

**Meeting Minutes of the Subdivision Authority  
Tuesday, June 5, 2018; 6:00 pm  
MD of Pincher Creek No. 9 Administration Building**

**IN ATTENDANCE**

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

Staff: Interim Chief Administrative Officer / 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 18/025

Moved that the Subdivision Authority Agenda for June 5, 2018, be amended, the amendment as follows:

Deletion of Delegation;

And that the agenda be approved as presented.

Carried

**2. ADOPTION OF MINUTES**

Councillor Terry Yagos 18/026

Moved that the May 1, 2018 Subdivision Authority Minutes, be approved as presented.

Carried

**3. IN CAMERA**

Councillor Bev Everts 18/027

Moved that the Subdivision Authority and staff move In-Camera, the time being 6:02 pm.

Carried

Councillor Terry Yagos 18/028

Moved that the Subdivision Authority and staff move out of In-Camera, the time being 6:30 pm.

Carried

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**4. UNFINISHED BUSINESS**

Nil

**5. SUBDIVISION APPLICATION**

- a. Subdivision Application No. 2018-0-071  
1607454 Alberta Ltd and  
William Keeler & Susan Keeler  
Lot 1, Block 1, Plan 1011409 and  
NE 25-8-2 W5M

Councillor Bev Everts

18/029

Moved that the Country Residential subdivision of Lot 1, Block 1, Plan 1011409 & NE 25-8-2-W5M (Certificate of Title No. 111 187 302, 111 030 364), to create a 10.00 acre (4.04 ha) parcel from a title of 157 acres (63.5 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 the proposed parcel be reduced in size eliminating the westerly 4.5 acres which is sufficient to accommodate existing buildings, structures and improvements.
4. That Certificate of Title 111030364 be consolidated with the adjacent 2.5 acres (directly south of the Lot 1 Block 1 Plan 1011409) of NE25 8-2 W5M 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 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 land use bylaw.
4. With the reduction of the parcel size and a waiver for bare land without improvements (in accordance with Section III Part A of the Municipal Development Plan), the proposed subdivision complies with the M.D. of Pincher Creek subdivision policy R.11.

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**INFORMATIVE:**

- (a) Since the proposed subdivision complies with Section 663(a) of the Municipal Government Act, Reserve is not required.
- (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) M.D. of Pincher Creek No. 9 – David Cox, Fire Chief:  
“I have no issues with this development.  
Out of curiosity, why does the proposed subdivision not use the section boundary to the north as boundary line and move the south boundary as needed? It seems to create a narrow bottleneck for no reason.”
- (e) M.D. of Pincher Creek No. 9 – L.J. (Leo) Reedyk:  
“I have no issue with the Subdivision.”
- (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 Services – Wade Goin, Executive Officer:  
“Based on a review of this file and a site visit to the property, this department has no objection to this subdivision provided:  
- All other pertinent bylaws, regulations and standards are complied with.  
Should you have any questions regarding this report, please do not hesitate to contact me at 403-562-5030.”
- (h) FortisAlberta Inc. – Garry Simpson:  
“Easements are required for this development. FortisAlberta will contact the developer to initiate the process of securing an easement for the proposed subdivision. FortisAlberta is requesting that the Oldman River Regional Services Commission defer its subdivision approval until such time as this easement process is complete and the developer has entered into an appropriate easement agreement with FortisAlberta and the easement has been properly registered with Land Titles (Alberta). FortisAlberta will notify Oldman River Regional Services Commission once these steps have been completed and confirm to you that FortisAlberta no longer

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has any concerns with Oldman River Regional Services Commission's approval of this subdivision.

FortisAlberta is the Distribution Wire Service Provider for this area. The developer can arrange installation of electrical services for this subdivision and for the easement by contacting FortisAlberta at 310-WIRE (310-94 73) to make application.

Please contact FortisAlberta land services at [landserv@fortisalberta.com](mailto:landserv@fortisalberta.com) or by calling (403) 514- 4783 for any questions.”

Carried

**6. NEW BUSINESS**

Nil

**7. NEXT MEETING** – Tuesday, July 3, 2018; 6:00 pm.

**8. ADJOURNMENT**

Councillor Terry Yagos

18/030

Moved that the meeting adjourn, the time being 6:31 pm.

Carried



Quentin Stevick, Chair  
Subdivision Authority



Roland Milligan, Interim Secretary  
Subdivision Authority