

**Meeting Minutes of the Subdivision Authority  
Tuesday, April 3, 2018, 2018; 6:00 pm  
MD of Pincher Creek No. 9 Administration Building**

**IN ATTENDANCE**

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

Staff: Director of Development and Community Services Roland Milligan,  
Planning Advisor Gavin Scott and Executive Assistant Tara Cryderman

**COMMENCEMENT**

Reeve Quentin Stevick called the meeting to order, the time being 6:00 pm.

**1. ADOPTION OF AGENDA**

Councillor Brian Hammond 18/013

Moved that the Subdivision Authority Agenda for April 3, 2018, be approved as presented.

Carried

**2. ADOPTION OF MINUTES**

Councillor Rick Lemire 18/014

Moved that the February 6, 2018 Subdivision Authority Minutes, be approved as presented.

Carried

**3. IN CAMERA**

Councillor Terry Yagos 18/015

Moved that the Subdivision Authority and staff move In-Camera, the time being 6:01 pm.

Carried

Councillor Terry Yagos 18/016

Moved that the Subdivision Authority and staff move out of In-Camera, the time being 6:16 pm.

Carried

**4. UNFINISHED BUSINESS**

Nil

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**5. SUBDIVISION APPLICATION**

- a. Subdivision Application No. 2018-0-036  
Shane Novlesky, Karen Clymer & Charles Clymer, and Hutterian Brethren Church of  
Pincher Creek  
NW 34-6-1 W5M

Councillor Bev Everts

18/017

Moved that the Country Residential subdivision of NW 34-6-1 W5M (Certificate of Title No. 131 284 190, 121S160), to create a 9.74 acres (3.94 ha) parcel from title of 73.11 acres (29.61 ha) for country residential use and consolidating the remainder with the adjoining 80 acres title, be approved, subject to the following conditions, reasons and informatives:

**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 9.74 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 remainder of Certificate of Title No. 131284190 be consolidated with the adjacent 80 acres Certificate of Title 121S160 in a manner such that the resulting Certificate of title council 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 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 municipality's Municipal Development Plan.
4. The proposed subdivision complies with the M.D. of Pincher Creek subdivision policy R.21.

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**INFORMATIVES:**

- a) The requirement for Municipal Reserve on the portion of SE16 6-30 W4M must be satisfied using Municipal District of Pincher Creek Policy 422. The MD assessor has provided a land value for the 9.74 acre (3.94 ha) being subdivided at \$2,500 /acre. Using the formula from Policy 422, the amount owing to satisfy the Municipal Reserve is \$2,435.
- 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) Pincher Creek Emergency Services Commission - David Cox, Chief: "No issues with this development."
- e) Please accept this letter advising TELUS Communications Inc. has no objections to the current land owner proceeding with this application.  
If TELUS requires to place future facilities on private lands to service future customers, we will require a URW at that time.  
It is the land owner's responsibility to ensure they contact Alberta One-Call to ensure no facilities will be disrupted. If at any time TELUS facilities are disrupted, it will be at the sole cost of the land owner.
- f) 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. 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 (310-94 73) to make application for electrical services.  
Please contact FortisAlberta land services at [landserv@fortisalberta.com](mailto:landserv@fortisalberta.com) or by calling (403) 514-4783 for any questions.
- g) ATCO Pipelines has no objection.
- h) Please be advised that our existing/future gas line(s) on the subject property are protected by way of a Utility Right of Way Agreement, registered as Instrument(s) # 971 295 672. Therefore, ATCO Gas has no objection to the proposed subdivision.
- i) Alberta Health Services - Wade Goin, Executive Officer:  
"Based on a review of this file and a site visit to the property, this department has the following comments:  
The existing home is approximately 850 m from the nearest windmill. Information regarding the windmill was not provided. All setback distances and noise objectives should be in compliance with relevant legislation and requirements of the AUC (Alberta Utilities Commission).  
All other pertinent bylaws, regulations and standards should be complied with.  
Should you have any questions regarding this report, please do not hesitate to contact me at 403-562- 5030."

Carried

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6. **NEW BUSINESS**

Nil

7. **NEXT MEETING** – Tuesday, May 1, 2018; 6:00 pm.

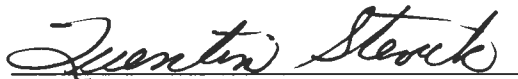
8. **ADJOURNMENT**

Councillor Terry Yagos

18/018

Moved that the meeting adjourn, the time being 6:19 pm.

Carried



Quentin Stevick, Chair  
Subdivision Authority



Roland Milligan, Interim Secretary  
Subdivision Authority