

**Meeting Minutes of the  
Municipal Planning Commission  
December 2<sup>nd</sup>, 2025 6:30 pm  
MD of Pincher Creek Council Chambers**

**ATTENDANCE**

Commission: Chairperson Jeff Hammond, Member at Large Laurie Klassen, Reeve Rick Lemire, Councillors Tony Bruder, Jim Welsch, Dave Cox and John MacGarva

Staff: CAO Roland Milligan, Development Officer Laura McKinnon

Planning Advisor: ORRSC, Senior Planner Gavin Scott, ORRSC, Assistant Planner Kevin Theriault

Absent:

Chairperson Jeff Hammond called the meeting to order, the time being 6:30 pm.

**1. ADOPTION OF AGENDA**

Councillor Dave Cox 25/065

Moved that the agenda for December 2<sup>nd</sup>, 2025, be approved as presented.

Carried

**2. NEW BUSINESS**

**3. ADOPTION OF MINUTES**

Member at Large Laurie Klassen 25/066

Moved that the Municipal Planning Commission Meeting Minutes for November 4<sup>th</sup>, 2025 be approved as presented.

Carried

**4. CLOSED MEETING SESSION**

Councillor Jim Welsch 25/067

Moved that the Municipal Planning Commission close the meeting to the public, under the authority of the *Municipal Government Act*, Section 197(2.1), the time being 6:31 pm.

Carried

Councillor John MacGarva 25/068

Moved that the Municipal Planning Commission open the meeting to the public, the time being 7:07 pm.

Carried

5. **UNFINISHED BUSINESS**

6. **DEVELOPMENT PERMIT APPLICATIONS**

- a. Development Permit Application No. 2025-54**  
**Donald Comer**  
**Lot 1, Plan 9511705 within NE 21-8-1 W5**  
**Tourist Home**

Councillor Jim Welsch

25/069

Moved that Development Permit No. 2025-54, for a Tourist Home, be tabled subject to the following Reason(s):

1. That administration obtain proof that the easement granting access to Lot 1, Plan 9511705 is sufficient for the requested Development, or that the landowner granting access is satisfied with the development and it's conditions.

- b. Development Permit Application No. 2025-55**  
**Marco Bergeron & Jacinthe Moreau**  
**Lot 1, Block 2, Plan 1510616 within NW 19-7-1 W5**  
**Accessory Building - Variance**

Councillor John MacGarva

25/070

Moved that Development Permit No. 2025-55, for an Accessory Building, be tabled subject to the following Reasons(s):

1. Confirmation of setback requirements from Chief Mountain Gas Co-op pipeline located on adjacent property Lot 3, Block 1, Plan 2310499, and obtain easement if required.

- c. Development Permit Application No. 2025-56**  
**Sherryl & John Egely**  
**NW 22-5-28 W4**  
**Moved In Residential Building**

Reeve Rick Lemire

25/071

Moved that Development Permit No. 2025-56, for a moved-in residential building, be approved subject to the following Condition(s):

MINUTES  
Municipal Planning Commission (MPC)  
Municipal District of Pincher Creek No. 9  
December 2<sup>nd</sup> 2025

1. That this development meets the minimum provisions as required in Land Use Bylaw 1349-23.
2. That the required approach meets the requirements of Policy C-PW-026 Approaches to Private Property, as depicted by the MD Public Works Manager.

7. **DEVELOPMENT REPORT**

- a. Development Officer's Report

Councillor Tony Bruder 25/072

Moved that the Development Officer's Report, for the period November 2025, be received as information.

Carried

8. **NEW BUSINESS**

9. **CORRESPONDENCE**

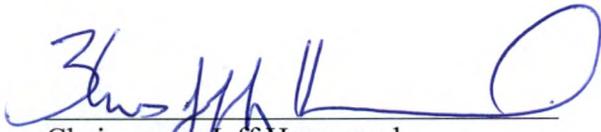
10. **NEXT MEETING** – January 6<sup>th</sup>, 2026; 6:30 pm.

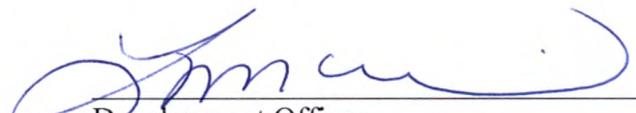
11. **ADJOURNMENT**

Councillor John MacGarva 25/073

Moved that the meeting adjourn, the time being 7:16 pm.

Carried

  
Chairperson Jeff Hammond  
Municipal Planning Commission

  
Development Officer  
Laura McKinnon  
Municipal Planning Commission