

Meeting Minutes of the Subdivision Authority
Tuesday, February 4th 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

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

1. ADOPTION OF AGENDA

Councillor Dave Cox 25/001

Moved that the Subdivision Authority Agenda for February 4, 2025, be approved as presented.

2. ADOPTION OF MINUTES

Councillor Jim Welsch 25/002

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

Carried

3. CLOSED MEETING SESSION

Councillor John MacGarva 25/003

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 6:01 pm.

Carried

Councillor Dave Cox 25/004

Moved that the Subdivision Authority open the meeting to the public, the time being 6:27 pm.

Carried

MINUTES
SUBDIVISION AUTHORITY
Municipal District of Pincher Creek No. 9
February 4, 2025

4. UNFINISHED BUSINESS

5. SUBDIVISION APPLICATIONS

- a. Subdivision Application No. 2024-0-170
Lester & Doris Hochstein
NE 34 & NE 26-4-29 W4

Councillor Tony Bruder

25/005

THAT the Agricultural subdivision of SE1/4 35 & NE1/4 26-4-29-W4M (Certificate of Title No. 211 080 766 +1, 931 247 412), to create a 162.03 acre (65.57 ha) and a 155.10 acre (62.77 ha) parcel from two previously unsubdivided quarter section for agricultural 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 portion of NE26 4-29 W4M lying north of Railway Plan 1207JK be consolidated with the adjacent portion of the SE35 4-29 W4M in a manner such that the resulting Certificate of Title could not be subdivided without the approval of the Subdivision Authority.
4. That the portions of SE35 4-29 W4M lying south of Railway Plan 1207JK be consolidated with the adjacent portion of the NE26 4-29 W4M 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 18.22.
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.

MINUTES
SUBDIVISION AUTHORITY
Municipal District of Pincher Creek No. 9
February 4, 2025

6. NEW BUSINESS

Nil

7. NEXT MEETING – Tuesday, March 4th, 2024; 6:00 pm.

8. ADJOURNMENT

Councillor John MacGarva

25/006

Moved that the meeting adjourn, the time being 6:06 pm.

Carried



Rick Lemire, Reeve
Subdivision Authority



Laura McKinnon, Secretary
Subdivision Authority