

Meeting Minutes of the Subdivision Authority
Tuesday, July 7th 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

Absent:

COMMENCEMENT

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

1. ADOPTION OF AGENDA

Councillor Dave Cox 26/020

Moved that the Subdivision Authority Agenda for July 7th, 2026, be approved as presented.

2. ADOPTION OF MINUTES

Councillor Tony Bruder 26/021

Moved that the April 7th, 2026, Subdivision Authority Minutes, be approved as presented.

Carried

3. CLOSED MEETING SESSION

Councillor Jim Welsch 26/022

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 Dave Cox 26/023

Moved that the Subdivision Authority open the meeting to the public, the time being 6:22 pm.

Carried

MINUTES
SUBDIVISION AUTHORITY
Municipal District of Pincher Creek No. 9
July 7, 2026

4. UNFINISHED BUSINESS

5. SUBDIVISION APPLICATION

- a. Subdivision Application No. 2026-0-066
Mueller & Tinis Ltd
Lots 14-16, Block 15, Plan 2177S within SE 26-7-2 W5

Councillor John McGarva

26/024

THAT the Residential subdivision of Lots 14-16, Block 15, Plan 2177S within SE1/4 26-7-2-W5M (Certificate of Title No. 261 091 528), to create a 0.11 acre (0.046 ha) parcel from a title of 0.34 acres (0.139 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 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 Lots 15 and 16 Block 15, Plan 2177S 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.
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 18.30.
5. That a waiver of the minimum lot size of 5000ft² within the Hamlet Single-Detached Residential 1 – HR-1 district of the M.D. of Pincher Creek Land Use Bylaw, pursuant to Municipal Government Act section 654(2) was deemed appropriate and granted.
6. 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

**MINUTES
SUBDIVISION AUTHORITY
Municipal District of Pincher Creek No. 9
July 7, 2026**

7. **NEXT MEETING** – Tuesday, September 1st, 2026; 6:00 pm.

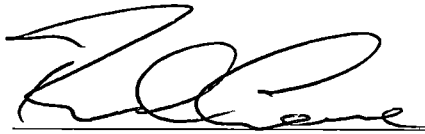
8. **ADJOURNMENT**

Councillor John MacGarva

26/025

Moved that the meeting adjourn, the time being 6:23 pm.

Carried



Rick Lemire, Reeve
Subdivision Authority



Laura McKinnon, Secretary
Subdivision Authority