

**Special Meeting Minutes of the Subdivision Authority
Tuesday, September 4, 2018; 3:00 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 Sheldon Steinke, 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 3:00 pm.

1. ADOPTION OF AGENDA

Councillor Terry Yagos 18/031

Moved that the Subdivision Authority Agenda for September 4, 2018, be amended, the amendment as follows:

Reword Agenda Item Number 3 to “Closed Meeting Session”;

And that the agenda be approved as amended.

Carried

2. ADOPTION OF MINUTES

Councillor Bev Everts 18/032

Moved that the June 5, 2018 Subdivision Authority Minutes, be approved as presented.

Carried

3. CLOSED MEETING SESSION

Councillor Brian Hammond 18/033

Moved that the Subdivision Authority close the meeting to the public, under the authority of the *Municipal Government Act* the time being 3:01 pm.

Carried

Councillor Brian Hammond 18/034

Moved that the Subdivision Authority open the meeting to the public, the time being 3:17 pm.

Carried

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1. UNFINISHED BUSINESS

Nil

5. SUBDIVISION APPLICATION

- a. Subdivision Application No. 2018-0-127
Keith Shenton and Brenda Shenton
SW 14-5-2 W5M

Councillor Bev Everts

18/035

Moved that the Country Residential subdivision of SW1/4 14-5-2-W5M (Certificate of Title No. 091 002 078), to create a 13.03 acre (5.27 ha) parcel from a previously un-subdivided quarter section of 160 acres (64.7 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.

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 with waiver complies with the M.D. of Pincher Creek subdivision policy R.11.
4. 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.

INFORMATIVE:

1. Since the proposed subdivision complies with Section 663(a) of the Municipal Government Act, Reserve is not required.
2. That a legal description for the proposed parcel be approved by the Surveys Branch, Land Titles Office, Calgary.
3. 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.)

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4. M.D. of Pincher Creek No. 9 – L.J. (Leo) Reedyk, Director of Operations:
“I have no issues with the proposed subdivision.”
5. The proposed subdivision does not fall within ATCO Gas’ rural franchise area, therefore ATCO Gas has no objection to the proposed subdivision.
6. Alberta Health Services – Wade Goin, Executive Officer:
“Based a review of this file 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.”
7. AltaGas Utilities Inc. has no objection to the proposed subdivision described in the file mentioned above.
We wish to advise that we have no facilities in the proposed subdivision, however, please notify Alberta 1st Call at 1-800-242-3447 to arrange for “field locating” should excavations be required within the described area.
We wish to advise that any relocation of existing facilities will be at the expense of the developer and payment of contributions required for new gas facilities will be the responsibility of the developer.
8. 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 or by calling (403) 514-4783 for any questions.

Reeve Quentin Stevick requested a recorded vote.

Councillor Terry Yagos – In Favour
Councillor Bev Everts – In Favour
Councillor Brian Hammond – In Favour
Councillor Rick Lemire – In Favour
Reeve Quentin Stevick - Opposed
Carried

6. NEW BUSINESS

Nil

7. NEXT MEETING – Tuesday, October 2, 2018; 6:00 pm.

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8. ADJOURNMENT

Councillor Rick Lemire

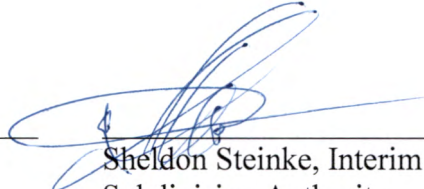
18/036

Moved that the meeting adjourn, the time being 3:19 pm.

Carried



Brian Hammond, Chair
Subdivision Authority



Sheldon Steinke, Interim Secretary
Subdivision Authority