

Meeting Minutes of the Subdivision Authority
Tuesday, September 6, 2022
6:00 pm
MD of Pincher Creek No. 9

IN ATTENDANCE

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

Staff: Chief Administrative Officer Roland Milligan, Assistant Planning and Development Officer Laura McKinnon

Planning
Advisors: ORRSC, Senior Planner Gavin Scott

Absent:

COMMENCEMENT

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

1. ADOPTION OF AGENDA

Councillor Dave Cox 22/019

Moved that the Subdivision Authority Agenda for September 6, 2022, be approved as presented.

Carried

2. ADOPTION OF MINUTES

Councillor John MacGarva 22/020

Moved that the July 5, 2022, Subdivision Authority Minutes, be approved as presented.

Carried

3. CLOSED MEETING SESSION

Councillor John MacGarva 22/021

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

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Councillor Tony Bruder

22/022

Moved that the Subdivision Authority open the meeting to the public, the time being 6:25 pm.

Carried

4. UNFINISHED BUSINESS

Nil

5. SUBDIVISION APPLICATIONS

- a. Subdivision Application No. 2022-0-107
Brandon Lammers
Lot 1, Block 1, Plan 201 1869 & Lot 2, Block 1, Plan 201 1870 within W ½
31-5-28 W4

Councillor Dave Cox

22/023

Moved that the Agricultural and Country Residential subdivision of Lot 1, Block 1, Plan 201 1869 & Lot 2, Block 1, Plan 201 1870 within W1/2 31-5-28-W4M (Certificate of Title No. 211 174 095, 211 077 433), to create a 7.24 acre (2.93 ha) lot for country residential use and 161.37 acres (65.31 ha) lot for agricultural use from two titles of 13.42 acres (5.43 ha) and 155.21 acres (62.81 ah) respectively; 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 2.5 ha portion of Certificate of Title 211174095 be consolidated with the adjacent title 211077433 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 with waiver complies with both the Municipal Development Plan and Land Use Bylaw.

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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 18.22.
 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.
- b. Subdivision Application No. 2022-0-109
Burles Cattle Company Inc. Warren P Burles
E ½ 4-9-1 W5

Councillor Harold Hollingshead

22/024

THAT the Agricultural subdivision of E1/2 4-9-1-W5M (Certificate of Title No. 051 000 772 +1, 041 286 780), to create a 261.12 acre (105.67 ha) parcel and a 45.62 acre (18.46 ha) parcel from a two titles of 155.65 acres (62.99 ha) and 154.78 acres (62.64 ha) respectively 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 106.49 acres (43.10 ha) portion of the NE4 9-1 W5M (as depicted on BOA tentative sketch file 22-15704TA) be consolidated with the adjacent portion of the SE4 9-1 W5M 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 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.

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3. The proposed subdivision complies with the M.D. of Pincher Creek subdivision policy 18.22.
 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.
- c. Subdivision Application No. 2022-0-113
632877 Alberta Ltd
Lots 1-18, Block 14, Plan 1993N and a portion of closed lane within SW 1-7-30 W4

Councillor John MacGarva

22/025

THAT the Industrial subdivision of Lots 1-18, Block 14, Plan 1993N and a portion of closed lane within SW1/4 1-7-30-W4M (Certificate of Title No. 171 251 529, 171 251 529 +3), to create three lots containing 0.69 acres (0.28 ha), 1.49 acres (0.60 ha), and 1.12 acres (0.45 ha) respectively from two titles containing a total of 3.28 acres (1.328 ha) for industrial 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 Certificate of Title 171251529003 be consolidated with the adjacent portions of Certificate of Title 171251529 (as described in BOA Tentative Plan 22-15698T) 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 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 18.30.

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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.

Carried

6. NEW BUSINESS

Nil

7. **NEXT MEETING** – Tuesday, October 4th, 2022; 6:00 pm.

8. ADJOURNMENT

Councillor Dave Cox

22/026

Moved that the meeting adjourn, the time being 6:26 pm.

Carried



Rick Lemire, Chair
Subdivision Authority



Roland Milligan, Secretary
Subdivision Authority