



Town of Pincher Creek
Municipal Development and Subdivision Authority

Wednesday, April 30, 2025, | 10:00 a.m.
Council Chambers
962 St. John Avenue and Virtual via Teams

Attendance: S. Nodge, W. Oliver, B. McGillivray, B. Wright, M. Metheral

With Regrets: N/A

Staff: K. Kozak, Planning and Development Officer, L. Goss, Manager of Legislative Services, A. McGladdery, Administrative Assistant, K. Ross, Director of Operations

Oldman River Regional Services Commission: S. Harty, Senior Planner

1. Call to Order

B. Wright called the meeting to order at 10:05 a.m.

2. Agenda Approval

S. Nodge:

Moved to approve the April 30, 2025, agenda as presented.

CARRIED MDSA 25-40

B. Wright arrived at 10:07 a.m.

3. Applications

Krista Golding spoke on application 25-D0024

Delbert Lewis spoke on application 25-D0024

Gurdeep Singh spoke on application 25-D0024

Gordon McMullen spoke on application 25-D0028

K. Ross left the meeting at 10:32 a.m.

B.McGillivray:

That the Municipal Development and Subdivision Authority agree to move into a closed session at 10:32 a.m. with the Manager of Legislative Services, Administrative Assistant, Planning and Development Officer, and ORRSC Senior Planner in attendance.

CARRIED MDSA 25-41

B. Wright left the meeting at 10:40 a.m.

B. Wright returned to meeting at 10:43 a.m.

M.Metheral:

That the Municipal Development and Subdivision Authority agree to revert to an open session at 10:45 a.m.

CARRIED MDSA 25-42

3.1 25-D0024 – 1009 Waterton Avenue, Highway/Drive-in Commercial – C2 District: cannabis Retail Sales with waiver of distance to Liquor Store

B.McGillivray:

That the Municipal Development and Subdivision Authority approve Development Permit Application No. 25-D0024 – Gurdeep Singh; Plan 850IB Block 1 Lot 1; 1009 Waterton Avenue; Designated Highway/Drive-in Commercial – C2; Discretionary Use: Cannabis Retail Sales subject to the following conditions with an informative note:

1. The development complies with the Town of Pincher Creek Land Use Bylaw No. 1547 and amendments thereto excepting the following waiver granted by the Municipal Development and Subdivision Authority on April 30, 2025:
 - a. Separation Distance: 100 m to Liquor Store. The location of the Cannabis Retail Sales has been waived to 28 m from a Liquor Store;
2. The development is to conform to the development permit application dated April 1, 2025, and the approved plan attached;
3. The Applicant shall obtain approval from Alberta Gaming Liquor and Cannabis (AGLC) prior to commencement of the use. Failure to maintain such approval shall void the Development Permit;

4. A valid Town of Pincher Creek business license shall be secured and held in good standing;
5. The Applicant shall obtain any and all necessary permits and approvals, from any and all other regulatory bodies which may have jurisdiction over the use;
6. Should any renovations be required, the Applicant shall secure all required Alberta Building, Safety and Fire Code permits, inspection and final reports;
7. No signage has been proposed by the Applicant. A separate sign permit will be required prior to placement of a sign in accordance with Land Use Bylaw No. 1547 and Sign Bylaw No. 1536;
8. In compliance with Land Use Bylaw No. 1547, Ten (10) parking spaces shall be dedicated for the operation of the Cannabis Retail Sales located on the property.
9. Any changes or additions to this permit may require new development permit application;
10. Failure to comply with the conditions of this permit may result in the permit being cancelled, suspended, or modified.

Informative Note:

The development shall comply with all Town Bylaws, including but not limited to, The Town of Pincher Creek Cannabis Consumption Bylaw 1623-18.

CARRIED MDSA 25-43

3.2 25-D0028 – 1188 MacLeod Street, Parks and Open Space – POS District; Accessory Structure-Batting Cage year round and Accessory Building Temporary (Shelter) removed and replaced yearly

W.Oliver:

That the Municipal Development and Subdivision Authority approve Development Permit Application No. 25-D0028 – Matthew Halton Alumni; Plan 0210724 Block 5 Lot 8; 1188 Macleod Street; Designated Parks and Open Space – POS District; Discretionary Use: Accessory Structures of a Batting Cage year round and Accessory Building Temporary (Shelter) removed and replaced yearly subject to the following conditions:

1. The development complies with the Town of Pincher Creek Land Use Bylaw No. 1547 and amendments thereto excepting the following waiver granted by the Municipal Development and Subdivision Authority on April 30, 2025:
 - a. The Application fee of \$150.00 is waved;
2. The development is to conform to the development permit application dated April 10, 2025 and approved plans dated April 30, 2025;
3. The Town shall not be held responsible for any damages or claims of any type due to the batting cage and shelter;
4. The contractor commissioned for construction must have a valid Business License for the Town of Pincher Creek;
5. The application must perform a Utility Safety Partners One-call to locate all utility lines prior to digging post holes (and the irrigation and waterline locations should be identified and flagged, if not yet done);
6. The Batting Cage shall be securely anchored in place to the steel posts;
7. The Batting Cage is to be maintained and kept in a state of good repair to prevent holes or gaps that may result in baseballs leaving the site;
8. The temporary yearly shelter shall only be located on the property during the baseball season (April 1 to September 30);
9. The shelter shall be removed from the property outside the defined temporary period;
10. In the event of damage to municipally owned Public Lands, the Applicant is required to repair all damages at their sole expense to the satisfaction of the Director of Operations. If the damages to municipally owned Public Lands are not corrected to the satisfaction of the Director of Operations, the Town may complete the repairs and recover the costs by any means necessary;
11. All work shall be performed in compliance with the current Town of Pincher Creek Engineering Standards, found at <http://pinchercreek.ca/town /development.php>;
12. During construction, the site shall be maintained in a neat and orderly manner so as to ensure that neighbours are not directly impacted by

construction activity. This includes parking of construction vehicles and storage of construction materials, debris, and topsoil;

13. Any damage to neighbours' property, including fences, driveways, or landscaping that occurs due to this construction shall be repaired at the Applicants expense;
14. The Applicant is responsible to ensure landscaping is competed in a manner to prevent any surface run-off onto adjacent properties;
15. Any changes or additions to this permit shall require new development permit application;
16. Failure to comply with the conditions of this permit may result in the permit being cancelled, suspended, or modified.

CARRIED MDSA 25-44

5. Adjournment

M. Metheral:


That this meeting of the Municipal Development and Subdivision Authority be adjourned at 10:47 a.m.

CARRIED MDSA 25-45

Next Meeting Date: Wednesday, May 21, 2025



W. Oliver, Chairperson



for Konrad Dunbar, CAO
Town of Pincher Creek

