

Meeting Minutes of the Subdivision Authority
Tuesday, March 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 25/007

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

2. ADOPTION OF MINUTES

Councillor Tony Bruder 25/008

Moved that the February 4, 2025, Subdivision Authority Minutes, be approved as amended.

Carried

3. CLOSED MEETING SESSION

Councillor Jim Welsch 25/009

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 John MacGarva 25/010

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

Carried

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

4. UNFINISHED BUSINESS

5. SUBDIVISION APPLICATIONS

- a.** Subdivision Application No. 2025-0-013
Henry & Carolyn Primrose
SW 25-3-29 W4

Councillor Tony Bruder

25/011

THAT the Country Residential subdivision of SW1/4 25-3-29-W4M (Certificate of Title No. 061 293 135), to create a 14.98 acre (6.06 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.
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. 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 Municipal Government Act section 654(2) was deemed appropriate and granted.
4. With the waiver, the proposed subdivision complies with the M.D. of Pincher Creek subdivision policy 18.16.

6. NEW BUSINESS

Nil

7. NEXT MEETING – Tuesday, April 1st, 2025; 6:00 pm.

8. ADJOURNMENT

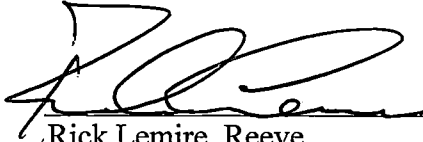
MINUTES
SUBDIVISION AUTHORITY
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Councillor John MacGarva

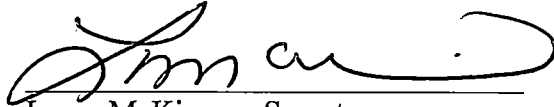
25/012

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

Carried



Rick Lemire, Reeve
Subdivision Authority



Laura McKinnon, Secretary
Subdivision Authority