

**Meeting Minutes of the Subdivision Authority  
Tuesday, December 2<sup>nd</sup> 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 and ORRSC, Assistant Planner Kevin Theriault  
Absent:

**COMMENCEMENT**

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

**1. ADOPTION OF AGENDA**

Councillor John MacGarva 25/038

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

**2. ADOPTION OF MINUTES**

Councillor Tony Bruder 25/039

Moved that the October 7, 2025, Subdivision Authority Minutes, be approved as presented.

Carried

**3. CLOSED MEETING SESSION**

Councillor Dave Cox 25/040

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 Jim Welsch 25/041

Moved that the Subdivision Authority open the meeting to the public, the time being 6:10 pm.

Carried

MINUTES  
SUBDIVISION AUTHORITY  
Municipal District of Pincher Creek No. 9  
December 2, 2025

4. **UNFINISHED BUSINESS**

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

Councillor Dave Cox

25/042

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 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 a wastewater treatment and disposal system analysis (including a lagoon system capacity assessment and the development servicing capacity) be completed by an APEGA engineer to the satisfaction of the MD of Pincher Creek. And further, that the findings and recommendations of the assessment be completed prior to the endorsement of the final plan of survey.
3. That the existing leasehold lots as described in the Tentative Plan (BOA file 24-16276T) be consolidated in a manner such that the resulting Certificate of Titles 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. Upon completion and acceptance of Condition 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 subdivision authority, in considering the written submissions from Rob McNeill, Bill Heidecker, Mark Buckwold, Dale Steele, Curtis Sinnott and Devin Wiens finds that the concerns are focused on the internal workings of Castle Mountain Inc in relation to their leaseholders and future development approvals and are therefore outside the parameters of the subdivision policies pertaining to the proposal.
5. Alberta Transportation has authorized the Subdivision Authority to vary the requirements of Sections 19 of the Matters Related to Subdivision and Development Regulation to accommodate the proposal.

**MINUTES**  
**SUBDIVISION AUTHORITY**  
**Municipal District of Pincher Creek No. 9**  
**December 2, 2025**

**5. SUBDIVISION APPLICATIONS**

**6. NEW BUSINESS**

Nil

**7. NEXT MEETING** – Tuesday, January 6<sup>th</sup>, 2025; 6:00 pm.

**8. ADJOURNMENT**

Councillor John MacGarva

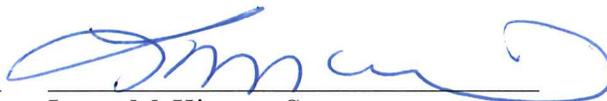
25/043

Moved that the meeting adjourn, the time being 6:12 pm.

Carried



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Rick Lemire, Reeve  
Subdivision Authority



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Laura McKinnon, Secretary  
Subdivision Authority