

**Meeting Minutes of the Subdivision Authority
Tuesday, June 2, 2020; 5:30 pm, via Virtual Meeting
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 5:30 pm.

1. ADOPTION OF AGENDA

Councillor Rick Lemire 20/008

Moved that the Subdivision Authority Agenda for June 2, 2020, be approved as presented.

Carried

2. ADOPTION OF MINUTES

Councillor Bev Everts 20/009

Moved that the May 5, 2020 Subdivision Authority Minutes, be approved as presented.

Carried

3. CLOSED MEETING SESSION

Councillor Terry Yagos 20/010

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 5:31 pm.

Carried

Councillor Quentin Stevick 20/011

Moved that the Subdivision Authority open the meeting to the public, the time being 6:05 pm.

Carried

MINUTES
SUBDIVISION AUTHORITY
Municipal District of Pincher Creek No. 9
June 2, 2020

4. UNFINISHED BUSINESS

- a. Subdivision Application No. 2020-0-048
Sheila Carol Pratchler and Roxann Louise Green
NE1/4 12-7-3 W5M

Councillor Terry Yagos

20/012

Moved that the Agricultural subdivision NE ¼ 12-7-3-W5M (Certificate of Title No. 191 250 134), to create a 16.97 acre (6.87 ha) parcel and an 83.54 acre (33.81 ha) parcel from two titles of 65.01 acres (26.3 ha) and 34.31 acres (13.9 ha) respectively for 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 16.97 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 easterly remainder of NE12 7-3 W5M (as depicted in BOA tentative plan 19-14706TE) be consolidated with the Lot 12 Block 1 Plan 1810126 in a manner such that the resulting Certificate of Title could not be subdivided without the approval of the Subdivision Authority.
4. That 7.5m of land on the east side of Plan 4449K (as depicted in BOA sketch plan file 20-14903SK) be dedicated as road widening.
5. That proposed Lot 15ER be registered as roadway on a Road Plan.
6. That a road closure bylaw be prepared for that portion of Government Road Allowance adjacent to the NE12 7-3 W5M as depicted in BOA sketch plan file 20-14903SK , with the bylaw being approved and adopted by the MD of Pincher Creek and subsequently consented to by the Minister of Transportation, prior to final registration of the subdivision. And that the portion of closed road be consolidated to the adjacent property in a manner such that the resulting Certificate of Title could not be subdivided without the approval of the Subdivision Authority.

Carried

MINUTES
SUBDIVISION AUTHORITY
Municipal District of Pincher Creek No. 9
June 2, 2020

5. SUBDIVISION APPLICATIONS

- a. Subdivision Application No. 2020-0-035
Lloyd Winston Sproule, Church of God in Christ Mennonite Pincher
Alberta
Block 1, Plan 0013264 and a part of SW1/4 18-6-29-W4M

Councillor Quentin Stevick

20/013

Moved that the Public Institutional subdivision of Block 1, Plan 0013264 and a part of SW1/4 18-6-29-W4M (Certificate of Title No. 001 362 235, 121 103 538), to create an 8.96 acre (3.63 ha) parcel from two titles of 6.99 acres (2.83 ha) and 152.02 acres (61.52 ha) respectively, for public institutional use; BE APPROVED subject to the following:

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 1.97 acres at the market value of \$2,500 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 1.97 acres of SW18 6-29 W4M be consolidated with Block 1, Plan 0013264 in a manner such that the resulting Certificate of Title could not be subdivided without the approval of the Subdivision Authority.

Carried

MINUTES
SUBDIVISION AUTHORITY
Municipal District of Pincher Creek No. 9
June 2, 2020

- b. Subdivision Application No. 2020-0-056
Curtis Lammers and Jackie Sproule
W1/2 31-5-28-W4M

Councillor Rick Lemire

20-014

Moved that the County Residential subdivision of W1/2 31-5-28-W4M (Certificate of Title No. 171 280 782+1, 171 280 782+5, to create a 13.58 acre (5.494 ha) parcel from 2 titles of 167.39 acres (67.74 ha) and 6.01 acres (2.43 ha) respectively for country 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 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 residual portion of Certificate of Title 171280782+5 be consolidated with the adjacent portion of the SW31 5-28 W4M 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 of Certificate of Title 171280781+1 within the NW and SW 31 5-28 W4M be consolidated in a manner such that the resulting Certificate of Title could not be subdivided without the approval of the Subdivision Authority.

Carried

MINUTES
SUBDIVISION AUTHORITY
Municipal District of Pincher Creek No. 9
June 2, 2020

- c. Subdivision Application No. 2020-0-060
Hutterian Brethren church of Livingstone, Derek M. Smith
NW1/4 36-8-2-W5M

Councillor Terry Yagos

20/015

Moved that the Country Residential subdivision of NW1/4 36-8-2-W5M (Certificate of Title No. 191 113 711, 201 046 147), to create a 32.48 acre (13.14 ha) parcel from a previously unsubdivided quarter section of 160 acres (64.7 ha) and an adjoining small title containing 2.16 acres (0.87 ha) for country 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 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 Certificate of Title 201046147 be consolidated with proposed Lot 1 as depicted in the tentative plan submitted by Brown Okamura & Associates (BOA file 19-14549T) in a manner such that the resulting Certificate of Title could not be subdivided without the approval of the Subdivision Authority.

Carried

MINUTES
SUBDIVISION AUTHORITY
Municipal District of Pincher Creek No. 9
June 2, 2020

- d. Subdivision Application No. 2020-0-065
1140540 Alberta Ltd.
NW1/4 25-8-1-W5M

Councillor Bev Everts

20/016

Moved that the Agricultural subdivision of NW1/4 25-8-1-W5M (Certificate of Title No. 071 612 750), to create a 117.10 acre (47.40 ha) lot and a 35.60 acre (14.40 ha) lot from a previously unsubdivided quarter section of 160 acres (64.7 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.

Carried

6. NEW BUSINESS

Nil

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

8. ADJOURNMENT

Councillor Terry Yagos

20/017

Moved that the meeting adjourn, the time being 6:09 pm.

Carried



Brian Hammond, Chair
Subdivision Authority



Roland Milligan, Secretary
Subdivision Authority