

**Meeting Minutes of the Subdivision Authority**  
**Tuesday, December 5, 2023**  
**6:00 pm**  
**MD of Pincher Creek Council Chambers**

**IN ATTENDANCE**

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

Staff: Chief Administrative Officer Roland Milligan, 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 Harold Hollingshead 23/030

Moved that the Subdivision Authority Agenda for December 5, 2023, be approved as presented.

Carried

**2. ADOPTION OF MINUTES**

Councillor Tony Bruder 23/031

Moved that the September 5, 2023, Subdivision Authority Minutes, be approved as presented.

Carried

**3. CLOSED MEETING SESSION**

Councillor John MacGarva 23/032

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 Tony Bruder 23/033

Moved that the Subdivision Authority open the meeting to the public, the time being 6:10 pm.

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Carried

**4. UNFINISHED BUSINESS**

Nil

**5. SUBDIVISION APPLICATIONS**

- a. Subdivision Application No. 2023-0-139  
Reners Ag 2012 Ltd  
NE 4-6-30 W4

Councillor John MacGarva

23/034

THAT the Country Residential subdivision of NE1/4 4-6-30-W4M (Certificate of Title No. 171 271 545 +5), to create a 3.38 acre (1.37 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 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 applicant provide proof to the Subdivision Authority of the installation of a cistern as a domestic water source prior to endorsement for registration.

**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.
3. The proposed subdivision complies with the M.D. of Pincher Creek subdivision policy 18.16.

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- b. Subdivision Application No. 2023-0-143  
Gerald and Beverly Janzen  
NE 1-6-28 W4

Councillor Harold Hollinshead

23/035

THAT the Country Residential subdivision of NE1/4 1-6-28-W4M (Certificate of Title No. 051 275 868), to create a 5.58 acre (2.26 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 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 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 18.16.

- c. Subdivision Application No. 2023-0-145  
Lyle Planger  
NW 35-5-28 W4

Councillor Rick Lemire

23/036

THAT the Country Residential subdivision of NW1/4 35-5-28-W4M (Certificate of Title No. 221 183 426, 221 183 426 +1), to create a 6.02 acre (2.438 ha) parcel from a subdivided quarter section where two titles consist of 160 acres (64.7 ha) for country residential use; BE APPROVED subject to the following:

**CONDITIONS:**

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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 Certificate of Title 221 183 423 be consolidated with the remainder of Certificate of Title 221183 423 +1 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.
3. The proposed subdivision complies with the M.D. of Pincher Creek subdivision policy 18.16.
4. The Subdivision Authority is satisfied that 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.
5. Alberta Transportation has authorized the Subdivision Authority to vary the requirements of Sections 18 and 19 of the *Matters Relating to Subdivision and Development Regulation* to accommodate the proposal.

**6. NEW BUSINESS**

Nil

**7. NEXT MEETING** – Tuesday, December 2<sup>nd</sup>, 2023; 6:00 pm.

**8. ADJOURNMENT**

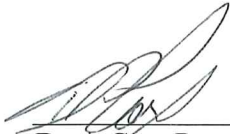
Councillor Tony Bruder

23/037

Moved that the meeting adjourn, the time being 6:13 pm.

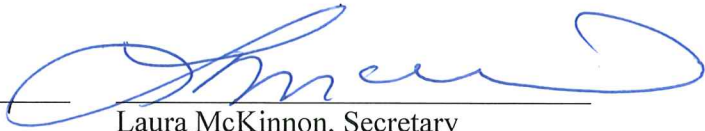
Carried

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Dave Cox, Reeve  
Subdivision Authority



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Laura McKinnon, Secretary  
Subdivision Authority