

**Meeting Minutes of the Subdivision Authority**  
**Tuesday, June 3<sup>rd</sup> 2025**  
**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 25/013

Moved that the Subdivision Authority Agenda for June 3, 2025, be approved as presented.

**2. ADOPTION OF MINUTES**

Councillor Tony Bruder 25/014

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

Carried

**3. CLOSED MEETING SESSION**

Councillor Jim Welsch 25/015

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 25/016

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  
June 3, 2025

**4. UNFINISHED BUSINESS**

**5. SUBDIVISION APPLICATIONS**

- a. Subdivision Application No. 2025-0-062  
Doug Jensen, David Jensen & Daniel Jensen  
S ½ 32-7-2 W5

Councillor John MacGarva

25/017

THAT the Agricultural subdivision of S1/2 32-7-2-W5M (Certificate of Title No. 251 028 922 +1, 251 028922 +2), to create a 219.68 acre (88.90 ha) parcel from two previously unsubdivided quarter sections of 158.85 acres (64.3 ha) and 160 acres (64.7 ha) respectively, 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.
3. That the 59.95 acres from the SW32 be consolidated with the SE32 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 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.
4. The proposed subdivision complies with the M.D. of Pincher Creek subdivision policy 18.22.

**6. NEW BUSINESS**

Nil

**7. NEXT MEETING** – Wednesday, July 2<sup>nd</sup>, 2025; 6:00 pm.

MINUTES  
SUBDIVISION AUTHORITY  
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8. ADJOURNMENT

Councillor John MacGarva

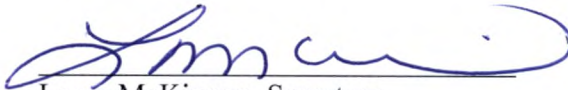
25/018

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

Carried



Rick Lemire, Reeve  
Subdivision Authority



Laura McKinnon, Secretary  
Subdivision Authority