

PUBLIC HEARING
Municipal District of Pincher Creek No. 9
Bylaw No. 1337-22
Tuesday, November 22, 2022
6:00 pm

1. Call Public Hearing to Order
2. A Public Hearing is Council's opportunity to hear from anyone who is affected by the proposed bylaw. General rules of conduct when a Public Hearing is held are as follows:
 - The developer and/or proponent is given the first opportunity to present to Council and the public. After the public has made their statements, the developer has the opportunity to rebut or answer any questions.
 - Members of the public will be invited to speak to the subject matter. The Reeve will ask members of public who wish to speak to state their name for the record. The speaking time limit is 5 minutes per speaker. If you have previously submitted a written response, unless you have new information to present, be assured that Council has read your letter. Please do not come to the podium to read your submitted response.
 - The Reeve will call for any additional speakers to make sure everyone wishing to speak has had the opportunity to do so. As this is not a situation for debate, speakers may come up one time only.
 - Following all presentations from members of public, the developer has the opportunity to rebut or answer any questions, Council may ask questions to Administration and/or developer.
 - Council will then close the Public Hearing. This ends the opportunity for the public or Administration to provide information on the matter.
3. Advertising requirement
4. Purpose of the hearing

The purpose of Bylaw No. 1337-22 being the bylaw to amend Bylaw 1289-18 (being the Land Use Bylaw) to change the land use designation of lands legally described as Portion of SE 15-4-30 W4M "Agriculture - A" to "Rural Recreation 2 – RR-2" the purpose of the proposed amendment is to allow for the development of a recreational accommodation.

5. Presentations:

VERBAL:

- Traci Deley

WRITTEN:

- Barrie Clayton
- Shell Canada

6. Closing Comments
7. Adjournment from Public Hearing

**MUNICIPAL DISTRICT OF PINCHER CREEK NO. 9
BYLAW NO. 1337-22**

Being a bylaw of the Municipal District of Pincher Creek No. 9 in the Province of Alberta, to amend Bylaw No. 1289-18, being the Land Use Bylaw.

WHEREAS Section 639 of the Municipal Government Act, Revised Statutes of Alberta 2000, Chapter M-26, as amended, provides that a municipality must pass a Land Use Bylaw;

WHEREAS The Municipal District of Pincher Creek No. 9 is in receipt of a request to change the land use designation of lands legally described as:

A portion of SE 15-4-30 W4M

And as shown on Schedule ‘A’ attached hereto, from “Agriculture - A” to “Rural Recreation 2 – RR2”; and

WHEREAS The purpose of the proposed amendment is to allow for the development of recreational accommodation;

NOW THEREFORE, under the authority and subject to the provisions of the *Municipal Government Act*, Revised Statutes of Alberta 2000, Chapter M-26, as amended, the Council of the Municipal District of Pincher Creek No. 9, in the Province of Alberta, duly assembled does hereby enact the following:

1. This bylaw shall be cited as “Land Use Bylaw Amendment No. 1337-22”.
2. Amendments to Land Use Bylaw No. 1289-18 as per “Schedule A” attached.
3. Revise Part IX Districts Rural Recreation 2 – RR2 by adding the following:

8. USE RESTRICTIONS AND DEVELOPMENT REQUIREMENTS – Blak Star being a portion of the SE 15-4-30 W4M

8.1 Permitted Uses

Accessory structures for bathroom facilities

8.2 Discretionary Uses

One globe building as a common area accessory to a recreational use
15 globe buildings as accommodation to a recreational use

8.3 Lot Coverage, Setback Requirements, Maximum Building Height, and Parking

As required by the Development Authority

4. This bylaw shall come into force and effect upon third and final passing thereof.

READ a first time this _____ day of _____, 2022.

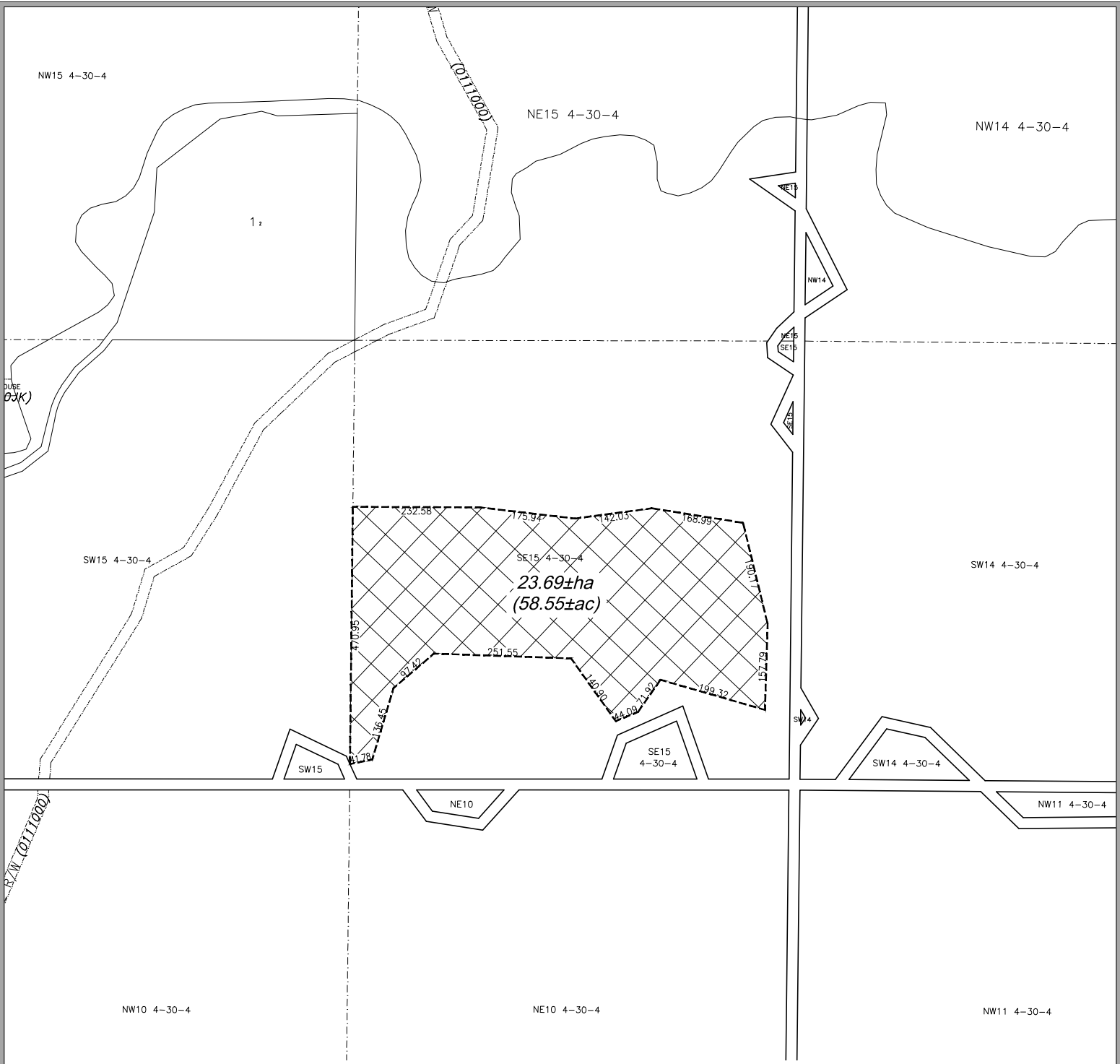
A PUBLIC HEARING was held this _____ day of _____, 2022.

READ a second time this _____ day of _____, 2022.

READ a third time and finally PASSED this _____ day of _____, 2022.

Reeve
Rick Lemire

Chief Administrative Officer
Roland Milligan



LAND USE DISTRICT REDESIGNATION SCHEDULE 'A'



FROM: AGRICULTURE - A
TO: RURAL RECREATION 2 - RR2

PORTION OF SE 1/4 SEC 15, TWP 4, RGE 30, W 4 M
MUNICIPALITY: MD OF PINCHER CREEK NO. 9
DATE: SEPTEMBER 22, 2022

Bylaw #: 1337-22
Date: _____



MAP PREPARED BY:
OLDMAN RIVER REGIONAL SERVICES COMMISSION
3105 16th AVENUE NORTH, LETHBRIDGE, ALBERTA T1H 5E8
TEL. 403-329-1344
"NOT RESPONSIBLE FOR ERRORS OR OMISSIONS"



BLAK
STAR

GLOBES

BLAK STAR PROPOSAL

BLAKISTON AND COMPANY DBA BLAK STAR GLOBES

Prepared for Roland Milligan., Planning and Permitting Land Use MD of Pincher Creek

Prepared by Michael Olsen, Blakiston and Company

Valid as of April 20, 2022

Proposal number BSPC001

EXECUTIVE SUMMARY

Objective

To be the area's most desirable location to stay and explore nature, sustainability, and the stars.

All projects are designed around three core values - forming the basis of investment and decision-making on site:

- **Creative solutions** that solve local accommodation, farming, and renewable energy needs
- **Seamless sustainability** that facilitates eco-tourism, eco-education, and off-grid living
- **Nature-infused experiences** that draw interest, enjoyment and leave no trace

Goals

Set up 6 - 15 geodesic globes to create a nature-infused experience that is away from the light and noise of the city. Blak Star will be a place of tranquility, relaxation, and learning where they fully embrace nature, wildlife, and a dark sky experience.

Solution

Offer more accommodation in the area where there is a need for places to stay near the national park. To provide unique experiences that educate, bring awareness, and provide a type of wellness for minds and souls as an escape from busy city life. We expect the project to solidify the Waterton region as a stopping point for explorers on their route to Banff and Jasper. We already meet and serve the ideal visitors to this project through our existing operations (Blakiston and Company recreational tourism), with existing interest from medium to high net wealth travellers.

Project Outline

Phase 1

- 1 Main common area 'Laminar Globe'
- 6 clear igloo globes
- Portable bathrooms, showers, laundry (solar-powered) and sink cistern at high point on property (near road)
- Improved trail systems on property

Phase 2

- 9 additional clear and geodesic globes of varying sizes
- Additional food, showers, washrooms, laundry, and common area
- Note that all structures will not be permanent. Leaving no trace is part of our mission. If we have to dismantle and move all structures we are able to do so
- Wood burning hot tubs and outhouses (next to select globes)

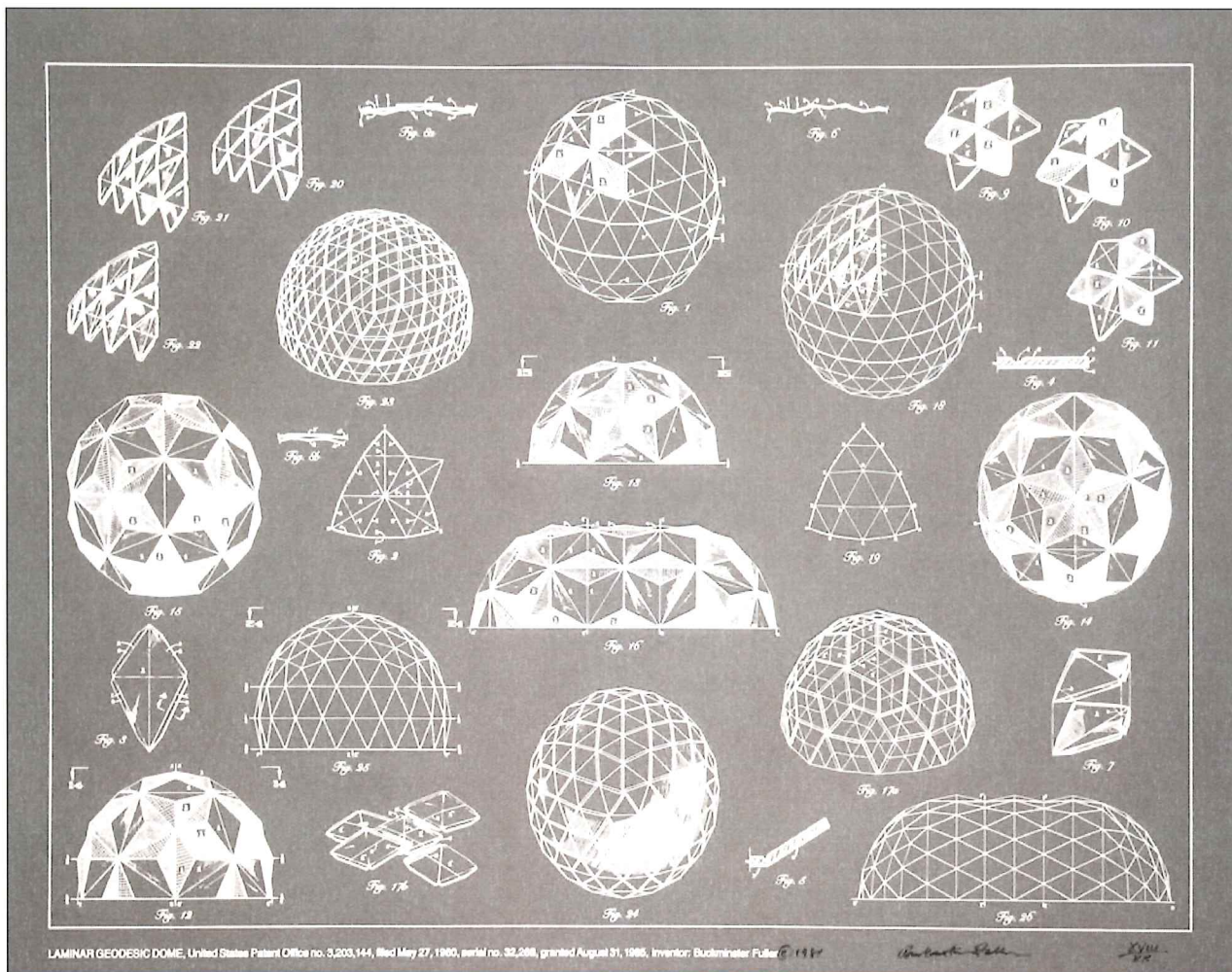
Each globe has a bed, a seating area outdoors, its own 100L water container which provides outdoor shower and drinking water. They also have their own heaters in doors and fire pits out doors.

LAMINAR GEODESIC GLOBE - Common Area

“One goes inside to go outside one’s self, and into the center of the Earth and thence outward to the stars in seconds” - R. Buckminster Fuller

Inspired by the late R. Buckminster Fuller we propose dedicating this glamping location - in honor of his work with globes. It is one of the most optimal designs to maximize space, and also creates a unique environment blended with nature; a place of inspiration, relaxation, learning, and wellness.

Blak Star's main common space will be patterned after a Laminar Geodesic globe. A place for people to lounge, interact, and eat. This will also be near the main washrooms and showers. In future phases there will be a kitchen and yoga deck. It is a larger globe to protect from the elements, but not for accommodation. It has a reinforced aluminum frame with insulated canvas and plastic outer shell.



CLEAR IGLOO GLOBES

Composition: Canvas, plastic, and aluminum structure

Accomodation: Can sleep 2 - 4 people per globe

The clear igloo globes have the unique characteristic that they are completely clear. A seamless blend into nature with the ability to see the stars while falling asleep.



GEODESIC GLOBES

Composition: Canvas, Plastic, and aluminum structure

Accommodation: Can sleep 4-6 people per globe depending on size

The geodesic globe gives for room internally and feels more like a traditional size room. This is not a permanent structure, more will we need a decking underneath.



SITES & GENERAL INFO

Sites will be created by removing small sections of trees, mulching the area, making a 50' diameter secluded area for each globe. The globes will be 20' - 30' in diameter within the 50' diameter cleared area giving at least 10' around the globe. A fire pit 15' away from globe will have it's own 10' diameter cleared area down wind of globe. There will also be a portable fire burning hot tube or outdoor shower . There will be water brought to site as need for drinking water and shower/hot tub water from a cistern on the premises. Each site will be powered by solar and battery back up on the central washroom site.

SITE PLANS AND DRAWINGS

We will have 6 globes initially to test the market at this location. There may come a time where we would add more globes up to 15 as demand increases. There will also be a larger common area globe that will be 40' in Diameter. There will be NO permanent structures globes or structures on property at this level of development. A water cistern will be put on a high point on the property with a pump powered by solar and battery backup. There will be hiking paths down to the river, but most activities will be offsite in Waterton Nationals Park, Castle Wildlife Provincial Park, Crowsnest Pass, and Glacier National Park.

*See appendices for all maps, illustrations, and photos depicting sites and details of project.

BEAR SMART

Given to each guest is a packet showcasing all the hazards and risks associated with this experience. They will be given specific material included in our appendices about being bear smart. There will be garbage cans that are bear-proof. No food in globes, Bear Spray is accessible for use in every unit and at the main common area.

Contact

For more information about bears, contact any Fish & Wildlife office, or visit Sustainable Resource Development's "Bears in Alberta" website at srd.alberta.ca.

Preventing bear encounters is the best option for people and for bears.

Tourism, Parks & Recreation
Parks Division
2nd floor, Calgary Place
9820-106 Street
Edmonton, AB
T6K 2J6

Phone: 780-427-3592
Toll free: 1-866-427-3592
Web: albertaparks.ca

Preventing Bear Encounters

It is very difficult to predict how a grizzly bear will react in an encounter with people, so it's important to learn how to avoid an encounter in the first place.

In campgrounds:

- Always keep your campsite free of garbage.
- Store food (including pet food) and baited articles such as soap and toothpaste in the trunk of your vehicle; never take these items into your tent or tent trailer.
- Seal garbage in plastic bags; use bear proof bins to dispose of garbage.
- White used for cleaning dishes and bathing should be disposed of in tubs or sealed in plastic bags and placed in bear proof bins.
- Never burn scrap food; bears have an extremely good sense of smell and are attracted by food odors.
- Use designated fish cleaning stations; never clean fish at your campsite.



- Keep young children close at hand, especially at night, dawn and dusk.
- Always keep pets on a leash or better yet, leave your pet at home (these dogs can attract and irritate bears).
- At night, use a flashlight and move cautiously in and around your campsite.

On day hikes and fishing trips:

- Make plenty of noise when approaching blind corners, dense shrub and streams, and when walking into the wind; a loud shout every few minutes is more effective than wearing bear bells.
- Hike in groups and during daylight hours.
- If you see signs of recent bear activity, go back the way you came; it's better to cut your hike short than to risk an encounter with a bear.
- If you clean your fish in the backcountry, puncture the air bladder and throw the contents into the lake or stream; seal the fish in plastic bags; wash your hands to remove fish odors.
- Pick up all garbage in sealed bags.

- All bears can be dangerous and should be treated as such.
- Never feed or approach a bear.
- Avoid bear areas; if you do, never go near a bear - even the bear will aggressively protect her young.
- Remember to give bears a wide berth. They will back away from you, but they can overreact to a human's footstep and knock you on your back.

On backpacking trips:

- Follow all of the preceding precautions.
- Inform authorities, family or friends of your destination and estimated return time.
- Use a portable camp stove and avoid pre-cooked foods that don't have strong odors.



- Use designated backcountry campgrounds or camp in open areas away from game trails, streams and lakeshores.
- Make sure your cooking area is 100 metres from your sleeping area to prevent food-odour contamination; never sleep in clothes worn while cooking.
- Hang food, garbage and equipment between two trees to discourage bears from investigating them.
- Never burn or bury food scraps; always pack out your garbage.

- Mountain biking in bear country:
 - Because the speed and quietness of mountain bikes puts them at risk for sudden bear encounters, cyclists should:

- slow down in shrubby areas and when approaching blind corners;
- make noise;
- travel in groups; and
- always watch ahead.

Handling in bear country:

- Make every effort to remove a harvested animal in one trip or, failing that, in one day.
- If you must leave a carcass at a remote field camp or other location, hang it at least 100 metres from camp.
- Use extreme caution when approaching the carcass; make plenty of noise; once your fall has attracted a bear.
- If there is a bear at your fall site, don't attempt to shoot it away. Leave the site and leave the carcass to the bear.

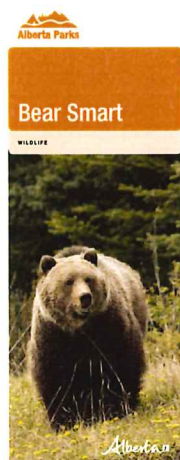
Always report a bear incident to the nearest Fish & Wildlife or Parks Division office.

Bear Management

Conservation officers sometimes have to remove a nuisance bear from an area by live-trapping it. If you come across a bear trap do not approach it.

If you encounter a "problem bear" (bears in the backcountry leave the area immediately. It is illegal to enter an area that has been closed because of a problem bear. People who cross into such areas will be ticketed.

An objective of wildlife managers is to keep bears, especially females with cubs, in their ecosystem by using aversive techniques instead of relocation. For example, the Southeastern Alberta Grizzly Bear Strategy employs several innovative techniques such as removal of structures, aversive conditioning, bear stampeding using Korean bear dogs, road-filled wildlife carcass redistribution, and habitat management to reduce bear relocations.



FIRE SMART

There will be Fire extinguishers in all globe units, common areas, and washrooms. The fire pits will have a 10' diameter pea gravel area and there will be a sand bin with a shovel for dousing the fire. There will be no smoking in the globes, all butts can be put out in the contained sand bin. There will be signs at every fire pit illustrating how to put out fires properly and safely.

An example as seen below from Alberta Parks:

To Put a Fire Out

- ❶ Thoroughly soak the entire fire pit with water.
- ❷ Scrape all charred ground at the pit's edge toward the center, cutting out any charred root ends.
- ❸ Heap the mixture of ashes and soil into the centre of the pit and soak with water.
- ❹ To determine if the fire is completely extinguished, carefully place your fingers into the fire pit.

Campstoves and Campfires in the Backcountry

- ❶ We recommend that backcountry travelers use camp stoves.
 - Backpacking stoves are lightweight, compact, efficient and more convenient than wood fires.
 - These stoves leave no scars in the backcountry.
- ❷ A camp stove becoming inoperative or an emergency may make a wood fire necessary. If you are camping in a wildland park or other backcountry area where fire facilities aren't provided, exercise caution in selecting a fire site, preparing the campfire and putting the fire out.
 - If a previous fire pit exists, use it to avoid creating a new fire scar.
 - Never build a fire on mossy areas, dead logs or tree roots.
 - Select a site on level ground that is sheltered from high wind and well away from heavy brush, live trees and overhanging branches.
 - Ensure there is a convenient source of water nearby for extinguishing the fire.
 - Dig up a square piece of sod, roughly 45 cm x 60 cm. Keeping it as intact as possible, lay it to one side.
 - Remove the remaining topsoil down to mineral soil (which has no organic material). Pile the topsoil nearby. Make one end of the pit slightly deeper to accommodate cooking waste.
 - Please note that using dead wood lying on the ground for firewood is strictly prohibited. It is likewise illegal to remove, deface, injure or destroy trees in any provincial park.
 - Never use gasoline or lighter fluid to start your fire.
 - Keep your fire as small as needed for cooking and warmth.
 - Never leave a fire unattended.
 - Stop adding fuel well before you plan to put the fire out.

Smoking and Fire Safety

- ❶ **If you smoke, put it out. All the way. Every time.**
- ❷ When you smoke outside, discard cigarettes and ashes in an unburnable (and unmeltable) can filled with sand and never throw cigarettes on the ground.
- ❸ Make sure cigarettes and ashes are out before throwing them in the trash can. Soak cigarette butts and ashes in water before throwing them away. Never toss hot cigarette butts or ashes in the trash.

OTHER HAZARDS - No globes will be put in lower areas of elevation where they could suffer flooding. All sites will have sufficient 10 degree slope so any rain will not pool in the globe area. The globes will not be put in current lines store water areas, they will be tucked into the trees in high spots. This is a rolling hill area that has several lakes and ponds and small valleys that make it very clear where the water flows.

There will be Lamas and Alpacas on property to help fend off unwanted animals, but we will also have bear spray stations throughout the property and signs reminding how to react to all types of animal encounters. These signs will also have maps showing where they are at any given time, so it is easy for people to find their way back to the main site. There is an example as shown from Alberta Parks:

Wildlife is Wild!

- 🕒 Wildlife may look tame but they're not.
- 🕒 They are wild animals. **Be cautious** no matter when or where you see wildlife.

Give Wildlife Space.

- 🕒 **Keep at least three bus lengths (30 metres/100 feet) away from large animals.**
- 🕒 **Keep about three times that distance (100 metres/325 feet) away from bears.**

No Treats Allowed!

- 🕒 In campgrounds and day-use areas, **never leave food or leftovers out.**
- 🕒 **Use bear-proof bins to promptly dispose of garbage.**
- 🕒 Feeding or approaching wildlife too closely causes animals to lose their natural fear of people. They may become aggressive, even dangerous.
- 🕒 Feeding wildlife can also
 - Attract animals to roadsides where they can be injured or killed by vehicles.
 - Harm or kill animals because treats offer poor nutrition.
 - Lead to eating garbage, which brings animals into conflict with people.
 - Affect your health. Direct contact with wildlife may expose you to rabies and tick-related diseases.

Smile for the Camera.

- 🕒 **Photograph wildlife from a vehicle or observation area.**
- 🕒 Don't surround, crowd or follow an animal.
- 🕒 Never put people (especially children) at risk by posing them with wildlife.

SEWER

We will be using mobile washrooms in Phase 1 and Phase 2. This will allow us to bring in a truck to our central washroom location and pump out and take away all sewage. There will be no sewage on the property to deal with at this point. In future phases, we might explore other types of septic systems.



WATER

There is ample well water and spring water on and next to the property. Initially we will excavate a 20' x 15' area 6' deep to put a large water cistern at one of the highest points near Range Rd 42. We will transport water from the cistern to the main washrooms for toilets and laundry with a smaller truck. We will also transport it to globes for hot tubes or showers and drinking water. The existing well and spring on adjacent properties are owned by the same property owners, water quality has been proven to be good quality, cleared for public use, and used at property owners homes.



ROADS

Road Access: Most of the road access starts on the paved township Rd 43A then there is a 1.2 km gravel road access starting on Range Rd 303 and then enters the property from township Rd 42. There are no homes that are passed on the gravel road and due to the limited amount of units we will have this will be a minor increase in traffic. The back 1/4 section, where we will access the property will need a small approach off Range Rd. 42 directing traffic on the area they can park near the road.



On Site: There will be no roads developed on the land, we will leave them as grass roads and pathways to keep with the ambience and less disturbance.

UTILITIES

This property will be off grid. It will encompass solar, battery back up as the main source of power.

There will be minimal lighting at each Globe that will be battery powered, there will also be heaters powered by batteries and solar. As for the main washrooms and laundry there will be solar roof on the mobile washrooms that will power all energy needs for this phase of the project.

We will still have generators backing up all power at the main common globe and at the washrooms and laundry.



LAND USE

There will be no visual impact on other properties.

All globes - including the common area globe - will not be seen from any other property.

There will be a visible parking area on Range Rd 42 hosting vehicles, which has one adjacent neighbor. Further down Range Rd 42 it becomes an unimproved road making traffic minimal 200 yards further than the parking area.

CARE FOR THE ENVIRONMENT

We have made our best effort to design an ecologically sound recreational development that aims to help people in the local area raise their environmental awareness and engage deeply with sustainable living, farming, and energy use. The project is designed for minimal, if not any, long-term ecological ramifications.

NATURED-INFUSED PLANNING

The location of each globe will be chosen to ensure that each globe will be no less than 100' apart from another and will not be visible to the next globe. This is important to reduce ground impact per square foot, and also to increase the aesthetics and immersion into nature that each visitor will feel at the property.

The common area globe will be visible from most spots on the property and at the cross-section of the property. It will serve as a beacon and reference point of direction for those exploring the property. It will be at a lower elevation area, but not a flood zone so that it still won't be seen from neighboring properties.

The landscaping will be minimal, but described as follows:

- There will be a small amount of pine and spruce trees brought in and planted to add to existing deciduous trees
- There will be mulched areas around the globes, small ground-level platforms for globes to sit on, and pea gravel around the fire pits
- All wood not mulched will be chopped for firewood along with removing deadfall from the surrounding trees to reduce any potential fire hazards in the area

LEASE PLAN

We will be leasing land from the Kirby Ranch owned by Murray and Suzanne Kirby - who are in full support of the vision and execution of this project.

Kirby Address: Twin Butte, Alberta

Kirby Phone: 403-627-9509 Website: kirbyranch.net

We propose that the back 1/4 section (160 acres) be rezoned Rural Recreational.

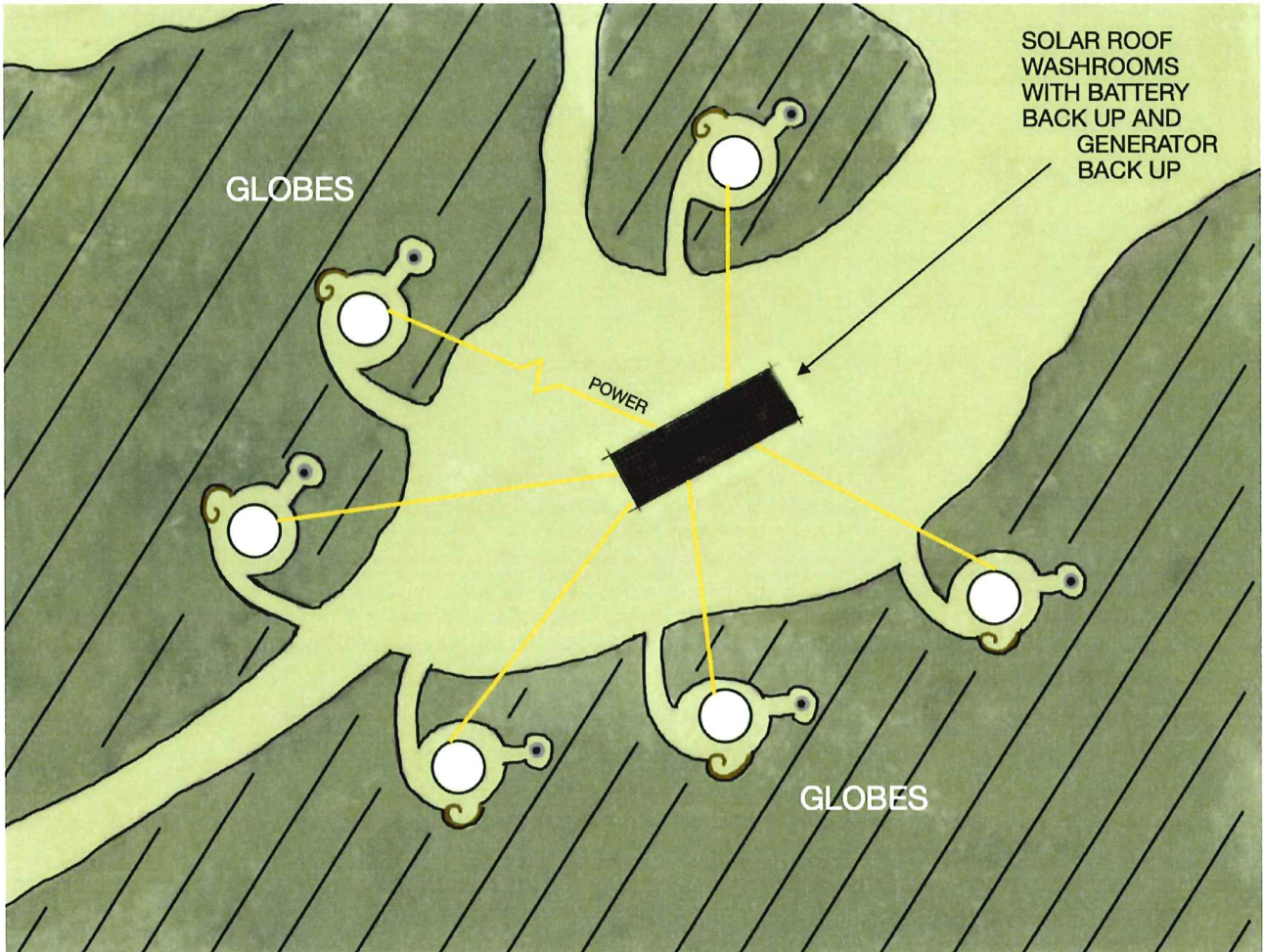
The following seven pages showcase a range of maps and drawings that are key to the proposal.

MAPS

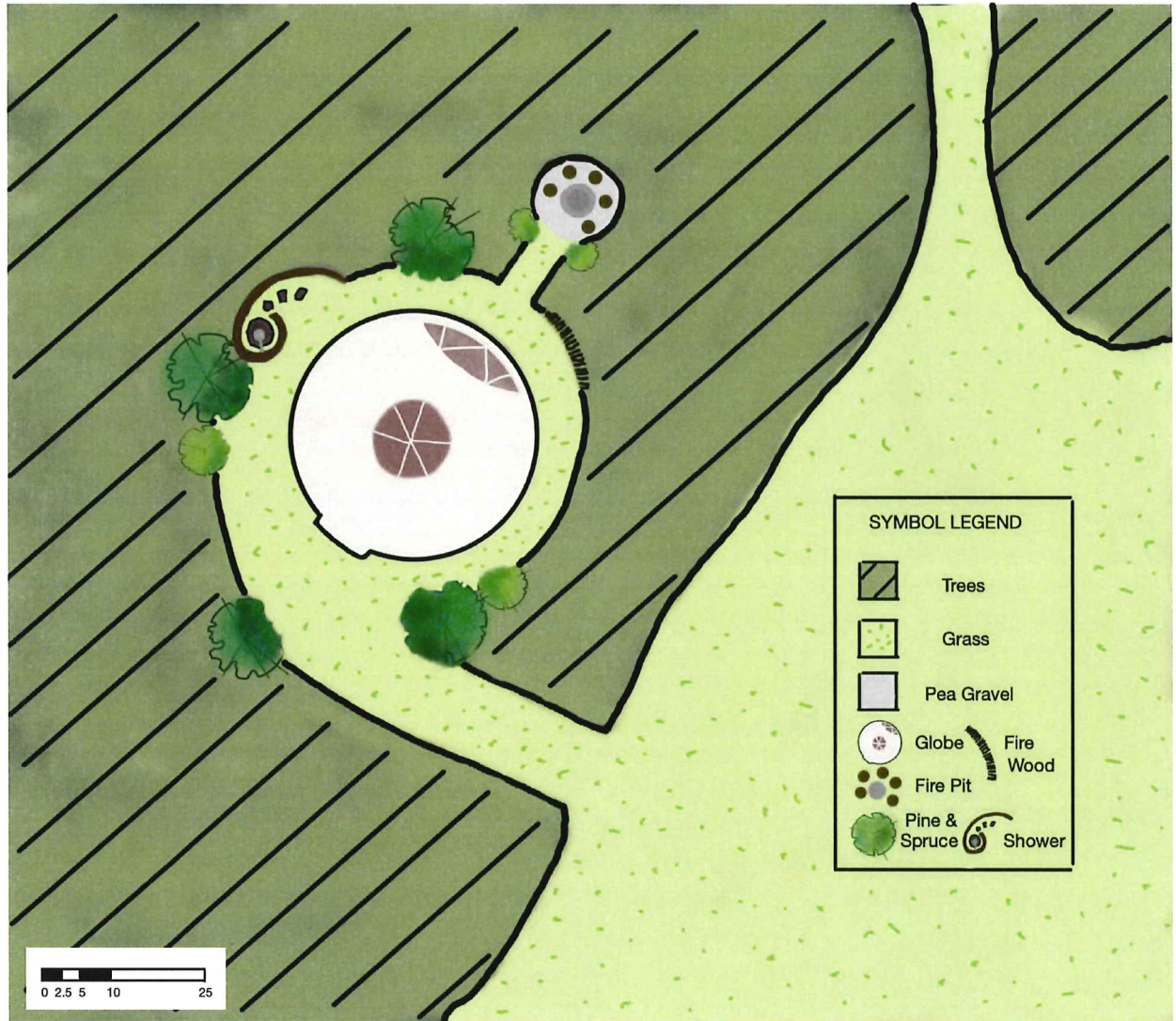
FULL PLOT MAP



ACCOMMODATION/POWER MAP

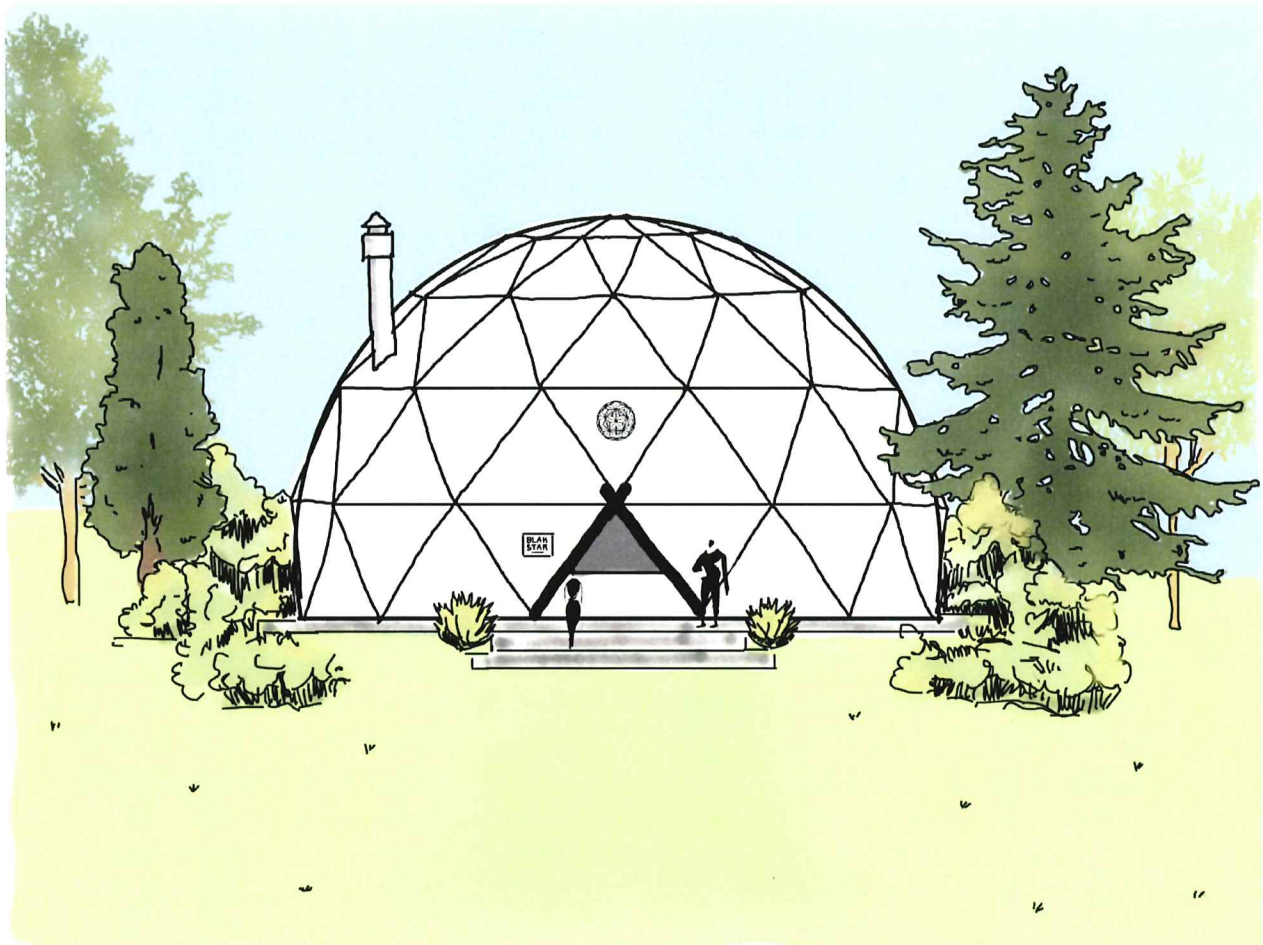


LAMINAR GEODESIC GLOBE SITE MAP - COMMON AREA

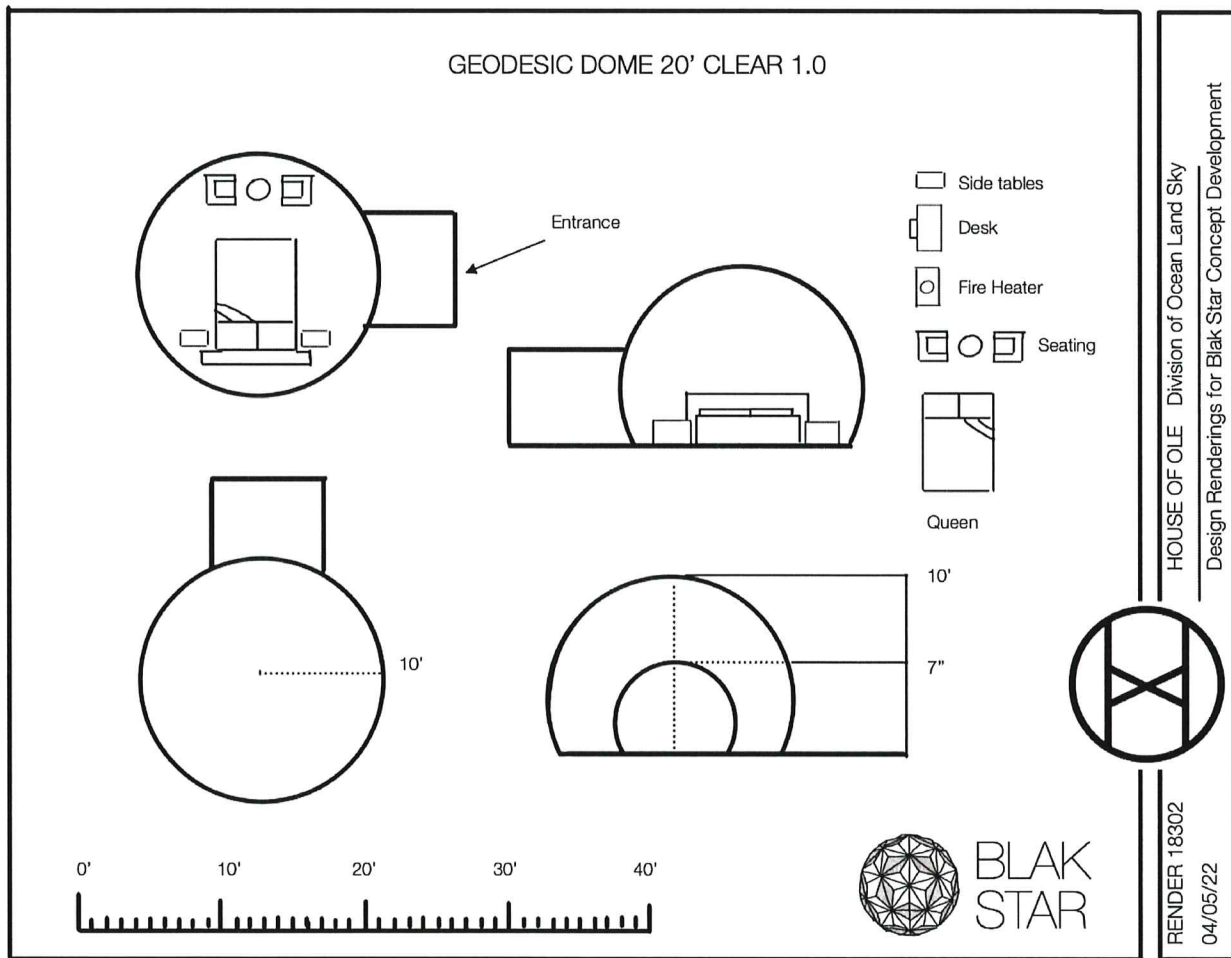


RENDERINGS

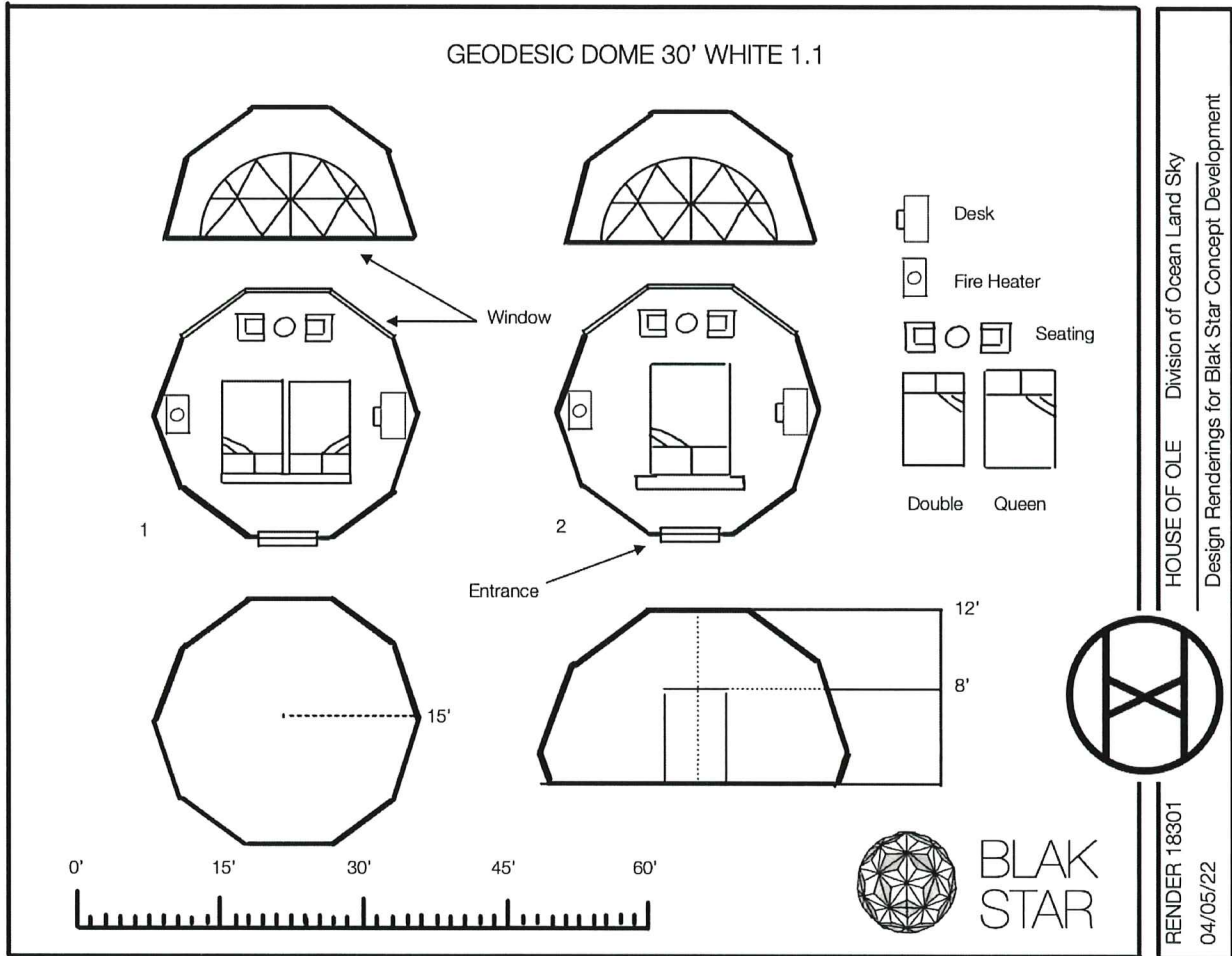
LAMINAR GEODESIC GLOBE - COMMON AREA



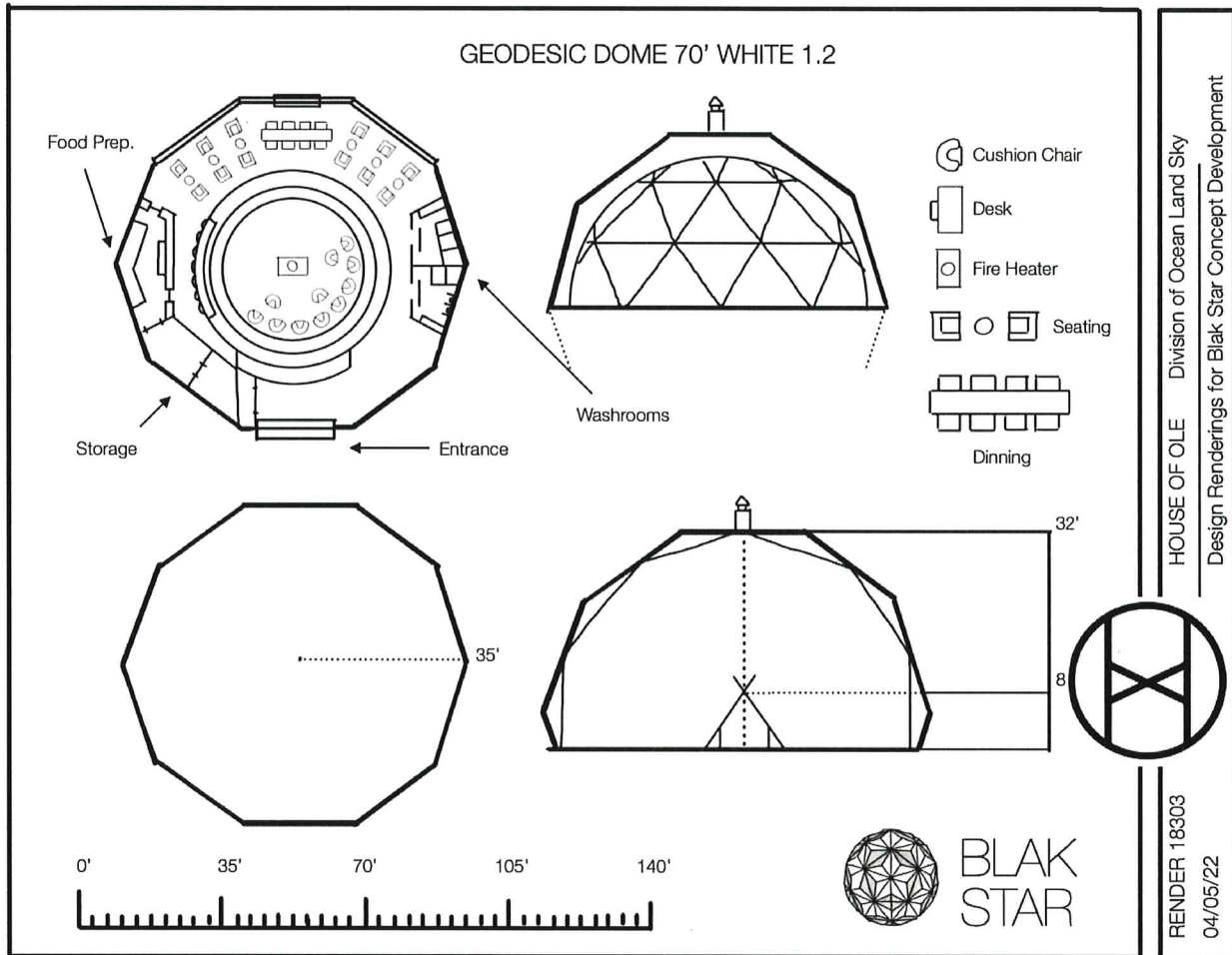
CLEAR GLOBE 20'



WHITE GEODESIC GLOBE 30'



WHITE GEODESIC GLOBE 70'



HOUSE OF OLE Division of Ocean Land Sky
 Design Renderings for Blak Star Concept Development

RENDER 18303
 04/05/22

Thank you for taking the time to review this proposal.

**Kindest regards,
Michael Olsen**

Prepared by Michael Olsen, Blakiston and Company

Contact Information 808-308-7374, michaelganeolsen@gmail.com

Valid as of April 20, 2022

Proposal number BSPC001



**BLAK
STAR**

GLOBES

COMMENTS and CONCERNS RE LAND USE BYLAW AMENDMENT 1337-22

I own the property in south half of 14-4-30-4 immediately east of the subject property. I am opposed to Land Use Bylaw Amendment 1337-22 for re designation of SE 15-4-30-4 from Agriculture A to Rural Recreation 2 (RR2) for the following reasons:

This is an intrusion into an area of prime native grassland in large parcels. The business uses described in RR2 are not compatible with present and anticipated future land uses in the area. From Waterton Park north along the eastern slopes west of highway 6, the native rangeland generally has only few cultivated areas with the majority of parcels remaining conserved as native range. There are conservation easements on many parcels precluding development and encouraging wildlife habitat and wildlife corridors. The land which I own is protected by a conservation easement with Southern Alberta Land Trust Society. If this application is approved it "opens the door" for many other non-agricultural uses on other properties in the area, with the cumulative effect seriously impacting the present pristine native range values. The copy of the Land Use Bylaw which has been provided to me still allows much more development than is acceptable to me and my family. It is also detrimental to the objectives of the conservation easements on my property and on several nearby properties.

It is extremely disappointing that the proponent has not had informal conversations with members of the community, as would happen with an open house, to understand the concerns of nearby residents and the community in general. This a serious shortcoming and a condition the municipality should require.

In response to the previous proposal to change the land use designation from Agriculture A to Rural Recreation 1, I had made several recommendations regarding conditions that would restrict the development. The reduced area and structure restrictions in RR2 are an improvement. However, the basic concerns still remain as follows:

1. This is an intrusion into an environmentally unique area valued by area landowners and the general public as prime native rangeland.
2. Undeveloped areas are important for wildlife habitat and wildlife corridors, and as such are highly regarded by society and reflected in government policy as evidenced in the AEP Key Wildlife and Biodiversity Zone.
3. Wildfire hazards are a concern for everyone in this area especially in late summer and fall when this project would operate. The provision for several open campfires is a concern for me being downwind. Appropriate conditions for the use of fire pits should be specified by the municipality.
4. The applicant intends to have approximately 60 guests daily on site when in operation. It is stated that there will be day excursions to Waterton Park or other locations using the subject property as a base. In addition, there will be cooking staff, cleaning staff and others attending the site daily. This will entail a huge increase in vehicular traffic over present use. There will also be additional truck traffic for water and sewage services, and food and other supplies. Appropriate dust control will be required. It is my expectation that traffic will be routed using Range Road 303 to Township Road 42 and that traffic will not be allowed to use the undeveloped portion of Township Road 42 as this will not withstand the anticipated traffic.

5. Contrary to the claim of the proponent, my research of Alberta Water Well Drilling Reports into potable water availability indicates it is unlikely suitable water can be obtained for this project from wells or springs. Similarly, since there are no new water licenses available in the Oldman River watershed, water from Drywood Creek would not be available.
6. There is no evidence in this application that soil percolation tests have been done to indicate sewage disposal with septic systems is possible on this property as suggested in the application.
7. It is commendable that the applicant intends to operate the facilities off grid using solar power with battery and generator backup. It is our expectation that generator noise levels will be restricted to 70 db in keeping with the solitude proposed by the applicant. It is also expected that outdoor lighting will be very minimal in keeping with the intent of "viewing the stars". This is a dark sky area.
8. The land use should be required to revert to Agriculture A if this project ceases to operate as proposed.
9. There are areas of the municipality where commercial development has occurred in rural areas and as such could be locations for a commercial enterprise such as the Blak Star proposal. This is not intended as a NIMBY concern, but rather a sincere recommendation that rational development be allowed in some areas while other areas continue to provide the environmental goods and services resulting from good land stewardship remaining in a natural state.

In summary. I continue to oppose the Blak Star proposal for this commercial development on SE 15-4-30-4, and oppose the application to change the land use designation to Rural Recreation2 (RR2) on this property.

Barrie Clayton

November 2,2022

FW: Land Use Bylaw Amendment - 1337-22 2nd Public Hearing

Roland Milligan <AdminCAO@mdpincercreek.ab.ca>

Thu 2022-11-17 7:24 AM

To: Laura McKinnon <AdminDevAsst@mdpincercreek.ab.ca>

 1 attachments (3 MB)

Hearing Information for Kirby Eco Tourism Project 2022.pdf;

Regards,

Roland Milligan

Chief Administrative Officer

M.D. of Pincher Creek No. 9

Box 279

1037 Herron Avenue

Pincher Creek, AB T0K1W0

Phone: 403-627-3130

Email: AdminCAO@mdpincercreek.ab.ca

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From: Cori.Timmerman@shell.com <Cori.Timmerman@shell.com>

Sent: November 16, 2022 4:48 PM

To: Roland Milligan <AdminCAO@mdpincercreek.ab.ca>

Cc: Deanna.Cottrell@shell.com

Subject: Land Use Bylaw Amendment - 1337-22 2nd Public Hearing

Thank you for your letter dated October 25, 2022 notifying Shell of the proposed Land Use Bylaw Amendment application from Blak Star Globes for the proposed development of an Eco Globe Recreational Accommodation Area. Shell has reviewed the letter and would like to make the following statement.

Shell Canada Limited, as an adjacent landowner to the proposed development, has no current concerns with the application as explained in the attached package. We are happy to work with the Kirby's and the MD throughout this process, should we be needed. If further information or additional support for this development is required, please contact Deanna Cottrell, cc'd on this e-mail.

Cori Timmerman
Sr. Surface Landman

Shell Canada Limited
Office: (403) 384-5325
Cell: (403) 880-1626