



**SUBDIVISION  
APPLICATIONS**

**PROPOSAL:** To create one (1) ±15.0 acre (±6.06 ha) parcel of land for  
**LEGAL DESC.:** Pt SW 14-48-8-W5M  
**OWNER:** Roger Sullivan & Debra Herold  
**FILE:** 20S-005

M. Martindale, Development Officer, presented the above application for approval subject to the conditions listed in Appendix H of the report.

No discussion or questions from the board or applicant.

**036/20-05-26** Moved by H. Swan to approve the subdivision application 20S-005, subject to the following conditions as presented:

1. Pursuant to Section 657 of the *Municipal Government Act*, the applicant/owner shall submit to Brazeau County (in digital and paper format), a plan of survey suitable for registration with the Alberta Land Titles Office. Should road widening be required, the proposed parcel boundaries shall be located after the road widening has been accounted for. The size of the subdivided parcel(s) shall be as per the approved Tentative Plan. Please note that descriptive plans specific to roads will not be accepted.
2. Pursuant to Section 7(g) of the Subdivision and Development Regulation, the applicant/owner shall ensure the on-site sewage disposal system on the proposed Lot 2 complies with requirements of the Alberta Private Sewage Disposal Regulations. The applicant/owner shall provide Brazeau County with a Certificate of Compliance from an accredited agency reflecting that the proposed parcel boundaries have been taken into consideration when compliance was considered. The arrangements and expenses for obtaining the Certificate of Compliance are the responsibility of the applicant/owner.
3. Pursuant to Section 669(1) of the *Municipal Government Act*, the existing Deferred Reserve Caveat on title (Instrument #112 299 770) will be discharged and new Deferred Reserve Caveats for the balance of the Municipal Reserve owing will be registered on both the proposed Lot 2 and remnant parcel concurrently with the subdivision registration. Brazeau County will prepare and register the required documents according to the Brazeau County Schedule of Fees in effect at the time of endorsement.

4. The applicant/owner shall pay a final subdivision endorsement fee, according to the Brazeau County Schedule of Fees in effect at the time of endorsement.
5. Pursuant to Section 654(1) of the Municipal Government Act the applicant/owner shall pay all taxes owing to Brazeau County, up to and including the year in which subdivision is to be registered, prior to Brazeau County signing the final subdivision approval documents.

**CARRIED UNANIMOUSLY**

**SUBDIVISION &  
DEVELOPMENT APPEAL  
BOARD DECISIONS**

No appeals

**ADMINISTRATIVE  
MATTERS**

No reports

**ROUND TABLE**

No discussion

**ADJOURNMENT:**

**037/20-05-26**

Moved by M. Gressler that the Municipal Planning Commission meeting of May 26, 2020 adjourn at 1:07 p.m.

**CARRIED UNANIMOUSLY**

  
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Chairperson

  
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Manager of Planning and Development