

**Meeting Minutes of the Subdivision Authority
Tuesday, November 2, 2021; 6:00 pm
MD of Pincher Creek No. 9 via Virtual Meeting**

IN ATTENDANCE

Members: Reeve Rick Lemire, Councillors Tony Bruder, Dave Cox, Harold Hollingshead and John MacGarva

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 Rick Lemire called the meeting to order, the time being 6:00 pm.

1. ADOPTION OF AGENDA

Councillor Dave Cox 21/067

Moved that the Subdivision Authority Agenda for November 2, 2021, be approved as presented.

Carried

2. ADOPTION OF MINUTES

Councillor Tony Bruder 21/068

Moved that the October 5, 2021, Subdivision Authority Minutes, be approved as amended.

Carried

3. CLOSED MEETING SESSION

Councillor Dave Cox 21/069

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 6:02 pm.

Carried

Councillor Tony Bruder 21/070

Moved that the Subdivision Authority open the meeting to the public, the time being 6:54 pm.

MINUTES
SUBDIVISION AUTHORITY
Municipal District of Pincher Creek No. 9
November 2, 2021

Carried

4. UNFINISHED BUSINESS

Nil

5. SUBDIVISION APPLICATIONS

- a. Subdivision Application No. 2021-0-167
Lorna McRae
SW1/4 10-6-2 W5M

Councillor Dave Cox

21/071

Moved that the Public Utility subdivision of SW1/4 10-6-2-W5M (Certificate of Title No. 211 066 627 +1), to create a 1.55 acre (0.63 ha) public utility lot from a title of 128.08 acres (51.8 ha) for public utility 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 1.55 acres at the market Value of \$3,500 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 final plan of survey label the subdivided lot as a Public Utility Lot (PUL).

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.

MINUTES
SUBDIVISION AUTHORITY
Municipal District of Pincher Creek No. 9
November 2, 2021

3. That a waiver of the minimum lot size of 3 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.
4. The proposed subdivision complies with the M.D of Pincher Creek subdivision policy 18-26.
5. The subdivision authority, in considering the written submissions from Bert Nyrose and Lyle Noble, finds that the concerns are focused on development approvals, and are therefore outside the parameters of the subdivision policies pertaining to the proposal.

Carried

- b.** Subdivision Application No. 2021-0-168
Sandra Lea Kastelic
SE1/4 32-4-28 W4M

Councillor Tony Bruder

21-072

Moved that the Country Residential subdivision of SE1/4 32-4-28-W4M (Certificate of Title No. 211 058 357 +1), to create a 5.63 acre (2.28 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 complies with the M.D. of Pincher Creek subdivision policy 18.16.

MINUTES
SUBDIVISION AUTHORITY
Municipal District of Pincher Creek No. 9
November 2, 2021

Carried

6. NEW BUSINESS

Nil

7. NEXT MEETING – Tuesday, December 7, 2021; 6:00 pm.

8. ADJOURNMENT

Councillor David Cox

21/073

Moved that the meeting adjourn, the time being 6:55 pm.

Carried



Rick Lemire, Chair
Subdivision Authority



Roland Milligan, Secretary
Subdivision Authority