



Town of Pincher Creek

Municipal Development and Subdivision Authority

Wednesday, January 17, 2024, | 10:00 a.m.
Council Chambers
962 St. John Avenue and Virtual via Zoom

Attendance: D. Burnham, S. Nodge, W. Oliver, B. McGillivray, B. Wright

With Regrets: N/A

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

Oldman River Regional Services Commission: S. Harty, Senior Planner, K. Schlamp, Planner

1. Call to Order

D. Burnham called the meeting to order at 10:01 a.m.

2. Agenda Approval

B. Wright:

Moved to approve the January 17, 2024, agenda as presented.

CARRIED MDSA 24-01

3. Adoption of Minutes

3.1 Minutes of the December 20, 2023 MDSA Meeting

B. McGillivray:

Moved to approve the Minutes of the December 20, 2023, MDSA Meeting as presented.

CARRIED MDSA 24-02

4. Applications

4.1 23-D0063 – 491 Pineridge Way, Residential – R1, Home Occupation – Class 2 (General Contractor with waiver to Parking.

W. Oliver:

That the Municipal Development and Subdivision Authority approve Development Permit Application No. 23-D0063 – Conrad Misa – Plan 7811553, Lot 1, Block 15; 491 Pineridge Way ; Discretionary Use; Residential - R1; Home Occupation – Class 2 – Home Office with parking variance 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 waivers granted by the Municipal Development and Subdivision Authority on January 17, 2024:
 - a. The number of business-related vehicles, including trailers, parking on the subject lands is varied from two (2) to three (3). The vehicles are not to exceed 4,500 kg (9920 lbs).
2. A valid Town of Pincher Creek business license shall be secured and held in good standing;
3. Should any renovations be required, 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;
4. 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;
5. No signage has been proposed by the Applicant. A separate sign permit will be required prior to placement of a sign in accordance with Home Occupation Identification Sign standards in Land Use Bylaw No. 1547;

CARRIED MDSA 24-03

5. Permitted/Approved Applications

B. McGillivray:

Moved acceptance of the approved applications as presented.

23-D0061 – 1050 Corner Mountain Street; Highway/Drive-in Commercial – C2; Multi-Tenant Sign

23-D0062 – Unit D 1102 Chief Mountain Avenue; Highway/Drive-in
Commercial – C2; Fascia Sign for business name

23-D0065 – 855 Mountain Street; Residential – R1; Home Occupation Class
1 (Wedding/Funeral Officiant)

CARRIED MDSA 24-04

6. Adjournment

B. Wright:

That this meeting of the Municipal Development and Subdivision Authority be
adjourned at 10:17 am.

CARRIED MDSA 24-05

Next Meeting Date: Wednesday, February 21, 2024



D. Burnham, Chairperson



Doug Henderson, CAO
Town of Pincher Creek

