



## Town of Pincher Creek

### Municipal Development and Subdivision Authority

Wednesday, February 18, 2026, | 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:**

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#### **1. Call to Order**

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

#### **2. Agenda Approval**

##### **S. Nodge:**

Moved to approve the February 18, 2026, agenda as presented.

**CARRIED MDSA 26-009**

#### **3. 3.1 Minutes of January 21, 2026 Regular MDSA Meeting**

##### **M. Metheral:**

Moved to approve the Minutes for January 21, 2026, Regular MDSA Meeting as presented.

**CARRIED MDSA 26-010**

#### **4. Applications**

##### **M. Metheral:**

That the Municipal Development and Subdivision Authority agree to move into a closed session at 10:04 a.m. with the Planning and Development Officer, Legislative Services Manager and Administrative Assistant.

**CARRIED MDSA 26-011**

##### **B. McGillivray:**

That the Municipal Development and Subdivision Authority agree to revert to an open session at 10:05 a.m.

**CARRIED MDSA 26-012**

**4.1 26-D0002 – 1022 Main Street, Highway/Comprehensive Commercial – C2; Similar Use to Equipment Sales, Rentals and Service**

**M. Metheral:**

That the Municipal Development and Subdivision Authority approve Development Permit Application No. 26-D0002 – Ingram Earthworks Ltd; Plan 452JK Block 6 Lot 3; 1022 Main Street; Designated Highway/Comprehensive Commercial – C2; Discretionary Use: Similar Use to Equipment Sales, Rentals and Service (Landscaping Contractor) 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 dated January 8, 2026, and the approved Plan attached;
3. The Applicant shall obtain a permit from the Ministry of Transportation and Economic Corridors (if required). The application can be submitted through the RPATH portal at <https://roadsideplanning.alberta.ca>;
4. A valid Town of Pincher Creek business license shall be secured and held in good standing;
5. The building shall only be used for storage of landscaping equipment and landscaping materials;
6. There shall be no hazardous chemicals stored in the building or on the property;
7. There shall be no outdoor storage of any equipment or business-related materials on the property;
8. All business-related waste shall be disposed of in accordance with local and Provincial Legislation;
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 Applicant shall provide, identify and maintain five (5) – 2.9 m (9.5 ft) x 6.1 m (20 ft) parking spaces and one (1) – 3.0 m (10 ft) x 9.1 m (30 ft) loading space on site;
11. The days and hours of the operation are Monday through Friday from 7 AM to 5 PM;
12. Should any renovations be required, the Applicant shall secure all required Alberta Building, Safety and Fire Code permits, inspections, and final reports, with a copy of all submitted to the Town of Pincher Creek in a timely manner consistent with their undertaking;

13. The Applicant shall comply with the Noise Bylaw and the Traffic Bylaw;
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.

**CARRIED MDSA 26-013**

**4.2 2026-D0003 -1022 Main Street, Highway/Comprehensive Commercial - C2; Sign with waiver to location**

**S. Nodge:**

That the Municipal Development and Subdivision Authority approve Development Permit Application No.26-D0003 – Ingram Earthworks Ltd; Plan 452JK Block 6 Lot 3; 1022 Main Street; Designated Highway/Comprehensive Commercial – C2; Discretionary Use: Sign (Fascia/Wall) 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 February 18, 2026:
  - a. Sign must be located at least 0.5 m (1.6 ft) below the top of the roofline. The approved sign is located 17.8 cm (7 in) below the top of the roofline;
2. The development is to conform to the Sign Permit Application stamp dated January 13, 2026, and the approved Sign Plan attached;
3. The contractor to install the Sign must have a valid Business License for the Town of Pincher Creek;
4. The Applicant shall obtain a permit from the Ministry of Transportation and Economic Corridors (if required). The application can be submitted through the RPATH portal at <https://roadsideplanning.alberta.ca>;
5. The Fascia/Wall Sign shall not project more than 0.3 m (1 ft.) from the building supporting the said Sign;
6. The Sign shall be installed in accordance with any specifications and standards provided by the sign manufacturer;
7. 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;

8. The Sign shall be maintained in a state of good repair;
9. The Sign shall be removed as soon as a business ceases operations;
10. The Sign 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 26-014**

## **5. Permitted Issued Applications**

26-D0001 – 328 Victoria Crescent -Residential – R1 – Permitted Use: Home Occupation – Class 1 (Game Development)

26-D0004 – 767 Main Street – Downtown/Retail Commercial – C1 & Downtown Core Overlay – DCO – Permitted Use: Personal Services Foot and Nail Care within a room of an approved Retail Store

26-D0005 – 1007 Livingston Way – Residential – R1 – Permitted Use: Second access onto property

26-D0008 – 860 Dundas Street – Residential – R1 – Permitted Use: Demolition or Removal of Buildings or Structures (demolition of dwelling and removal of detached garage)

### **B. McGillivray:**

Moved acceptance of the approved applications as presented.

**CARRIED MDSA 26-015**


## **6. Adjournment**


**M. Metheral:**

That this meeting of the Municipal Development and Subdivision Authority be adjourned at 10:08 a.m.

**CARRIED MDSA 26-016**

**Next Meeting Date: Wednesday, March 18, 2026**

  
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W. Oliver, Chairperson

 for:  
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Konrad Dunbar, CAO  
Town of Pincher Creek

