

Meeting Minutes of the Subdivision Authority
Tuesday, February 7, 2023
6:00 pm
MD of Pincher Creek Council Chambers

IN ATTENDANCE

Members: Councillors Harold Hollingshead, Dave Cox, Tony Bruder and John MacGarva
Staff: Chief Administrative Officer Roland Milligan, Development Officer Laura McKinnon
Planning
Advisors: ORRSC, Senior Planner Gavin Scott
Absent: Reeve Rick Lemire

COMMENCEMENT

Vice-Chair Tony Bruder called the meeting to order, the time being 6:00 pm.

1. ADOPTION OF AGENDA

Councillor Harold Hollingshead 23/007

Moved that the Subdivision Authority Agenda for February 7, 2023, be approved as presented.

Carried

2. ADOPTION OF MINUTES

Councillor John MacGarva 23/008

Moved that the January 3, 2022, Subdivision Authority Minutes, be approved as presented.

Carried

3. CLOSED MEETING SESSION

Councillor Dave Cox 23/010

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 Dave Cox 23/011

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Moved that the Subdivision Authority open the meeting to the public, the time being 6:08 pm.

Carried

4. UNFINISHED BUSINESS

Nil

5. SUBDIVISION APPLICATIONS

- a. Subdivision Application No. 2022-0-189
Warren Percy Burles
NW ¼ 34-8-1 W5

Councillor Harold Hollingshead

23/012

THAT the Agricultural subdivision of NW1/4 34-8-1-W5M (Certificate of Title No. 201 207 756 +2), to create a 9.04 acre (3.66 ha) parcel from a previously subdivided quarter section of 82.85 acres (33.5 ha) for agricultural 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 and comply with 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 with waiver 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 9 of the Matters Related to Subdivision and Development Regulation.
3. The proposed subdivision complies with the M.D. of Pincher Creek subdivision policy 18.20.

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- b. Subdivision Application No. 2022-0-195
LY Investments Ltd, Jawd Holdings Inc., GC & JC Investments Ltd.
Lot 97, Block 4, Plan 0513736 within SW ¼ 25-4-4 W5

Councillor Dave Cox

23/013

THAT the Residential subdivision of Lot 97, Block 4, Plan 0513736 within SW1/4 25-4-4-W5M (Certificate of Title No. 211 152 421), to create four leasehold lots ranging in size from 0.05 acre (0.019 ha) to 0.12 acre (0.049 ha), from a title of 0.28 acres (0.113 ha) for multi-unit 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 and comply with 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 a party wall agreement be established in accordance with the Land Titles Act for the common shared wall between the units, which shall be registered concurrently on title with the subdivision.

REASONS:

1. The proposed subdivision is consistent with the South Saskatchewan Regional Plan and with waiver 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 9 of the Matters Related to Subdivision and Development Regulation.

6. NEW BUSINESS

Nil

- 7. NEXT MEETING** – Tuesday, March 7th, 2023; 6:00 pm.

8. ADJOURNMENT

Councillor John MacGarva

23/014

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Moved that the meeting adjourn, the time being 6:10 pm.

Carried



Tony Bruder, Vice-Chair
Subdivision Authority



Roland Milligan, Secretary
Subdivision Authority