

**Meeting Minutes of the Subdivision Authority**  
**Tuesday, October 29<sup>th</sup> 2024**  
**6:00 pm**  
**MD of Pincher Creek Council Chambers**

**IN ATTENDANCE**

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

**1. ADOPTION OF AGENDA**

Councillor Jim Welsch 24/031

Moved that the Subdivision Authority Agenda for October 29, 2024, be approved as amended.

**ADDITION**

4.a Subdivision Application No. 2024-0-105 Sproule Agro update

Carried

**2. ADOPTION OF MINUTES**

Councillor Tony Bruder 24/032

Moved that the September 3, 2024, Subdivision Authority Minutes, be approved as presented.

Carried

**3. CLOSED MEETING SESSION**

Councillor Dave Cox 24/033

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 John MacGarva 24/034

MINUTES  
SUBDIVISION AUTHORITY  
Municipal District of Pincher Creek No. 9  
October 29, 2024

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

Carried

**4. UNFINISHED BUSINESS**

- a. Subdivision Application No. 2024-0-105 Sproule Agro update

**5. SUBDIVISION APPLICATIONS**

- a. Subdivision Application No. 2024-0-104  
Harold & Kathleen Lewis  
SW 1-6-30 W4

Councillor Tony Bruder

24/034

THAT the Country Residential subdivision of SW1/4 1-6-30-W4M (Certificate of Title No. 861 075 480), to create a 4.75 acre (1.92 ha) parcel from a previously unsubdivided quarter section of 157.43 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 any conditions as required by Alberta Transportation shall be provided prior to finalization.

**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.

- b. Subdivision Application No. 2024-0-136  
Connaught Simmons  
NW 10-6-2 W5

Councillor Dave Cox

24/035

MINUTES  
SUBDIVISION AUTHORITY  
Municipal District of Pincher Creek No. 9  
October 29, 2024

THAT the Residential subdivision of NW1/4 10-6-2-W5M (Certificate of Title No. 181 151 940), to create two lots 0.32 acre (0.13 ha) lots and one 0.85 acre (0.343 ha) lot from a title of 2.0 acres (0.81 ha) for residential use;  
BE APPROVED subject to the following:

**RESERVE**

1. The 10% requirement for Municipal Reserve be dedicated (as shown on BOA tentative plan 24-16432TC) as land in accordance with s.666 of the Municipal Government Act

**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 Sections 18 and 19 of the Matters Related 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

**6. NEW BUSINESS**

Nil

**7. NEXT MEETING** – Tuesday, December 3<sup>rd</sup>, 2024; 6:00 pm.

**8. ADJOURNMENT**

Councillor Dave Cox

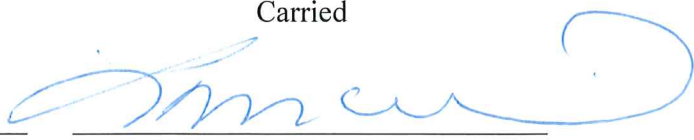
24/035

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

Carried



Rick Lemire, Reeve  
Subdivision Authority



Laura McKinnon, Secretary  
Subdivision Authority