



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

Wednesday, November 19, 2025, | 10:00 a.m.  
Council Chambers  
962 St. John Avenue and Virtual via Teams

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

**Staff:** K. Kozak, Planning and Development Officer, L. Goss, Legislative Services Manager, A. McGladdery, Administrative Assistant

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

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**1. Call to Order**

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

**2. Agenda Approval**

**M. Metheral:**

Moved to approve the November 19, 2025, agenda as presented.

**CARRIED MDSA 25-123**

**3. 3.1 Minutes of October 15, 2025 MDSA Meeting**

**B. McGillivray:**

Moved to approve the Minutes for October 15, 2025, as amended changing 4.1 (1.a) to read 7 feet back not 70 feet back.

**CARRIED MDSA 25-124**

**3.2 Minutes of November 6, 2025 Special MDSA Meeting**

**S.Nodge**

Moved to approve the Minutes for November 6, 2025 Special MDSA Meeting as presented.

Harriet McCollister spoke on application 25-D0099  
Wendy Reimer spoke on application 25-D0102  
Florrie MacDougall spoke on application 25-D0102  
Joanne Johnson spoke on application 25-D0102  
Colleen Cyr spoke on application 25-D0106

#### **4. Applications**

**M. Metheral:**

That the Municipal Development and Subdivision Authority agree to move into a closed session at 11:02 a.m. with the Planning and Development Officer, Administrative Assistant, Legislative Services Manager, Senior Planner and Assistant Planner.

**CARRIED MDSA 25-125**

**B. McGillivray:**

That the Municipal Development and Subdivision Authority agree to revert to an open session at 11:51 a.m.

**CARRIED MDSA 25-126**

**4.1     25-D0091 – 751 Enda Street, Residential – R1; Accessory Dwelling Unit – Attached (Basement Suite)**

**M. Metheral:**

That the Municipal Development and Subdivision Authority approve Development Permit Application No. 25-D0091 – Travis & Japhia Epp; Plan 7410529 Block 1 Lots 4&5; 1751 Edna Street; Designated Residential – R1; Permitted Use: Accessory Dwelling Unit – Attached (Basement Suite) 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 3, 2025, and attached approved plans;
3. The contractor commissioned for the development must have a valid Business License for the Town of Pincher Creek;
4. The Accessory Dwelling Unit - Attached shall be addressed as Unit B – 751 Edna Street 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 three parking spaces on site;
8. 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>;
9. The Applicant is responsible to obtain all required Alberta Building, Safety and Fire Code permits, inspection, final, and permit service reports related to Accessory Dwelling Unit - Attached;
10. The Applicant shall obtain a Building, Plumbing, Electrical, and Gas Permits from Park Enterprises Ltd;
11. 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;
12. 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;
13. Work completed on municipal infrastructure (water service, sewer service, roadway, gutter, curb, sidewalk, etc) requires the Applicant to enter into and comply with a Development Agreement with the Town. Work must be done to the satisfaction of the CAO. The Development Agreement shall include warranty and securities as outlined by the Engineering Standards.
14. 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;
15. 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;

16. Any changes to this permit or additions of a Short-term Rental will require new development permit application;
17. Failure to comply with this permit may result in the permit being cancelled, suspended, or modified.

**CARRIED MDSA 25-127**

**4.2 25-D0092 – 931 West Avenue, Residential – R1; Accessory Dwelling Unit – Attached (Basement Suite)**

**B. McGillivray:**

That the Municipal Development and Subdivision Authority approve Development Permit Application No. 25-D0092 – Travis & Japhia Epp; Plan 32910 Lot 302; 931 West Avenue; Designated Residential – R1; Discretionary Use: Accessory Dwelling Unit – Attached (Basement Suite) 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 3, 2025, and attached approved plans;
3. The contractor commissioned for the development must have a valid Business License for the Town of Pincher Creek;
4. The Accessory Dwelling Unit - Attached shall be addressed as Unit B – 931 West 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 three parking spaces on site;
8. 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>;

9. The Applicant is responsible to obtain all required Alberta Building, Safety and Fire Code permits, inspection, final, and permit service reports related to Accessory Dwelling Unit - Attached;
10. The Applicant shall obtain a Building, Plumbing, Electrical, and Gas Permits from Park Enterprises Ltd;
11. 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;
12. 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;
13. Work completed on municipal infrastructure (water service, sewer service, roadway, gutter, curb, sidewalk, etc) requires the Applicant to enter into and comply with a Development Agreement with the Town. Work must be done to the satisfaction of the CAO. The Development Agreement shall include warranty and securities as outlined by the Engineering Standards;
14. 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;
15. 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;
16. Any changes to this permit or additions of a Short-term Rental will require new development permit application;
17. Failure to comply with this permit may result in the permit being cancelled, suspended, or modified.

**CARRIED MDSA 25-128**

**4.3 25-D0093 – 1315 Freebairn Avenue, Highway/Comprehensive Commercial – C2; Portable sign with waiver to size and timelines**  
**S. Nodge:**

That the Municipal Development and Subdivision Authority approve Development Permit Application No. 25-D0093 – Curbex Media; Plan 9010899 Block 2 Lot 1; 1315 Freebairn Avenue; Designated Highway/Comprehensive Commercial – C2; Discretionary Use: Sign (Portable) subject to the following conditions:

1. The development complies with the Town of Pincher Creek Land Use Bylaw No. 1639-25 and amendments thereto excepting the following waiver granted by the Municipal Development and Subdivision Authority on November 19, 2025:
  - a. The area of a portable sign shall not exceed 3.7 m<sup>2</sup> (40 ft<sup>2</sup>). This size of a sign portable sign shall not exceed 0.8 m (2.5 ft) wide and 1.2 m (4 ft) high. The approved portable sign is of 4.01 m<sup>2</sup> (43.2 ft<sup>2</sup>)  
- upper sign: 1.47 m (4.8 ft) wide and 0.30 m (1.0 ft) high/ lower sign: 2.5 m (8 ft) wide and 1.47 m (4.8 ft) high,
  - b. Sign permits are valid for a period of one (1) year. The approved sign is on a permanent basis;
2. The development is to conform to the development permit application dated October 6, 2025, and the attached approved sign plan;
3. The business sign shall be removed as soon as a business ceases operations;
4. The sign shall be maintained in a state of good repair;
5. 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;
6. 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;
7. During placement of the sign, 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 Applicants costs;
8. Any changes or additions to this permit shall require a new development permit application;
9. Failure to comply with the conditions of this permit may result in the permit being cancelled, suspended, or modified.

**4.4 25-D0095 – 494 Indian Street, Residential – R1; Home Occupation – Class 2 with waiver to parking**

**S. Nodge:**

That the Municipal Development and Subdivision Authority approve Development Permit Application No. 25-D0095 – Rudy Dyck; Plan 460B Lot 38; 494 Indian Street; Designated Residential – R1; Discretionary Use: Home Occupation – Class 2 (Upholstery and Woodturning) subject to the following conditions:

1. The development complies with the Town of Pincher Creek Land Use Bylaw No. 1639-25 and amendments thereto excepting the following waiver granted by the Municipal Development and Subdivision Authority on November 19, 2025:
  - a. Off-street (onsite) parking 3 spaces. The approved off-street (onsite) parking is 2 spaces;
2. The development is to conform to the approved attached Parking plan;
3. A valid Town of Pincher Creek business license shall be secured and held in good standing;
4. The days and hours of the Home Occupation – Class 2 business shall not exceed Monday through Friday, 8:00 AM to 5:00 PM;
5. Outdoor storage associated with the business is not permitted;
6. All materials, equipment, and furniture related to the business shall be stored entirely within an enclosed accessory building;
7. Limited onsite storage of materials or goods within the residence or within an accessory building;
8. The Development shall comply with all Town Bylaws which include but not limited to Business License Bylaw, Garbage Utility Bylaw, Noise Bylaw, Nuisance and Untidy Premises Bylaw;
9. All business-related waste shall be disposed of in accordance with local and Provincial Legislation and the Applicant shall be responsible for disposing any hazardous waste in accordance with Provincial Legislation;
10. Should any renovations be required, the Applicant shall secure all required Alberta Building, Safety and Fire Code permits, inspection, and final reports;

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. A separate sign permit will be required prior to placement of a sign in accordance with Home Occupation Identification Sign standards within the Land Use Bylaw No. 1639-25;
13. Any intensification of the use shall require a new development permit; and
14. Failure to comply with this permit may result in the permit being cancelled, suspended, or modified.

**CARRIED MDSA 25-130**

**4.5    25-D0099 – 504 Schofield Street, Residential – R1; Short-Term Rental – Type 2**

**S. Nodge:**

The Municipal Development and Subdivision Authority (MDSA) is of the opinion that the conditions of the Subdivision and Development Appeal Board decision (DP 24-D0077B) were not met and the Short-term Rental – Type 2 use does unduly interfere with the amenities of the neighbourhood or materially interfere with or affect the use or enjoyment; therefore, deemed the use not to be a suitable use due to the property being a semi-detached dwelling with a shared common wall. Section 4.6(2) of the Town of Pincher Creek Land Use Bylaw No. 1639-25 states, "After consideration of any response to the notifications of adjacent landowners and other persons likely to be affected, including the MD of Pincher Creek, government departments and referral agencies as applicable, compatibility and suitability of the proposed uses, and any other matters, the Municipal Development and Subdivision Authority may:

- (a)    approve a development permit with or without conditions; or
- (b)    refuse a development permit application, stating reasons."

The MDSA is also bound by the conditions and findings arising from the Subdivision and Development Appeal Board ("SDAB") decision DP 24-D0077B, which granted a one-year temporary approval for a Short-Term Rental – Type 2 at this location.

The refused Development Permit Application No 25-D0099 are for the following reason:

1. The applicant is found that they have not been adhering to the conditions of the Subdivision and Development Appeal Board decision (DP 24-D0077B) in the issuance of the one-year temporary permit. This was issued as the temporary permit for a one-year term to allow the Development Authority to assess the situation and consider any concerns prior to issuance of a new development permit should the applicant choose to continue to pursue operation of the Short-term Rental Type 2 upon expiry of the temporary permit. The Short-term Rental – Type 2 has been found to not comply with the conditions of Temporary Development Permit 24-D0077B, specifically:
  - Providing a fenced area in the rear yard for pets, and
  - Ensuring the maximum occupancy is limited to four guests.
2. In assessing the development situation, the operation of the Short-term Rental – Type 2 is deemed not to be a suitable use due to the property being a semi-detached dwelling with a shared common wall. With the operation on the one-year temporary permit, it has been observed to have an adverse effect on the adjacent owner of the semi-detached dwelling, particularly regarding:
  - The neighbor reported to the MDSA that the operation of the short-term rental next door has affected the quiet enjoyment of her property. With the frequent turnover of guests to the property, and with the number of guests, the neighbor reports not feeling safe in her own home. One particular incident was reported of five men staying next door that were staring at her for a prolonged time as she worked in her back yard. This incident left her feeling very vulnerable and unsafe in her own yard.

**CARRIED MDSA 25-131**

**4.6 25-D0100 – 606 Tumbleweed Avenue, Residential – R1; Home Occupation – Class 2 with waiver for illuminated Sign**

**P. Taylor:**

That the Municipal Development and Subdivision Authority approve Development Permit Application No. 25-D0100 – Kinzee Sabey; Plan 8110267 Block 3 Lot 2; 606 Tumbleweed Avenue; Designated Residential – R1; Discretionary Use: Home Occupation – Class 2 (Massage Therapy) subject to the following conditions:

1. The development complies with the Town of Pincher Creek Land Use Bylaw No. 1639-25 and amendments thereto excepting the following waivers granted by the Municipal Development and Subdivision Authority on

November 19, 2025:

- a. The Home Occupation Sign shall not be illuminated nor animated. The approved dimension of the sign is 15 inches and illuminated using cool white backlit;
2. The development is to conform to the Development Permit Application dated October 20, 2025;
3. A valid Town of Pincher Creek business license shall be secured and held in good standing;
4. There shall be no more than three (3) clients per day or twelve (12) clients per week;
5. The days and hours of the Home Occupation – Class 2 business shall not exceed Monday through Friday, 9:00 AM to 5:00 PM;
6. The Applicant shall provide and maintain three (3) parking spaces on site;
7. A maximum of no more than 20 percent or 30 sq m (323 sq. ft.), whichever is less, of floor space can be used for the business;
8. No outdoor storage is permitted in conjunction with the Home Occupation;
9. All business-related waste shall be disposed of in accordance with local and Provincial Legislation;
10. Should any renovations be required, the Applicant shall secure all required Alberta Building, Safety and Fire Code permits, inspection, and final reports;
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. The window sign may be affixed to any first or second story window;
13. The sign shall not exceed 25% of the area of the window to which it is affixed;
14. Any intensification of use shall require a new development permit; and
15. Failure to comply with this permit may result in the permit being cancelled, suspended, or modified.

**4.7    25-D0101 – Site 11 – 895 Elizabeth Street, Manufactured/Mobile Home – R2; 1 Home Occupation – Class 2 with waiver to Outdoor Storage and Parking**

**M. Metheral:**

That the Municipal Development and Subdivision Authority approve Development Permit Application No. 25-D0101 – Pauline McVean; Plan 7410724 Block 4 Lot 1; Site 11 - 895 Elizabeth Street; Designated Manufactured/Mobile Home – R2; Discretionary Use: Home Occupation – Class 2 (Lawn Care and Snow Removal) subject to the following conditions:

1. The development complies with the Town of Pincher Creek Land Use Bylaw No. 1639-25 and amendments thereto excepting the following waivers granted by the Municipal Development and Subdivision Authority on November 19, 2025:
  - a. No Outdoor Storage. The approved Outdoor Storage of a Riding Lawnmower parked beside the Accessory Building,
  - b. The Parking of three (3) spaces. The approved Parking of two (2) spaces;
2. The development is to conform to the Development Permit Application dated October 20, 2025;
3. A valid Town of Pincher Creek business license shall be secured and held in good standing;
4. The days and hours of the Home Occupation – Class 2 business shall be Sunday through Saturday, 7:30 AM to 5:00 PM;
5. The Applicant shall provide and maintain two (2) parking spaces on site;
6. A maximum of no more than 20 percent or 30 sq m (323 sq. ft.), whichever is less, of floorspace can be used for the business;
7. All business-related waste shall be disposed of in accordance with local and Provincial Legislation;
8. Should any renovations be required, the Applicant shall secure all required Alberta Building, Safety and Fire Code permits, inspection, and final reports;

9. 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;
10. The development shall comply with all Town Bylaws include but not limited to Business License Bylaw, Garbage Utility Bylaw, Noise Bylaw, Nuisance and Untidy Premises Bylaw, Traffic Bylaw and Provincial Regulations;
11. Any intensification of use or addition of equipment or trailer shall require a new development permit; and
12. Failure to comply with this permit may result in the permit being cancelled, suspended, or modified.

**CARRIED MDSA 25-133**

**4.8    25-D0102 – 1070 Geddes Avenue, Residential – R1; Boarding House with waiver to driveway width**

**B. McGillivray:**

The Municipal Development and Subdivision Authority (MDSA) is of the opinion that the proposed Boarding House use would unduly interfere with the amenities of the neighbourhood or materially interfere with or affect the use or enjoyment; therefore, deemed the use not to be a suitable use for this location. Section 4.6(2) of the Town of Pincher Creek Land Use Bylaw No. 1639-25 states, "After consideration of any response to the notifications of adjacent landowners and other persons likely to be affected, including the MD of Pincher Creek, government departments and referral agencies as applicable, compatibility and suitability of the proposed uses, and any other matters, the Municipal Development and Subdivision Authority may:

- (c)    approve a development permit with or without conditions; or
- (d)    refuse a development permit application, stating reasons."

The refused Development Permit Application No 25-D0102 are for the following reason:

**1.    Insufficient Parking Provision**

The proposed development does not meet the parking needs typically associated with a Boarding House use based on the number of guests and permanent residents. The property has no means to access the rear of the lot and is physically limited in what it can add for parking in the front due to the limitations of Geddes Avenue and substandard street conditions present. It is anticipated that resident and visitor parking demand will exceed what

can be accommodated on the property, resulting in spillover onto the street, which is not appropriate for this location.

2. **Increased Traffic and Local Congestion**

The proposed use is expected to create a noticeable increase in traffic activity in the neighbourhood. Given the existing road network and residential character of the area, this added congestion is considered incompatible with the surrounding land uses.

3. **Lack of a Safe Turnaround or Proper Vehicle Circulation on Geddes Avenue**

Geddes Avenue does not have a full vehicle turnaround or adequate roadway width to support safe ingress and egress. Additional vehicle traffic generated by the proposed development would increase the risk of unsafe maneuvering and reduce overall traffic safety in the area. Adding to the width of the existing driveway to provide additional parking spaces onsite as proposed would result in the removal of street parking in the front, which is already limited, and would further limit the ability of vehicles backing out of an expanded driveway area to have the space and radius required to turn north in reverse before maneuvering south on Geddes Avenue. Furthermore, it is determined that the north end of Geddes Avenue already presents historical challenges for the municipality for undertaking garbage pickup, snow clearing or removal, etc., due to the congested space and lack of a turnaround and approving a Boarding House at his location would exacerbate the existing problems.

4. **Negative Impacts on Adjacent Landowners**

The proposed development with the number of guests as proposed is anticipated to adversely affect neighbouring residential properties due to additional noise, traffic, on-street parking overflow, and increased activity. A Boarding House development must be compatible with surrounding residential uses, which has not been demonstrated in this case.

**CARRIED MDSA 25-134**

4.9 **25-D0106 – 1078 James Avenue, Residential – R1; Short-Term Rental – Type 2**

**S. Nodge:**

That the Municipal Development and Subdivision Authority approve Development Permit Application No. 25-D0106 – Todd LePard; Plan 1728F Lot 44; 1078 James

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. 1639-25 and amendments thereto;
2. The development is to conform to the Development Permit Application stamp dated November 4, 2025, and attached approved plans;
3. 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;
4. The Applicant shall provide the name and phone number of the person who will be managing the Short-term Rental while in use to the Designated Officer prior to the business operating. The contact information will be kept on file and used for compliance reasons; the Town is to be made aware of any changes related to the contact person;
5. The Applicant shall provide the name and phone number of the person who will be managing the Short-term Rental while in use to the Adjacent Landowners;
6. The Applicant must apply for and maintain a current yearly municipal Business License from the municipality related to the Short-term Rental;
7. 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;
8. 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;
9. The yard of the property shall be enclosed and fenced to keep pets contained on-site, if required;
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 three (3) bedrooms;
12. The Applicant shall provide, identify, and maintain four (4), 2.7 m x 6.1 m ( 8.8 x 20 ft) parking spaces on site;

13. 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;
14. The Applicant must post in an area that visible to the eye, inside the dwelling, the name and phone number of the person managing the Short-term Rental while in use;
15. The Applicant shall keep and maintain, or have kept and maintained by a company or individual identified in the development permit application, a guest record/register that shall be reasonably available for inspection by the designated officer,
16. The advertising related to the Short-term Rental shall not 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 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 (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,
  - (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 be responsible for complying with Alberta Government requirements relating to the provincial tourism levy on accommodation. The Applicant will be required to show verification of compliance to the Designated Officer when requested;
19. The Applicant shall be required to have valid insurance coverage for the dwelling or dwelling unit being used as a commercial rental accommodation property. The Applicant will be required to show verification of such when requested by the Designated Officer;
20. The Applicant shall comply with any requirements and obligations relating to the Public Health Act, Housing Regulation as applicable;
21. 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 unit except where limited signage may be approved as provided for in this bylaw;

22. The Short-term Rental 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;
23. Any changes to this permit may require new development permit application;
24. Failure to comply with the conditions of this permit may result in the permit being cancelled, suspended, or modified.

**CARRIED MDSA 25-135**  
One Opposed – M.Metheral

## **5. Permitted Issued Applications**

25-D0036 – 1037 Herron Avenue – Public and Institutional - PI – Permitted Use: Sign Fascia/Wall (Led Smart Display Sign, self-lit)

25-D0086 – 1104 Beverley McLachlin Drive – Residential – R1 – Permitted Use: Accessory Dwelling Unit - Attached (Basement Suite)

25-D0087 – 656 Charlotte Street – Direct Control – DC -Bylaw No. 1547-AS – Discretionary Use: Six-plex (Four units with two bedrooms and two units with one bedrooms)

25-D0088 – 658 Charlotte Street – Direct Control – DC -Bylaw No. 1547-AS – Discretionary Use: Six-plex (Four units with two bedrooms and two units with one bedrooms)

25-D0090 – 1061 Beverley McLachlin Drive – Residential – R1 – Permitted Use: Parking Spaces for Front Yard: 6 m wide/6.1 m long – Rear Yard: 6 m wide/6.1 m long

25-D0094 - 1059 Elk Avenue – General Industrial & Warehousing – I1 – Permitted Use: Sign (Fascia/Wall)

25-D0096 – 494 Indian – Residential – R1 – Permitted Use: Accessory Building (31.21 sq m (336 sq ft) Shed)

25-D0098 - 826 Evergreen Avenue – Residential – R1 – Permitted Use: Home Occupation – Class 1 (Home Office linked to sales of vehicles on line)

**M. Metheral:**

Moved acceptance of the approved applications as presented.

**CARRIED MDSA 25-136**

**6. Adjournment**

**M. Metheral:**

That this meeting of the Municipal Development and Subdivision Authority be adjourned at 12:00 p.m.

**CARRIED MDSA 25-137**

**Next Meeting Date: Wednesday, December 17, 2025**

A handwritten signature in cursive script, appearing to read "W. Oliver", written over a horizontal line.

W. Oliver, Chairperson

A handwritten signature in cursive script, appearing to read "Konrad Dunbar", written over a horizontal line.

for:

Konrad Dunbar, CAO  
Town of Pincher Creek

