

## 9999

PRESENT     Reeve Rick Lemire, Deputy Reeve Tony Bruder, and Councillors Dave Cox, John MacGarva and Jim Welsch.

Reeve Rick Lemire called the meeting to order at 3:00 pm.

Councillor John MacGarva 25/345

Ba) Delegation – Pincher Creek Water Co-op  
H2c) Restricted vs. Unrestricted Surplus  
H2d) Police Commission Review Information

AND THAT the agenda be approved as amended.

a) Pincher Creek Water Co-op

The Alberta Government's temporary licenses could be a potential solution, but only until the creek's water levels become too low, which could be in the next couple of weeks. The Co-op is not currently interested in selling water licenses, as they are at near capacity.

Currently, the Pincher Creek Water Co-op is showing records of 93% usage through their system; however, this could be due to the time and day the tests were recorded. They are unsure of the numbers for the whole year, as this was just a snapshot in time.

The Co-op suggested filling a dugout to create a line at the end of the main line, which would help with pumping for local ranchers. However, because of logistical issues and the small size of the line, this approach was considered not feasible.

The MD is actively considering the construction of a raw water storage facility at the Cowley site. This facility, although not yet engineered, could serve as a long-term solution for water management, demonstrating the MD's proactive approach to future water needs.

### C. MINUTES

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1) Council Committee Meeting Minutes – June 24, 2025

Councillor Dave Cox 25/346

Moved that the minutes of the Council Committee Meeting of June 24, 2025, be approved as presented.

Carried

2) Council Meeting Minutes - June 24, 2025

Councillor Tony Bruder 25/347

Moved that the minutes of the Council Meeting of June 24, 2025, be approved as presented.

Carried

D. UNFINISHED BUSINESS

a) Healthcare Committee – Terms of Reference

Councillor Tony Bruder 25/348

Moved that the Terms of Reference for the Healthcare Committee be tabled pending further information regarding budgeting from the Town of Pincher Creek.

Carried

E. BUSINESS ARISING FROM THE MINUTES

a) Draft Policies: C-Safety-001A Violence Prevention Policy & C-Safety-001B Harassment Prevention Policy

Councillor John MacGarva 25/349

Moved that due to changes in legislation, the current policy C-Safety-001 Violence and Harassment Prevention, be replaced with Council approved C-Safety-001A Violence Prevention and C-Safety-001B Harassment Prevention Policies.

Carried

Michelle Stuart left the meeting at this time, the time being 3:40 pm.

b) 2026-2030 Intermunicipal Library Agreement for Councils to Discuss and Approve

Councillor Dave Cox 25/350

Moved that the Intermunicipal Library Agreement for 2026-2030 be amended to the following:

1. Consists of a Statement of Financial Position, Statement of Operations, Statement of Cash Flows, Statement of Reserves, and any other relevant statements. Appropriate financial notes shall accompany these in accordance with Public Sector Accounting Standards.
2. Provide a Summary of the Financial Review and Opinion to the Board.
3. Be prepared and reviewed by a person who is not a Library employee, nor a Board Trustee, nor a Councillor of a municipality that is party to this agreement. They shall be certified, at minimum by a Public Business Accountant; however, a Chartered Professional Accountant (CPA) is preferred;

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AND FURTHER that the Board explore the possibility of reducing the number of members appointed by the Council from four to three in the future.

Carried

c) Pincher Creek & District Food Bank

Councillor Dave Cox 25/351

Moved that the Pincher Creek & District Food Bank delegation from June 24, 2025 be received as information.

Carried

a) Brownfield Report

Massif Energy will be invited to return to the Council once the requested information and an update are available.

F. COMMITTEE REPORTS / DIVISIONAL CONCERNS

1. Councillor Tony Bruder – Division 1

Councillor Tony Bruder 25/352

Moved that the MD donate \$250 towards the Town of Cardston for the Kainai Fair and Rodeo Pancake Breakfast, for their July 19, 2025, event, with the amount to be taken from Grants to Groups and Organizations;

AND THAT Councillor Dave Cox attend to assist with the breakfast.

Carried

- Crowsnest Pass Pincher Creek Landfill Association
- Agricultural Service Board
- 2. Reeve Rick Lemire – Division 2
  - Pincher Creek Emergency Services Commission
  - Intermunicipal Development Plan with the Town
- 3. Councillor Dave Cox – Division 3
  - Pincher Creek Emergency Services Commission
  - Canada Day at Kootenai Brown
- 4. Councillor Jim Welsch - Division 4
  - Agricultural Service Board
  - Police Funding Model Focus Group
  - Castle Mountain Fire Guard
- 5. Councillor John MacGarva – Division 5
  - Staff Pancake Breakfast
  - Municipal Planning Commission

Councillor Tony Bruder 25/353

Moved to accept the Committee Reports as information.

Carried

G. ADMINISTRATION REPORTS

1. Operations

a) Public Works Operations Report

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Councillor Jim Welsch 25/354

Moved that Council receive the Public Works Operations Report, including Schedule A – Shop/Fleet Report, for the period June 16, 2025, to June 29, 2025, as information.

Carried

b) Utilities & Infrastructure Report

Councillor Tony Bruder 25/355

Moved that the Utilities & Infrastructure report for June 19, 2025, through July 2, 2025, be received as information.

Carried

Alex Elliot left the meeting at this time, the time being 4:41 pm.

2. Finance

a) Public Auction - Conditions & Reserve Bid - Tax Roll 2456.010

Councillor Jim Welsch 25/356

Moved that Council approve the Terms and Conditions for the 2025 Public Auction regarding tax roll 2456.010 as presented;

AND THAT Council set the tax arrears Public Auction Date as follows:

Date: November 17, 2025

Time: 2:00 pm

Location: 1037 Herron Ave, MD Council Chamber, Pincher Creek, AB T0K 1W0

AND THAT Council, pursuant to Section 553(1)(f) of the Municipal Government Act, approve the addition of all tax recovery costs relevant to tax roll 2456.010;

AND FINALLY, the Council set a reserve bid of \$750,000 for the above-said tax roll.

Carried

b) Q2 Financial Summary

Councillor John MacGarva 25/357

Moved that Council receive the Q2 Financial Summary as information.

Carried

Councillor Tony Bruder 25/358

Moved that Council restrict 700k into the Regional Community Initiative Reserve and 500k into Pincher Creek Emergency Services Reserve from the MD's unrestricted surplus.

Carried

Brendan Schlossberger left the meeting at this time, the time being 5:12 pm.

3. Development and Community Services

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- a) Southern Alberta Land Trust Society (SALTS) Conservation Easement - Thompson S 2

Councillor John MacGarva

25/359

Moved that Council acknowledge the receipt of the notice of the Conservation Easements for Southern Alberta Land Trust Society's Thompson S 2 project,

AND THAT Council waive the 60-day notice period prior to registration for the Conservation Easement.

Carried

4. Municipal

- a) CAO Report

Councillor Dave Cox

25/359

Moved that Council receive the CAO Report for the period June 9, 2025, to June 20, 2025, as information.

Carried

- b) Repealing Bylaw 1272-17

Councillor Tony Bruder

25/360

Moved that as chickens are covered under Bylaw 1360-25, Animal Control, Council repeal Bylaw 1272-17.

Carried

H. CORRESPONDENCE

A. For Action

- a) Heritage Acres Requests for Annual Show – July 25-27, 2025

Request for Council Pancake Breakfast

Councillor Jim Welsch

25/361

Moved that any interested Councillors be authorized to attend the Heritage Acres Annual Show for the Pancake Breakfasts on July 26, 2025 and July 27, 2025,

AND THAT Public Works will supply a water truck with one load on the road for the Heritage Acres Events on July 15, 2025 and July 25, 2025.

Carried

- b) Pincher Creek Chamber - Request for election forum budget

Councillor Jim Welsch

25/362

Moved to table the Pincher Creek Chamber request pending further clarification on the election forum budget.

Carried

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c) Transportation Network Companies Regulation Invitation

Councillor Tony Bruder 25/363

Moved that the Transportation Network Companies Regulation Invitation be received as information.

Carried

B. For Information

a) Father's Day Show and Shine: A Remarkable Success - Thank you from Pincher Creek Cruisers

Councillor John MacGarva 25/364

Moved that the thank you from Pincher Creek Cruisers be received as information.

Carried

b) Joint Budget Meeting Information - Letter from Town of Pincher Creek

Councillor Dave Cox 25/365

Moved that the Joint Budget meeting information letter from the Town of Pincher Creek be received as information.

Carried

c) Chief Mountain Gas Golf Invitation - Staff Appreciation Golf Day

Councillor Tony Bruder 25/366

Moved that the Chief Mountain Gas Golf Invitation be received as information.

Carried

d) Police Commission Review Information

Councillor Tony Bruder 25/367

Moved that the Police Commission Review be received as information.

Carried

I. NEW BUSINESS

J. CLOSED SESSION

Planner Gavin Scott attended the meeting at this time, the time being 5:30 pm.

RECESS

Councillor John MacGarva 25/368

Moved to recess the Council meeting, the time being 5:32 pm.

Carried

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Councillor Dave Cox

25/369

Moved to reconvene the Council meeting, the time being 6:00 pm.

Carried

## B. PUBLIC HEARING 1361-25

### 1. Public Hearing Called to Order

Reeve Rick Lemire called the public hearing to order, the time being 6:00 pm. And read the following information:

- A Public Hearing is Council's opportunity to hear from anyone who is affected by the proposed bylaw. General rules of conduct when a Public Hearing is held are as follows:
  - The developer and/or proponent is given the first opportunity to present to the Council and the public. After the public has made their statements, the developer has the opportunity to rebut or answer any questions.
  - Members of the public will be invited to speak to the subject matter. I will ask members of public who wish to speak to state their name for the record. The speaking time limit is 5 minutes per speaker. If you have previously submitted a written response, unless you have new information to present, be assured that Council has read your letter. Please do not come to the podium to read your submitted response.
  - We will call for any additional speakers to make sure everyone wishing to speak has had the opportunity to do so. As this is not a situation for debate, speakers may come up one time only.
  - Following all presentations from members of public, the developer has the opportunity to rebut or answer any questions, Council may ask questions to Administration and/or developer.
  - Council will then close the Public Hearing. This ends the opportunity for the public or Administration to provide information on the matter.

### 3. Advertising Requirement

Reeve Rick Lemire stated that this Public Hearing has been advertised in accordance with Section 606 of the Municipal Government Act. This Public Hearing was advertised in Shootin the Breeze on June 25 and July 2, 2025, as well as the MD website and MD Social Media pages.

### 4. Purpose of the Hearing

Planner Gavin Scott provided an overview of the purpose of Bylaw No. 1361-25. The Bylaw, being an amendment to Land Use Bylaw No. 1349-24, proposes amendments, among other general clean-up items, to allow for adjustments in parking for Tourist homes proposed at Castle Mountain Resort, clarify the procedure for conducting open house meetings, and introduce Data Centre Operations.

### 5. Presentations:

VERBAL:

Don Hill, resident in the MD Division #5 #1. He is questioning whether this amendment allows a data centre to be approved for an approved use, compared to a discretionary one. His concern is that discretionary use is on a case-by-case basis and approved or denied by Council, versus an approved use.

Given the environmental problems, he questions why the MD would blanket approve a use such as a data centre. His further concerns are with low-frequency noise, which isn't considered sufficiently addressed in the approval for a data centre. Additional problems

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are water usage, land fragmentation, loss of agricultural land, environmental disasters, and legal risks. He believes that stricter rules are needed around data centres.

Planner Gavin Scott explained that it is being proposed as Direct Control, not as an approved or discretionary. Which means that Council would have the power to assign with conditions or deny altogether. Among other regulatory bodies, there is a referral to Alberta Environment, which has the authority to identify environmental issues. This also includes taking in comments from the public, Direct Control allows Council to put stricter rules on any permit, by considering any and all comments. Many other concerns are covered in the Land Use Bylaw, for example, water usage. The change with Bylaw 1361-25, is not based on a single site, but to allow for Council to address concerns as applications come forward.

WRITTEN:

Reeve Rick Lemire asked if there were any written responses, there were none.

6. Closing Comments

7. Adjournment from Public Hearing

Councillor Tony Bruder 25/370

Moved to adjourn the public hearing, the time being 6:28 pm.

Carried

K. ADJOURNMENT

Councillor John MacGarva 25/371

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

Carried



REEVE



ACTING

CHIEF ADMINISTRATIVE OFFICER