



**Town of Pincher Creek
Community Housing and Economic Development Committee
MINUTES
Town of Pincher Creek Council Chambers
January 22, 2026 - 4:00pm**

IN ATTENDANCE: Committee:

**W. Oliver (P.C)
J. MacGarva (M.D.)
B. Cyr (P.C)
K. Bunyan (Cowley)
A. Lok (PC Foundation)
J. Brees (Member at Large)**

Staff:

L. Johnson (FCSS)

Non-Committee:

**S. Nodge (P.C.)
D. Tetachuk
S. Boese**

1. CALL TO ORDER

Mayor Oliver called the meeting to order at 4:00 p.m.

2. AGENDA APPROVAL

Brees:

That the Housing and Economic Development Committee approve the January 22, 2026 agenda as amended with the addition of 6.4 Member at Large.

CARRIED 26-001

3. APPROVAL OF MINUTES

December 11, 2025 Minutes

Lok:

That the Housing and Economic Development Committee approve the December 11, 2025 minutes as presented.

CARRIED 26-002

4. DELEGATION

4.1 David Tetachuk

Hot Property Investment shared their perspective on the Pincher Creek housing market. High demand for 3+ bedrooms and regular requests for pets. A variety of properties are owned by Hot Property Investments, but with the current local housing market, it is difficult to purchase with higher prices and limited selection. Recommends a variety of home styles be considered when developing.

4.2 Sheldon Boese

As a local builder, the cost of materials is increasing during the time it takes to build and the end cost of the home is sometime not decided until near completion. Building a duplex is a more affordable option, but not all lots can accommodate a duplex. They have received requests for accessory suits like garage apartments.

5. PRIORITY LIST

5.1 Pincher Creek & Area Regional Housing Strategy

991 St. John Ave is now a Town owned property and will be listed for sale a “C1”.
962 Maple Street discussion.

5.2 Economic Development Strategy

6. ROUNDTABLE DISCUSSION

6.1 Committee Member Reports

6.2 PC Foundation

6.3 Low-Cost Housing

6.4 Member at Large

Cyr:

That the Community Housing and Economic Development Committee send a letter of thanks to G. Cleland for his contribution to the Housing and Economic Development Committee.

CARRIED 26-003

That the Community Housing and Economic Development Committee advertise a vacation Member at large position.

CARRIED 26-004

7. CLOSED SESSION

8. ADJOURNMENT

Lok:

That the meeting of the Community Housing and Economic Development Committee on January 22, 2026, be adjourned at 4:00 p.m.

CARRIED 26-005

APPROVED BY RESOLUTION
FOR THE COMMUNITY HOUSING AND
ECONOMIC DEVELOPMENT COMMITTEE
ON THIS 26th DAY OF FEBRUARY 2026

L. Johnson

Town of Pincher Creek
Administration

Wayne Oliver

Community Housing Committee
Chairperson