

Meeting Minutes of the Subdivision Authority
Tuesday, April 2nd 2024
6:00 pm
MD of Pincher Creek Council Chambers

IN ATTENDANCE

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

Staff: Chief Administrative Officer Roland Milligan

Planning
Advisors: ORRSC, Senior Planner Gavin Scott

Absent: Development Officer Laura McKinnon

COMMENCEMENT

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

1. ADOPTION OF AGENDA

Councillor John MacGarva 24/001

Moved that the Subdivision Authority Agenda for April 2, 2024, be approved as amended.

ADDITION

Unfinished Business
4.a – Subdivision Application No. 2022-005 Discussion

Carried

2. ADOPTION OF MINUTES

Councillor Tony Bruder 24/002

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

Carried

3. CLOSED MEETING SESSION

Councillor Rick Lemire 24/003

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 24/004

MINUTES
SUBDIVISION AUTHORITY
Municipal District of Pincher Creek No. 9
April 2, 2024

Moved that the Subdivision Authority open the meeting to the public, the time being 6:21 pm.

Carried

4. UNFINISHED BUSINESS

- a. Subdivision 2022-0-005 Discussion

5. SUBDIVISION APPLICATIONS

- a. Subdivision Application No. 2023-0-031
Lundbreck Trading Company Ltd
Lots 17-21, Block 3, Plan 2117S within SE 26-7-2 W5

Councillor John MacGarva

24/005

THAT the Commercial subdivision of Lots 17-21, Block 3, Plan 2177S within SE1/4 26-7-2-W5M (Certificate of Title No. 211 083 362), to create a 0.14 acre (0.058 ha) lot and a 0.22 acre (0.087 ha) lot from a title of 0.36 acres (0.145 ha) for commercial 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. 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 18.30.

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6. NEW BUSINESS

Nil

7. NEXT MEETING – Tuesday, May 7th, 2024; 6:00 pm.


8. ADJOURNMENT

Councillor Rick Lemire

24/006

Moved that the meeting adjourn, the time being 6:22 pm.

Carried



Dave Cox, Reeve
Subdivision Authority



Roland Milligan, Secretary
Subdivision Authority