

Meeting Minutes of the Subdivision Authority
Tuesday, September 2nd 2025
6:00 pm
MD of Pincher Creek Council Chambers

IN ATTENDANCE

Members: Reeve Rick Lemire, Councillors Tony Bruder, Dave Cox, 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 25/019

Moved that the Subdivision Authority Agenda for September 2, 2025, be approved as presented.

2. ADOPTION OF MINUTES

Councillor Jim Welsch 25/020

Moved that the June 3, 2025, Subdivision Authority Minutes, be approved as amended.

Carried

3. CLOSED MEETING SESSION

Councillor John MacGarva 25/021

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 25/022

Moved that the Subdivision Authority open the meeting to the public, the time being 7:47 pm.

Carried

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4. UNFINISHED BUSINESS

5. SUBDIVISION APPLICATIONS

- a.** Subdivision Application No. 2025-0-095
Castle Mountain Resort
Lots 500-504 & 506-510, Block 3, Plan 1211214

Councillor Dave Cox

25/023

THAT the Residential subdivision of Lots 500-504 & 506-510, Block 3, Plan 1211214 and part of Lot 1, Block 3, Plan 9911497 all within NE1/4 24-4-4-W5M (Certificate of Title No. 121 105 422, 121 105 422 +1, 121 105 422 +2, 121 105 422 +3, 121 105 422 +4, 121 105 422 +6, 121 105 422 +7, 121 105 422 +8, 121 105 422 +9, 121 105 422 +10, 121 105 422 +13), to create two bareland condominium lots being 0.56 acre (0.226 ha) and 1.01 acre (0.410 ha) respectively, from ten leasehold lots containing 1.57 acres (0.636 ha) for residential use; BE TABLED subject to the following:

REASONS:

1. That the application cannot be evaluated for an increase to the overall density of the resort without engineering analysis. The item is tabled pending completion of the engineering review of the wastewater treatment and disposal system.

- b.** Subdivision Application No. 2025-0-103
Simon Hampson
Lot 1, Block 1, Plan 1111758 within NE 1-7-2 W5

Councillor John MacGarva

25/024

THAT the Agricultural and Country Residential subdivision of Lot 1, Block 1, Plan 1111758 and part of NE1/4 1-7-2-W5M (Certificate of Title No. 111 277 327), to create a 12.50 acre (5.06 ha) parcel from the original parcel which was 10.50 acre (4.25 ha) by swapping portions with the quarter section, 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 the proposed parcel be reduced in size to 10.5 acres (4.25 ha) sufficient to accommodate existing buildings, structures and improvements.

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4. Conforming to condition 3, that the remaining portions of NE1 and portions of Lot 1 Block 1 (as depicted in the proposed subdivision sketch) be consolidated in a manner such that the resulting Certificate of Title could not be subdivided without the approval of the Subdivision Authority.
5. That the applicant obtain Southern Lundbreck Water Co-op Ltd.'s approval to serve the subdivision with water and provide the subdivision authority with a copy of the approval prior to endorsement of the subdivision.

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. The proposed subdivision complies with the M.D. of Pincher Creek subdivision policy 18.16.
5. 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.

- c. Subdivision Application No. 2025-0-119
Reners Land Inc
NW 35-5-1 W5

Councillor Dave Cox

25/025

THAT Country Residential subdivision of Closed Road and NW1/4 35-5-1-W5M (Certificate of Title No.171 271 548 +8), to create a 15.14 acre (6.13 ha) parcel from a previously unsubdivided quarter section of 164.19 acres (66.45 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 That the residual portion of Road Plan 2906Q be consolidated with the NW35 5-1 W5M in a manner such that the resulting Certificate of Title could not be subdivided without the approval of the Subdivision Authority.

REASONS:

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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. The proposed subdivision complies with the M.D. of Pincher Creek subdivision policy 18.16.
 5. 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.
- d. Subdivision Application No. 2025-0-123
Dale & Joy Reid, Scott Bonertz and Nina Panchmatia & Peggy Bonertz
N ½ & SE 2-7-29 W4

Councillor Jim Welsch

25/026

THAT the Agricultural subdivision of N1/2 & SE1/4 2-7-29-W4M (Certificate of Title No. 171 226 867 +1, 171 226 867 +4), to create a 190.15 acre (76.95 ha) parcel from a two titles of 144.41 acres (58.44 ha) and 135.00 acres (54.63 ha) 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 portion of Certificate of Title 171226867+1 be consolidated with the adjacent portion of Certificate of Title 171226867+4 (as depicted in BOA tentative plan 25-16798TA) in a manner such that the resulting Certificate of Title could not be subdivided without the approval of the Subdivision Authority.
4. That the remainder portion of the NW2 7-29 W4 (Certificate of Title 171226867+1) and the remainder portion of the NE2 7-29 W4M (Certificate of Title 171226867+4) be consolidated 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*.

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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.
- e.** Subdivision Application No. 2025-0-127
Shawn Boese & Derrick Sproule
SE 18-5-29 W4

Councillor Tony Bruder

25/027

THAT the Agricultural and Country Residential subdivision of SE1/4 18-6-29-W4M (Certificate of Title No. 241 192 705, 251 153 744 +25), to create a 30.59 acre (12.38 ha) parcel from two titles of 129.86 acres (52.55 ha) and 29.52 acres (11.95 ha) respectively, for country residential use; BE TABLED subject to the following:

REASONS:

1. That a request be made to Alberta Transportation and Economic Corridors to review the location of the new approach and its site lines and further that the condition to remove of the existing approach be reversed as the approach has existed for decades.

6. NEW BUSINESS

Nil

7. NEXT MEETING – Tuesday, October 7nd, 2025; 6:00 pm.

8. ADJOURNMENT

Councillor John MacGarva

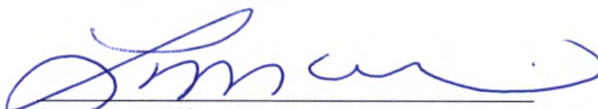
25/028

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

Carried



Rick Lemire, Reeve
Subdivision Authority



Laura McKinnon, Secretary
Subdivision Authority