

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

**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, CAO Troy MacCulloch, Financial Services and Planning Clerk Joyce Mackenzie-Grieve

Planning  
Advisors: ORRSC, Senior Planner Gavin Scott

**COMMENCEMENT**

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

**1. ADOPTION OF AGENDA**

Councillor Quentin Stevick 21/037

Moved that the Subdivision Authority Agenda for July 6, 2021, be approved as presented.

Carried

**2. ADOPTION OF MINUTES**

Councillor Bev Everts 21/038

Moved that the June 1, 2021, Subdivision Authority Minutes, be approved as amended.

Carried

**3. CLOSED MEETING SESSION**

Councillor Rick Lemire 21/039

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 6:03 pm.

Carried

Councillor Terry Yagos 21/040

Moved that the Subdivision Authority open the meeting to the public, the time being 6:14 pm.

Carried

MINUTES  
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4. **UNFINISHED BUSINESS**

Nil

5. **SUBDIVISION APPLICATIONS**

- a. Subdivision Application No. 2021-0-092  
Audrey Elizabeth McRae and Stewart McRae  
NE1/4 1-5-30-W4M, M.D. of Pincher Creek No. 9

Councillor Terry Yagos

21/041

Moved that the Agricultural subdivision of NE1/4 1-5-30-W4M (Certificate of Title No. 201 130 940), to create an 8.36 acre (3.39ha) parcel from a title of 75.18 acres (30.4 ha) for agricultural use; BE APPROVED 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 8.36 acres 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.

**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 complies with the M.D. of Pincher Creek subdivision policy R.15.

Carried

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- b.** Subdivision Application No. 2021-0-114  
Max Muselius and Brenda Muselius  
NW1/4 18-9-1-W5M  
M.D. of Pincher Creek No. 9

Councillor Bev Everts

21-042

Moved that the Country Residential subdivision of NW1/4 18-9-1-W5M (Certificate of Title No. 021 386 703 +1), to create a 14.25 acre (5.77 ha) parcel from a previously unsubdivided 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.

Carried

**6. NEW BUSINESS**

Nil

**7. NEXT MEETING** – Tuesday, August 3, 2021; 6:00 pm.

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8. ADJOURNMENT

Councillor Rick Lemire

21/043

Moved that the meeting adjourn, the time being 6:15 pm.

Carried



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Brian Hammond, Chair  
Subdivision Authority



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Roland Milligan, Secretary  
Subdivision Authority