



Town of Pincher Creek

Municipal Development and Subdivision Authority

Wednesday, August 20, 2025, | 10:00 a.m.

Council Chambers

962 St. John Avenue and Virtual via Teams

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

With Regrets: N/A

Staff: K. Kozak, Planning and Development Officer, L. Goss, Manager of Legislative Services, Director of Operations, Kyle Ross, Project Engineer, Sarah Haubrich, A. McGladdery, Administrative Assistant, Chief Administrative Officer, Konrad Dunbar

Oldman River Regional Services Commission:

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 August 20, 2025, agenda as presented.

CARRIED MDSA 25-83

3. Minutes of July 16, 2025 MDSA Meeting

B. Wright:

Moved to approve the Minutes for July 16, 2025, as presented.

CARRIED MDSA 25-84

4. Applications

Matthew Ebenal spoke on Application 25-D0057

Frank Wood & Robin Rhodes spoke on Application 25-D0063

Rylan Brown spoke on Application 25-D0065

Helen Blackburn & George Reynolds spoke on Application 25-D0066

Rylan Brown spoke on Application 25-D0068

Heidi Hardy & Sarah Matheson spoke on Application 25-D0075

W. Oliver called for a recess at 11:10 a.m.

W. Oliver call the meeting back to order at 11:13 a.m.

M. Metheral:

That the Municipal Development and Subdivision Authority agree to move into a closed session at 11:14 a.m. with the Manager of Legislative Services, CAO, Administrative Assistant, Planning and Development Officer, Director of Operations and Project Engineer.

CARRIED MDSA 25-85

K. Ross & S. Haubrich left the session closed at 12:04 p.m.

B.McGillivray:

That the Municipal Development and Subdivision Authority agree to revert to an open session at 12:16 p.m.

CARRIED MDSA 25-86

4.1 2025-0-101 – Oldman River Regional Services Commission (ORRSC) – Application for Subdivision of Land – Lot 12 and 13, Block 552LK, Plan 460B and Lot 103, Plan 460B within SE ¼ 22-6-30-W4M

B.McGillivray:

That the Municipal Development and Subdivision Authority approve the Residential Subdivision of Lots 12 and 13, Block 552LK, Plan 460B and Lot 103, Plan 460B within SE ¼ 22-6-30-W4M (Certificate of Title No. 251 021 146, 241 225 526 +3, 241 225 526 +1), to enable title reconfigurations amongst three adjacent lots by subdividing the middle Lot 13 and consolidating 6.71 m to the west Lot 12 and 13.41 m to the east Lot 103, thereby resulting in two enlarged lots with one at 20.12 m wide (0.061 ha or 6,566 ft²) and the other at 33.52 m wide (0.102 ha or 10,980 ft²) in size for multi-unit 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 Town of Pincher Creek;
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 Town of Pincher Creek which shall be registered concurrently with the final plan against the title(s) being created, if required;
3. That the final plan of survey prepared by an Alberta Land Surveyor be provided, with that plan to include the reconfiguration and consolidation of the lots as approved by the Subdivision Authority;

4. That any easement(s) as required by utility companies or the municipality shall be established as consented to by the Town of Pincher Creek.

CARRIED MDSA 25-87

4.2 25-D0057 – 1061 Beverley McLachlin Drive, Residential – R1; Similar Use (Second Dwelling Unit within the basement of the existing Single-family Dwelling)

B. Wright:

That the Municipal Development and Subdivision Authority approve Development Permit Application No. 25-D0057 – Ebenal; Plan 1728F Lot 19; 1061 Beverley McLachlin Drive; Designated Residential – RI; Discretionary Use: Similar Use to a Duplex Dwelling 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 stamped dated June 17, 2025, and approved plans dated July 16, 2025;
3. The contractor commissioned for construction must have a valid Business License for the Town of Pincher Creek;
4. The Second Dwelling Unit shall be addressed as Unit B – 1061 Beverley McLachlin Drive and registered with Emergency Services;
5. The development shall comply with all Town Bylaws which include but not limited to the Business License Bylaw, Garbage Utility Bylaw, Nosie Bylaw, Nuisance and Untidy Premises Bylaw;
6. The Owner shall obtain any and all necessary permits and approvals, from any and all other regulatory bodies which may have jurisdiction over the Use;
7. The Applicant shall provide, identify, and maintain four parking spaces on site;
8. Each parking space shall be a minimum of 3 m wide and 6.1 m long;
9. The Applicant shall have all work performed in compliance with the current Town of Pincher Creek Engineering Standards, found at <http://pinchercrek.ca/town/development.php>;

10. The Applicant is responsible to obtain all required Alberta Building, Safety and Fire Code permits, inspection, final and permit service reports related to the conversion of the existing residential dwelling to a duplex dwelling unit;
11. The Applicant shall obtain a Building, Plumbing Electrical, and Gas Permits from Park Enterprises Ltd. A copy of the permits are to be provided to the Town;
12. Applicant to ensure that driveway tie-in to the Town's curb is an appropriate drop-curb with gutter;
13. Installation, repair, and/or replacement of the water and sewer utility lines, including surface remediation, from the property of the Town of Pincher Creek main line be at the permit holder's expense;
14. 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;
15. 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;
16. 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;
17. Any damage to neighbours' property, including fences, driveways, or landscaping that occurs due to this construction shall be repaired at the expense of the Applicant;
18. Erosion shall be controlled so that soil and dust is not conveyed off site;
19. Standing water on the site shall be controlled by the applicant;
20. Any intensification of use shall be reported to the Town of Pincher Creek and may require a new development permit;

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

CARRIED MDSA 25-88

4.3 25-D0063 – 806 Main Street, Transitional Commercial – C4; Change of Use (4-plex/Retail/Office with Waiver to Parking from 5 spaces to 0 spaces

M. Metheral:

That the Municipal Development and Subdivision Authority approve Development Permit Application No. 25-D0063 – F & J Wood Investment Ltd; Plan 7756AL, Lot 18; 806 Main Street; Designated Transitional Commercial – C4; Discretionary Use: Fourplex and Commercial Use 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 August 20, 2025:
 - a. The minimum number of parking stalls required is five (50). The approved number of parking stall is one (1);
2. The development is to conform to the Development Permit Application stamp dated June 23, 2025, and approved attached plans;
3. The development permit DP 24-D0009 approved in 2024, for the fourplex is null and void;
4. The contractor commissioned for construction must have a valid Business License for the Town of Pincher Creek;
5. The Registered Landowner/s shall provide to the Town the License Agreement with the Registered Landowner/s of Plan 7756, Lot 18 and renewals of same. If the License Agreement is not renewed or new agreement obtained by the Registered Landowner/s of the subject land, a Parking Plan shall be provided to the Town through a Development Permit Application for consideration;
6. A separate Development Permit Approval shall be required prior to any and all commercial use operating on the property;
7. During construction, the site shall be maintained in a neat and orderly manner so as to ensure that the adjacent properties are not directly impacted by construction activity. This includes parking of construction

vehicles and storage of construction materials, debris, and topsoil. Any damage to adjacent properties, including fences, driveways, or landscaping that occurs due to this construction shall be repaired or replace at the Applicant's expense;

8. The Erosion shall be controlled so that soil and dust is not conveyed off site.
9. The Standing water on the site shall also be controlled by the Applicant;
10. Developer is responsible for all costs related to installation and/ or upsizing of water/sewer service connections;
11. If the water service curstop location is within the driveway apron the Developer shall install a suitable sleeve around the curstop, before pouring concrete or placing an asphalt driveway, to allow continuous access to the curbstop;
12. Developer is responsible for all costs related to curb and gutter modifications for driveway installation or removal;
13. Developer is responsible for al costs to repair municipal infrastructure damaged during construction of building, driveway, and landscaping;
14. Developer is responsible for grading and landscaping within municipal right of wat adjacent to the parcel being developed. This typically means the area from back of curb to property line on any side of property facing municipal right of way;
15. Developer is responsible for insulation and other safeguarding of water/sewer services if they are installed shallower than identified by municipal engineering standards;
16. All work shall be performed in compliance with the current Town of Pincher Creek Engineering Standards, found at <http://pinchercreek.ca/town/development.php>;
17. Work completed by the Developer on municipal infrastructure (water service, sewer service, roadway, gutter curb, sidewalk, etc.) requires the Developer to enter into a Development Agreement with the municipality and use a contractor suitable to the CAO. The Development Agreement shall include warranty and securities as outlined by the Engineering Standards;

18. All work and repairs on municipal infrastructure shall be completed to the satisfaction of the CAO or designate;
19. Costs for infrastructure upgrades/improvements to be completed by the municipality shall be paid in advance by the Developer. Contact the Operations Manager to determine an estimate and schedule for the upgrades/improvements;
20. Developer is responsible for all costs related to cleaning of debris and/or mud tracking on municipal roads during construction activities;
21. Rates for municipal equipment shall be based on the latest version of the Alberta Roadbuilders Equipment Rental Rates Guide;
22. Rates for municipally contracted work shall be based on tendered rates;
23. Developer is responsible for all engineering costs when development related municipal improvements/upgrades require engineering design and/or review;
24. Sewer services shall be minimum 150mm. Developer to confirm existing size. Developer responsible for all costs to upgrade sewer service, unless otherwise authorized by the Director of Operations;
25. Water service shall be minimum 50mm. Developer to confirm existing size. Developer responsible for all costs to upgrade water service, unless otherwise authorized by the Director of Operations;
26. Garbage pickup on Kettles Street;
27. Landscaping to be compliant with Land Use Bylaw 1547 Schedule 4 & 10;
28. 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;
29. 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;
30. Any intensification of use shall require a new development permit;
31. Failure to comply with this permit may result in the permit being cancelled, suspended, or modified.

CARRIED MDSA 25-89

4.4 25-D0064 – 979 Elm Street, Residential – R1; Driveway Extension with Waiver to Width from 6.1 m (20 ft) to 8m (26 ft)

B. Wright:

That the Municipal Development and Subdivision Authority direct the Designated Officer to enter into an Agreement for Time Extension with the Applicant for Development Permit Application No. 25-D0064 – Fagela; Plan 3880BD Lot 163/164; 979 Elm Street; Designated Residential – R1; Permitted Use with Waiver: Driveway Width in order to garner additional information to bring back the application to the next meeting.

CARRIED MDSA 25-90

4.5 25-D0065 – 688 Main Street, Downtown/Retail Commercial – C1; Signs (Illuminated Fascia/Wall) with Waiver to Number from 1 to 2
M. Metheral:

That the Municipal Development and Subdivision Authority approve Development Permit Application No. 25-D0065 – Brown; Plan 460B Lots 207-208; 688 Main Street; Downtown/Retail Commercial – C2; Discretionary Use: Signs 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 August 20, 2025:
 - a. No more than one (1) fascia or wall sign per frontage. Two (2) fascia or wall sign per frontage;
2. The development is to conform to the Sign Permit Application stamp dated July 16, 2025, and the approved Sign Plan attached;
3. The contractor to install the signs must have a valid Business License for the Town of Pincher Creek;
4. The fascia/wall signs shall not project more than 0.3 m (1ft) from the building or structure supporting the said signs;
5. The source of light for any illuminated signs shall be steady and suitably shielded to the satisfaction of the Development Authority;

6. The signs shall not display flashing, intermittent, or moving lights, including animated or scrolling text;
7. The signs shall be installed in accordance with any specifications and standards provided by the sign manufacturer;
8. The applicant is responsible to ensure the signs are securely anchored and fastened to the building façade to account for sign weight and wind shear;
9. The signs shall be maintained in a state of good repair;
10. The signs must meet all Safety and Fire Code requirements. The applicant must contact the accredited Safety Codes Officers of Park Enterprises Ltd. Regarding the applicability of Safety Codes and building permits required pursuant to the Safety Codes Act;
11. 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;
12. Any additional or change of signage 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 25-90

4.6 25-D0066 – 1124 Morden Avenue, Residential – R1; Second Dwelling Unit (Leave as Sited) with Waiver to Setbacks (South Side Yard from 1.5 m to 1.0 m and West Rear Yard from 7.6 m to 1.0 m)

B. Wright:

That the Municipal Development and Subdivision Authority approve Development Permit Application No. 25-D0066 – Blackburn; Plan 2617S Lot 225; 1124 Morden Avenue; Designated Residential – R1; Discretionary Use with Waiver: Second Dwelling Unit and Setbacks 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 granted by the Municipal development and Subdivision Authority on August 20, 2025:

- a. the required number of dwelling units on a residential property is one (1), side yard setback is 1.5m, and rear yard setback is 7.6 m. The approved second dwelling with the South Side Yard at 1.0 m and West Rear Yard at 1.0 m;
2. The development is to conform to the Development Permit Application stamp dated July 18 and approved plans dated August 20, 2025;
3. The contractor commissioned for the development must have a valid Business License for the Town of Pincher Creek;
4. The Second Dwelling Unit shall be addressed as Unit B – 1124 Morden Avenue and registered with Emergency Services;
5. 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;
6. The Owner shall obtain any and all necessary permits and approvals, from any and all other regulatory bodies which may have jurisdiction over the Use;
7. The Applicant shall provide, identify, and maintain four parking spaces on site;
8. Parking of four spaces shall each be a minimum of 3 m (10ft) wide / maximum of 6.1 m (20ft) wide and 6.1 m (20ft) long located on the property at 1124 Morden Avenue;
9. The Applicant shall have all work performed in compliance with the current Town of Pincher Creek Engineering Standards, found at <http://pinchercreek.ca/town/development.php>;
10. The Applicant is responsible to obtain all required Alberta Building, Safety and Fire Code permits, inspection, final, and permit service reports related to the conversion of the existing residential dwelling to a duplex dwelling unit;
11. The Applicant shall obtain a Building, Plumbing, Electrical, and Gas Permits from Park Enterprises Ltd. A copy of the permits are to be provided to the Town;

12. The Applicant is responsible for the finished lot grade having a positive drainage away from the foundation and not drain onto or impact adjacent properties;
13. The Applicant to ensure that driveway tie-in to the Town's curb is an appropriate drop-curb with gutter;
14. Installation, repair, and/or replacement of the water and sewer utility lines, including surface remediation, from the property of the Town of Pincher Creek main line be at the permit holder's expense;
15. 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.;
16. 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;
17. 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;
18. Any damage to neighbours' property, including fences, driveways, or landscaping that occurs due to this construction shall be repaired at the expense of the Applicant;
19. Erosion shall be controlled so that soil and dust is not conveyed off site;
20. Standing water on the site shall be controlled by the Applicant;
21. Any intensification of use shall be reported to the Town of Pincher Creek and may require a new development permit;
22. Failure to comply with this permit may result in the permit being cancelled, suspended, or modified.

- 4.7 25-D0068 – 756 Kettles Street, Downtown/Retail Commercial – C1; Accessory Building (Garage) with Waiver to Size from 69.68 sq m (750 sq ft) to 41.62 sq m (448 sq ft), east side yard setback from 0.9 m (3ft) to 0.60 m (2 ft), and rear yard setback from 1.2 m (4 ft) to 0.0 m (0 ft).**

B. McGillivray:

That the Municipal Development and Subdivision Authority direct the Designated Officer to enter into an Agreement for Time Extension with the Applicant for Development Permit Application No. 25-D0068 – Rochon; Plan 1743C Lot 18; 756 Kettles Street; Designated Downtown/Retail Commercial – C1; Discretionary Use: Accessory Building in order to garner additional information to bring back the application to the next regular MDSA meeting

CARRIED MDSA 25-92

- 4.8 25-D0069 – 1175 James Avenue, residential – R1; Semi-detached Dwelling with Waivers to Lot Size from 613.1 sq m (6600 sq ft) to 607.7 sq m (6541 sq ft), Driveway Width 6.1 m (20 ft) to 8.5 m (28 ft), and Attached, Unenclosed Improvements – Rear Yard Setback from 7.6 m (25 ft) to 7.0 m (23 ft)**

B. McGillivray:

That the Municipal Development and Subdivision Authority approve Development Permit Application No. 25-D0069 – 1438954 Alberta Ltd.; Plan 2261H Lot 203; 1175 James Avenue; Designated Residential – R1; Discretionary Use: Semi-Detached Dwelling 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 required minimum lot size is 613.1 m² (6600 ft²). The approved floor area is 607.7 m² (6541 ft²),
 - b. The required Driveway Width is 6.1 m (20 ft). The approved Driveway Width is 8.5 m (28 ft),
 - c. The required Rear Yard Setback for an Attached, Unenclosed Improvement is 7.6 m (25 ft). The approved Rear Yard Setback for an Attached, Unenclosed Improvement is 7.0 m (23 ft);

2. The development is to conform to the development permit application dated July 22, 2025, and to the Approved Plans dated August 20, 2025;
3. The contractor commissioned for construction must have a valid Business License for the Town of Pincher Creek;
4. The Municipal and Utility Services, including utility metering, shall be provided to each unit separately;
5. The Applicant shall have the foundation staked by an Alberta Land Surveyor. The shared common party wall between the two dwelling units must be surveyed to align the foundation location and party wall with the corresponding subdivision lot line;
6. The Applicant shall obtain a Building Permit to ensure the development complies with the current National Fire Code (AE) and the National Building Code (AE). It shall be the responsibility of the Applicant to obtain the necessary Building, Plumbing, Electrical, and Gas permits;
7. There shall be no material brought onto the property that will change the grades without first obtaining approval from the Town of Pincher Creek;
8. Weeping tile and sump pumps shall not be connected to the sanitary sewer service line. Sump pump flows shall be discharged to the surface;
9. The Applicant is responsible for all costs to repair municipal infrastructure damaged during construction of building; Pre and post development inspections with the Operations staff required. The Applicant shall Contact the Director of Operations and Infrastructure Operationsdir@pinchercreek.ca to book an inspection;
10. The Applicant is responsible for all costs related to curb, gutter and sidewalk modifications for driveway installation or removal. Contact the Operations Manager to obtain a quote and enter into a Development Agreement. Removal and replacement shall be completed within the Town's annual concrete and asphalt program;
11. 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. In

the event of damage to adjacent lands, the Applicant is required to repair all damages at their sole expense to the satisfaction of the Director of Operations. If the damages are not corrected to the satisfaction of the Director of Operations, the Town of Pincher Creek may complete the repairs and recover the costs by any means necessary;

12. The Applicant is responsible for grading and landscaping within municipal right of way adjacent to the parcel being developed. This typically means the area from back of curb to property line on any side of property facing municipal right of way;
13. The Applicant is responsible for all costs related to cleaning of debris and/or mud tracking on municipal roads during construction activities;
14. The Landscaping is to be compliant with Land Use Bylaw 1547 Schedule 4 & 10;
15. The Applicant is responsible for the finished lot grade having a positive drainage away from the foundation and not drain onto or impact adjacent properties;
16. There shall be a minimum of two off street residential parking spaces located on the premises;
17. 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. Any damage to neighbours' property, including fences, driveways, or landscaping that occurs due to this construction shall be repaired or replaced at the Applicants costs;
18. The Erosion shall be controlled so that soil and dust is not conveyed off site;
19. The Standing water on the site shall be controlled by the Applicant;
20. Any intensification of the uses may require a new development permit;
21. Failure to comply with this permit may result in the permit being cancelled, suspended, or modified.

4.9 25—D0073 – 1101/1103/1105 Chief Mountain Avenue, General Industrial and Warehousing – I1; Similar Use (Amusement Facility/Curling Rink) with Waiver to Parking

B. Wright:

That the Municipal Development and Subdivision Authority approve Development Permit Application No. 25-D0073 – Pincher Creek Curling Club including a lounge (eating and drinking/licensed premises); Plan 0613747, Block 7 Lots 6-8; 1101/1103/1105 Chief Mountain Avenue; Designated General Industrial and Warehousing – I1; Discretionary Use: Similar Use (Curling Rink similar to Amusement Facility) 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 granted by the Municipal Development and Subdivision Authority on August 20, 2025:
 - a. The required parking aisle is 7.3 m (24 ft) for a 900; two way-two aisle. The approved parking aisle is 6.1 m (20 ft).
2. The development is to conform to the development permit application stamp dated July 29, 2025, and the approved attached plans;
3. The contractor commissioned for construction must have a valid Business License for the Town of Pincher Creek;
4. The Applicant shall be required to have the owner (i.e. Town) consent to consolidate the properties (Plan 0613747, Block 7 Lots 6-8; 1101/1103/1105 Chief Mountain Avenue) to create one property, by a plan of survey at the applicant's expense;
5. A valid Town of Pincher Creek business license shall be secured and held in good standing;
6. The Applicant is responsible for obtaining all required approvals or licenses from the Alberta Gaming Liquor and Cannabis (AGLC) pertaining to the serving of liquor on the premises prior to the commencement of business, with copies provided to the Town of Pincher Creek Development Authority;

7. The Applicant is responsible for compliance with all AHS-Environmental Public Health requirements and obtaining a food handling license;
8. Utility Safety Partners (formerly Alberta One Call) must be contacted 1-800-242-3447 to locate and mark any buried utilities prior to commencing demolition or breaking ground;
9. A separate sign permit will be required prior to placement of a sign in accordance with Sign Bylaw No. 1536 and Land Use Bylaw 1547;
10. Prior to construction, the Applicant shall provide to the Town of Pincher Creeks Site Grading Plan and Stormwater Management Design, which shall be approved by the Town of Pincher Creek;
11. The development shall comply with all Town Bylaws which include be not limited to the Business License Bylaw, Garbage Utility Bylaw, and the Untidy and Unsightly Premises Bylaw;
12. The Applicant shall obtain a Building Permit to ensure the development complies with the current National Fire Code and the National Building Code. It shall be the responsibility of the applicant to obtain the necessary Building, Plumbing, Electrical, and Gas permits;
13. The Applicant is responsible for all costs to repair municipal infrastructure damaged during construction of building; Pre and post development inspection with the Operations staff required. The Applicant shall Contact the Director of Operations and Infrastructure Operationsdir@Pinchercreek.ca to book an inspection;
14. The Applicant is responsible for all costs related to installation and/or upsizing of water/sewer service connections;
15. The Applicant is responsible for all costs related to stormwater outlet within Town right of way, including construction, ongoing maintenance, and replacement;
16. The Applicant is responsible for grading and landscaping within municipal right of way adjacent to the parcel being developed. This typically means the area from back of curb to property line on any side of property facing municipal right of way.

17. The Applicant is responsible for insulation and other safeguarding of water/sewer services if they are installed shallower than identified by municipal engineering standards;
18. All work shall be performed in compliance with the current Town of Pincher Creek Engineering Standards, found at <http://pinchercreek.ca/town/development.php>;
19. Work completed by the Applicant on municipal infrastructure (roadway, storm outlet, ditch grading, approach, etc.) requires the Applicant to enter into a Development Agreement with the municipality and the work is to be satisfactory to the CAO. The Development Agreement shall include warranty and securities;
20. Costs for infrastructure upgrades/improvements to be completed by the municipality shall be paid by the Applicant. Contact the Operations Manager to determine an estimate and schedule for the upgrades/improvements;
21. The Applicant is responsible for all costs related to cleaning of debris and/or mud tracking on municipal roads during construction activities;
22. The Applicant is responsible for all engineering costs when development related municipal improvements/upgrades require engineering design and/or review;
23. Post development storm flows shall have a release rate less than 60 L/s/ha to meet requirements identified in the Town of Pincher Creek Infrastructure Master Plan, Figure 3.6 Applicant shall revise and resubmit storm water design for Town review;
24. During construction, erosion control measures shall be applied so that it does not become a nuisance, a danger, cause damage to property or cause unnecessary harm to the environment. Any damage to neighbour's property, including fences, driveways, or landscaping that occurs due to this construction shall be repaired or replaced at the Applicants expense;
25. Any intensification of use shall require a new development permit;

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

CARRIED MDSA 25-94

M. Metheral opposed

4.10 25—D0075 – 895 Elizabeth Street, Manufacture/Mobile Home – R2; Single Mobile Home with Waiver to Year from 2005 to 1975

B. McGillivray:

That the Municipal Development and Subdivision Authority refuse the Development Permit Application No. 25-D0075 – Hardy Plan 7410724 Block Lot 1; 895 Elizabeth Street; Designated Manufacture/Mobile Home - R2; Permitted Use: Single Wide Mobile Home providing the reason for refusal

1. No mobile or manufactured home shall be permitted within this land use district if the dwelling unit is in excess of 20 years old.

CARRIED MDSA 25-95

M. Metheral opposed

W. Oliver opposed

5. Permitted Issued Applications

25-D0044 – 102 Greensway Bay – Residential – R1 – Permitted Use: Accessory Use (8 Roof Mounted Solar Collectors)

25-D0049 – 1093 Bev McLachlin Drive – Residential – R1 – Permitted Use: Accessory Use (Roof over existing deck)

25-D0048 – 1007 Livingston Way – Residential – R1 – Permitted Use: Single Detached Dwelling w/Waiver to rear yard setback/lot coverage

25- D0052 – 1160/1174 MacLeod Street – General Industrial & Warehousing – I1 - Permitted Use: Sign (Fascia/Wall Illuminated) (Rocky Mountain Excavation & Aggregate)

25-D0050 – 1110 Tumbleweed Court – Multi-family Residential – R4 – Permitted Use: Rowhouse Dwelling (four unit complexes)

25-D0054 – 1160/1174 MacLeod Street – General Industrial & Warehousing – I1 – Permitted Use: Sign (LED Fascia/Wall Illuminated) (Dexter)

25-D0055 – 1160/1174 MacLeod Street – General Industrial & Warehousing – I1 – Permitted Use: Sign (LED Fascia/Wall Illuminated) (A Better Chance Animal Rescue)

25-D0056 – 1160/1174 MacLeod Street _ General Industrial & Warehousing – I1
– Permitted Use: Sign (LED Fascia/Wall Illuminated) (Blank Sign)

25-D0058 – Unit H – 1102 Chief Mtn. Ave – Highway/Drive-in Commercial – C2 –
Permitted Use: Sign (Led Fascia/Wall Illuminated) (TacoTime)

25-D0067 – 1027 Livingston Way – Residential – R1 – Permitted Use: Home
Occupation – Class 1 (Bookkeeping)

25-D0070 – 793 East Avenue – Residential – R1 – Permitted Use: Accessory Use
(8 Solar Collectors – Roof Mounted)

25-D0071 – 351 Canyon Drive – Residential – R1 – Permitted Use: Accessory Use
(16 Solar Collectors – Roof Mounted)

25-D0072 – 583 McDougall Street – Residential – R1 – Permitted Use: Accessory
Use (32 Solar Collectors – Roof Mounted)

M. Metheral:

Moved acceptance of the approved applications as presented.

CARRIED MDSA 25-97

6. Adjournment

B. McGillivray:


That this meeting of the Municipal Development and Subdivision Authority be
adjourned at 12:24 p.m.

CARRIED MDSA 25-98

Next Meeting Date: Wednesday, September 17, 2025



W. Oliver, Chairperson



for:
Konrad Dunbar, CAO
Town of Pincher Creek

