



**Town of Pincher Creek**  
**Municipal Development and Subdivision Authority**

Wednesday, May 21, 2025, | 10:00 a.m.  
Council Chambers  
962 St. John Avenue and Virtual via Teams

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**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

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**1. Call to Order**

W. Oliver called the meeting to order at 10:00 a.m.

**2. Agenda Approval**

**B. McGillivray:**

Moved to approve the May 21, 2025, agenda as presented.

**CARRIED MDSA 25-46**

**3. Minutes of April 16, 2025 MDSA Meeting**

M. Metheral noted an amendment be made to item 5.2, it should be B. Wright that made this motion not M. Metheral

**S. Nodge**

Moved to approve the Minutes for April 16, 2025 with amendment.

**CARRIED MDSA 25-47**

**Minutes of April 30, 2025 Special MDSA Meeting**

**M. Metheral**

Moved to approve the Minutes of April 30, 2025 Special MDSA Meeting as presented.

**CARRIED MDSA 25-48**

#### **4. Applications**

**Pat Hochstien spoke on application 25-D0026**

**Nathan Lewis spoke on application 25-D0026**

**Faith Zachar spoke on application 25-D0027**

**Barry Bond spoke on application 25-D0033**

**Justin Toews spoke on application 25-D0033**

**Marie Elosie Alice Mohun spoke on application 25-D0033**

**Florrie MacDougall spoke on application 25-D0033**

**Joanne Johnson spoke on application 25-D0033**

**Chair W. Oliver called a 10-minute recess at 11:09 a.m.**

**Chair W. Oliver called meeting back to order at 11:15 a.m.**

**B.McGillivray:**

That the Municipal Development and Subdivision Authority agree to move into a closed session at 11:15 a.m. with the Manager of Legislative Services, Administrative Assistant, Planning and Development Officer, Director of Operation, and ORRSC Senior Planner in attendance.

**CARRIED MDSA 25-49**

**B.McGillivray:**

That the Municipal Development and Subdivision Authority agree to revert to an open session at 12:30 p.m.

**CARRIED MDSA 25-50**

**4.1 25-D0023 – 949 MacLeod Street, Residential – R1; Short-term Rental – Type 2 (year-round with maximum of four (4) Guests)**

**B.McGillivray:**

That the Municipal Development and Subdivision Authority approve Development Permit Application No. 25-D0023 – Craig & Jenae Toews; Plan 3590H Block 1 Lot 8; 949 MacLeod Street; Designated Residential – R1;

Discretionary Use: Short-term Rental – Type 2 subject to the following conditions:

1. The development complies with the Town of Pincher Creek Land Use Bylaw No. 1547 and amendments thereto;
2. The development is to conform to the development permit application dated March 28, 2025, and the approved plan attached;
3. The Landowner shall provide the contact information that is kept current for the manager of the Short-term Rental while in use, to the adjacent landowners and the Designated Officer prior to the business operating;
4. The landowner shall maintain valid insurance coverage; comply with Alberta Government requirements relating to the provincial tourism levy; and the landowner shall ensure each unit complies with the Public Health Act, Housing Regulation as applicable;
5. The Applicant shall contact Park Enterprise (1-800-621-5440) to ensure the dwelling unit complies with the applicable requirements of the National Building Code – Alberta Edition, particularly fire safety;
6. The Applicant must apply for and maintain a current yearly Town's Business License related to the Short-term Rental;
7. The rear yard of the property shall be enclosed and fenced to keep guests' pets contained on-site;
8. The maximum nightly occupancy related to the Short-term Rental must be no more than four (4) guests.
9. The sleeping areas shall be limited to the two (2) bedrooms;
10. The Applicant shall provide, identify, and maintain two (2) parking spaces on site;
11. The development shall comply with all Town Bylaws which include but are not limited to the Business License Bylaw, Garbage Utility Bylaw, Noise Bylaw, Nuisance and Untidy Premises Bylaw;
12. 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;



13. The Applicant shall disclose their license number in all online postings and advertisements. The business license must also be posted and visible inside the dwelling to guests;
14. The advertising related to the Short-term Rental shall not be displayed until after a development permit is issued;
15. The Signage of the name of the Short-term Rental shall only be displayed as allowed for in this bylaw and includes;
  - i. one window signage, no larger than 0.4 m<sup>2</sup> (4 sq. ft.), or
  - ii. up to one freestanding sign no more than 1.5 m (5ft.) above ground or sidewalk grade and shall not be more than 0.4 m<sup>2</sup> (4 ft.<sup>2</sup>) in area that shall be located on the property,
  - iii. any signage associated with a Short-term Rental, must be made of a material that is complementary to the principal dwelling, and
  - iv. not be directly illuminated in any way;
16. The Applicant shall submit to the Town of Pincher Creek a draft of any proposed Sign for consideration prior to placement of a sign on the property of building;
17. The exterior appearance of a dwelling approved as a Short-term Rentals shall not be altered, renovated, or changed to make the residential dwelling significantly stand out or be readily recognized as a commercial accommodation rental unit except where limited signage may be approved as provided for in this bylaw;
18. Short-term Rentals shall not interfere with the rights of other neighbours and residents and owners and renters must adhere to the requirements of the Town of Pincher Creek Nuisance Bylaw;
19. Any intensification of the uses may require a new development permit;
20. Failure to comply with the conditions of this permit may result in the permit being cancelled, suspended, or modified.

**CARRIED MDSA 25-51**

**4.2 25-D0025 – 1069 James Avenue, General Industrial and Warehousing – I1 Public & Institutional – PI; Two Accessory Buildings with Waiver to the floor area for the Fire Hall at 22.30 m2 (240 ft2) and the Blackburn Jewelers at 13.38 m2 (144 ft2), and Application Fee**

**M.Metheral:**

That the Municipal Development and Subdivision Authority approve Development Permit Application No. 25-D0025 – Pincher Creek & District Historical Society; Plan 6051JK Block B Lot B; 1069 James Avenue; Designated Public & Institutional – PI; Discretionary Use: Two Accessory Buildings 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(s):
  - a. The minimum floor area is 69.98 m2 (750 ft2). The approved floor area for the Fire Hall is 22.30 m2 (240 ft2) and the Blackburn Jewelers is 13.38 m2 (144 ft2), and;
  - b. The application fee is waived;
2. The development is to conform to the development permit application dated March 27, 2025 and approved attached plans dated May 27, 2025;
3. The contractor commissioned for construction must have a valid Business License for the Town of Pincher Creek;
4. In the event of damage to Public Lands, the Applicant is required to repair all damages at their sole expense to the satisfaction of the Director of Operations. If damages to 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;
5. All work shall be performed in compliance with the current Town of Pincher Creek Engineering Standards, found at <http://pinchercreek.ca/town/development.php>;
6. 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;

7. Any damage to neighbours' property, including fences, driveways, or landscaping that occurs due to this construction shall be repaired at the Applicant's expense;
8. The Applicant is responsible to ensure landscaping is completed in a manner to prevent any surface run-off onto adjacent properties;
9. There shall be no business operating within either building without first obtaining the Development Permit Approval for the Use;
10. The Applicant is responsible to ensure the connection between the proposed development and adjacent lands (both public and private) is acceptable regarding infrastructure, grading, landscaping, etc.;
11. The Applicant shall secure all required Alberta Building, Safety and Fire Code permits, inspection and final reports;
12. Erosion shall be controlled so that soil and dust is not conveyed off site;
13. Standing water on the site shall be controlled by the Applicant;
14. Any intensification of use shall be reported to the Town of Pincher Creek and may require a new development permit;
15. Failure to comply with the conditions of this permit may result in the permit being cancelled, suspended, or modified.

**CARRIED MDSA 25-52**

**4.3    25-D0026 – 405 Foxborough Lane, Country Residential – R3; Accessory Building (Shop) with waiver to the West Side Yard and Rear Yard Setbacks and Building Height**

**S. Nodge:**

That the Municipal Development and Subdivision Authority approve Development Permit Application No. 25-D0026 – Nathan Lewis; Plan 9812173 Block 1 Lot 6; 405 Foxborough Lane; Designated Country Residential – R3; Permitted Use: Accessory Buildings (Construction of a 160.5 m<sup>2</sup> (1728 ft<sup>2</sup>) Shop and the relocation of the 37.16 m<sup>2</sup> (400 ft<sup>2</sup>) shed/garage subject to the following conditions:

Construction of Accessory Building:



1. The development compiles with the Town of Pincher Creek Land Use Bylaw No. 1547 and amendments thereto excepting the following waiver(s):
  - a. The minimum building height is 4.6 m (15 ft). The approved building height is 4.87 m (16 ft),
  - b. The minimum side yard setback 7.6 m (25 ft). The approved west side yard setback is 3.05 m (10 ft), and
  - c. The minimum rear yard setback 15.2 m (50 ft). The approved south rear yard setback is 3.05 m (10 ft.);
  - d. That the development is approved for the construction of an Accessory Building (Shop) up to a maximum size area of 160.5 m<sup>2</sup> (1728 ft<sup>2</sup>) provided it is in accordance with the approved setbacks and is not located over the private septic system;
2. The contractor commissioned for the construction of the Accessory Building (Shop) must have a valid Business License for the Town of Pincher Creek;
3. The eaves of the Accessory Building shall be no closer than 0.6 m from any property;
4. The accessory building (shop) exterior is to be finished with material to match and be complementary to the existing dwelling and shall be Hardie Board Siding. The building's front (north) elevation façade is to have a stone/rock finish across the bottom 4 ft. (1.2 m) of the building face;
5. The Applicant shall obtain a Building, Electrical, Gas, and Plumbing Permits that may be required from Park Enterprises Ltd;
6. The Accessory Building is not intended to be used as part of a Home Occupation Business without the approval through a separate Development Permit;

Relocation of Accessory Building:

7. The contractor commissioned for relocating the building must have a valid Business License for the Town of Pincher Creek;

8. The Applicant responsible to apply for and safely complete all utility disconnects;
9. The applicant shall obtain the required building permit approval;

General:

10. The development is to conform to the Development Permit Application stamp dated April 2, 2025;
11. The Applicant must contact Utility Safety Partners (formerly Alberta One Call) 1-800-242-3447 to locate and mark any utilities prior to commencing;
12. All work shall be performed in compliance with the current Town of Pincher Creek Engineering Standards, found at <http://pinchercreek.ca/town/development.php>;
13. During the construction and relocation of the building, the site shall be maintained in a neat and orderly manner so as to ensure that neighbours are not directly impacted by the activity. This includes parking of construction vehicles and storage of construction materials, debris, and topsoil. Any damage to neighbours' property, including fences, driveways, or landscaping that occurs due to this construction shall be repaired or replaced at the property owner's expense;
14. Any damage to the neighbours' property, including fences, driveways, or landscaping that occurs due to this construction shall be repaired at the Applicant's expense;
15. The Applicant is responsible to ensure landscaping is completed in a manner to prevent any surface run-off onto adjacent properties;
16. The Applicant is responsible to ensure the connection between the proposed development and adjacent lands (both public and private) is acceptable regarding infrastructure, grading, landscaping, etc.;
17. The Applicant shall control the erosion so that soil and dust is not conveyed off site;
18. The Applicant shall control the standing water on the site;
19. Any intensification of use shall be reported to the Town of Pincher Creek and may require a new development permit;



20. Failure to comply with this permit may result in the permit being cancelled, suspended, or modified.

**CARRIED MDSA 25-53**

**4.4 25-D0027 – 929 Maple Street, Residential – R1; Short-term Rental – Type 2 (Year-round with maximum of six (6) guests)**

**B. Wright:**

That the Municipal Development and Subdivision Authority approve Development Permit Application No. 25-D0027 – Earl Edwards; Plan 3880BD Block 1 Lots 125-127; 929 Maple Street; Designated Residential – R1; Discretionary Use: Short-term Rental – Type 2 subject to the following conditions:

1. The development complies with the Town of Pincher Creek Land Use Bylaw No. 1547 and amendments thereto;
2. The development is to conform to the development permit application dated April 4, 2025, and the approved plan attached;
3. This permit shall be on a temporary basis of one year, after the one year the permit is no longer valid;
4. To continue the business a new development permit application shall be applied for prior to the one (1) year permit expiry. The Municipal Development and Subdivision Authority has determined that the whole application fee be waived;
5. The landowner shall provide the contact information that is kept current for the manager of the Short-term Rental while in use, to the adjacent landowners and the Designated Officer prior to the business operating;
6. The landowner shall maintain valid insurance coverage; comply with Alberta Government requirements relating to the provincial tourism levy; and the landowner shall ensure each unit complies with the Public Health Act, Housing Regulation as applicable;
7. The Applicant shall contact Park Enterprises (1-800-621-5440) to ensure the dwelling unit complies with the applicable requirements of the National Building Code – Alberta Edition, particularly regarding fire safety;

8. The Applicant must apply for and maintain a current yearly Town's Business License related to the Short-term Rental;
9. The rear yard of the property shall be enclosed and fenced to keep guests' pets contained on-site;
10. The maximum nightly occupancy related to the Short-term Rental must be no more than six (6) guests;
11. The sleeping areas shall be limited to the two (2) bedrooms and living room;
12. The Applicant shall provide, identify, and maintain three (3) parking spaces at the rear of the property;
13. The development shall comply with all Town Bylaws which include but are not limited to the Business License Bylaw, Garbage Utility Bylaw, Noise Bylaw, Nuisance and Untidy Premises Bylaw;
14. The Applicant shall obtain any and all necessary permits and approval, from any and all other regulatory bodies which may have jurisdiction over the Use;
15. The Applicant shall disclose their license number in all online postings and advertisements. The business license must also be posted and visible inside the dwelling to guests;
16. The advertising related to the Short-term Rental shall not be displayed until after a development permit is issued;
17. The Signage of the name of the Short-term Rental shall only be displayed as allowed for this bylaw and includes:
  - (i) One window signage, no larger than 0.4 m<sup>2</sup> (4 sq. ft.), or
  - (ii) Up to one freestanding sign no more than 1.5 m (5 ft.) above ground or sidewalk grade and shall not be more than 0.4 m<sup>2</sup> (4 ft.<sup>2</sup>) in area that shall be located on the property,
  - (iii) Any signage associated with a Short-term Rental, must be made of a material that is complementary to the principal dwelling, and
  - (iv) Not be directly illuminated in any way;

18. The Applicant shall submit to the Town of Pincher Creek a draft of any proposed Sign for consideration prior to placement of a sign on the property of building;
19. The exterior appearance of a dwelling approved as a Short-term Rentals shall not be altered, renovated, or changed to make the residential dwelling significantly stand-out or be readily recognized or identified as a commercial accommodation rental unit except where limited signage may be approved as provided for in this bylaw;
20. Short-term Rentals shall not interfere with the rights of other neighbours and residents and owners and renters must adhere to the requirements of the Town of Pincher Creek Nuisance Bylaw;
21. Any intensification of the uses may require a new development permit;
22. Failure to comply with the conditions of this permit may result in the permit being cancelled, suspended, or modified.

**Informative Note:**

The one (1) year temporary approval is based on concerns brought forward by adjacent property owners.

**CARRIED MDSA 25-54**

M. Metheral opposed

**4.5 25-D0031 – 1130 Macleod Street, General Industrial & Warehousing - I1; Construction Supply & Contractors and Sign with Waiver (Existing business to continue operating within a bay of the building located at 1130 MacLeod Street, and a Fascia/Wall Sign which will be located at 0.41 m (1.33 ft) from the top of the roofline**

**B. McGillivray:**

That the Municipal Development and Subdivision Authority approve Development Permit Application No. 25-D0031 – Centurion Energy Services Ltd.; Plan 7910843 Block 4 Lot 2; 1130 MacLeod Street; Designated General Industrial & Warehousing – I1; Discretionary Use: Construction Supply & Contractors and Sign 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 May 21, 2025:

- a. The sign may not be located within 0.5 m (1.6 ft) of the top of the roofline. The sign has been waived to be located at 0.41 m (1.33 ft) from the top of the roofline;
2. A valid Town of Pincher Creek business license shall be secured and held in good standing;
3. No outdoor storage shall be permitted in the required front yard setback of 7.6 m (25 ft.). All other storage must meet the side and rear yard setback of the LUB No. 1547, with the exception of portable, moveable, or non-permanent storage items (trailers, skied steers, vehicles) that may sited within the required setback if kept in a neat and orderly manner to the satisfaction of the Development Officer;
4. 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;
5. The Applicant shall obtain any and all Federal and Provincial permits and/or licenses that may be required;
6. The development shall comply with all Town Bylaws which include but not limited to the Business License Bylaw, Garbage Utility Bylaw, Noise Bylaw, Nuisance and Untidy Premises Bylaw, the Wastewater Utility Bylaw, etc.;
7. Should any renovations be required, the Applicant shall secure all required Alberta Building, Safety and Fire Code permits, inspection and final reports, with a copy of all submitted to the Town of Pincher Creek in a timely manner consistent with their undertaking;
8. The development is to conform to the Sign Permit Application stamp dated April 16, 2025, and the approved Sign Plan dated May 21, 2025, attached;
9. The sign shall not project more than 0.3 m (1 ft.) from the building or structure supporting the said sign;
10. The sign shall be installed in accordance with any specifications and standards provided by the sign manufacturer;
11. The applicant is responsible to ensure the sign is securely anchored and fastened to the building façade to account for sign weight and wind shear and in respect of standard engineering practices;
12. The sign shall be maintained in a state of good repair;

13. The sign attached to the building wall must meet all Safety Code requirements. The applicant must contact the accredited Safety Codes Officer regarding the applicability of Safety Codes and building permits required pursuant to the Safety Codes Act;
14. 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;
15. Any intensification of the uses may require a new development permit;
16. Failure to comply with this permit may result in the permit being cancelled, suspended, or modified.

**CARRIED MDSA 25-55**

**4.6 25-D0033 – 1070 Geddes Avenue, Residential – R1; Short-term Rental Type 2 and Second Front Access (Year-round with maximum of twenty-eight (28) guests)**

**M. Metheral:**

The Municipal Development and Subdivision Authority (MDSA) is of the opinion the proposed development would unduly interfere with the amenities of the neighbourhood or materially interfere with or affect the use or enjoyment or value of the neighbouring properties. Section 23 of the Town of Pincher Creek Land Use Bylaw No. 1547 states, "After considering any response to the notification by those likely to be affected by the development, the Municipal Development and Subdivision Authority may issue a development permit with or without conditions or may refuse to approve it."

The refused Development Permit Application No 25-D0033 are the following reasons:

1. The proposed development, at a capacity of up to 28 guests, is determined to be too intensive for a residential dwelling used as a Short-Term Rental in a Residential – R1 land use district on a dead-end street;
2. The north end of Geddes Street is already restricted and congested, with no turn-round bulb or sidewalks present, and it is determined the proposed use would further negatively affect the situation and the neighbors;
3. The proposed parking plan(s) would provide excessive front yard parking for a residential area and changes the character of the quiet streetscape



in addition to being adjacent to the walking path and creek system. An additional access would impact the town's right-of-way and remove existing municipal green space;

4. The proposed development has received opposition from adjacent landowners, and it is determined that the issues raised by neighbours pertaining to concerns with parking, traffic, congestion, privacy, and potential noise from up to 28 guests have merit.
5. The proposed development is not compatible with the intention of the permitted and discretionary Short-Term Rental uses in the Residential – R1 land use district and the local neighbourhood. The intent of the R1 district is for residential use to be the primary use and other discretionary uses are only allowed if they are determined to be minor or secondary in nature to the residential aspect and do not alter the aesthetics or unduly affect the neighbourhood.

**CARRIED MDSA 25-56**

**4.7 25-D0034 – 22 Wilderness Crescent, Residential – R1; Home Occupation – Class One (Carpet/Cleaning Services) with waiver to the number of Home Occupations**

**B. Wright:**

That the Municipal Development and Subdivision Authority approve Development Permit Application No. 25-D0034 – Sasha McDounald; Plan 7710513 Block 12 Lot 22; 22 Wilderness Crescent; Designated Residential – R1; Permitted Use with a Waiver: Home Occupation – Class One (Carpet/Cleaning Services) 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 May 21, 2025:
  - a. Not more than one Home Occupation shall be approved for each dwelling unit, or at any given location. The number of Home Occupation has been waived from one (painting business approved through 23-D0026) to two (carpet/cleaning service approved through 25-D0034);
2. The development is to conform to the Home Occupation Permit Application dated April 25, 2025;



3. A valid Town of Pincher Creek Business License shall be secured and held in good standing;
4. Any chemicals or environmentally harmful materials shall be disposed of in an appropriate manner as per Labeling, Material Safety Data Sheet (MSDS) and Alberta Environmental Standards;
5. There shall be no offensive noise, vibration, electrical, dust, odours, heat, glare, or other nuisance produced on the premises to the satisfaction of the designated officer;
6. Should any renovations be required, the Applicant shall secure all required Alberta Building, Safety and Fire Code permits;
7. No person other than members of the occupant family shall be employed on the premises;
8. No more than one business related vehicle may be parked, stored, or maintained on the subject property;
9. No outdoor storage is permitted in conjunction with the Home Occupation;
10. 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;
11. A separate sign permit will be required prior to placement of a sign in accordance with Home Occupation Identification Sign standards in Land Use Bylaw No. 1547;
12. Any intensification of the business may require a new development permit;
13. Failure to comply with this permit may result in the permit being cancelled, suspended, or modified.

**CARRIED MDSA 25-57**

**4.8 25-D0035 – 1121 Scobie Avenue, Residential – R1; Short-term Rental – Type 2 (Year-round with maximum of four (4) adults and two (2) children)**

**S. Nodge:**

That the Municipal Development and Subdivision Authority approve Development Permit Application No. 25-D0035 – Jordan MacDonald Plan 5690S Lot 34; 1121 Scobie Avenue; Designated Residential – R1; Discretionary Use: Short-term Rental Type 2 subject to the following conditions:

1. The Development complies with the Town of Pincher Creek Land Use Bylaw No. 1547 and amendments thereto;
2. The landowner shall provide the contact information that is kept current for the manager of the Short-term Rental while in use, to the adjacent landowners and the Designated Officer prior to the business operating;
3. The landowner shall maintain valid insurance coverage; comply with Alberta Government requirements relating to the provincial tourism levy; and the landowner shall ensure each unit complies with the Public Health Act, Housing Regulation as applicable;
4. The Applicant shall contact Park Enterprise (1-800-621-5440) to ensure the dwelling unit complies with the applicable requirements of the National Building Code – Alberta Edition, particularly regarding fire safety;
5. The Applicant must apply for and maintain a current yearly municipal Business License from the municipality related to the Short-term Rental;
6. The development shall comply with all Town Bylaws which include but not limited to the Business License Bylaw, Garbage Utility Bylaw, Noise Bylaw, Nuisance and Untidy Premises Bylaw;
7. 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;
8. The rear yard of the property shall be enclosed and fenced to keep pets contained on-site;
9. The maximum nightly occupancy related to the Short-term Rental must be no more than four (4) adults and two (2) children;
10. The sleeping areas shall be limited to two (2) bedrooms and one (1) living room;

11. The Applicant shall provide, identify, and maintain two (2) parking spaces on site;
12. The Applicant shall disclose their Business License Number in all online postings and advertisements. The Business License must also be posted and visible inside the dwelling to rental guests;
13. The advertising related to the Short-term Rental shall not be displayed until after a development permit is issued;
14. The Signage of the name of the Short-term Rental shall only be displayed as allowed for this bylaw and includes:
  - i. one window signage, no larger than 0.4 m<sup>2</sup> (4 ft<sup>2</sup>), or
  - ii. up to one freestanding sign no more than 1.5 m (5 ft.) above the ground or sidewalk grade and shall not be more than 0.4 m<sup>2</sup> (4 ft<sup>2</sup>) in area
  - iii. any signage associated with a Short-term Rental, must be made of a material that is complementary to the principal dwelling, and
  - iv. not be directly illuminated in any way;
15. The exterior appearance of a dwelling approved as a Short-term Rental shall not be altered, renovated, or changed to make the residential dwelling significantly stand-out or be readily recognized or identified as a commercial accommodation rental until except where limited signage may be approved as provided for in this bylaw;
16. The Short-term Rental shall not interfere with the rights of other neighbours and residents and owners and renter must adhere to the requirements of the Town of Pincher Creek Nuisance Bylaw;
17. Any intensification of the uses may require a new development permit;
18. Failure to comply with the conditions of this permit may result in the permit being cancelled, suspended, or modified.

**CARRIED MDSA 25-58**

**4.9 25-D0036 – 1037 Herron Avenue, Public and Institutional – PI; Sign (Fascia/Wall)**

**B. McGillivray:**

That the Municipal Development and Subdivision Authority approve Development Permit Application No. 25-D0036 – David Desabrais; Plan



1211713 Block 1 Lot 7; 1037 Herron Avenue; Designated Public and Institutional – PI; Discretionary Use: illumination Sign (Fascia/Wall) subject to the following conditions:

1. The development complies with the Town of Pincher Creek Land Use Bylaw No. 1547 and amendments;
2. The development is to conform to the development permit application dated April 29, 2025, and the approved Sign plan attached;
3. The contractor commissioned for the installation of the Sign must have a valid Business License for the Town of Pincher Creek;
4. The sign illumination and brightness/rotation speeds shall comply with the standards of Alberta Transportation;
5. The Applicant must contact Alberta Transportation and obtain any required roadside development permit.
6. The Sign shall be installed in accordance with any specifications and standards provided by the Sign's manufacturer. The Applicant is responsible to ensure the Sign is securely anchored and fastened to the building façade to account for the weight of the Sign and wind shear and in respect of standard engineering practices;
7. The Sign attached to the building wall must meet all Safety Code requirements. The Applicant must contact the accredited Safety Codes Officer regarding the applicability of Safety Codes and building permits required pursuant to the Safety Codes Act;
8. The Sign shall be maintained in a state of good repair;
9. During development, 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. Any damage to neighbours' property, including fences, driveways, or landscaping that occurs due to this construction shall be required at the Applicants costs;
10. Any intensification of the uses may require a new development permit;

11. Failure to comply with this permit may result in the permit being cancelled, suspended, or modified.

**CARRIED MDSA 25-59**

**5. Permitted Issued Applications**

25-D0019 – 961 Dupuy Street – Residential – R1 – Permitted Use: Accessory Building (Greenhouse)

25-D0029 – 644 Adelaide Street – Residential – R1 – Permitted Use: Single Dwelling Unit

25-D0030 – 949 Kettles Street – Transition Commercial – C4 – Permitted Use: Replacement of Driveway and Deck

25-D0032 – 1227 McEachern Street – Highway/Drive-in Commercial – C2- Permitted Use: Retail Store (Dollarama)

**B. Wright:**

Moved acceptance of the approved applications as information.

**CARRIED MDSA 25-60**

**6. Adjournment**

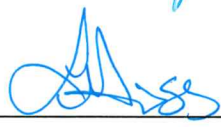

**B. McGillivray:**

That this meeting of the Municipal Development and Subdivision Authority be adjourned at 12:50 p.m.

**CARRIED MDSA 25-61**

**Next Meeting Date: Wednesday, June 18, 2025**

  
\_\_\_\_\_  
W. Oliver, Chairperson

   
\_\_\_\_\_  
Konrad Dunbar, CAO  
Town of Pincher Creek

