

Meeting Minutes of the Subdivision Authority
Tuesday, June 4th 2024
6:00 pm
MD of Pincher Creek Council Chambers

IN ATTENDANCE

Members: Reeve Dave Cox, Councillors Rick Lemire, Tony Bruder, Jim Welsch and John MacGarva,

Staff: Chief Administrative Officer Roland Milligan and Development Officer Laura McKinnon

Planning
Advisors: ORRSC, Senior Planner Gavin Scott

Absent:

COMMENCEMENT

Chairman Dave Cox called the meeting to order, the time being 6:00 pm.

1. ADOPTION OF AGENDA

Councillor Jim Welsch 24/016

Moved that the Subdivision Authority Agenda for June 4, 2024, be approved as presented.

Carried

2. ADOPTION OF MINUTES

Councillor John MacGarva 24/017

Moved that the May 7, 2024, Subdivision Authority Minutes, be approved as presented.

Carried

3. CLOSED MEETING SESSION

Councillor Rick Lemire 24/018

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 6:01 pm.

Carried

Councillor Rick Lemire 24/019

Moved that the Subdivision Authority open the meeting to the public, the time being 6:15 pm.

MINUTES
SUBDIVISION AUTHORITY
Municipal District of Pincher Creek No. 9
June 4, 2024

Carried

4. UNFINISHED BUSINESS

5. SUBDIVISION APPLICATIONS

- a. Subdivision Application No. 2024-0-036
Sheran Carter and Regan Seeley Christensen
Lots 6&7, Block 1, Plan 2312330 within SE 21 and NE 16-6-30 W4

Councillor Tony Bruder

24/020

THAT the Country Residential & Agricultural subdivision of Lots 6 & 7, Block 1, Plan 2312330 within SE1/4 21 & NE1/4 16-6-30-W4M (Certificate of Title No. 231 367 617, 231 367 617 +1), to create an 18.70 acre (7.57 ha) and a 56.41 acre (22.83 ha) parcel from two existing titles containing approximately 73.11 acres (30.39 ha) in total for country residential/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.
3. That the portion of existing Lot 7 that are being consolidated with existing Lot 6 according to BOA tentative plan 23-16237TB dated December 5, 2023 be registered in a manner such that the resulting Certificate of Title could not be subdivided without the approval of the Subdivision Authority.
4. That the revised tentative plan 23-16237TB provided by BOA (Revision No. 1 dated June 4, 2024), indicating the location of the access along the east side of Lot 8 and revising the parcel sizes to 18.31 acre (7.41 ha) and 56.80 acre (22.99 ha) respectively, be submitted to the Subdivision Authority for endorsement.

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 9 of the Matters Related to Subdivision and Development Regulation.

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3. Alberta Transportation has authorized the Subdivision Authority to vary the requirements of Section 18 and 19 of the *Matters Relating to Subdivision and Development Regulation* to accommodate the proposal.
 4. The proposed subdivision complies with the M.D of Pincher Creek subdivision policy 18.22
 5. The Subdivision Authority is satisfied with the consolidation, the proposed subdivision is suitable for the purpose for which the subdivision is intended and meets the intent of the subdivision policies of the municipality's land use bylaw.
 6. The Subdivision Authority, in considering the written submission from Bill Thorpe, find that the concerns are focused on the future planning processes regarding potential grouped country development of Lot 9 (and the servicing thereof), and are therefore outside the parameters of the subdivision policies pertaining to the proposal.
- b. Subdivision Application No. 2024-0-066
Warren Bules, Michael Drake and Cindy Mauthe
S ½ 34-8-1 W5

Councillor Jim Welsch

24/021

THAT the Agricultural subdivision of S1/2 34-8-1-W5M (Certificate of Title No. 031 171 575, 201 207 756 +3), to create a 141.52 acre (57.27 ha) and a 70.98 acre (28.73 ha) parcel from two titles of 136.63 acres (55.3 ha) and 76.27 acre (30.86 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.
3. That the 2.14 ha from SW 34-8-1 W5 be consolidated with the adjacent portion of the SE 34-8-1 W5 in a manner such that the resulting Certificate of Title could not be subdivided without the approval of the Subdivision Authority.

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 9 of the *Matters Related to Subdivision and Development Regulation*.

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4. The proposed subdivision complies with the M.D. of Pincher Creek subdivision policy 18.22.

6. NEW BUSINESS

Nil

7. **NEXT MEETING** – Tuesday, July 2nd, 2024; 6:00 pm.

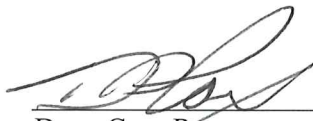
8. ADJOURNMENT

Councillor John MacGarva

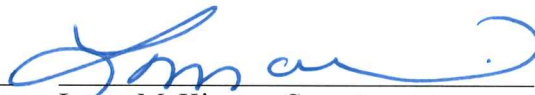
24/022

Moved that the meeting adjourn, the time being 6:16 pm.

Carried



Dave Cox, Reeve
Subdivision Authority



Laura McKinnon, Secretary
Subdivision Authority