

Meeting Minutes of the Subdivision Authority
Tuesday, February 3rd 2026
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

Absent:

COMMENCEMENT

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

1. ADOPTION OF AGENDA

Councillor Jim Welsch 26/008

Moved that the Subdivision Authority Agenda for February 3rd, 2026, be approved as presented.

2. ADOPTION OF MINUTES

Councillor Tony Bruder 26/009

Moved that the January 6th, 2026, Subdivision Authority Minutes, be approved as presented.

Carried

3. CLOSED MEETING SESSION

Councillor Dave Cox 26/010

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 26/011

Moved that the Subdivision Authority open the meeting to the public, the time being 6:14 pm.

Carried

MINUTES
SUBDIVISION AUTHORITY
Municipal District of Pincher Creek No. 9
February 3, 2026

4. UNFINISHED BUSINESS

5. SUBDIVISION APPLICATION

- a. Subdivision Application No. 2025-0-185
Ryan & Linda McClelland
N ½ 9 & NW 10-7-30 W4

Councillor Jim Welsch

26/012

THAT the Country Residential subdivision of N1/2 Sec. 9 & NW1/4 10-7-30-W4M (Certificate of Title No. 251 297 935 +1, 251 297 935 +2, 251 297 935 +3), to create a 9.96 acre (4.0 ha) parcel (in two parts) from two titles of 80 acres (32.4 ha) and 26.44 acres (10.68 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 the remainder portion of Certificate of Title 251 297 935 +2 be consolidated with the Certificate of Title 251 297 935 +1 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. AB Transportation and Economic Corridors has authorized the Subdivision Authority to vary the requirements of Sections 18 and 19 of the Matters Relating to Subdivision and Development Regulation to accommodate the proposal.
4. The proposed subdivision complies with the M.D. of Pincher Creek subdivision policy 18.22.
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.

6. NEW BUSINESS

Nil

7. NEXT MEETING – Tuesday, March 3rd, 2026; 6:00 pm.

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8. ADJOURNMENT

Councillor Dave Cox

26/007

Moved that the meeting adjourn, the time being 6:10 pm.

Carried



Rick Lemire, Reeve
Subdivision Authority



Laura McKinnon, Secretary
Subdivision Authority