Subdivision Authority Agenda for November 5, 2019, be approved as presented.

Carried

2. ADOPTION OF MINUTES

Councillor Bev Everts 19/038

Moved that the September 3, 2019 Subdivision Authority Minutes, be approved as presented.

Carried

3. CLOSED MEETING SESSION

Councillor Rick Lemire 19/039

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 p.m.

Carried

Councillor Quentin Stevick 19/040

Moved that the Subdivision Authority open the meeting to the public, the time being 6:03 pm.

Carried

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4. UNFINISHED BUSINESS

Nil

5. SUBDIVISION APPLICATIONS

- a. Subdivision Application No. 2019-0-137
Brent McGlynn
S1/2 20-5-28 W4M

Councillor Rick Lemire

19/041

Moved that the Agricultural subdivision of S1/2 20-5-28-W4M (Certificate of Title No. 121 261 541), to create a 51.37 acre (20.79 ha) parcel from a previously unsubdivided quarter section of 155.1 acres (62.8 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 remainder portion of Certificate of Title 121261541 be consolidated with the adjacent quarter section SW20 5-28 W4M in a manner such that the resulting Certificate of Title could not be subdivided without the approval of the Subdivision Authority.

REASONS:

1. The proposed subdivision is consistent with the South Saskatchewan Regional Plan and complies with both the Municipal Development Plan and Land Use Bylaw.
2. The Subdivision Authority is satisfied that the proposed subdivision is suitable for the purpose for which the subdivision is intended pursuant to Section 7 of the Subdivision and Development Regulation.
3. The proposed subdivision complies with the M.D. of Pincher Creek subdivision policy R.21.
4. The Subdivision Authority is satisfied that with the consolidation, the proposed subdivision is suitable for the purpose for which the subdivision is intended and meets the intent of the subdivision policies of the Municipal Development Plan.

INFORMATIVE:

- (a) Since the proposed subdivision complies with Section 663(a)(b) of the Municipal Government Act, Reserve is not required.

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- (b) That a legal description for the proposed parcel be approved by the Surveys Branch, Land Titles Office, Calgary.
- (c) The applicant/owner is advised that other municipal, provincial or federal government or agency approvals may be required as they relate to the subdivision and the applicant/owner is responsible for verifying and obtaining any other approval, permit, authorization, consent or license that may be required to subdivide, develop and/or service the affected land (this may include but is not limited to Alberta Environment and Parks, Alberta Transportation, and the Department of Fisheries and Oceans.)
- (d) TELUS COMMUNICATIONS INC. has no objection to the above noted circulation.
- (e) Thank you for contacting FortisAlberta regarding the above application for subdivision. We have reviewed the plan and determined that no easement is required by FortisAlberta at this time.

FortisAlberta is the Distribution Wire Service Provider for this area. The developer can arrange installation of electrical services for this subdivision through FortisAlberta. Please have the developer contact 310-WIRE (310-9473) to make application for electrical services. Please contact FortisAlberta land services at landserv@fortisalberta.com or by calling (403) 514-4783 for any questions.

- (f) Chief Mountain Gas Co-op Ltd. – Delbert G. Beazer, Chief Executive Officer:

“Please note, we have no objections to the proposed subdivisions, as long as our Utility-Right-Way remains on title. Also, that any relocating of lines requested by the owner because of this subdivision will be at the owners cost. All contracts for gas service will be supplied as needed and at owners cost. If this subdivision splits a gas contract that serves two homes a new contract will have to be purchased by the owner.

Being that the application is in a remote area, natural gas service may be unavailable. Developer should discuss gas needs and plans for implementation before lots are sold. We would rather deal with the developer than individual lot owners for capital expense and planning.

As a condition of subdivision, we request that a Service Agreement be signed by the Applicant prior to subdivision finalization.”

- (g) Alberta Health Inspector – Kristen Dykstra, Public Health Inspector:

“In response to your September 25, 2019, subdivision of land application, we have reviewed the information provided. We wish to provide the following comments:

- We do not foresee any new public health problems being created as a result of the above noted subdivision provided that the applicant complies with all pertinent regulations, by-laws, and standards.
- Each parcel of residential land should have access to a legal source of drinking water as designated by the appropriate regulatory authority.
- Where water services are provided, sewer services approved by the appropriate agency must also be provided.

If you require further clarification, please contact me at the Lethbridge Community Health Centre at 403-388-6690 Ext. 8.”

Carried

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6. NEW BUSINESS

Nil

7. NEXT MEETING – Tuesday, December 3, 2019; 6:00 pm.

8. ADJOURNMENT

Reeve Brian Hammond

19/042

Moved that the meeting adjourn, the time being 6:04 pm.

Carried



Brian Hammond, Chair
Subdivision Authority



Roland Milligan, Secretary
Subdivision Authority