

**Meeting Minutes of the Subdivision Authority
Tuesday, May 4, 2021; 6:00 pm
MD of Pincher Creek No. 9, via Virtual Meeting**

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, Financial Services and Planning Clerk Joyce Mackenzie-Grieve

Planning Advisors: ORRSC, Senior Planner Gavin Scott

Absent: CAO Troy MacCulloch

COMMENCEMENT

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

1. ADOPTION OF AGENDA

Councillor Bev Everts 21/022

Moved that the Subdivision Authority Agenda for May 4, 2021, be approved as amended, adding topic of 'Substantially Complete' as New Business.

Carried

2. ADOPTION OF MINUTES

Councillor Quentin Stevick 21/023

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

Carried

3. CLOSED MEETING SESSION

Councillor Terry Yagos 21/024

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 6:02 pm.

Carried

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Councillor Rick Lemire

21/025

Moved that the Subdivision Authority open the meeting to the public, the time being 6:02 pm.

Carried

4. UNFINISHED BUSINESS

- a. Subdivision Application No. 2021-0-036
Jeffrey James Marcel Dejax
Lot 1, Block 1, Plan 1013365 and a portion of the NW1/4 22-5-1 W5M all
within N1/2 22-5-1 W5M

Councillor Quentin Stevick

21/026

Moved that the Country Residential subdivision Lot 1, Block 1, Plan 1013365 and a portion of the NW1/4 22-5-1-W5M all within N1/2 22-5-1-W5M (Certificate of Title No. 101 291 249, 121 251 804), to create a 22.83 acre (9.24 ha) lot, for country residential use; BE APPROVED as amended, 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 14.18 acres within the NW22 5-1 W5M at the market value of \$3,100 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 certificate of Title 121251804 be consolidated with the subdivided 14.18 acres of the NW22 5-1 W5M in a manner such that the resulting Certificate of Title could not be subdivided without the approval of the Subdivision Authority.

WAIVER:

1. That a waiver of the maximum lot size of 10 acres within the Agriculture – A district of the M. D. of Pincher Creek Land use Bylaw, pursuant to Municipal Government Act section 654(2) was deemed appropriate and granted.

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Carried

5. SUBDIVISION APPLICATIONS

- a. Subdivision Application No. 2021-0-051
Lady Hawk Ranch Ltd., Gloria Drummond
Block J, Plan 9211229 within NW1/4 31-7-1-W5M
Intervening road allowance and SW1/4 6-8-1-W5M

Councillor Terry Yagos

21/027

Moved that the Agricultural subdivision of Block J, Plan 9211229 within NW1/4 31-7-1-W5M, intervening road allowance and SW1/4 6-8-1-W5M (Certificate of Title No. 941 039 420, 081 270 741), to create a 73.23 acre (29.63 ha) parcel from a title of 149.8 acres (0.62 ha) for agricultural use; BE APPROVED as amended, 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 closed road and residual portion of Certificate of Title 941039420 be consolidated with the SW6 8-1 W5M (as shown on Brown Okamura & associates ltd tentative plan 20-14986TA) 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

1. Gavin Scott, Senior Planner and Subdivision Authority briefly discussed the definition of “Substantially Complete”.

7. NEXT MEETING – Tuesday, June 1, 2021; 6:00 pm.

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8. ADJOURNMENT

Councillor Quentin Stevick

21/028

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

Carried



Brian Hammond, Chair
Subdivision Authority



Roland Milligan, Secretary
Subdivision Authority