

Municipal District of Pincher Creek No. 9
MUNICIPAL PLANNING COMMISSION
June 2, 2015
6:30 pm
Agenda

1. **Call to Order**
2. **Adoption of Agenda**
3. **Adoption of MPC Minutes from May 5, 2015** Pkg 1
4. **In Camera**
5. **Unfinished Business**
 - a. Development Permit Application No. 2015-24
Art Trent
Private Hangar No. 6, NE 36-6-1 W5M
6. **Development Permit Applications**
 - a. Development Permit Application No 2015-30
Donny Coulter – Camp Gladstone
SE 22-5-1 W5M Pkg 2
7. **Development Report**
 - a. May 2015 Pkg 3
8. **Correspondence**
9. **New Business**
10. **Next Regular Meeting** –July 7, 2015; 6:30 pm
11. **Adjournment**

**Meeting Minutes of the
Municipal Planning Commission
May 5, 2015 – 6:30 pm
Municipal District of Pincher Creek No. 9 Administration Building**

ATTENDANCE

Commission: Chairman Terry Yagos, Reeve Brian Hammond, Councillors Fred Schoening, and Garry Marchuk

Absent: Councillor Grant McNab, and Members Bev Garbutt and Dennis Olson

Staff: Chief Administrative Officer Wendy Kay, Director of Development and Community Services Roland Milligan, Planning Advisor Gavin Scott and Executive Assistant Tara Cryderman

COMMENCEMENT

Chairman Terry Yagos called the meeting to order, the time being 6:32 pm.

1. ADOPTION OF AGENDA

Councillor Fred Schoening 15/024

Moved that the May 5, 2015 Municipal Planning Commission Agenda, be amended, the amendment as follows:

Addition to New Business – Development on Land: Ptn. SW 13-7-3 W5M;

And that the agenda be approved, as amended. Carried

2. ADOPTION OF MINUTES

Councillor Fred Schoening 15/025

Moved that the Municipal Planning Commission Minutes of April 7, 2015, be approved as presented.

Carried

3. IN CAMERA

Reeve Brian Hammond 15/026

Moved that MPC and staff move In-Camera, the time being 6:34 pm.

Carried

Councillor Fred Schoening

15/027

Moved that MPC and staff move out of In-Camera, the time being 7:02 pm.

Carried

4. UNFINISHED BUSINESS

Nil

5. DEVELOPMENT PERMIT APPLICATIONS

- a. **Development Permit Application No. 2015-22**
1867206 Alberta Ltd (operating as Sky-Line Outpost)
NW 1-10-2 W5M

Councillor Fred Schoening

15/028

Moved that Development Permit Application No. 2015-22 be approved subject to the following Condition(s):

Condition(s):

1. That this development meets the minimum provisions as required in Land Use Bylaw 1140-08.
2. That the applicant abide by any term and conditions outlined within the Alberta Transportation Sign Permit attached to and forming part of this permit.

Carried

- b. **Development Permit Application No. 2015-23**
Ryan Alger, Kristin Middleton, Mitch Carpenter and Lani Carpenter
Ptn. SE 2-7-1 W5M

Councillor Garry Marchuk

15/029

Moved that Development Permit Application No. 2015-23 be approved subject to the following Condition(s):

Condition(s):

1. That this development meets the minimum provisions as required in Land Use Bylaw 1140-08.

Carried

c. **Development Permit Application No. 2015-24**
Art Trent
Private Hangar No. 6, NE 36-6-1 W5M

Reeve Brian Hammond

15/030

Moved that Development Permit Application No. 2015-24 be denied, the reasons for denial are as follows:

- 1) Pursuant to Section 16.17(a) of Land Use Bylaw No. 114-08, this proposed development would unduly interfere with the amenities of the neighbourhood and would materially interfere with the use of the neighbouring parcels;
- 2) This proposed development does not meet the intention of the Airport Vicinity Protection Land Use.

Defeated

Councillor Garry Marchuk

15/031

Moved that Development Permit Application No. 2015-24 be approved subject to the following conditions:

1. That this development meets the minimum provisions as required in Land Use Bylaw 1140-08.
2. That there be no outdoor storage of any kind, including any waste disposal bins.
3. All upholstery work to occur inside the hangar.

Defeated

Councillor Fred Schoening

15/032

Moved that further information be acquired regarding existing commercial activities at the Municipal airport.

Reeve Brian Hammond

15/033

Moved that this item be tabled to the June 2, 2015 Municipal Planning Commission Meeting.

Carried

6. **DEVELOPMENT REPORT**

Reeve Brian Hammond

15/034

Moved that the Development Report for April 2015, be received as information.

Carried

MINUTES
Municipal Planning Commission (MPC)
Municipal District of Pincher Creek No. 9
May 5, 2015

7. CORRESPONDENCE

Nil

8. DEVELOPMENT OF LAND – SW 13-7-3 W5M

Discussion occurred regarding logging activities on lands described as Ptn. SW 13-7-3 W5M.

9. NEXT MEETING – June 2, 2015; 6:30 pm

10. ADJOURNMENT

Reeve Brian Hammond

15/034

Moved that the meeting adjourn, the time being 7:35 pm.

Carried

Chairperson Terry Yagos
Municipal Planning Commission

Director of Development and Community
Services Roland Milligan
Municipal Planning Commission

MD OF PINCHER CREEK

May 27, 2015

TO: Municipal Planning Commission
FROM: Roland Milligan, Development Officer
SUBJECT: Development Permit Application No. 2015-30

1. Application Information

Applicant: Donny Coulter – Camp Gladstone
Location SE 22-5-1 W5M
Division: 3
Size of Parcel: 64.7 ha (160 Acres)
Zoning: Agriculture - A
Development: Temporary 4-week Summer Camp

2. Background

- On May 20, 2015, the MD received the complete application for the request for a temporary 4-week Summer Camp. (Enclosure No. 1).
- Club or Fraternal Organization or Association within the Land Use Bylaw (LUB) is defined as:
Club or Fraternal Organization or Association:
Development for the assembly of members of non-profit clubs or organizations, including charitable, social service, ethnic, athletic, business or fraternal organizations. This use may include eating, drinking, entertainment, sports, and recreation and amusement facilities as accessory uses but “Campground” is a separate use.
- The application is in front of the MPC because:
 - a. Within the Agriculture Land Use District, Club or Fraternal Organization is a discretionary use.
- The application was circulated to the adjacent landowners as shown on enclosed map (Enclosure No. 2).
- At the time of preparing this report the MD had received five (5) written submissions and a couple of phone calls enquiring about the proposal (Enclosure No 3).
- In addition to suggesting to the applicant to contact Alberta Health Services, Pincher Creek Emergency Services, and Shell Waterton Complex for comment, the MD forwarded the application also.
- At the time of preparing this report, a letter was received from Alberta Health Services, a copy of an email to the applicant from Shell Waterton, and a note from the applicant that he will be meeting with Dave Cox on Friday May 29, 2015, on site (Enclosure No. 4).

3. Discussion/Comment

History of the Site and Use

- In the summer of 2014, the applicant ran a summer camp for three weeks within this parcel. The applicant did not apply for, or receive any permits for the use.
- By the time the use was brought to the Development Authorities attention the camp had been established and the campers were due to arrive in five days.
- The summer of 2014 saw the applicant operate three five day camps within the month of July.
- During the operation of the camps there were no complaints received regarding noise or nuisance issues. The increase of traffic was the only issue raised with the camps operation, and the dust that was associated with that increase.
- However, there were numerous concerns raised regarding the lack of permitting of the use.
- As part of the 2014 development, three small cabins were built on the site and were allowed to remain there throughout the winter under temporary Development Permit No. 2014-61, due to expire on June 30, 2015.
- The cabins will be used in this year's proposed camp.
- The parcel of land in question was purchased by another landowner in April of this year. The new landowner has signed the application.
- The new landowner has also been issued permitted use Development Permit No. 2015-29, for a single detached residence in the southeast corner of the parcel.

Current Application

- The camp proposed for this year is very similar to what was undertaken last year.
- The applicant proposes to use the three existing cabins, a large kitchen tent, and three 'party' tents, as were used last year (See Enclosure No. 5).
- The applicant is proposing four separate camps of four to five days in duration this year. All taking place in the month of July.
- The applicant states that the individual camps will have 25 to 30 kids. 100 to 120 kids for the entire camp duration.
- In the applicant's letter information is provided on traffic, the facility, housing, the camp program, and liabilities.

Concerns Raised

- In the letters, emails, and phone calls received thus far, the following are the major concerns raised: Safety concerns with regards to fire; issues regarding the access easement rights; increased traffic and the issues associated with that, dust, speed, noise; impacts such as noise, lighting.

Recommendation No. 1:

That Development Permit Application No. 2015-30 be approved subject to the following Condition(s):

Condition(s):

1. That this development meets the minimum provisions as required in Land Use Bylaw 1140-08.
2. That this is a temporary permit and will expire on Tuesday, August 1, 2015, after which time the temporary structures will be removed within two weeks of that date.
3. That the applicant comply with all regulations and comments as outlined in the letter from Alberta Health Services attached to and forming part of this permit.
4. That the applicant adhere to any and all requirements of Pincher Creek Emergency Services, copy of which to be supplied to the municipality.
5. That the applicant adhere to any and all requirements and/or suggestions provided Shell Waterton, copy of which to be supplied to the municipality.
6. That the primary access be from the south as shown on map supplied by the applicant, and further, secondary access to the north is only to be used in case of emergency.

Recommendation No. 2:

That Development Permit Application No. 2015-30 be approved subject to any conditions as determined by the Municipal Planning Commission.

Recommendation No. 3:

That Development Permit Application No. 2015-30 be denied because in the opinion of the Municipal Planning Commission, the proposed development does not meet the requirements of the Land Use Bylaw.

4. Enclosures

Supporting Documents:

- Enclosure No. 1 Development Permit Application No. 2015-30 and supporting documents
- Enclosure No. 2 Notification Area
- Enclosure No. 3 Written Submissions
- Enclosure No. 4 Health, Shell Waterton, Fire responses/correspondence
- Enclosure No. 5 Site Photos from 2014 Camp

Respectfully Submitted,



Roland Milligan

Reviewed by: Wendy Kay, CAO



RECEIVED

MAY 20 2015

M.D. OF PINCHER CREEK

ENCLOSURE ①

Municipal District of Pincher Creek

P.O. Box 279

Pincher Creek, AB T0K 1W0

Phone: 403.627.3130 • Fax: 403.627.5070

DEVELOPMENT PERMIT APPLICATION

All grey areas will be completed by the Planning Authority

DEVELOPMENT PERMIT APPLICATION NO. 2015-30

Date Application Received 2015-05-20

PERMIT FEE 150.00

Date Application Accepted 2015-05-20

RECEIPT NO. 21701

Tax Roll # 3103000

IMPORTANT: This information may also be shared with appropriate government / other agencies and may also be kept on file by those agencies. This information may also be used by and for any or all municipal programs and services. The application and related file contents will become available to the public and are subject to the provisions of the Freedom of Information and Protection of Privacy Act (FOIP). If you have any questions about the collection of this information, please contact the Municipal District of Pincher Creek No. 9

SECTION 1: GENERAL INFORMATION

Applicant: Donny Coulter Camp Gladstone

Address: Box 1404 Pincher Creek, AB T0K1W0

Telephone: 403-632-8559 Email: coulter@jrtwave.com

Owner of Land (if different from above): Tom Liscombe

Address: Telephone: 403-627-8066

Interest of Applicant (if not the owner):

SECTION 2: PROPOSED DEVELOPMENT

I/We hereby make application for a Development Permit under the provisions of Land Use Bylaw No. in accordance with the plans and supporting information submitted herewith and which forms part of this application.

A brief description of the proposed development is as follows:

To run 4 weeks (19 days) of camp program geared towards children age 7-17 yrs. old. From July 6 - July 31 Includes (3) cabins, (1) kitchen tent, (3) Party tents

Legal Description: Lot(s)

Block

Plan

Quarter Section SE 22-5-1 WSM

Estimated Commencement Date: June 20, 2015 begin set-up

Estimated Completion Date: August 8, 2015 final clean up

SECTION 3: SITE REQUIREMENTS

Land Use District: Agriculture Division: 3
 Permitted Use Discretionary Use

Is the proposed development site within 100 metres of a swamp, gully, ravine, coulee, natural drainage course or floodplain?

Yes No

Is the proposed development below a licenced dam?

Yes No

Is the proposed development site situated on a slope?

Yes No

If yes, approximately how many degrees of slope? _____ degrees

Has the applicant or a previous registered owner undertaken a slope stability study or geotechnical evaluation of the proposed development site?

Yes No Don't know Not required

Could the proposed development be impacted by a geographic feature or a waterbody?

Yes No Don't think so

PRINCIPAL BUILDING	Proposed	By Law Requirements	Conforms
(1) Area of Site			
(2) Area of Building			
(3) %Site Coverage by Building			
(4) Front Yard Setback Direction Facing:			
(5) Rear Yard Setback Direction Facing:			
(6) Side Yard Setback: Direction Facing:			
(7) Side Yard Setback: Direction Facing:			
(8) Height of Building			
(9) Number of Off Street Parking Spaces			

Other Supporting Material Attached (e.g. site plan, architectural drawing)

Attached is drawing of site for planning purposes

ACCESSORY BUILDING	Proposed	By Law Requirements	Conforms
(1) Area of Site			
(2) Area of Building			
(3) %Site Coverage by Building			
(4) Front Yard Setback Direction Facing:			
(5) Rear Yard Setback Direction Facing:			
(6) Side Yard Setback: Direction Facing:			
(7) Side Yard Setback: Direction Facing:			
(8) Height of Building			
(9) Number of Off Street Parking Spaces			

Other Supporting Material Attached (e.g. site plan, architectural drawing)

SECTION 4: DEMOLITION

Type of building being demolished : NA

Area of size: _____

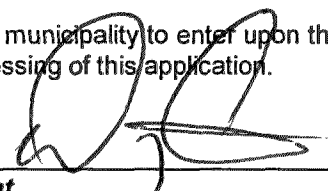
Type of demolition planned: _____

SECTION 5: SIGNATURES (both signatures required)

The information given on this form is full and complete and is, to the best of my knowledge, a true statement of the facts in relation to this application for a Development Permit.

I also consent to an authorized person designated by the municipality to enter upon the subject land and buildings for the purpose of an inspection during the processing of this application.

DATE: 5/18/2015



 Applicant



 Registered Owner DR. T. J. DISCOMBE

Information on this application form will become part of a file which may be considered at a public meeting.

IMPORTANT NOTES:

1. In addition to completing this application form in its entirety, an application for a development permit shall be accompanied by the following information, where relevant:
 - (a) a lot plan at scale to the satisfaction of the Development Officer showing the size and shape of the lot, the front, rear and side yards, any provision for off-street loading and vehicle parking, access to the site, and the location of public utility lines, waterbodies and treed areas;
 - (b) a scaled floor plan and elevations where construction is proposed;
 - (c) at the discretion of the Development Officer, a Real Property Report as proof of location of existing development and a copy of the Duplicate Certificate of Title indicating ownership and encumbrances;
 - (d) if the applicant is not the registered owner, a written statement, signed by the registered owner consenting to the application and approving the applicant as the agent for the registered owner.
2. A non-refundable processing fee of an amount determined by Council shall accompany every application for a development permit.
3. Failure to complete the application form fully and supply the required information, plans and fee may cause delays in processing the application.
4. **THE DEVELOPMENT OFFICER MAY REFUSE TO ACCEPT AN APPLICATION FOR A DEVELOPMENT PERMIT WHERE THE INFORMATION REQUIRED HAS NOT BEEN SUPPLIED OR WHERE THE QUALITY OF SUCH INFORMATION IS INADEQUATE TO PROPERLY EVALUATE THE APPLICATION.**
5. All development permits shall contain the following informative:

"ANY DEVELOPMENT CARRIED OUT PRIOR TO THE EFFECTIVE DATE OF THE APPROPRIATE DEVELOPMENT PERMIT IS DONE SOLELY AT THE RISK OF THE APPLICANT AND/OR LANDOWNER."
6. In accordance with the Municipal Government Act, a decision on a completed application must be made within 40 days. After the 40-day period the applicant may deem the application refused and file an appeal within 14 days of the expiry of the decision date.
7. Every approach to a residence is entitled to an approach number sign supplied by the municipality. If your location does not already have a sign, please contact the MD Administration Office to make arrangements as soon as your approach has been constructed.

Dear Roland and MD of Pincher Creek Council,

For the last 20 years we have ran a summer camp ministry which targets First Nation children but is an inclusive camp program for all children. We have had First Nation, Russian, Somalian, Asian and Caucasian children in the camp program over the years. Because our circumstances changed in 2013 with the sale of the Gladstone property, we no longer have use of our former camp facility. Thus we began the task of finding a new place to call home.

Our ministry friend Tom Liscomb⁸ has purchased the land included in our application so that we can develop a new camp site and continue many more years of service to our local communities and their children. For the year of 2015, we are asking for a temporary permit to run our program on the site in the application. We will further pursue a more permanent permit after this program year.

We have run the camp program for the last 20 years without incident and little complaint from our neighbors. We have made it a point to work with our neighbors. In turn most have been very supportive of our program. We desire to do the same in our new location.

I would like to give you a short history of our program and its successes to lay the ground work for why we think this is a good thing for the MD of Pincher Creek and its surrounding communities.

In August 1995, what is now known as "Camp Gladstone" held its first camp in Alberta. It began on a small acreage in the Gladstone valley rented by Donny and Dana Coulter. The Coulters worked on developing a tent site camp. There were 9 children from Brocket that attended that year. In 1996 the door opened for us to use the Gladstone Gathering Grounds property. That year we opened up the camp to both Piikani Reserve and the Blood Reserve. There were 22 kids over 2 weeks. Since that first year we have seen more than 1700 children experience a safe place at Camp Gladstone.

Over the years, we have had the pleasure of seeing several of those campers move on to shine as success stories. These young people still have a special relationship with Camp Gladstone and its staff and will credit some of their success to their time in our program. Here are just a few of those stories:

- Dixie, one of the first campers, is now a social worker on the Piikani reserve.
- Dez is an RCMP officer
- Gary graduated from a top Arts school and is now acting
- Otys works in the wind energy industry and is a successful rodeo star.

One of the things that makes Camp Gladstone successful is the volunteers that come from all over the US and Canada. Some of these volunteers have gone on to make life changing decisions because of their years of sacrificial service at Camp. Kristen and Eryka have both chosen a life of service to children in Uganda and the US.

One of the most exciting results of helping children is the privilege of having those same kids come back to work on staff with us. Over the last few years we have had the pleasure of having

several of the campers return as cabin leaders, work crew and activity directors. It is our hope and goal to have a majority of the Camp staff come from our First Nations community.

Due to the quality of our program we have developed a working relationship with the Ministry of Child and Family Services in Pikkani, Lethbridge and Crowsnest Pass. We are the go to camp for many of the children they have in service. We tailor and individual program for many of these children by providing them with a one-to-one experience with one of our staff members 24/7. This allows us to work with children many other places will not give a chance.

TRAFFIC: There are obviously some concerns about traffic for the local community. It is our estimation that the increase in traffic will begin around June 20 with the peak starting on July 6- July 31. Peak times will be days of Monday and Friday. During those times we expect as much as 20 cars per day making the trip to and from the camp to drop off and pick up children. Weekends will have traffic but at much lower volume since only staff will be on site.

FACILITY: The camp site will be a “rough” camping experience for this year. The facility will consist of (3) cabins built last year; a kitchen/dining hall fabric Quonset; (2) 25x40 party tents for dorms; (1) 25x40 circus tent for craft activities; (8) portable out houses supplied by local company; drinking water is brought in by truck and trailer/water tank from MD pumphouse.

HOUSING: Children will be in bunk beds in current cabins and cots in the dorm tents. Support staff will be in holiday trailers onsite.

PROGRAM: We have a residential camp consisting of 4 or 5 days depending on the age of the children. Activities throughout the week include archery; riflery; crafts; swimming twice weekly at the Pincher Creek pool; horse rides; story telling and many others.

LIABILITIES: Our program is covered by our own liability policy through our sponsoring agency InterAct Ministry of Calgary. Horse program is covered separately by our own commercial policy through Capri Insurance.

In closing, it is our desire to continue this long held tradition of working with marginalized children in our own back yard. We believe our history and reputation within these communities speaks for itself. We hope that you can see the value in a program like ours and help us keep it moving ahead to produce many more success stories in the future!

Thank you for your consideration.

Sincerely,


Donny Coulter

22



CAMP
SITE



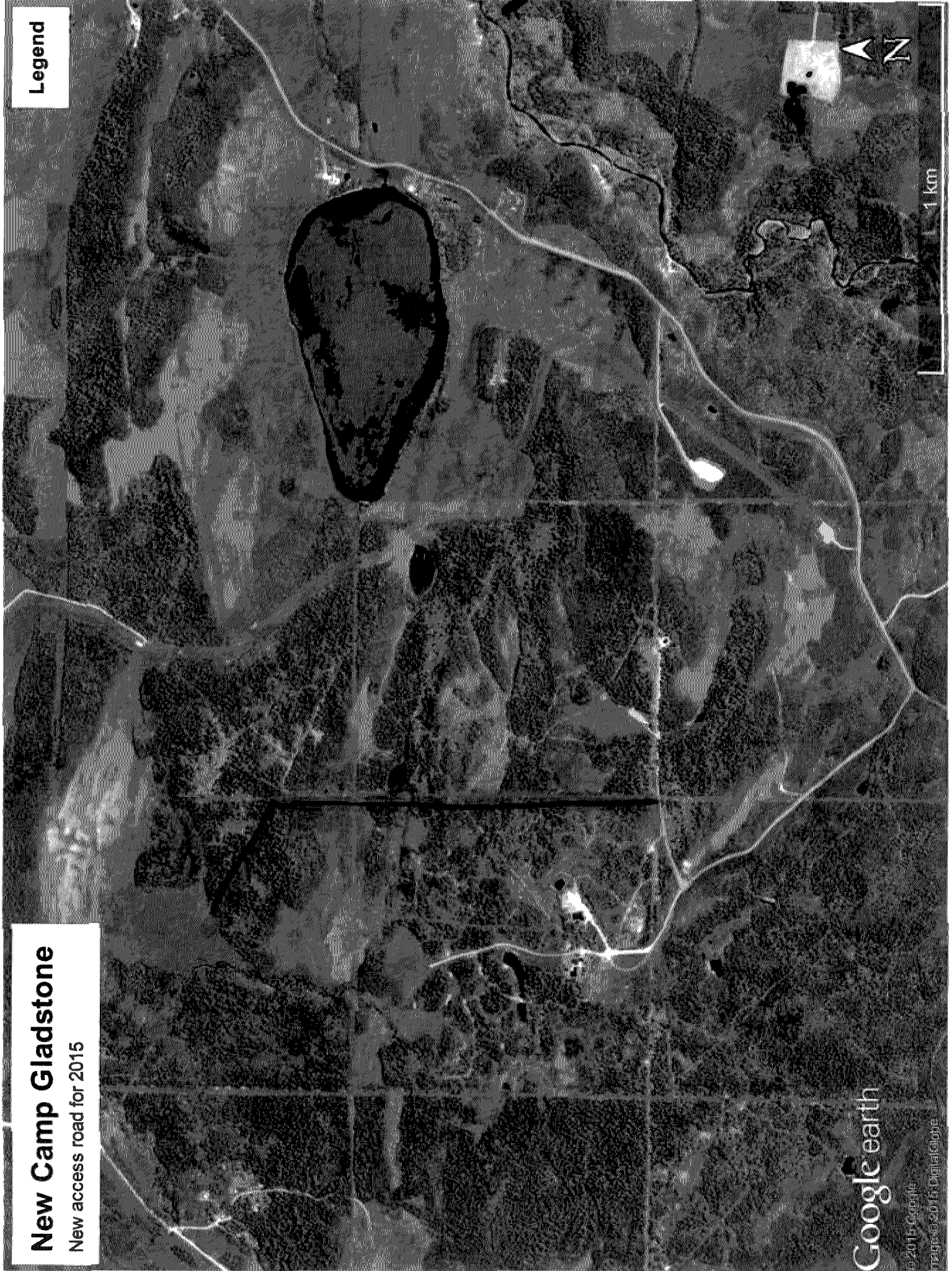
1400
1400



New Camp Gladstone

New access road for 2015

Legend



Google earth

© 2015 Google
made with 2015 DigitalGlobe



Secondary Access

Proposed camp site and layout
for July 2015

valley ball
area

Circus
tent
25 x
40

Cabin
16 x
24

Wooded
Area

Open field

Party Tent
25 x
40

Cabin
16 x
24

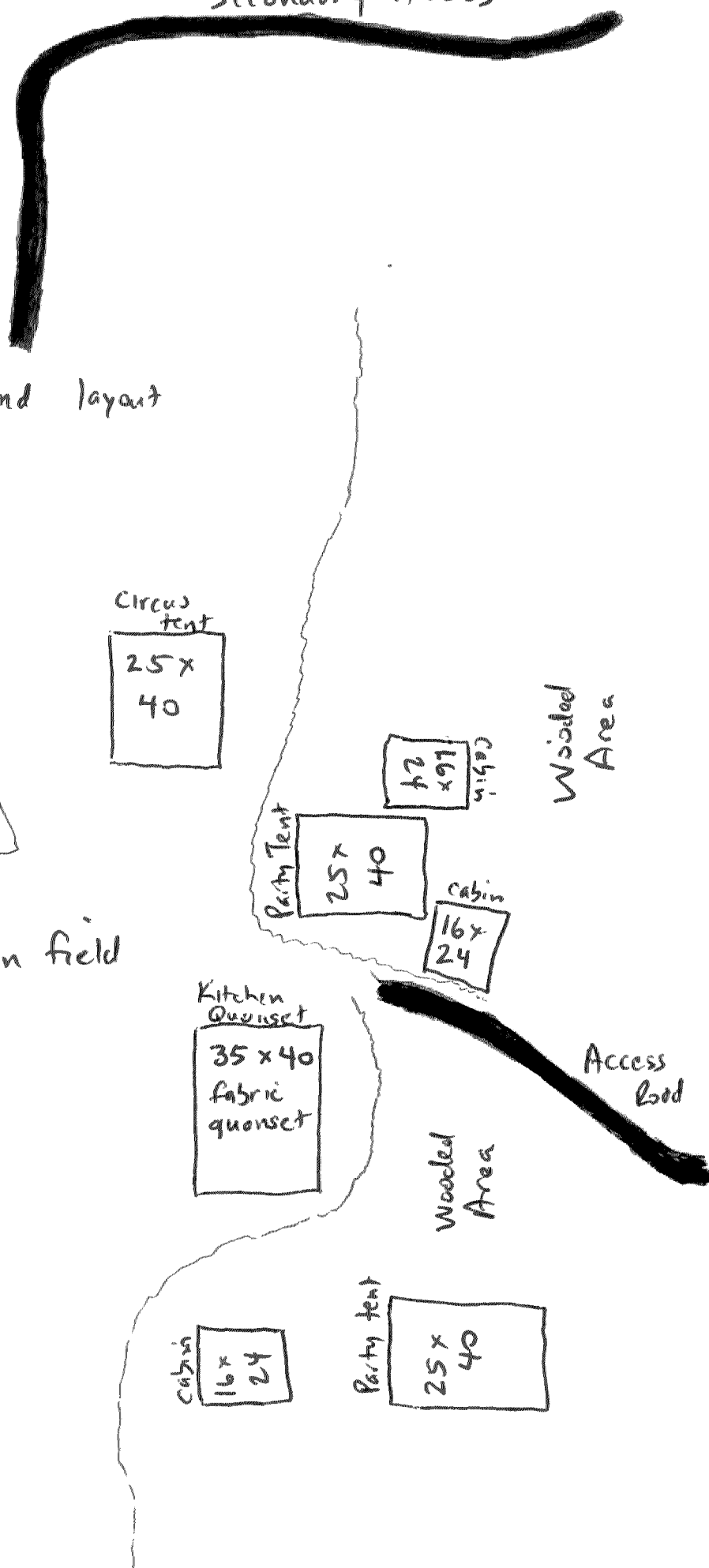
Kitchen
Quonset
35 x 40
fabric
quonset

Access
Road

Wooded
Area

Cabin
16 x
24

Party tent
25 x
40



22



SECONDARY
ACCESS
(ONLY IF REQUIRED)

Access to
RANCH RD.

SE 22-5-1 W15M



CAMP AREA

3 CABINS (16' x 24')
EXISTING

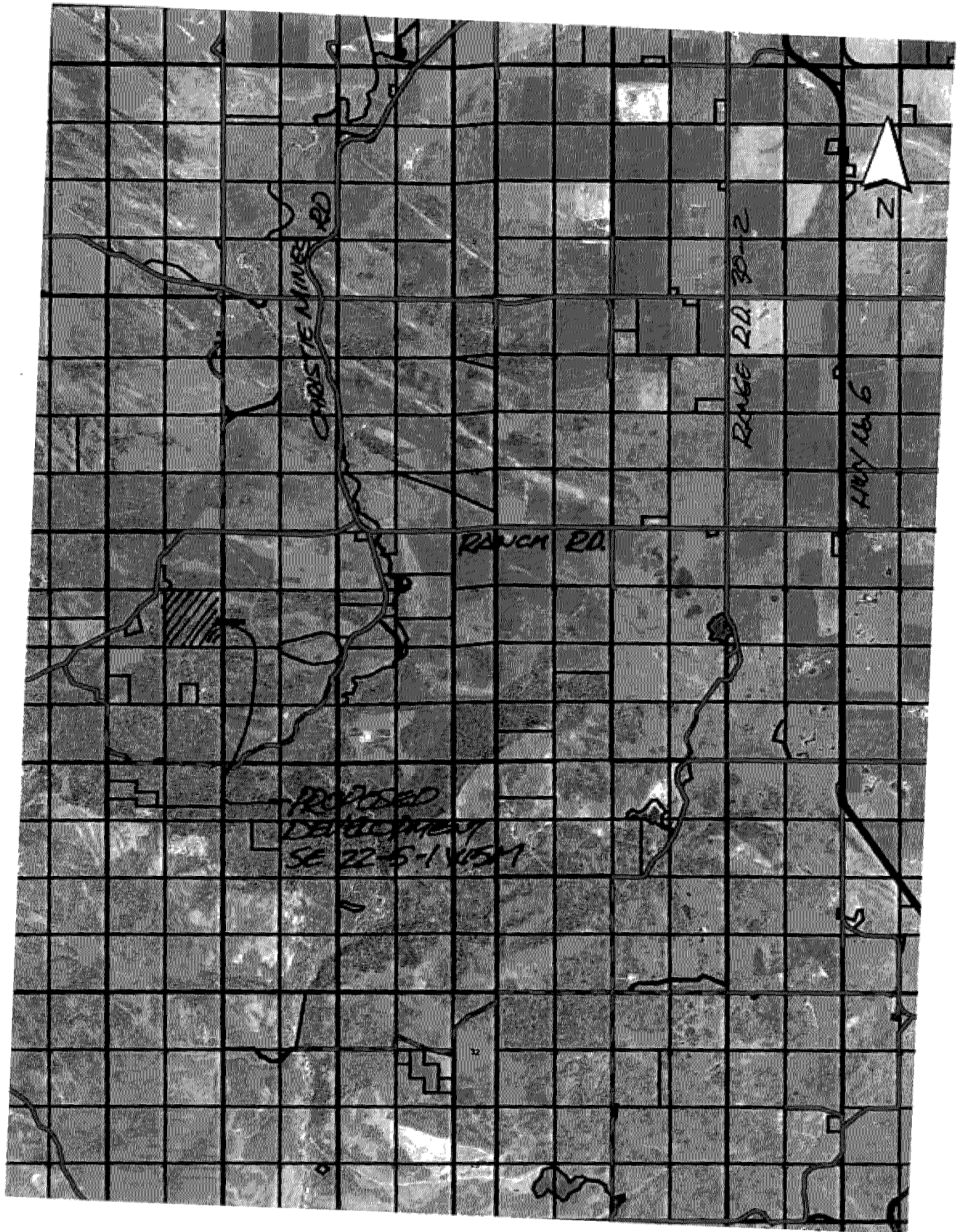
3 TENTS (25' x 40')
TEMPORARY

1 FABRIC QUONSET (35' x 40')
TEMPORARY



PRIMARY
ACCESS

Development Permit Application 2015-30
Notification Area



Roland Milligan

From: Jocelyn Mercer <jocelynmercer@gmail.com>
Sent: Friday, May 22, 2015 11:01 AM
To: Roland Milligan
Subject: Development Permit Application 2015-30

Dear Mr Milligan

I am writing in response to the notice I received through the mail today informing me of Donny Coulter's application for a temporary development permit for Camp Gladstone. Credit to Mr Coulter for applying for a permit for 2015 – a process he obviously thought unnecessary last year.

I fully support the idea of getting our youth outside and connecting with the outdoors – provided all development and activity complies with environmental and safety regulations and appropriate regard is taken for dust control.

Mr Coulter's camp activities of archery, horse riding and storytelling are both wholesome and appropriate and his target audience is honourable. However, I was somewhat surprised that Mr Coulter's letter to council informing of his proposal makes scant mention of the camp's religious agenda. Mr Milligan, I want this to be known; I am objecting the camp on moral and ethical grounds. In all documentation I have seen and from my understanding of Mr Coulter's occupation, Camp Gladstone is a Christian camp and a key focus of the camp is Christian teachings. Mr Coulter and his ministry are recruiting underprivileged First Nation Youth for a camp - the main purpose of which is to spread the gospel. I cannot be the only one left with a sour taste in my mouth – especially considering missionary history with our Blackfoot neighbours. Regardless of my own faith, the missionary focus of the camp feels wrong.

Mr Milligan I understand that the municipality's role is not so much in the intricacies of a development rather the logistics and thus my concern will likely fall on death ears: I accept that, however please understand ethically it is important to me my concern for First Nations history and culture be documented.

With kind regards

Jocelyn Mercer

Roland Milligan

From: Pincher Creek Ranches <pcr@platinum.ca>
Sent: Tuesday, May 26, 2015 9:09 PM
To: Roland Milligan
Subject: Permit 2015-30
Attachments: pcr.vcf

Roland,

I have received the letters and subsequent documents for Pincher Creek Ranches and Vialta Investments for the above permit application.

I will be reviewing this with the owners on May 30, 2015 and will pass on to you what their feelings are for this subject matter after meeting with them.

Gil Engen

This email has been checked for viruses by Avast antivirus software.
<http://www.avast.com>

Roland Milligan

From: Dr Springhetti <drspringhetti@springhetticentre.com>
Sent: Tuesday, May 26, 2015 10:38 AM
To: Roland Milligan
Subject: Dev Permit #2015-30

Hi Roland

My concern with this permit is that primary access is through a private easement on my quarter section that Mr Tom Liscomb has no access right now. Easements of adjacent landowners do now exist and the road is difficult to travel on in wet weather due to lack of gravels as it is. This increase in traffic on this road in wet weather will be extremely detrimental to it. Because it cuts through my quarter section and not along it , I do not want this type of disruption to my land and secondary access shown on the map is shorter with less impact and should be the only access.

Thanks

Dr Dennis Springhetti
SE 15-5-1 west of 5th

May 26, 2015

James and Suzanne Curran
Christie Mines Road Residents

Mr. Roland Milligan
Director of Development and Community Services

RECEIVED

MAY 27 2015

M.D. OF PINCHER CREEK

Re: Development Permit Application No. 2015-30

Dear Sir

This letter is in response to the above mentioned development permit application.

Upon reading the enclosed material, we feel the camp would impact our lifestyle greatly:

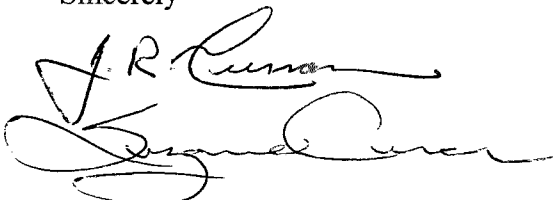
- Increased traffic
- Speed of traffic
- Dust created by traffic
- Noise created by traffic
- We have land on both sides of the road and safety is another concern with regards to access to such lands. We have livestock, shops, outbuildings, and we maintain such property on a continuing basis year round.
- The Alberta Ranch Road and Christie Mines Road are used by the school bus to safely pick up and drop off students
- Fire is another concern. With the prevailing winds out of the southwest, if a fire were to get out of control on the site, many adjacent home owners would be in jeopardy.

We are questioning the legitimacy of this camp and its permit application for 2015, as we know that this camp was up and running in 2014 and infrastructure has been developed that is still on site.

We did not receive notification of a development permit in 2014. Was there a permit issued for this camp to be set up on this site last year?

In 2014 the camp had an effect on us with increased traffic, dust and speed, due to clientele looking for the site.

Sincerely



Jim and Suzanne Curran
Ratepayers

Roland Milligan

From: Jeff & Darci <j.d.dejax@gmail.com>
Sent: Wednesday, May 27, 2015 10:35 AM
To: Roland Milligan
Subject: Development Permit App. No. 2015-30

Hello Roland,

Thank you for the notice regarding the proposed "camp" development near my land. After careful consideration, here is what I have to say:

I do respect the value of such camps, and I believe that, operated carefully, they are a benefit to society. However, I also believe that we need to respect the relative unbrokenness of the area in which it's being proposed to operate now, and think clearly about conditions.

I have spent many years and much money to acquire the land I own in that area, and the reason I value that area so highly is simply because of the LACK of development. I would urge the MD council to not lose sight of the value of the narrow strip of awesome landscape the Pincher Creek area has, between prairie and mountains. This camp, or any camp, must have limits. I would strongly suggest placing non-negotiable limitations on the size and amount of buildings, even if they're termed "temporary". The most obvious concern for me as an adjacent landowner is traffic. I would be totally opposed to this if the proposed route was accessing the land in question from the west side. My approval, if that's what this is to be taken as, is completely contingent on the road/access being strictly as shown on the map you provided in your notice letter.

I do have concerns about noise as well, but I trust that can be looked after if the need arises.

I am familiar with many different "4 week summer camps". They never remain simply that. I caution you to think about the rest of the year. Many camps end up renting out their facilities for all kinds of events in an effort to be cost-effective. I would like to see minimal impact, whether that be noise, traffic, lighting, or any other factors that detract from the peacefulness the area now enjoys.

Thank you.

Jeff Dejax

May 27th, 2015

From:
Michael Gerrand and Michelle Spencer
SW 24 -5 -1 West of the 5th

To:
Mr. Roland Milligan
Director of Development and Community Services

RE: Development Permit Application No. 2015 -30

To Whom it May Concern,

Thank you for the information package in regards to the above development permit, and for the opportunity to comment. In the short turn around time allowed for feedback we wish to express some concerns with the proposal. We will be directly impacted by the proposal as our home is only a few hundred yards from the road providing access to the proposed camp.

In terms of process we would like clarification on:

- 1) Under what permits did the summer camp in 2014 operate ?
- 2) The letter from Mr. Milligan states that the application is for a “temporary 4 week summer camp.” We’d like to have a better understanding of what constitutes “temporary.” i.e does this mean structures are removed pending approval of a permanent permit?
- 3) How is a club or fraternal organization defined and what is the status of the applicant ? i.e. is the applicant a not for profit group, individual (as signed in the letter), business, commercial venture, church etc.
- 4) What are the parameters of this permit (for instance does the applicant have to re-apply to add another structure, change the travel route etc) or does the permit include any future developments/changes at the applicant’s discretion?

In terms of the application we have concerns that we would wish addressed in regards to :

Traffic:

- How will the applicant and M.D ensure that clients/staff only use the proposed route (via Alberta Ranch Road) vs. Christie Mines Road (secondary access route)?
- What is the applicant doing to minimize traffic? i.e. bussing campers on Mondays and Fridays from Pincher Creek or reducing programming that requires more driving ? How many staff/volunteer trips will there be per week? Are they driving in and out every day, getting supplies etc. ?

- How many water supply and outhouse maintenance trips will there be per week?
- Will there be restrictions on travel times for making trips to and from camp? (e.g. school bus times- morning and afternoon and late evening/early morning -10:00 pm – 6:00 a.m.)?
- What will the applicant be required to do regarding dust control along the route ?

Facility:

- What other facilities are being planned for the permanent permit?
- What will the capacity of the camp be in 5 or 10 years? What are the operational plans for the camp in the future? i.e. will there be winter camps? Retreats etc?
- What is the garbage maintenance and disposal plan?
- What are the requirements regarding avoiding wildlife-human confrontations and avoiding the creation of 'problem' bears in the adjacent areas?
- How many holiday trailers (for support staff or otherwise) are allowed on site under this permit?
- What is the weed management plan for the camp and surrounding properties?
- What is the fire management & suppression plan for the camp?
- What kind of emergency evacuation planning is in place?

We would appreciate being notified of the meeting time on June 2, 2015.

Sincerely,

Michael Gerrand and Michelle Spencer

Roland Milligan

From: Michael Swystun <Michael.Swystun@albertahealthservices.ca>
Sent: Thursday, May 28, 2015 9:53 AM
To: Roland Milligan
Cc: Tara Cryderman
Subject: RE: Camp Gladstone Development Permit Application - SE 22-5-1 W5M
Attachments: M.D. of Pincher Creek development application 2015-30 Camp Gladstone.pdf

Hi Roland,

Thanks for the opportunity to comment on this development application. I have been in contact with Donny Colter and have got things rolling from the health department perspective. I will need to inspect the facility prior to granting health approval. I will keep you informed when health approval is granted or if there are any issues that arise during the approval process. Attached are AHS comments. Please let me know if you require anything else.

Thanks,

Mike

Michael Swystun, B.Sc., B.EH., CPHI(C)

Executive Officer/ Public Health Inspector

Alberta Health Services

Box 968

Pincher Creek, Alberta T0K 1W0

P: 403-627-1230, F: 403-627-5275

Michael.Swystun@albertahealthservices.ca

Look for our resources, courses and inspection reports on the web at

<http://www.albertahealthservices.ca/eph.asp>



From: Tara Cryderman [mailto:AdminExecAsst@mdpincercreek.ab.ca]
Sent: May 25, 2015 10:43 AM
To: Michael Swystun
Cc: Roland Milligan
Subject: Camp Gladstone Development Permit Application - SE 22-5-1 W5M

Good morning, please find attached a letter requesting your comments regarding a Development Permit Application for a temporary 4-week summer camp on lands located at SE 22-5-1 W5M

Should further information or clarification be required, please do not hesitate to contact us.

Take care,
Tara

Tara L.R. Cryderman

Executive Assistant
Municipal District of Pincher Creek No. 9
Phone: 403.627.3130
Fax: 403.627.5070
Email: tcryderman@mdpincercreek.ab.ca

"At the center of your being you have the answer; you know who you are and you know what you want."
– Lao Tzu

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May 28, 2015

Roland Milligan
Director of Development and Community Services
M.D. of Pincher Creek
Box 279
Pincher Creek, AB
T0K 1W0

Dear Mr. Milligan:

Subject: Your development permit application No. 2015-30 (Camp Gladstone)

Thank You for the opportunity to comment on this development application. Alberta Health Services (AHS) will also be involved in the approval of this proposed children's church camp by ensuring that the Alberta Recreation Area Regulation (AR 198/2004), Alberta Food Regulation (AR 31/2006), Alberta Housing Regulation (AR 173/1999) and Alberta Minimum Housing and Health standards are complied with. Please be advised that I will conduct an inspection(s) of the facility to ensure compliance with the above noted regulations prior to granting health approval. Notwithstanding the requirements contained within the above noted Alberta regulations, AHS has the following comments:

1. Any sewage generated from the facility must be disposed of in an approved manner.
2. All water used for human consumption (drinking, cooking, brushing teeth and handwashing must be potable).
3. All permanent structures must receive the proper inspections from the appropriate government agencies.
4. The facility must not create a public health nuisance. The Alberta Public Health Act defines a public health nuisance as "a condition that is or may become injurious or dangerous to public health or that may hinder in any manner the prevention or suppression of disease.

I look forward to working with you on this development. If you have any questions, concerns are require more information, please let me know.



Michael Swystun, B.Sc., B.EH., CPHI (C)
Executive Officer/Public Health Inspector
Alberta Health Services

Environmental Public Health

403-627-1230

Michael.swystun@albertahealthservices.ca

Box 968 Pincher Creek, Alberta T0K 1W0

www.albertahealthservices.ca/eph.asp

Roland Milligan

From: coulter@jrtwave.com
Sent: Thursday, May 28, 2015 10:09 AM
To: Roland Milligan
Cc: 'Donnie Coulter'
Subject: FW: Camp Gladstone and Shell Waterton discussion

Rolland,

Please find below our current correspondence with Greg Hallet at Shell. We will be meeting him onsite on Wednesday June 3rd for a briefing on policy and procedures as described in his email.

Thanks
Donny Coulter

From: Greg.Hallet@shell.com [mailto:Greg.Hallet@shell.com]
Sent: May 27, 2015 4:26 PM
To: Coulter@JRTwave.com
Cc: Rod.Sinclair@shell.com; Greg.Hallet@shell.com
Subject: Camp Gladstone and Shell Waterton discussion

Mr. Coulter,

It was very nice speaking with you today regarding the Camp Gladstone located at SE 22-5-1 WSM.

The summary of our conversation is bellow;

Confirmation of primary and alternate emergency contacts at the campsite.
Confirmation of primary and alternate egress routes.
Confirmation of dates for camp operations and numbers of persons onsite.
Discussion of addition of the Camp to our Caliber Callout system, this is the automated emergency notification system that we use in case of an event. This allows us to notify and receive feedback that the message was understood and that the person(s) receiving the call will comply, require assistance or were unable to respond for some other reason (cell out of service etc.)
Discussion around the Shell Waterton Emergency response guide and its contents (Copies will be provided to the camp that include all contacts in case of emergency)
Agreement of a site visit by myself (Greg Hallet; Health, Safety and Emergency Response Coordinator) to the campsite on Wednesday June 3rd to see the actual site and discuss any further concerns or questions.
I also shared with you my work and cell phone numbers in case of emergency or further questions.

Thank you again for your time today, and I am looking forward to seeing you on the 3rd.

Sincerely

Greg Hallet
Health, Safety & Emergency Response Coordinator
Waterton Complex
P: 403-627-7284
C: 403-606-8436
Email: Greg.hallet@shell.com
Internet: <http://www.shell.ca>

Roland Milligan

From: coulter@jrtwave.com
Sent: Thursday, May 28, 2015 10:49 AM
To: Roland Milligan
Subject: Converations with EMS and Health Center

Rolland,

You should have coming to you comments from Mike Swystun from Pincher Creek Health services to outline our plan for inspection once the kitchen tent is up and operational.

In addition I have a meeting with Dave Cox at EMS on Friday morning to develop a EMS plan, safety standards and requirements. I should have something in your hands by Friday lunch from that meeting.

I will also be talking to all 5 councilors to discuss our permit so they have first hand information from me and not heresay or conjecture from others.

I am sure you know how this works but it usually only the opposition that makes noise. In talking with several of our neighbors, there is as much support for our permit as there is opposition but unfortunately the supporters do not make the noise. So in addition to the information you have required of us, we will be sending to you letters of support from those neighbors. They will be to you by Tuesday morning.

I understand that we did not follow the "rules" last year in beginning. It was a mistake of ignorance and not defiance. I believe that we showed our willingness to comply as we did all that was asked of us and applied for the appropriate permits when informed. We have pursued the proper permits with the MD as is proper this year per our discussions concerning bylaws and requirements. I am therefore disappointed that we are at the point that the MD of Pincher Creek may possibly be making a negative decision based on the desires of a few unhappy neighbors (some of which are outside the immediately effected area) as opposed to the law. A negative decision will ultimately affect the lives of more than one hundred children that will NOT have this opportunity anywhere else.

We have had a reputation of providing quality services to the surrounding First Nations community for 20 years right here in the beautiful MD of Pincher Creek. The fact that the MD has never had to deal with us concerning the camp program previously should speak for itself. We have always had a working relationship with our community and our neighbors. We cannot please them everyone but we can work towards the goal provide for a safe and loving place for needy children.

Thank you for listening. I look forward to working with you and the MD.

Sincerely,
Donny Coulter

**Camp Gladstone Site Photos
Friday August 1, 2014
SE 22-5-1 W5M**











Emergency Safety Standards

Camp Gladstone

July 2015

A. Emergency Safety Plan for Injury or Acute Illness

In the event of an emergency involving an injury or acute illness, the Camp Director must follow these risk reduction measures:

- Call 911 to summon emergency personnel.
- Notify the parent or the parent emergency contact number.
- Isolate the scene to prevent further injury or illness.
- Have a staff person accompany the child to the hospital and stay until the parent arrives.
- Prepare a written report immediately but no later than 24 hours following the occurrence. • In the case of an injury, correct the hazard immediately, if possible; study the occurrence to see if changes can be made to eliminate future injuries.

B. Safety Plan for Emergency Evacuation

- When evacuation becomes necessary, the Camp Director will give 3 long blast on emergency air horn to gain attention and get all campers and leaders to begin evacuation.
- Staff will escort the campers out of the buildings in an orderly fashion, and proceed to the designated muster point.
- All camp staff must remain with their camp group and take attendance.
- If all campers and staff are accounted for, the Camp Director will maintain order and follow the instructions of emergency personnel.
- If a camper or staff person is missing when the attendance is taken, the emergency personnel must be informed immediately, and staff must follow their instructions.
- When the emergency plan has been completed, the event must be recorded on the appropriate forms and filed with the office.

C. Fire or Other Hazard

If a fire or other hazard occurs, evacuate campers for their safety, following the **Emergency Evacuation Safety Plan** above. If you cannot stop the fire with a fire extinguisher or sand, call 911 for the Fire Department.

D. Natural Emergencies

When emergency weather bulletins are issued that warn of high winds, thunderstorms or flooding, the Camp Director will be notified by the appropriate channels. The Camp Director, with the help of Camp staff, will move campers to safety. Attendance must be taken to ensure that all campers have been accounted for. Those camps that are outside should immediately move to shelter, and if necessary, a bus will be provided.

**Knowing what to do in an emergency provides a
safer environment for everyone**

Fire Safety Plan

Kitchen:

- One (1) - K – rated Fire Extinguisher above stoves
- One (1) - ABC – rated Fire Extinguisher at each exit on north and south end
- Certified First Aid Kit located in kitchen area on cabinet

Cabins/Tents

- One (1) - ABC – rated Fire Extinguisher located outside each cabin on deck pole
- One (1) - ABC – rated Fire Extinguisher at each exit of dorm tents located on a pole in box

Fire Pit

- Fire must be attended at all times by a staff member
- One (1) - ABC – rated Fire Extinguisher located nearby on a pole in box

Muster Point

- Muster Point will be located at spring on secondary road access
- Signs will indicate the “Muster Point”
- Muster Point sign will include all appropriate emergency numbers and land location
- All staff will be orientated on importance of safety and knowing the safety procedures
- Land Location: SE 22-5-1 W5M
- Emergency Numbers:
 - 911
 - RCMP – 403-627-6000
 - EMS – 403-627-5333



RECEIVED

MAY 29 2015

M.D. OF PINCHER CREEK

M. D. of Pincher Creek #9
Pincher Creek, AB

Attn: Roland Milligan

Development Permit Application No. 2015-30

We, as neighbouring landowners, have numerous concerns about the proposed camp development. This camp was operated last year without obtaining a permit, however it was our understanding that temporary permission would be granted, then a full, detailed proposal would be completed within the next year to present to council for consideration. The information we received only shows what will be done this year. I think it is unprofessional, and disrespectful to MD council and neighbouring landowners, to not complete a full proposal of the development prior to requesting a change in the Land Use Designation. This proposal should show what future development is planned, not just what is being done this year.

We also have the following questions:

1. Two sour gas pipelines are located directly east of the proposed development. Are the setbacks being followed for a public facility?

2. The main access is Christie Mines Road, then a private road through neighbouring property, then again a development along a road allowance. Are any of these roads built to MD standards? Will they be? At whose cost? Will upgrading need to be done on Christie Mines Road? Again, at whose cost?

3. During times of camp operation, will dust control be done to avoid additional impact to the homes located along Alberta Ranch Road and Christie Mines Road?

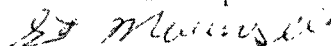
4. Do our Development By-Laws have different regulations for church groups, or non-profit organizations?

5. The permit indicates riflery and archery will be part of the activities. Are proper permits in place? Are all regulations being followed? How will this be controlled?

6. Last summer, large campfires were set. What are the conditions of obtaining fire permits and what plans are in place to control a fire that "gets away"? The type of terrain would make it difficult to get equipment in to fight a fire.

7. Parents and other camp visitors were confused on the camp's location last year. This resulted in people driving through our property, past our residence, then turning around in our hay field. Our land is signed, and posted. How will this be avoided?

There are many neighbouring landowners who have concerns about the proposed development. We hope our Council members consider all residents in their decision.


Steve Maunsell


Cheryl Maunsell

P 627-4390

C 627-9252

Roland Milligan

From: coulter@jrtwave.com
Sent: Thursday, May 28, 2015 10:49 AM
To: Roland Milligan
Subject: Converations with EMS and Health Center

Rolland,

You should have coming to you comments from Mike Swystun from Pincher Creek Health services to outline our plan for inspection once the kitchen tent is up and operational.

In addition I have a meeting with Dave Cox at EMS on Friday morning to develop a EMS plan, safety standards and requirements. I should have something in your hands by Friday lunch from that meeting.

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I understand that we did not follow the "rules" last year in beginning. It was a mistake of ignorance and not defiance. I believe that we showed our willingness to comply as we did all that was asked of us and applied for the appropriate permits when informed. We have pursued the proper permits with the MD as is proper this year per our discussions concerning bylaws and requirements. I am therefore disappointed that we are at the point that the MD of Pincher Creek may possibly be making a negative decision based on the desires of a few unhappy neighbors (some of which are outside the immediately effected area) as opposed to the law. A negative decision will ultimately affect the lives of more than one hundred children that will NOT have this opportunity anywhere else.

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Thank you for listening. I look forward to working with you and the MD.

Sincerely,
Donny Coulter

Roland Milligan

From: pcfire1@telus.net
Sent: Thursday, May 28, 2015 11:47 AM
To: Tara Cryderman; PC Fire
Cc: Roland Milligan
Subject: Re: Camp Gladstone Development Permit Application - SE 22-5-1 W5M

Tara,

I have a meeting set up with Mr. Coulter for May 29, 2015.

As a development I have no issues with this proposal.

There are some requirements I will address in our meeting

- a Fire suppression plan
- an Emergency Response plan

With the submission of these plans and the input of the health inspector I am OK with Mr. Coulter going ahead with his plans.

I am providing this response prior to having the plans in place since Mr. Coulter has prior commitments in Ontario and will probably not them in place for Monday.

David Cox
Chief
Pincher Creek Emergency Services
Office 1-403-627-5333
Cell 1-403-627-9504
pcfired@telusplanet.net

From: [Tara Cryderman](#)
Sent: Monday, May 25, 2015 10:42 AM
To: [PC Fire](#)
Cc: [Roland Milligan](#)
Subject: Camp Gladstone Development Permit Application - SE 22-5-1 W5M

Good morning, please find attached a letter requesting your comments regarding a Development Permit Application for a temporary 4-week summer camp on lands located at SE 22-5-1 W5M

Should further information or clarification be required, please do not hesitate to contact us.

Take care,
Tara

Take care,
Tara

Tara L.R. Cryderman
Executive Assistant
Municipal District of Pincher Creek No. 9
Phone: 403.627.3130

Fax: 403.627.5070

Email: tcryderman@mdpincercreek.ab.ca

"At the center of your being you have the answer. you know who you are and you know what you want "
– Lao Tzu

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Roland Milligan

From: Mark and Rachael Nelson <mark.rachael@gmail.com>
Sent: Thursday, May 28, 2015 12:31 PM
To: Roland Milligan
Subject: RE: Kids Camp

Good afternoon Roland. Thanks for the letter. I have just a few points to make regarding the camp. I have had a chance to talk with Donny Coulter and the land owner Tom Liscombe recently about the camp and so most of what I have to say has already been discussed with them.

So far I am in favour of the camp or at least OK with it taking place next to my land. I think it is a good and worthy cause and am glad to see these kids have this kind of positive uplifting experience.

Points of concern:

1. Use of Shell Canada road through my land as a secondary access. I have discussed this with Donny and have granted permission to use this road as access for taking the travel trailers in and out for the staff, and also for a once a week access for the septic service to pump out the toilets. I would prefer this be the only time that that road through my place is used, unless in the case of emergency. I haven't heard if they have permission from Shell yet to use the road or from the land owner to their East. I trust that will be in place soon.

2. The noise. I know we will hear kids playing and that for now doesn't bother me. I do have a concern about generators running all the time or at night and wonder if some type of generator shed or some type of housing might be considered. Not sure if this is even an issue or not? We will have to see.

Other than that, I hope things go well for them this summer!

Regards,

Mark Nelson
403-683-1980

Roland Milligan
Director of Development and Community Services
Administration Office
M.D. of Pincher Creek
P.O. Box 279
Pincher Creek, AB
T0K 1W0

John Jensen/Pat Lowell
#5304 Range Rd 1-0A
P.O. Box 2258
Pincher Creek, AB
T0K 1W0

RECEIVED
MAY 28 2015
M.D. OF PINCHER CREEK

Dear Sir:

RE: Development Permit Application No. 2015-30


It is with great concern that we consider the development application for a summer camp down our road. We believe that, if permitted, this camp will negatively impact the quality of our life in this quiet, rural residential area. Already, we are concerned about the increased traffic on our road over the last few years and are very concerned about the potential traffic on our small winding road that this camp poses. Our concerns include primarily traffic safety due to volume and speed, in addition to dust control and increased noise in general.

Our grandchildren (aged 3, 5 and 9) regularly visit and have extended stays over the summer months. We have been able to provide them with a safe place to ride bikes and walk down the road for picnics. We regularly walk 3-5 km down Christie Mine Road and have been happy with the response by Shell contractors monitoring their pipeline site. Clearly they have been advised to *slow down* and pass pedestrians with care and attention. We know that they are monitored and held accountable. Even if the camp leaders use care and attention driving through our residential area, we don't believe that others transporting and picking up children, who just want to get the trip over, will drive with care around blind corners, honour speed limits and watch for children and pedestrians on the road, *nor* can they be held accountable.

To allay our concerns we would ask that an alternative access route be explored or built looking at impacting the fewest number of home owners. If that isn't feasible, we would ask that the camp leaders arrange a pick up/drop off point in Pincher Creek where they meet the 20+ cars twice a week and transport participants by van to the campsite. We then have more control over traffic volume and can hold the camp accountable for traffic safety and respect for pedestrian's usage of the road. Additionally, the M.D. would need to consider road upgrades; signage for "*children at play*" and "*blind corner*"; setting a lower speed limit on that 1 km winding residential section of the road; and for providing dust control which should be paid for by the camp.

Thank you for your consideration of our concerns.

Respectfully,



John Jensen and Pat Lowell

Dear Roland and the MD of Pincher Creek Council,

My name is Mark Maunsell, and as a landowner along the Alberta Ranch Road and some of the residents affected by the Camp Gladstone proposal I have concerns about the Development Permit Application No. 2015-30. Pertaining to the application for Camp Gladstone I have the following concerns.

RECEIVED
MAY 29 2015
M.D. OF PINCHER CREEK

Disregard for MD of Pincher Creek Permitting Procedures

In 2014 I became aware of the location for Camp Gladstone not through notification from the MD of Pincher Creek, but through a brochure for the camp at the local bottle depot. I contacted Roland Milligan and raised my concerns, however according to Roland due to the short time frame between when the camp was to commence and the raising of concerns by local residents, as well as the fact no permanent structures were going to be constructed, the camp would be permitted to operate for 2014. However, according to Donny Coulter's letter addressed to Roland and the MD of Pincher Creek Council, "The facility will consist of (3) cabins built last year", which indicates permanent structures were constructed.

Also, from the letter from Donny Coulter:

"For the year of 2015, we are asking for a temporary permit to run our program on the site in the application. We will further pursue a more permanent permit after this program year"

We are unaware of the future plans of Camp Gladstone. Why are we not being given the future plans of the camp?

Discretionary Use of Agricultural Land

The MD of Pincher Creek land use bylaw No 1140-08, consolidated to Bylaw No 1238-13, October 2013, states that within the agricultural land use district, Club or Fraternal Organization is a discretionary use.

Definition of Club or Fraternal Organization is as follows:

"Development for the assembly of members of non-profit clubs or organizations, including charitable, social service, ethnic, athletic, business or fraternal organizations. This use may include eating, drinking, entertainment, sports, recreation and amusement facilities as accessory uses but "Campground" is a separate use"

Definition of Campground is as follows:

"An area of commercial campsites which are used, or are intended to be used, by holiday trailers, motor homes, tents, campers, or similar recreational vehicles for a period of up to 30 days"

From the letter addressed to Roland and the MD from Donny Coulter:

"Children will be in...cots in the dorm tents. Support staff will be in holiday trailers onsite"

Correct me if I am wrong, but the use of “dorm tents” and “holiday trailers” used by an organization appears to fall under the definition of a campground.

Traffic

Last year there was a substantial increase in the traffic on the road adjacent to my property. The proposed route is not up to current MD specs and is narrow and winding. Due to the volume of traffic that is not familiar with the area it is only a matter of time before there is a catastrophic collision on the road. Also, the use of taxpayer dollars should not be considered for the upgrade to this section of road as it is not a normally high traffic route with only a few permanent residences located on the route.

As a result of the increased traffic, trespassing on the property was frequent. A number of times I personally witnessed people drive through the yard at my parents’ house where my 3 young children play, blatantly disregarding the signed driveway, the no trespassing sign posted on the driveway, and myself attempting to wave them down in the yard. My dad and I had to physically follow the vehicles and ask them to leave the fields they had entered without permission.

Riflery

In the quarter that is proposed for the Camp Gladstone location, there are no proper shooting ranges with embankments to discharge firearms into without the risk of a stray projectile entering another quarter. If anyone is in their property adjacent to the shooting range, there is a chance they may be struck by a stray projectile. I have personally shot at ranges that are purpose built for this case, but they are dug into the ground with high embankments on 3 sides and overhead protection to prevent a high shot from leaving the range.

Safety around Sour Facilities

The proposed location for Camp Gladstone is located ~0.7 km away from a Level 3 sour line heater and pipeline. According to the AER EnerFAQs (Document AER-05 dated June 2014), the setback for public facilities is 1500 m.

A public facility is defined as:

“The Alberta Energy Regulator (AER) examines each specific situation to decide if something is a public facility. When establishing setback distances, the AER does not consider simply any facility used by the public to be a public facility: it must also be a facility that is often used by a large number of people. It also considers the evacuation options that apply to that particular facility, For example, a large year-round campground containing many individual campsites may be designated a public facility under the AER’s definition, whereas a small, seldom-used campground may not”

Although Camp Gladstone is considered a small, seldom-used campground for now, I believe the fact that it is for children should factor into the safety aspect. Also, the proposed road would be the only evacuation route, and the fact that it moves towards the sour line heater and pipeline, also add to the hazard. Finally, through discussions with people who are familiar with the property, it sounds as though the camp will be located in a draw. This adds to the hazard because, as anyone who works with H₂S knows, H₂S is heavier than air and will settle in low lying areas meaning that in the event of a release with no wind (or even more dangerously an East wind) the camp and only evacuation route will be directly in the path of the deadly gas.

Conclusion

As a result of the above arguments, I believe the MD of Pincher Creek should reject the application for the Camp Gladstone development. If any clarifications or concerns need addressing, please feel free to contact me.

Thank you,

Mark Maunsell

Box 3008
Pincher Creek, AB
T0K 1W0

Roland Milligan
Director of Development & Community Services
MD of Pincher Creek
Box 279
Pincher Creek, AB
T0K 1W0

RECEIVED
MAY 29 2015
M.D. OF PINCHER CREEK

May 28, 2015

Dear Mr. Milligan:

RE: Development Permit Application No. 2015-30

We would like to register our concerns with this application to be discussed by the Municipal Planning Commission on June 2, 2015.

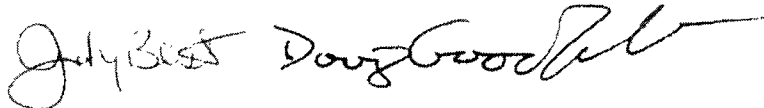
While we agree that a camp for troubled youth may provide a service to society, we do not wish to live next to a youth camp. We do not support the construction of a youth camp on SE-22-5-1-W5 for the following reasons:

- The construction of such a camp adjacent to our property may reduce our property value and increase the time required to sell our property, should we wish to sell.
- We are concerned about the access to this proposed camp, as we had problems with the additional traffic in the neighbourhood last year. In fact, Doug was almost run over by one woman in a white SUV on our own driveway on our own property. The signage last year was completely inadequate and misdirected folks all over the place. We are also concerned about the additional traffic on the road and road maintenance requirements as a result; there is only one road into our place.
- During the camp's operation under temporary permit in 2014, we experienced a lot of noise from the camp all summer. We do not wish to experience this again. From noisy generators to people yelling to drumming, we heard it all from over ½ mile away.
- The combination of a gun range and troubled youth does not strike us as a good proposition for any neighbourhood, particularly when nearby properties have young children and most neighbouring properties host livestock. We are also concerned about how this gun range would be permitted given the safety specifications and required authorizations for gun ranges in Canada.
- We are also concerned about the risk of forest fire from this camp. In 2014, the fires on site were quite large. Given the dry year (rain today notwithstanding), there is currently a fire ban, and the amount of coniferous forest in the area, we hope that you understand our misgivings about this aspect of the camp. The noise of the campfires is also a concern (ie. drumming), but has been covered in point 3.

We request that the MD of Pincher Creek reject this proposal for a youth camp on SE-22-5-1-W5 for the reasons listed above. Should the MD of Pincher Creek choose to approve this development permit, please inform us in detail as to how our concerns will be mitigated.

Thank you for your attention to this matter.

Sincerely,

Handwritten signatures of Jody Best and Doug Goodfellow in black ink. The signature for Jody Best is on the left and the signature for Doug Goodfellow is on the right, both written in a cursive style.

Jody Best & Doug Goodfellow

Tara Cryderman

Subject:

FW: Permit #2015-30

-----Original Message-----

From: Brent [mailto:kozy@telusplanet.net]
Sent: Saturday, May 30, 2015 12:28 PM
To: Roland Milligan
Subject: Permit #2015-30

Hi Roland,

Thanks for the opportunity to comment on this application for a summer camp. The establishment of this camp last year at this location was well known locally.

We have several concerns about this development:

- 1) Increased traffic as described in the application letter. Perhaps this problem could be mitigated by busing from Pincher?
- 2) Future development on the site. There appears to be intent to create a more permanent development in the future, and it would be good to know the scope of development and use Camp Gladstone is anticipating.

Regards,

Brent and Caron Kozachenko

June 1, 2015

Roland Milligan
MD of Pincher Creek

Dear Roland,

Re: Camp Gladstone Proposal

Further to my previous email to you, in which I outlined a number of concerns regarding Camp Gladstone, I would like to formally submit this letter detailing my stance on the issue. Since my previous email, I have had the opportunity to review the online application supplied by the County website, which contains a number of emails/letters from both Donny Coulter and residents in the area who feel they are affected by the camp. As well, I have only recently received a copy of the proposal addressed to myself and, as such, have not had a chance to formally respond until now.

Prior to my receipt of the proposal, I had an opportunity to discuss the matter briefly with Mr. Coulter during a visit to the proposed campsite. During this conversation, Mr. Coulter expressed a desire to bring several camp trailers as well as a weekly septic truck through one of my quarter sections which has a road used by the Shell Canada Corporation. I agreed to this, pending approval from other landowners affected as well as Shell Canada.

Several days later, I received a copy of the proposal for Camp Gladstone. I was very surprised to note that Mr. Coulter had, without my consent, listed the Shell Canada access road as secondary access to the camp. I was also surprised to read Dr. Dennis Springhetti's recommendation that the secondary access listed through my land be used as primary access. It was my understanding that a significant undertaking had been made on the part of Mr. Coulter and Mr. Liscombe via Mr. Doug McClain to provide a service road directly to the camp from the South, using the existing road through Dr. Springhetti's property. It was surprising to me that they had not consulted with Dr. Springetti prior to commencing such a large construction project, to confirm his approval of their use of the road through his property.

In light of the primary access through Dr. Springhetti's property being denied, it is my wish to formally deny access through my property for day-to-day access to the proposed Camp Gladstone. I will honor my previous agreement with Mr. Coulter regarding the travel trailers and septic services but, beyond that, I will be denying access. Additionally, the verbal agreement would be for the year 2015 only, and must be approved by me on a year-by-year basis in writing.

When my wife and I purchased this property in September, 2014, it was my understanding that Camp Gladstone was under a deadline to have all buildings removed by June 30, 2015. Further, it was made clear to me by a number of

neighbors that there was significant opposition to the camp, as it had been established without proper permits and permission from surrounding residents. We purchased this property with the intention of building a home directly across from this access road, and we are now in process of doing so. It would be devastating to myself and my family to be forced to subject the property we have worked so hard to acquire, and the plans and dreams that come along with it, to daily traffic such as is proposed or any further development.

Other residents have expressed in their letters concerns over large campfires or bonfires, which I echo, simply for the risk to my home should any such fire get out of control. I have also heard reports of noise issues due to activities being held in the camp, which I can appreciate. However, I want to express my admiration for Mr. Coulter and Mr. Liscombe in their desire to provide a positive experience for those who would attend the camp. I believe it may be critical for many of the children who attend that they receive this type of experience. I would consider myself a supporter of the camp, so long as my property is not being used as primary access or secondary access to the campers and there are some guidelines to ensure fire safety, limit excessive noise, and also future expansion and growth. That being said, I believe that the manner in which this camp was organized was poorly handled in the beginning. It is unfair to subject those who have spent their lives working and building their homes, putting excessive time and finance into providing a beautiful area for their families to grow and develop, to traffic and disturbance without their prior consent.

I am also concerned with further development and growth of the proposed camp. At this point, the camp is saying they will only take 25-30 campers per week for four weeks in July. Over the coming years, we have no idea how large the camp is going to grow and there are, as of now, no parameters or limitations that have been placed on its growth. I feel that, based upon the outside interest that is apparent with investors and volunteer help both locally and from the United States that there may be significant interest and resources available to grow and develop the camp into a potential year round operation and also significantly increase camper numbers in the summer.

I hope this letter clearly outlines my stance on the proposed Camp Gladstone. I am in support of the camp and its mission to help economically disadvantaged kids, but proper access and the amount of homes close by the camp who are affected by it in some way, may prove to make this proposed location a less than ideal location for such a camp. Should you require clarification or any other documentation from me, please do not hesitate to contact me.

Sincerely,

Mark Nelson

Dear M.P.C members and M.D. Council,

RECEIVED
JUN 04 2015
M.P.C. OF PINCHER CREEK

With regard to the application for approval of Donny Coulter's Church Comp. It appears the application process has not been followed properly. The Comp operated last year without proper M.D. approval and a stop work order was almost served. Plans are in place to operate the comp this year and only now 2 weeks before attendees start arriving are we as affected landowners notified of an application for operations.

I am very pro business but I also believe the bylaws must be adhered to as well as the proper process for applying for a project. I am very surprised 'The Comp' would set up so close to a pipeline. Who carries liability if this goes ahead. How would so many people be evacuated. How would so many people be evacuated 'The Comp' be capped at and length of time. Who will monitor time and numbers. Who will

② Who will pay for road upgrade? I sure hope not M.D ratepayers.

Why have improvements (permanent) been put in place without ^{M.D} approval?

Why have affected residents only been given a weeks notice for a process that 'The Camp' started over a year ago.

Why has there not been more information provided with regard to this application?

I believe affected landowners need more information on how 'The Camp' will operate.

(Times, numbers, potential expansion, noise etc)

'The Camp' will carry a significant impact with it to this area.

The proper process must be adhered to and it must be a transparent process. I believe a public hearing is warranted.

Sincerely

Dean Kennedy

Dean Kennedy
Affected Landowners

Roland Milligan

From: Jenny Rae Ellert <jennyellert55@gmail.com>
Sent: Monday, June 1, 2015 9:02 AM
To: Roland Milligan
Cc: rseward@telusplanet.net
Subject: Development Permit #2015-30
Attachments: May 30 MD Pincher letter.docx

Hello Mr. Milligan -

I am sending an objection letter on behalf of Richard Seward, regarding the development permit #2015-30. I greatly echo the points he brought up in the letter which I have attached.

We would also like to know when and if there will be a public consultation meeting regarding this issue.

Thank-you for your time.

Jenny Ellert

May 30, 2015

To Whom It May Concern/Council of Pincher Creek M.D.;

RE: Development Permit Application #2015-30

As a local landowner to the proposed development noted above, I strongly object to the development for the following reasons as listed below:

1. I feel that it will negatively impact both myself (& my family) and my neighbor's **quiet** enjoyment of our properties. There will be increased traffic, noise, and the steady introduction of non-local people into this area. We witnessed this last summer as vehicles were driving onto our property as they were lost/looking for the correct address. These concerns have been verified in multiple heated conversations I have had with my long-standing neighbor's and residents of the area. I am very concerned about the noise and traffic this development will bring, which is exactly the **opposite** reason why I sought to purchase property away from commercially zoned areas in the first place.
2. The land is currently zoned as agricultural. What will the classification become with this development in it? It certainly does not seem agricultural in nature. If the municipality allows this camp to run, then what about proper permits? Will the zoning change? Will more developments like this be constructed? The impact must be demonstrated to the local community who love this area because it is agricultural. This impact will be far reaching to us, the local community. We will be left to deal with the repercussions of such a development, such as strange traffic, noise, dust and littering as we have already witnessed.
3. I am also concerned that if the development is approved that this will only be the starting point for a much larger commercial development of the area. Why were locations closer to Waterton or Westcastle not sought out? These areas already have major access roads and the proper zoning to accommodate such a venture. Have wildlife professionals been brought in to study the area to determine what the impact on local populations will be? This area is prized hunting ground for elk and many other species. Has the Alberta Conservation Association or Alberta Environment been consulted?

As I received this letter with only short time to respond, I hope my quick points are heard without prejudice. My family and my neighbors are equally appalled by the idea of yet more development occurring in this area. This is not why I put my life savings into buying a property, a property I specifically sought out because it was "off the beaten path".

Sincerely;

Richard Seward

(403) 627-5313

To Municipal Planning Commission, MD of Pincher Creek
From Max Goodfellow ,MD ratepayer
Dear Commission:

1 of 2
RECEIVED
JUN 01 2015
M.D. OF PINCHER CREEK

re: development permit 2015-30

please accept my following comments regarding the Gladstone Church Camp of Mr. Coulter and Permit 2015-30

Sincerely , Max Goodfellow

The Municipal Government Act encourages the proper use of a development so that it does not negatively affect ones neighbours See Section(632)

Mr. Coulter has run camps of the above nature for 20 years. He must be well aware that such operations can affect the neighbours safe access to and from their property. It also can effect his neighbours use and enjoyment of their property .It can affect the way neighbours value their property.

1-He must know that noise travels in different amplifications in different directions. Hills can act as noise barriers or noise enhancers, depending on the neighbors location.

Mr. Coulter must know that the generators he uses create irritating noise 24 hours a day.I do, having experienced hearing them last summer.

2-Mr. Coulter must also know that his clients make extreme noise when they raise their voices or party en masse. I heard this last summer, on several days and nights.

3-Mr.Coulter must know that a fire that is visible from 500 metres through the bush from the road is inappropriate. This fire was seen in July, 2014 by my wife and I.

I have experienced 3 fires in close proximity to my home and land since purchasing it in 1976. The threat of a fire gone wild is always a concern.

4-Mr. Coulter, from his previous years as a camp developer must know that camp activity changes local road use for his neighbors..A neighbour might be unduly interfered with according to the act.Section.640 (6) (a) (i) (ii)

In the summer of 2014 I had to stop my vehicle several times because the road became a dusty squall with vehicles coming and going. Camp clients asked for

my help , they were lost and could not find the Church Camp, misplaced signage decorated traffic signs and fence posts. A poorly designed approach for all that traffic added to the road woes.

5-Mr. Coulter must know of Alberta's environmental best practices. An access was made on the watershed of Chipman Creek which is the home of a Class C Nursery Stream. section 632 (3) (b) (iii)

I observed a dark muddy and frothy run off in Chipman Creek on May 12, 2015, this year.

6-Mr. Coulter's clients and staff are reliant on his safety plans during their stay. In 2014, Clients and staff stayed in close proximity to a sour gas line. less than 1/2 mile away. Section 342 item (D)

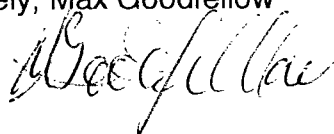
Here are some questions I would like an answer for:

1. Could the more boisterous rendezvous be held in a building like the Town Church services do,, to cut down on the noise pollution?
2. Could the generators be housed in a soundproofing building?
3. Could the the campfires be safe and suitable?
4. Could the roads be oiled, and be maintained to suit the increase in traffic and dust.?
5. Could signage have a proper permit and follow the rules of placement?
6. Could mitigation be done to any damage connected to the development that occurs in the Chipman Creek watershed area?
7. Could the developer and Shell Canada release the safety plan to the neighbors that will be used if there is a threat from the gas line ?

I am also wondering why two accesses are on the proposed development picture, who decided that this would be good? Why would two be needed? I have another concern. The MD suggested I see the entire application at the MD office. When I went on line I read the entire package that was to be presented to the MPC on June Second. I found that Roland Milligans submission of the History of the Church Camp excludes important MD information from the minutes and from my correspondence. Please see my letter of May 31st where I ask for a postponement of the June 2nd 2015 meeting so all of the information that the MD has regarding the history of this development is included in the online package. This missing info should be known. It also leads me to wonder if information from others may not be included either.

I would like to attend the meeting whenever it is held to read to the Commission my letters.

Sincerely, Max Goodfellow



To Council and Municipal Planning Commission of the M.D. of
Pincher Creek

May 31st 2015

From Max Goodfellow M.D resident and ratepayer

Re: MPC information on the Church Camp (provided by
Roland Milligan, Development Officer)

1 of 2
RECEIVED
JUN 01 2015
M.D. OF PINCHER CREEK

The online "History" information is to be presented to and reviewed
by the M.P.C on June 2 .

This is concerning the Camp Gladstone Development Permit
Application 2015-30

I ask that this meeting be delayed. The History submitted by Roland
Milligan is incomplete.

Affected residents were invited to read the entire application at the
M.D. I became aware of the written History when I went online. On
the bottom of the page it says "Presented to MPC June 2nd 2015"

The History in Package 2 refers to last years development and
temporary development permit 2014-61.

**Alarming to me! it does not include the following
pertinent information that I found in the M.D and MPC
Minutes.**

A. July 8th 2014 M.P.C meeting

Motion made and carried to send letter to landowner re Church
Camp stating the MPC's
concerns with the operation of camp Gladstone with relation to:

safety of the campers, lack of proper approvals,
use of private access road, improper use of the land and the need
for Emergency Services
response planning and the Health and Safety concerns
See MPC minutes July 8th 2014 14/058

B. August 5th 2014 Special Council meeting under New Business

Motion made and carried for Administration to proceed with Stop
Order Action for lands SE22-5-1 W5M
with relation to the non-compliant buildings on the land
See Special Council Meeting August 5th 2014 14/296

C. The correspondence and inquiries made by me in 2014 are not in the History package.

I submitted a letter on Oct . 5th .

In this letter I express my deep concerns about The Church Camp
and its non compliant actions
and I asked that Application 2014-61 (temporary storage) be denied.

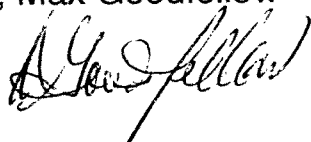
The History package refers to the applicant operating three five
day camps that add up to 15 days but does not inform us that pre
and post site activity occurred over months.

I am concerned that the submissions and inquiries of others may
also have been overlooked and not included in this information
package.

Please ensure that a complete package is available online for me
and the Council, the Commission and the affected Public.

I ask that you delay the June 2 meeting(s) in order to let us all be
fairly informed in a timely way.

Sincerely, Max Goodfellow



Dear Councillors:

May 30 / 15
RECEIVED
JUN 01 2015
M.D. OF PINCHER CREEK

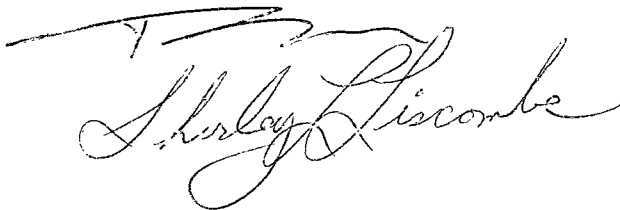
80,000 foster children are trying to integrate into homes in Canada. 28,000 of "just the boys", will be in our jails by age 25. You don't want to know what happens to large percentages of the girls. When, exactly, did our own selfish desires overcome the responsibility of helping those less fortunate than ourselves.

My wife and I serve on Hope Foundation Canada, USA and Israel as well as Boysdale Camp in Fort Saskatchewan, Copper Island in B.C. Camp Gladstone in Pincher Creek and New Hope Waimea Hawaii.

Kids are so challenged today by so many negative exterior forces. Please help us make a difference. I am the landowner for this 21 year old camp and also the adjacent landowner to the South.

Thank you for helping,

Dr. Tom and Shirley Liscombe



MAY 28 / 2015

RECEIVED

JUN 01 2015

M.D. OF PINCHER CREEK

Dear MD of Pincher Creek Councillors:

I have had a heavy equipment business for many years. Our diesel excavators, dozers, graders, rock trucks and backhoes are very loud, especially early morning and late at night when jobs start and finish. On our gravel roads equipment transport makes a lot of dust.

The 19 days of proposed camp for children with Monday and Friday van arrivals and departure with make "way less" noise and dust than our business.

I heartily support these children's camps.

Thank you so much for your consideration,

Douglas Ian McClain



JUNE 1 / 15

RECEIVED
JUN 01 2015
M.D. OF PINCHER CREEK

Dear Councillors,

Our property is directly adjacent to the proposed children's camp. Last summer, if the wind was just right, we could hear the faint sounds of "children at play" in the quietness of early evenings. What a pleasant sound...children having fun.

We support the 19 days of kids camp in July.

Thank you for your service,



C. L. ROBERTSON

June 1, 2015

Roland Milligan
MD of Pincher Creek

RECEIVED
JUN 01 2015
M.D. OF PINCHER CREEK

Dear Roland,

Re: Camp Gladstone Proposal

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neighbors that there was significant opposition to the camp, as it had been established without proper permits and permission from surrounding residents. We purchased this property with the intention of building a home directly across from this access road, and we are now in process of doing so. It would be devastating to myself and my family to be forced to subject the property we have worked so hard to acquire, and the plans and dreams that come along with it, to daily traffic such as is proposed or any further development.

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I hope this letter clearly outlines my stance on the proposed Camp Gladstone. I am in support of the camp and its mission to help economically disadvantaged kids, but proper access and the amount of homes close by the camp who are affected by it in some way, may prove to make this proposed location a less than ideal location for such a camp. Should you require clarification or any other documentation from me, please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read 'Mark Nelson', written over a light blue horizontal line.

Mark Nelson

Tara Cryderman

Subject: FW: Application No.2015-30 - Camp Gladstone

-----Original Message-----

From: Pat Moskaluk [mailto:moskaluk@platinum.ca]

Sent: Monday, June 1, 2015 1:14 PM

To: Roland Milligan

Subject: Application No.2015-30 - Camp Gladstone

Thank you for your letter of May 21 advising us of the above application. Even though we are not adjacent land owners, we appreciate being advised of developments in the area as we are affected.

We live on the Alberta Ranch Road. Our concern is with the dust created by the increased traffic. The dust begins hanging in the air several miles to the west of us and carries down to the No. 6 highway.

We request that Camp Gladstone provide dust suppression on the Alberta Ranch Road during the time that their camp will be in progress, including the set up prior to and the tear down following.

Also, it appears that a great deal of money is being spent to run a camp for only four weeks. Last year we believe the camp was operated without proper permits. And last fall an application was made to simply "store" some buildings. Now an application is being made to run a camp for four weeks. Does this mean that the Coulters plan to increase the length of the camping experience in the future? If so, we want to see the whole plan laid out for scrutiny by the neighbourhood. If it is their intention to keep increasing their operation, then we need to know that up front.

Ed and Pat Moskaluk
NW 22 5 30 W4
Alberta Ranch Road

1 June 2015 (Submitted 2 June 2015)

To

Roland Milligan, Director of Development and Community Services

MD Pincher Creek #9

RE Development Permit Application # 2015-30

Please find enclosed comments and concerns regarding this application.

There is no concern regarding the principle of temporary commercial operation of a camp as a discretionary use. The impacts as mentioned in the application do not accurately represent the experience last summer (2014) of camp operations in this new locality. Specifically in regards to traffic counts and their impact upon dust creation .

Dust

Considerable impact from dust was experienced in 2014 from camp operations and it is suggested that dust control measures be implemented and timed to meet the impact from this event. In addition, increased local traffic has accrued from the subdivision and sale of Pincher Ranches on Township road 54 (Alberta Ranch road) at Range road 1-1 (Christie Mines Road). The month long surge in traffic from the camp operations on top of the incremental increase in traffic without dust control mitigation would be unacceptable.

Access

Township road 54 was used as access for the camp during 2014. There is concern that this will become the primary access route not the "secondary access only if required" as proposed.

Fire

Forested areas during the heat of summer in high wind regimes present a fire hazard increased by camp type operations. Open fires and cooking tents upwind of permanent residents is a cause for concern and fire mitigation strategies and equipment commensurate with the level of risk must be maintained with staff trained in the proper use of the equipment. Past fires have demonstrated the tendency to quickly gain uncontrollable status and first attack while relatively small is a primary strategy in quickly gaining control and limiting damage.

Waste water

There are no provisions for grey water control in the application. It is assumed there is none thus raising potential of health and environmental related concerns left abandoned at the end of the camp season.

Suggested Mitigation

Dust control initiated and maintained as in the past north of Township road 54 on range road 1-1 going north from the bridge over Pincher Creek. Additional dust mitigation on Township road 54 west from range road 1-1 (Christie Mines road) at least 1 kilometer due to the relative direction of wind blown dust (past the Otis, Marsh, Ollenberg and Seward residences). These residences are affected by either access proposed. Time the application of dust control measures to be in place prior to camp activities.

The concern is raised that adequate liability insurance regarding fire is not in place. Assurances by the developer in regards to adequate liability coverage be provided to neighboring downwind landowners. Camp operation procedures to address a fire must be disclosed or developed as a requisite to approval.

In addition to the blackwater handling procedures already provided, the developer should disclose handling procedures for the considerable greywater waste produced by the camp. (eg septic/field, open drainage, seepage pit). The un named drainage at the site is classified as "D" and is under the jurisdiction of Sustainable Resources. There are adjacent downstream landowners that have a vested permitted use of this drainage on their property and the historical water quality is well known. Camp operations should not adversely affect water quality in this drainage.

Consideration of these concerns would be appreciated, thank you.



Jack Otis

Box 487 Pincher Creek AB T0K1W0

Owner, Plan 1210150 Block 2 Lot 2

MDInfo

From: mdpinche@cpanel.bubbleuphosting.ca
Sent: Tuesday, June 2, 2015 10:16 AM
To: MDInfo
Subject: MD Pincher Creek Website > Comments

Please do not reply to this message. Replies to this message are routed to an unmonitored mailbox. If you have questions, please contact Trinus Technologies at (780) 968-1333.

Name: Judy & Ron Bonertz
E-Mail: jgbonertz@shaw.ca
Phone: 403 627 0595
Kind of comment: Suggestion
Contact ASAP?..
Comments: Re: Camp Gladstone location on SE 22-5-1 W5M

We have no problem with the establishment of the temporary 4 week Summer Camp Program. Having careers as school teachers, it is our opinion that summer camps such as these can prove to be very advantageous in a child's life.
Good luck to Donny Coulter and those involved!

Judy & Ron

May 30th / 2015

Dear Councillors:

It is our understanding that "Camp Gladstone" has taken place for 20 years without incident or problems. While some people sit home and complain, these camp people like yourselves, are trying to make a difference with our young people.

We are neighbors to the south and support this children's camp.

Thanks you,



Mx Ranch

M. MAIN

DIRECTOR OF DEVELOPMENT AND COMMUNITY SERVICES REPORT
May 2015

Development / Community Services Activities includes:

- May 5 Subdivision Authority Meeting
- May 5 Municipal Planning Commission Meeting
- May 12 Policy and Plans Meeting
- May 12 Council Meeting
- May 13 Joint Health and Safety Meeting
- May 14 Staff Meeting
- May 14 Table Top Emergency Management Training
- May 26 Policy and Plans
- May 26 Council Meeting
- May 27 Humane Society Facility Meeting
- May 28 Staff Meeting

PLANNING DEPARTMENT STATISTICS

Development Permits Issued by the Director for May 2015

No.	Applicant	Division	Legal Address	Development
2015-26	Tim Therriault	2	SW 28-5-29 W4M	Single Detached Residence with Garage
2015-27	Gordon and Cathy Klein	3	Lot 3, Block 1, Plan 0614102; NE 21-6-30 W4M	Accessory Building - Workshop
2015-28	Randy Axani and Claudette Landry	5	Lot 4, Block 4, Plan 9610758; SW 18-7-2 W5M	Accessory Building - Garage
2015-29	Thomas Liscombe	3	SE 22-5-1 W5M	Single Detached Residence

Development Permits Issued by Municipal Planning Commission for April 2015

No.	Applicant	Division	Legal Address	Development
2015-22	1876206 Alberta Ltd. o/a Sky-Line Outpost	5	NW 1-10-2 W5M	Freestanding Sign
2015-23	Ryan Alger, Kristen Middleton- Alger, Mitch and Lori Carpenter	3	Ptn. SE 2-7-1 W5M	Seasonal Campground

Development Statistics to Date

DESCRIPTION	May 2015	2015 to Date	May 2014	2014	2013
Dev Permits Issued	6 4-DO / 2-MPC	29 23-DO / 6-MPC	8 6- DO / 2 - MPC	68 47 - DO / 21- MPC	67 42 - DO / 25- MPC
Dev Applications Accepted	4	30	10	73	66
Utility Permits Issued	2	12	3	23	32
Subdivision Applications Approved	1	4	1	8	9
Rezoning Applications Approved	0	1	0	2	2
Seismic / Oil / Gas	2	11	0	0	3
Compliance Cert	0	7	1	28	19

RECOMMENDATION:

That the Development Officer's Report for the period ending May 28, 2015, be received as information.

Prepared by: *RM* Roland Milligan, Director of Development and
Community Services

Date: May 28, 2015

Reviewed by: Wendy Kay, CAO *W. Kay*

Date: *May 28, 2015*

Submitted to: Municipal Planning Commission

Date: June 2, 2015