



Town of Pincher Creek
Municipal Development and Subdivision Authority

Wednesday, November 6, 2025, | 10:00 a.m.
Council Chambers
962 St. John Avenue and Virtual via Teams

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

With Regrets:

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

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 November 6, 2025, agenda as presented.

CARRIED MDSA 25-118

3. Applications

B. McGillivray:

That the Municipal Development and Subdivision Authority agree to move into a closed session at 10:14 a.m. with the Planning and Development Officer, Legislative Services Manager, Administrative Assistant, Director of Operations, and Project Engineer.

CARRIED MDSA 25-119

M. Metheral:

That the Municipal Development and Subdivision Authority agree to revert to an open session at 10:21 a.m.

CARRIED MDSA 25-120

3.1 25-D0097 – 1103 Chief Mountain Avenue, General Industrial and Warehousing – I1; Similar Use (Amusement Facility/Curling Rink)

B. McGillivray:

That the Municipal Development and Subdivision Authority approve Development Permit Application No. 25-D0097 – Westco Construction Ltd.; Plan 2511595, Block 7 Lot 17; 1103 Chief Mountain Avenue; Designated General Industrial and Warehousing – I1; Discretionary Use: Similar Use Curling Club including a Lounge (eating and drinking/licensed premises) similar to Amusement Facility subject to the following conditions:

1. The development complies with the Town of Pincher Creek Land Use Bylaw No. 1639-25 and amendments thereto;
2. The development is to conform to the development permit application stamp dated October 9, 2025, and the approved attached plans;
3. By the approval and issuance of this Development Permit No. 25-D0097, the previous permit (DP24-D0123) approved on August 20, 2025, under Land Use Bylaw No. 1547 (2005) for a curling rink on the subject lands is hereby null and void and to be superseded by Development Permit No. 25-D0097;
4. The development must meet the minimum parking requirements and standards as outlined in Schedule 5, Section 24 of the Land Use Bylaw No. 1639-25. The development is approved in accordance with the Development Permit Application No. 25-D0097 site plan, including the provision of a total 66 parking spaces, comprised of 62 regular spaces and 4 barrier free, and 1 loading space;
5. The applicant is responsible to obtain all necessary Alberta Health approvals, licenses and food handling permits for the food services component, and from the ALGC for any alcohol sales onsite prior to commencement of any food and beverage services;
6. A separate sign permit will be required prior to placement of a sign in accordance with Sign Bylaw No. 1536A-09 and Land Use Bylaw 1639-25;
7. A valid Town of Pincher Creek business license shall be secured and held in good standing;
8. The contractor commissioned for construction must have a valid Business License for the Town of Pincher Creek;
9. The development shall comply with all Town Bylaws which include but not limited to the Business License Bylaw, Garbage Utility Bylaw, and the Untidy and Unsightly Premises Bylaw;

10. 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;
11. 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;
12. The Applicant is responsible for all costs related to installation and/or upsizing of water / sewer service connections.
13. The Applicant is responsible for all costs related to stormwater outlet within Town right of way, including construction, ongoing maintenance, and replacement.
14. 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.
15. The Applicant 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 Applicant on municipal infrastructure (water service, sewer service, roadway, gutter, curb, sidewalk, storm outlet, ditch grading, 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.
18. 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.

19. The Applicant is responsible for all costs related to cleaning of debris and/or mud tracking on municipal roads during construction activities.
20. The Applicant is responsible for all engineering costs when development related municipal improvements/upgrades require engineering design and/or review.
21. Post development storm flows shall have a release rate less than 4.2 L/s/ha to meet requirements identified in The Town of Pincher Creek Infrastructure Master Plan, Figure 3.6. Prior to construction, the Applicant shall provide an engineered Site Grading Plan and Stormwater Management Plan for approval from the Town of Pincher Creek.
22. During construction, erosion control measures shall be applied to the site to control wind and water erosion 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.
23. Any intensification of use shall require a new development permit;
24. Failure to comply with this permit may result in the permit being cancelled, suspended, or modified.

CARRIED MDSA 25-121

4. Adjournment

M. Metheral:

That this meeting of the Municipal Development and Subdivision Authority be adjourned at 10:23 a.m.

CARRIED MDSA 25-122

Next Meeting Date: Wednesday, November 19, 2025



W. Oliver, Chairperson

 

Konrad Dunbar, CAO
Town of Pincher Creek