

**Meeting Minutes of the Subdivision Authority**  
**Tuesday, May 7<sup>th</sup> 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 John MacGarva 24/007

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

Carried

**2. ADOPTION OF MINUTES**

Councillor Tony Bruder 24/008

Moved that the April 2, 2024, Subdivision Authority Minutes, be approved as presented.

Carried

**3. CLOSED MEETING SESSION**

Councillor Rick Lemire 24/009

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 24/010

Moved that the Subdivision Authority open the meeting to the public, the time being 6:28 pm.

Carried

MINUTES  
SUBDIVISION AUTHORITY  
Municipal District of Pincher Creek No. 9  
May 7, 2024

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 John MacGarva

24/011

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 TABLED subject to the following:

**REASONS:**

1. From the property line adjustment, the applicant has indicated that a water cistern would be installed in lieu of the existing water well which is being left within lot 9. The Subdivision authority asks the applicant to provide a rationale for separating the water well from the existing house.
2. The Subdivision Authority also asks that the applicant provide surveyed proof that there is viable access from proposed lot 9 to the lower portions of creek land within the NE16 6-30 W4M as it appears on the aerial photo that the existing access is within proposed lot 8.

- b. Subdivision Application No. 2024-0-043  
1457753 Alberta Ltd  
Lots 1-10, Block 7, Plan 1993N within SW 1-7-30 W4

Councillor Rick Lemire

24/012

THAT the Commercial subdivision of Lots 1-10, Block 7, Plan 1993N within SW1/4 1-7-30-W4M (Certificate of Title No. 241 035 511), to create seven lots with four lots being 0.17 acre (0.07 ha) and three lots being 0.34 acre (0.14 ha) from a title of 1.72 acres (0.70 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.

MINUTES  
SUBDIVISION AUTHORITY  
Municipal District of Pincher Creek No. 9  
May 7, 2024

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.
- c. Subdivision Application No. 2024-0-057  
Cathy Pisony  
SW 2-8-2 W5

Councillor John MacGarva

24/013

THAT the Country Residential subdivision of SW1/4 2-8-2-W5M (Certificate of Title No. 231 253 428), to create a 10.28 acre (4.16 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.

MINUTES  
SUBDIVISION AUTHORITY  
Municipal District of Pincher Creek No. 9  
May 7, 2024

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 18.16.
  5. That a waiver of the maximum lot size of 10 acres within the Agriculture – A district of the M.D. of Pincher Creek Land Use Bylaw, pursuant to the Municipal Government Act section 654(2) was deemed appropriate and granted.
- d. Subdivision Application No. 2024-0-060  
William and Shelley Dunbar  
SW 4-3-29 W4

Councillor Tony Bruder

24/014

THAT the Agricultural subdivision of SW1/4 4-3-29-W4M (Certificate of Title No. 171 262 283), to create a 61.06 acre (24.71 ha) parcel from a previously unsubdivided quarter section/ or title of 129.24 acres (52.3ha) 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 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.

MINUTES  
SUBDIVISION AUTHORITY  
Municipal District of Pincher Creek No. 9  
May 7, 2024

3. The proposed subdivision complies with the M.D. of Pincher Creek subdivision policy 18.20.

6. **NEW BUSINESS**

Nil

7. **NEXT MEETING** – Tuesday, June 4<sup>th</sup>, 2024; 6:00 pm.

8. **ADJOURNMENT**

Councillor John MacGarva

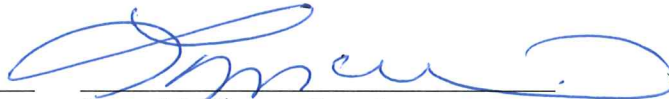
24/015

Moved that the meeting adjourn, the time being 6:30 pm.

Carried



Dave Cox, Reeve  
Subdivision Authority



Laura McKinnon, Secretary  
Subdivision Authority