

**Municipal District of Pincher Creek No. 9**  
**MUNICIPAL PLANNING COMMISSION**  
**December 3, 2019**  
**6:30 pm**  
**Agenda**

- 1. Adoption of Agenda**
- 2. Minutes**
  - a. Meeting Minutes of October 1, 2019
- 3. Closed Meeting Session**
- 4. Unfinished Business**

Nil
- 5. Development Permit Applications**
  - a. Development Permit Application No. 2019-40  
Gero Construction Inc.  
Lot 3, Block 1, Plan 8910001  
Motel (Eleven Moved-In Cabins)
  - b. Development Permit Application No. 2018-83 Amendment  
Nova Gas Transmission Ltd.  
Ptn. NE 2-10-2 W5M  
Temporary Workforce Construction Camp
- 6. Development Reports**
  - a. Development Officer's Report
    - Report for the months of October and November, 2019
- 7. Correspondence**

Nil
- 8. New Business**
- 9. Next Regular Meeting – January 7, 2019; 6:30 pm**
- 10. Adjournment**

**Meeting Minutes of the  
Municipal Planning Commission  
October 1, 2019, 6:00 pm  
Municipal District of Pincher Creek No. 9 Administration Building**

**ATTENDANCE**

Commission: Reeve Brian Hammond, Councillors Bev Everts, Rick Lemire, Quentin Stevick, Terry Yagos, and Member Michael Gerrand and Chairman Jim Welsch

Staff: CAO Troy MacCulloch, Director of Development and Community Services Roland Milligan, and Financial Services and Planning Clerk Joyce Mackenzie-Grieve

Planning Advisors: ORRSC, Senior Planner Gavin Scott and Assistant Planners Hailey Winder and Max Kelly

Chairman Jim Welsch called the meeting to order, the time being 6:00 pm.

**1. ADOPTION OF AGENDA**

Councillor Quentin Stevick 19/036

Moved that the Municipal Planning Commission Agenda for October 1, 2019, be approved as presented.

Carried

**2. ADOPTION OF MINUTES**

Councillor Rick Lemire 19/037

Moved that the Municipal Planning Commission Meeting Minutes for September 3, 2019 be approved as presented.

Carried

**3. CLOSED MEETING SESSION**

Councillor Bev Everts 19/038

Moved that the Municipal Planning Commission close the meeting to the public, under the authority of the *Municipal Government Act*, Section 197(2.1), the time being 6:01 pm.

Carried

Councillor Terry Yagos 19/039

Moved that the Municipal Planning Commission open the meeting to the public, the time being 6:30 pm.

Carried

4. **UNFINISHED BUSINESS**

There was no unfinished business to discuss.

5. **DEVELOPMENT PERMIT APPLICATIONS**

- a. Development Permit Application No. 2019-47  
Greg Hession  
Lot 17-20, Block 2, Plan 7850AL; Beaver Mines  
Moved-In Accessory Building (Greenhouse within Shipping Container)

Councillor Quentin Stevick 19/040

Moved that Development Permit No. 2019-47, for the Moved-In Accessory Building (Greenhouse within Shipping Container), be approved as presented:

1. That this development meets the minimum provisions as required in Land Use Bylaw 1289-18.
2. That the 1.2m high screening fence proposed by the developer be installed within 3 months of the date of this permit.

Denied

Reason provided by Municipal Planning Commission:

Development Permit 2019-47 was denied on the grounds that the application does not comply with Section 58.1 of Land Use Bylaw No. 1289-18, as shipping containers shall only be allowed in land use districts where listed as a Discretionary Use. Shipping Containers are not listed within the Hamlet Single-Detached Residential 1 HR-1 Land Use District as a Discretionary Use and are therefore prohibited in the district.

6. **DEVELOPMENT REPORT**

- a. Development Officer's Report

Reeve Brian Hammond 19/041

Moved that the Development Officer's Report, for the period ending September 2019, be received as information.

Carried

MINUTES  
Municipal Planning Commission (MPC)  
Municipal District of Pincher Creek No. 9  
October 1, 2019

7. **CORRESPONDENCE**

Nil

8. **NEW BUSINESS**

Nil

9. **NEXT MEETING** – November 5, 2019; 6:30 pm.

10. **ADJOURNMENT**

Councillor Terry Yagos

19/042

Moved that the meeting adjourn, the time being 6:35 pm.

Carried

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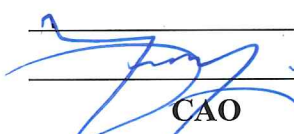
Chairperson Jim Welsch  
Municipal Planning Commission

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Director of Development and Community  
Services Roland Milligan  
Municipal Planning Commission



## Recommendation to Municipal Planning Commission

<b>TITLE:</b> DEVELOPMENT PERMIT NO. 2019-40  <b>Applicant:</b> GERO Construction Inc. <b>Location:</b> Lots 3, Block 1, Plan 891 0001 (the Parcel) Hamlet of Pincher Station  <b>Division:</b> 3 <b>Size of Parcel:</b> 8613 m <sup>2</sup> (92,709 ft <sup>2</sup> ) <b>Zoning:</b> Hamlet Highway Commercial (HHC) <b>Development:</b> Motel (Eleven Moved-In Cabins)			
<b>PREPARED BY:</b> Roland Milligan	<b>DATE:</b> November 28, 2019		
<b>DEPARTMENT:</b> Planning and Development			
<b>Signature:</b>  _____	<b>ATTACHMENTS:</b> 1. Development Permit Application No. 2019-40 2. Site Plans 3. AB Transportation Roadside Permit No. 5541-19 4. CPR Response 5. PCES Response 6. Public Works Comment 7. Safety Codes Officer Response		
<b>APPROVALS:</b>			
 _____ Department Director	2019/11/28 _____ Date	 _____ CAO	28 Nov. 2019 _____ Date

**RECOMMENDATION:**

That Development Permit No. 2019-40, for a multi cabin motel be approved, subject to the following Condition(s):

**Condition(s):**

1. That this development meets the minimum provisions as required in Land Use Bylaw 1289-18.
2. That the applicant enter into a Development Agreement with the municipality for the development of that portion of Railway Street west of Third Avenue to provide access to the parcel.

**Variance(s):**

1. That a 11.75 metre (29%) Setback Distance Variance be granted, for the buildings adjacent to the north boundary of the parcel, from the railway right-of-way north of and adjacent to

## Recommendation to Municipal Planning Commission

**Railway Street, from the minimum 40 metre required setback, for a Setback Distance of 28.25 metres from the railway right-of-way as required in Land Use Bylaw 1289-18.**

### BACKGROUND:

- On August 1, 2019, the MD received Development Permit Application No. 2019-40 (*Attachment No. 1*) for a Motel development adjacent to Highway No. 3 within the Hamlet of Pincher Station.
- The proposal is to place ten (10) rental cabins on the site with one additional office cabin for motel use. The proposed layout is within the application (*Attachment No. 2*).
- The developer also proposes to construct a wind fence along the west side of the property.
- The current use on the parcel is the display of portable buildings, Development Permit 2014-27, approved by the MPC on June 3, 2014.
- From the LUB, a Hotel/Motel is defined as “A development that primarily provides temporary sleeping accommodation for the transient public in rooms or suites. Typically this use contains an office with a public register and has one or more attendants on duty at all times.”
- Within the Hamlet Highway Commercial land use district, Hotel/Motel is a permitted use.
- However this application is in front of the MPC because pursuant to LUB Section 18.3;
  - Within the Hamlet Highway Commercial Land Use District, the minimum setback distance from Railways for dwelling or sleeping units is 40 metres or less if mitigated by sound attenuation and not considered an unsafe location.
  - The proposed setback from the railway right-of-way is 28.25 metres, requiring an 11.75 metre setback variance. This variance can only be authorized by the MPC.
- Due to the location and the resulting number of referral agencies involved, the writer determined that the application be brought to the MPC.
- Notification letters were sent to the adjacent neighbours. At the time of preparing this report, no responses have been received.

### REFERRALS

#### Proximity to Highway and Highway Intersection

- The application was referred to Alberta for a Roadside Development Permit on September 18, 2019. Alberta Transportation issued Permit No. 5541-19 September 24, 2019 (*Attachment No. 3*).
- Under C. Other Conditions, on the Roadside Permit, Alberta Transportation permit is subject to the MD’s approval of the Development Permit.

#### Parcel Configuration

- The parcel configuration causes another issue. As Alberta Transportation will not allow direct access to the highway, which lot edge should be established as the front or rear yards?
- If the north edge is used, then the railway setback becomes an issue. Within the HHC land use district, the setback from the railway is required to be 40 metres for the proposed sleeping units, if not mitigated by sound attenuation and not considered an unsafe location.
- The proposed buildings are to be placed within 28.25 metres of the railway right-of-way.

## Recommendation to Municipal Planning Commission

- A variance of the setback will be required for the proposed development.

### Proximity Railway

- Due to the proximity of the rail line, the permit was referred to the Canadian Pacific Railway for comment. On September 30, 2019, the MD received a response from the CPR (*Attachment No. 4*), stating that they were not in favour of the use within the proposed proximity of their right-of-way.
- The setback from the cabins to the railway right-of-way is approximately 28.25 metres.
- The CPR is not in favour of this development and asks that if the use is approved, they request that all recommended guidelines be considered as it relates to residential development adjacent to the CPR, which can be found at the following link: <http://www.proximityissues.ca>. A copy of the **Guidelines for New Development in Proximity to Railway Operations**, 2013, is available on that site. The document was prepared for the Federation of Canadian Municipalities and the Railway Association of Canada.
- A copy is also available in the MD office if required.

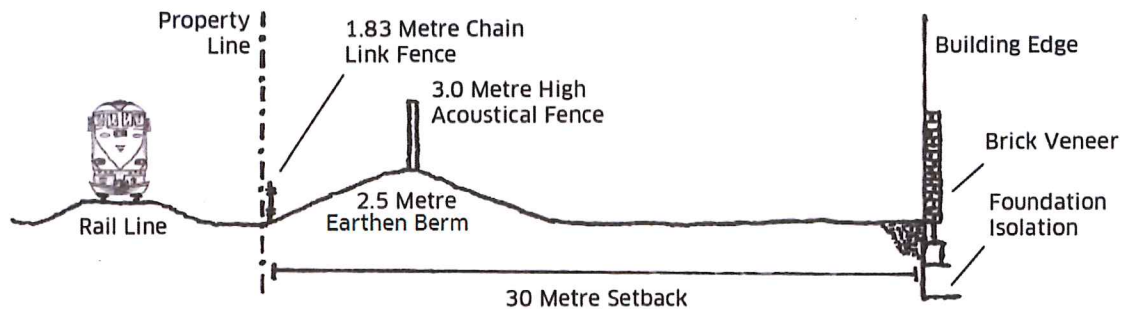


FIGURE 2 // STANDARD MITIGATION FOR NEW RESIDENTIAL DEVELOPMENT IN PROXIMITY TO A MAIN LINE RAILWAY

FIGURE from Guidelines for New Development in Proximity to Railway Operations

### Access to Parcel

- Access to the parcel will be on the north side from Railway Street.
- Railway Street is an old street that has had minimum use for numerous years. Some minimum upgrading has been done in the past few years under a Development Agreement that was registered on the previous title for the current use (Outdoor Storage and Display).
- To provide a proper access for year round use and emergency vehicle access, the developer would be required to develop the road to a high standard. This is in order that the road may enter the MD's road system in order to receive regular maintenance and service.

### Safety Code Compliance

- The proposed development was forwarded to our Safety Codes Services contractor. The following are a list of requirements that were sent to the applicant (*Attachment No. 7*):
  - o The owner will need to submit the construction drawings, including the spatial separation calculations between units as well as taking into considerations the future gas bar.
  - o They need to also submit the building permit application filled out in full, payment, copy of the site plan, development permit, etc.
  - o Each cabin and the office building will require separate building permits, electrical, plumbing and gas permits as well.
  - o They should talk to the fire department with regards to their water flow requirements, hydrants, access lanes, etc.

## Recommendation to Municipal Planning Commission

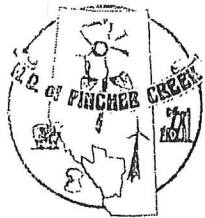
### **Pincher Creek Emergency Services Commission**

- PCESC concerns (*Attachment No. 5*) include ensuring that there is an adequate water supply to include fire fighting, as there is no community water, this should be part of the development plan.
- Another concern will be access, which you (the MD) have suggested will be upgraded on the MD road to the north. PCESC has offered advice on developing an access plan. Have not received anything further at the time of preparing this report.
- As we discussed water supply for the initial build are the main concern and possible future developments.
- The main site plan showed the initial motel/cabin layout and access looks good for fire apparatus (Roads and lane ways should be Alberta Build and Fire Code specs). When considering water supply they should take into account possible future development on the property.
- The site plan shows a future gas bar and convenience store (Phase 2) this will change the future fire fighting water requirements quite a bit.
- Our suggestion would be to have the site design plan to include proper fire fighting water supply needs as addressed in the Alberta Building Code.
- I realize this has likely been undertaken as part of there overall engineering and development planning but it was not obvious from my initial review of the development.
- The developer states that they are planning to have a 15000 gallon water supply with a 5000 gallon reserve.

### **MD of Pincher Creek Public Works Department**

- From Public Works (*Attachment No. 6*):
- *Here are my observation/recommendation regarding the proposed motel at Pincher Station.*
- *Access road will need significant upgrade. The road will need to be build up, widened and some ditching will have to be done on the south side.*
- *It is my understanding that snow drifting is historically very high in the area. The infrastructure will be in my opinion far enough from the main Pincher Station road to create problem with drifting.*
- *The property owner should be responsible to maintain and take care of snow removal of the access road in the format of a road use agreement, as their needs for access will be greater than what we could provide. Smaller cars and vehicles will need access in snow events and road may need to be opened several times a day.*





## DEVELOPMENT PERMIT APPLICATION

All grey areas will be completed by the Planning Authority

DEVELOPMENT PERMIT APPLICATION NO. 2019-40

Date Application Received AUG 1/19

PERMIT FEE \$100 Permitted  
\$150 Discretionary

Date Application Accepted 2019/10/02

RECEIPT NO. 42108

Tax Roll # 2724.050

*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: Gero Construction Inc.

Address: Box 1936 Pincher Creek, AB T0K 1W0

Telephone: 403-627-7440 Email: ron@geroconstruction.com

Owner of Land (if different from above): \_\_\_\_\_

Address: \_\_\_\_\_ Telephone: \_\_\_\_\_

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:

Construction of 10 rental cabins plus office (14x22 each)

Install wind fence along west side of property.

Install septic tank & cistern and lines to buildings.

Legal Description: Lot(s) 3

Block 1

Plan 8910001

Quarter Section NW35-6-30-4

Estimated Commencement Date: \_\_\_\_\_

Estimated Completion Date: \_\_\_\_\_

**SECTION 3: SITE REQUIREMENTS**

Land Use District: HHC HAMLET HWY COMMERCIAL Division: 2

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

<u>PRINCIPAL BUILDING</u>	Proposed	By Law Requirements	Conforms
(1) Area of Site	91,656 sq ft	—	—
(2) Area of Building <u>11 x 30816<sup>2</sup></u>	3,388 sq ft	N/A	—
(3) %Site Coverage by Building (within Hamets)	.037	N/A	—
(4) Front Yard Setback Direction Facing: <u>South</u>	84.6'	54.1'	YES
(5) Rear Yard Setback Direction Facing: <u>north</u>	15'	9.8'	YES
(6) Side Yard Setback: Direction Facing: <u>east</u>	184'	54.1'	YES
(7) Side Yard Setback: Direction Facing: <u>west</u>	15'	9.8'	YES
(8) Height of Building	12'	35.1'	YES
(9) Number of Off Street Parking Spaces	11	1 SPACE PER SUITE	YES

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

Site Plans

<b>ACCESSORY BUILDING</b>	Proposed	By Law Requirements	Conforms
(1) Area of Site			
(2) Area of Building			
(3) % Site Coverage by Building (within Hamlets)			
(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 : n/a

Area of size: \_\_\_\_\_

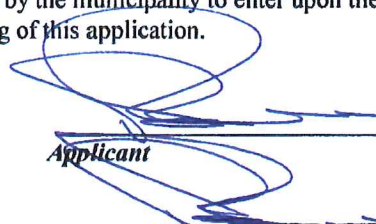
Type of demolition planned: \_\_\_\_\_

**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: Aug 1 - 2019

  
 \_\_\_\_\_  
 Applicant  
 \_\_\_\_\_  
 Registered Owner  
Row Boase

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



## IMPORTANT NOTES:

**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.**

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. 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.”*
5. In accordance with the *Municipal Government Act*, a development authority must, within 20 days after the receipt of an application for a development permit, determine whether the application is complete.

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 21 days, of the expiry of the decision date.
6. Every approach to a residence is entitled to a civic address 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.



# Hamlet of Pincher Station



Scale 1:2000  
when printed  
8.5x11

Access from  
Highway on MD  
Road

Highway No. 6

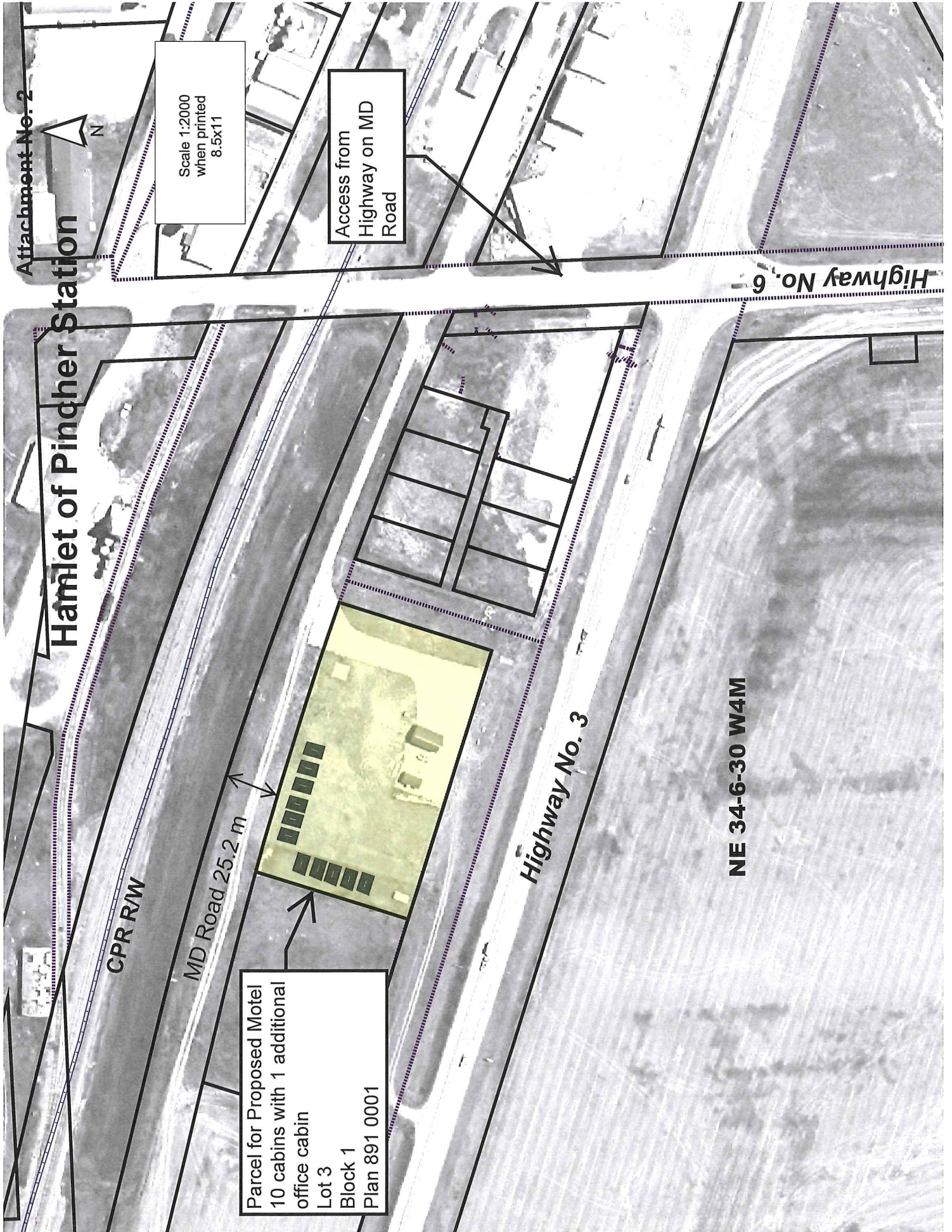
CPR RW

MD Road 25.2 m

Highway No. 3

NE 34-6-30 W4M

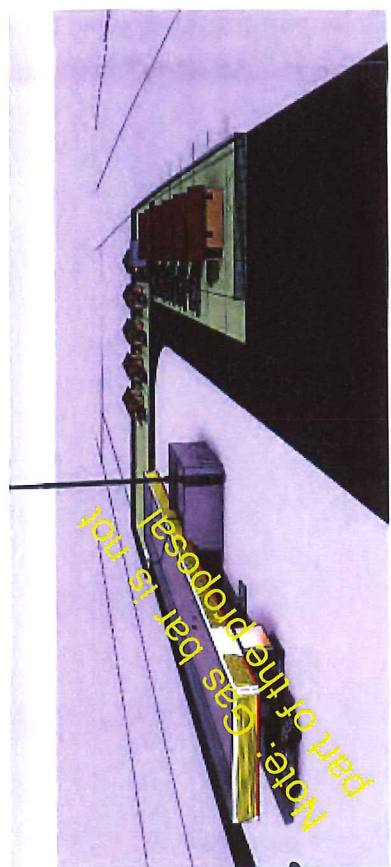
Parcel for Proposed Motel  
10 cabins with 1 additional  
office cabin  
Lot 3  
Block 1  
Plan 891 0001



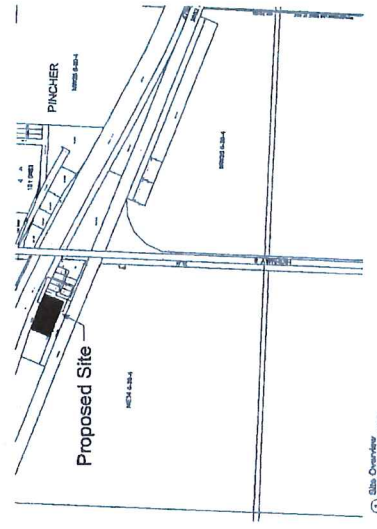


# Attachment No. 2

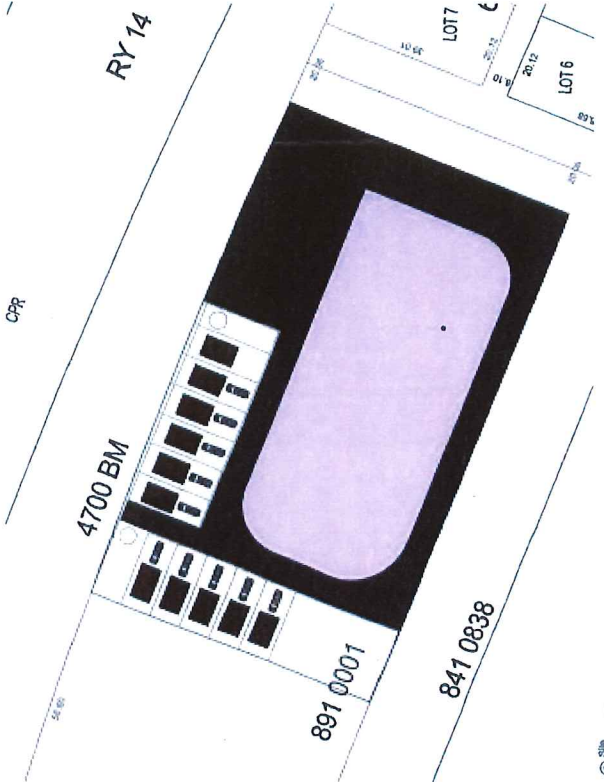
ALTHOUGH THESE PLANS AND SPECIFICATIONS ARE PREPARED BY THE ENGINEER, THE CONTRACTOR MUST CHECK ALL DETAILS AND DIMENSIONS AND BE RESPONSIBLE FOR THE SAME FOR ALL COVERED WORK AND MATERIALS. THESE DRAWINGS CONFORM TO GENERALLY ACCEPTED BUILDING PRACTICES, CONVENTIONS, METHODS AND LOCAL ORDINANCES. THE ENGINEER, ARCHITECT, ENGINEER-IN-CHARGE, CONTRACTOR, AND ALL OTHERS SHALL VERIFY ALL DIMENSIONS, MATERIALS, AND ELECTRICAL REQUIREMENTS AND CONDITIONS. CONTRACTOR SHALL VERIFY ALL DIMENSIONS, MATERIALS, AND ELECTRICAL REQUIREMENTS AND CONDITIONS. CONTRACTOR SHALL VERIFY ALL DIMENSIONS, MATERIALS, AND ELECTRICAL REQUIREMENTS AND CONDITIONS. CONTRACTOR SHALL VERIFY ALL DIMENSIONS, MATERIALS, AND ELECTRICAL REQUIREMENTS AND CONDITIONS.



① 1/2" = 1'-0"



② 1/2" = 1'-0"



③ 1/2" = 1'-0"

**RAILSIDE DESIGN**  
 #2 - 4905 44 Ave  
 Box 1014, Stettler, AB  
 T0C 2L0  
 Tel: (403) 742-4101  
 Fax: (866) 305-5686  
 Email: admin@railsidedesign.com  
 www.railsidedesign.com

PROJECT:  
**Gero Construction**  
**Pincher Station Development**

DRAWING TITLE:  
**Site Info**  
 SHEET NO: A 1.0  
 DATE: June 20, 2019  
 SCALE: As indicated  
 SEAL:

**Preliminary**

DRAWN BY: B.W.  
 CHECKED BY: C.W.

**WARNING: NOT TO BE USED FOR CONSTRUCTION**  
 THESE DRAWINGS AND SPECIFICATIONS ARE PREPARED BY THE ENGINEER, ARCHITECT, ENGINEER-IN-CHARGE, CONTRACTOR, AND ALL OTHERS SHALL VERIFY ALL DIMENSIONS, MATERIALS, AND ELECTRICAL REQUIREMENTS AND CONDITIONS. CONTRACTOR SHALL VERIFY ALL DIMENSIONS, MATERIALS, AND ELECTRICAL REQUIREMENTS AND CONDITIONS.



AT File Reference: RSDP027312  
Our Reference: 2511-NE 34-6-30-W4M (3)  
Permit No. 5541-19

September 24, 2019

GERO Construction Inc.  
[admin@geroconstruction.com](mailto:admin@geroconstruction.com)  
Box 1936  
Pincher Creek, AB T0K 1W0

Dear Sir or Madam:

**RE: PROPOSED MOTEL CONSISTING OF 10 CABINS AND AN OFFICE**

Attached is a permit issued under the Highways Development and Protection Regulation, being Alberta Regulation 326/2009 and amendments thereto, authorizing the above noted development. This permit is subject to the conditions listed on page 2.

In consideration of Permit No. 5541-19, the applicant shall indemnify and hold harmless Alberta Transportation, its employees and agents, from any and all claims, demands, actions, and costs whatsoever that may arise, directly or indirectly, from anything done or omitted to be done in the construction, maintenance, alteration, or operation of the works authorized.

Issuance of this permit by Alberta Transportation does not relieve the holder of the responsibility of complying with relevant municipal bylaws, and this permit once issued does not excuse violation of any regulation, bylaw, or act that may affect this project.

Upon completion of the project, we ask that you notify Darren Davis, Assistant Development/Planning Technologist, or Leah Olsen, Development/Planning Technologist, at Lethbridge, 403-381-5426, who will inspect the conditions of the permit. Your cooperation in this matter will be appreciated.

Yours truly,



Leah Olsen  
Development/Planning Technologist

LO/jb

cc: Municipal District of Pincher Creek No. 9 – [admindevoff@mdpincercreek.ab.ca](mailto:admindevoff@mdpincercreek.ab.ca)  
[admindevasst@mdpincercreek.ab.ca](mailto:admindevasst@mdpincercreek.ab.ca)  
[info@mdpincercreek.ab.ca](mailto:info@mdpincercreek.ab.ca)


Volker Stevin – [fortmacleod.admin@volkerstevin.ca](mailto:fortmacleod.admin@volkerstevin.ca)  
Rick Lemire – e-mailed  
Darren Davis – e-mailed



(To be completed by Alberta Transportation)

**ROADSIDE DEVELOPMENT APPLICATION APPROVAL  
FOR DEVELOPMENT NEAR A PRIMARY HIGHWAY**

**PERMIT**

Permission is hereby granted to <u>GERO Construction Inc.</u> to carry out the development in accordance with the plan(s) and specifications attached hereto and subject to the conditions shown below.	
If the development has not been carried out by the <u>24<sup>th</sup></u> day of <u>September</u> <u>2020</u> this permit lapses and the applicant must reapply for a new permit if they wish to proceed.	
SIGNED <u></u>	PERMIT NO. <u>5541-19</u>
TITLE <u>Development/Planning Technologist</u>	FILE NO. <u>2511-NE 34-6-30-W4M (3)</u>
	DATE <u>September 24, 2019</u>

**PERMIT CONDITIONS:** (Note: This permit is subject to the provisions of Section 11 – 19 inclusive of the Highways Development and Protection Act, Chapter H-8.5 2004, amendments thereto, and Highways Development and Protection Regulation (Alberta Regulation 326/2009) and amendments thereto).

**A. ACCESS CONDITIONS:** (Note: All highway accesses are to be considered temporary. No compensation shall be payable to the applicant or his assigns or successors when Alberta Transportation removes or relocates the temporary access or if highway access is removed and access provided via service road).

1. (a) No direct highway access will be permitted. Access shall be via the local municipal road.  
 (b) ~~Use of the existing highway access may continue on a temporary basis.~~  
 (c) ~~Permit authorizes construction of proposed access at the location shown and to the attached specifications. (Figure D-3.3b)~~
2. No additional highway access will be permitted.
3. The applicant shall construct and maintain any highway access to Alberta Transportation's satisfaction.
4. Approval of companies having buried utilities shall be obtained prior to access construction or upgrading.

**B. SETBACK CONDITIONS** (Note: Minimum setbacks usually allow for anticipated highway widening and construction of a service road parallel and adjacent to the highway).

1. The proposed **motel consisting of 10 cabins and an office** is to be setback **45 meters (147 feet)** from the highway property line as shown on attached approved site plan.
2. Alberta Transportation accepts no responsibility for the noise impact of highway traffic upon any development or occupants thereof.

**C. OTHER CONDITIONS:**

1. **This permit is issued subject to the approval of the Municipal District of Pincher Creek No. 9.**
2. This permit approves only the development contained herein, and a further application is required for any changes or additions.
3. Alberta Transportation is under no obligation to reissue a permit if the development is not completed before expiry of this permit.
4. Darren Davis, Assistant Development/Planning Technologist, or Leah Olsen, Development/Planning Technologist, in Lethbridge, telephone 403-381-5426, shall be notified before construction commencement.
5. The applicant shall not place any signs contrary to Alberta Regulation 326/2009. A separate "SIGN APPLICATION" form shall be submitted for any proposed sign.

**D. ADDITIONAL CONDITIONS and/or ADVISEMENTS:**

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See attached Schedule "A"

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**SCHEDULE "A"**  
**Permit 5541-19**

**D: ADDITIONAL CONDITIONS and/or ADVISEMENTS:**

1. This permit is approval for development of a motel consisting of 10 cabins and an office only. Any additional development will be expressly subject to Condition C.2.
2. Approval is based on and expressly subject to the understanding that the proposed development will generate limited volumes of traffic. Alberta Transportation reserves the right to reassess our position if there is any significant change in the development (in particular traffic generation) and a Traffic Impact Assessment (TIA) may be required to determine the impact on the provincial highway network.
3. The applicant shall ensure that all on-site development, including ancillary development, is setback from the highway right-of-way boundary as shown on the attached approved site plan. Under no circumstance shall a different setback be implemented without the written permission of Alberta Transportation.
4. Further to the "Access Note" in Condition A, Alberta Transportation will not accept any responsibility for compensation requests/claims dealing with loss of business, inconvenient access, or any other disruption that may arise as result of the possible revision to the existing access arrangement. The possible revision to the existing access arrangement may be due to access management/operational, construction, or planning activities carried out by Alberta Transportation or its consultants.
5. Further to Condition C.5, any proposed sign will require separate approval by our office. The applicant is advised to contact 403-381-5426, in this regard.
6. Under no circumstance is the highway frontage to be utilized as a formal display/advertising area. In that regard, the applicant is requested to heed Condition C.5 and not place any signs contrary to Alberta Regulation 326/2009. Any consideration for site identification signing will require separate approval by our office.
7. The applicant shall ensure that storm water and/or site drainage are controlled and not directed toward or do not alter the existing Highways 3 & 6 drainage patterns. Any alteration to the existing highway drainage patterns may be subject to acceptance of a Storm Water Management Plan by Alberta Transportation.
8. All motel parking is to be on site and no parking will be permitted on the provincial highways.
9. Further to Condition B.2, noise impact and the need for attenuation should be thoroughly assessed. The applicant is advised that provisions for noise attenuation are the sole responsibility of the developer and should be incorporated as required into the development of the property.
10. Any peripheral lighting (yard lights/area lighting) that may be considered a distraction to the motoring public or deemed to create a traffic hazard will not be permitted.

**ROADSIDE DEVELOPMENT APPLICATION FOR DEVELOPMENT NEAR A PROVINCIAL HIGHWAY**

(print please)

Alberta Transportation Permit # 5541-19  
RSDP 27312

**Applicant's Name** Municipal District of Pincher Creek No. 9

**Mailing Address** Box 279

**City/Town/Village** Pincher Creek **Province** Alberta **Postal Code** TOK 1W0

**Phone #** 403.627.3130 **Fax #** 403.627.5070 **e-mail** rmilligan@mdpinchercreek.ab.ca

**Landowner's Name** GERO Construction Inc.

**(If different from above)**

**Mailing Address** Box 1936

**City/Town/Village** Pincher Creek **Province** AB **Postal Code** TOK 1W0

**Phone #** 403.627.5356 **Fax #**  **e-mail** admin@geroconstruction.com

**APPLICATION IS HEREBY MADE TO:** (Please provide a description of the proposed development including all proposed above and below ground installations. Attach a detailed report if necessary.)

The Landowner is proposing to develop a 10 motel made up of individual cabins, and one office cabin on the parcel.  
Access will be off Highway 3 at the existing approach  
**Also attach a plan showing in detail the location of all existing and proposed development and access.**

**Property Information**

NE 34 6 30 W4M  
(NE, NW, SE, SW) ¼ Section Township Range West of Meridian  
3 1 891 0001 0.862 ha  
Lot Block Plan Number Parcel size (acres or hectares)

Highway No. 3 kilometres within  of Hamlet of Pincher Station  
(north, south, etc.) (City, Town or Village)

Distance of the proposed development to the highway right-of-way boundary 45 metres  
MD of Pincher Creek Hamlet Highway Commercial unknown  
Name of Municipality Existing / Proposed Land Use Estimated cost of proposed development

It is understood that all works will be constructed, altered, maintained or operated at the sole expense of the undersigned, and that any work must not begin before a permit has been issued by Alberta Transportation.

In consideration of any permit issued in respect to this application, the Applicant shall indemnify and hold harmless Alberta Transportation, its employees and agents from any and all claims, demands, actions and costs whatsoever that may arise, directly or indirectly from anything done or omitted to be done in the construction, maintenance, alteration or operation of the works authorized. The Applicant also consents to a person designated by Alberta Transportation to enter upon land for the purpose of inspection during the processing of this application.

The issuance of a permit by Alberta Transportation does not relieve the holder of the responsibility of complying with relevant municipal bylaws and this permit once issued does not excuse violation of any regulation, bylaw or act which may affect this project.

I  hereby certify that  I am the registered owner  
(print full name) Signature  
I Roland Milligan hereby certify that  I am authorized to act on  
(print full name) the owner's behalf Signature

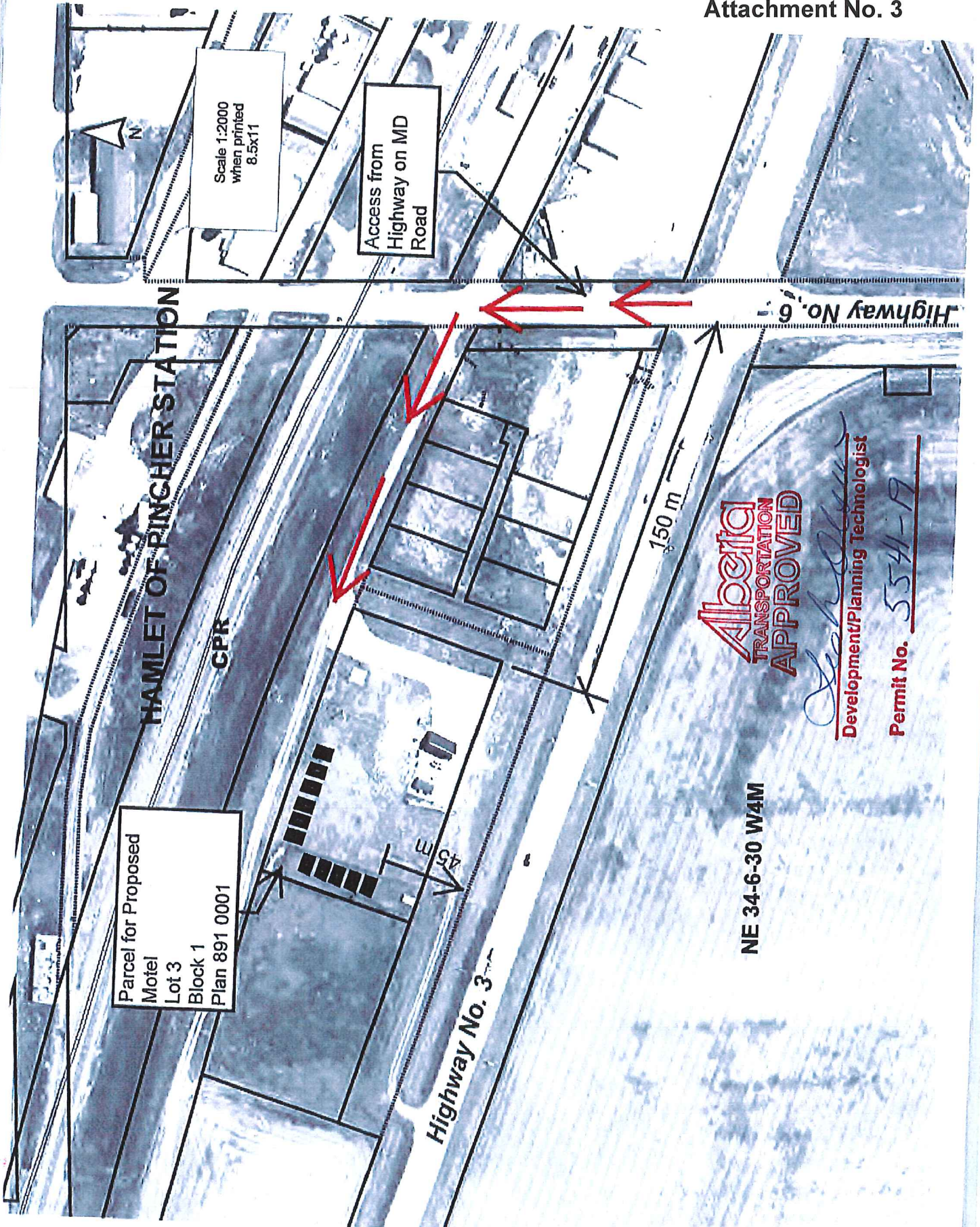
and that the information given on this form is full and complete and is, to the best of my knowledge, a true statement of facts relating to this application for roadside development.

**RECEIVED**

(Date) 2019/09/18

SEP 18 2019  
Southern Region  
TRANSPORTATION  
*Sep. 18/19*  
*JB*







## Attachment No. 4

**From:** [Cyrus Njung](#)  
**To:** [Roland Milligan](#)  
**Cc:** [Joyce Mackenzie-Grieve](#)  
**Subject:** RE: Proposed Motel Development Adjacent in Proximity to CPR R/W  
**Date:** October 2, 2019 1:51:44 PM  
**Attachments:** [image001.png](#)

---

Hi Roland,  
As this involves some kind of residency, we stand with the previous email sent out. Our recommendations are that you refer to the website already provided for mitigation, should this receive an approval.  
Thank you



**Cyrus Njung**

Real Estate Technician  
Phone: 403-319-6456  
7550 Ogden Dale Road S.E.  
Calgary, AB T2C 4X9

---

**From:** Roland Milligan <AdminDirDev@mdpincercreek.ab.ca>  
**Sent:** Monday, September 30, 2019 4:16 PM  
**To:** Cyrus Njung <Cyrus\_Njung@cpr.ca>  
**Cc:** Joyce Mackenzie-Grieve <AdminTaxClerk@mdpincercreek.ab.ca>  
**Subject:** RE: Proposed Motel Development Adjacent in Proximity to CPR R/W

This email did not originate from Canadian Pacific. Please exercise caution with any links or attachments.

---

Hello Cyrus,  
Thank you for the reply.  
In your reply you state that the CPR is “not in favor of residential uses”.  
I just want to clarify that the same would go for a commercial use such as the motel use that is being proposed.  
Regards,  
Roland Milligan  
Director of Development and Community Services  
M.D. of Pincher Creek No. 9  
1037 Herron Avenue

## Attachment No. 4

PO Box 279, Pincher Creek, AB T0K 1W0  
Ph: 403.627.3130 Fx: 403.627.5070  
[rmilligan@mdpincercreek.ab.ca](mailto:rmilligan@mdpincercreek.ab.ca)

---

**From:** Cyrus Njung <[Cyrus\\_Njung@cpr.ca](mailto:Cyrus_Njung@cpr.ca)>  
**Sent:** September 30, 2019 11:42 AM  
**To:** Roland Milligan <[AdminDirDev@mdpincercreek.ab.ca](mailto:AdminDirDev@mdpincercreek.ab.ca)>  
**Subject:** RE: Proposed Motel Development Adjacent in Proximity to CPR R/W

Good Morning Roland!  
Canadian Pacific Railway is not in favor of residential uses adjacent to our right-of-way as this land use is not compatible with railway operations.  
The health, safety and welfare of future residents could be adversely affected by railway activities.  
Should this proposed residential subdivision application adjacent to railway right of way receive approval. Canadian Pacific Railway requests that all recommended guidelines are considered as it relates to residential developments adjacent to the CPR, which can be found at the following link -  
<http://www.proximityissues.ca>

Thank you



**Cyrus Njung**  
Real Estate Technician  
Phone: 403-319-6456  
7550 Ogden Dale Road S.E.  
Calgary, AB T2C 4X9

---

**From:** Roland Milligan <[AdminDirDev@mdpincercreek.ab.ca](mailto:AdminDirDev@mdpincercreek.ab.ca)>  
**Sent:** Thursday, September 19, 2019 11:29 AM  
**To:** Cyrus Njung <[Cyrus\\_Njung@cpr.ca](mailto:Cyrus_Njung@cpr.ca)>  
**Cc:** Joyce Mackenzie-Grieve <[AdminTaxClerk@mdpincercreek.ab.ca](mailto:AdminTaxClerk@mdpincercreek.ab.ca)>

**Subject:** Proposed Motel Development Adjacent in Proximity to CPR R/W

This email did not originate from Canadian Pacific. Please exercise caution with any links or attachments.

---

Hello Cyrus,

Attached is a plan showing a proposed plan for a 10 cabin motel to be located within close proximity to the CPR right-of-way within our Hamlet of Pincher Station.

Because of the close proximity, we are circulating this development proposal to the CPR for comment.

Looking forward to your reply.

Regards,

Roland Milligan

Director of Development and Community Services

M.D. of Pincher Creek No. 9

1037 Herron Avenue

PO Box 279, Pincher Creek, AB T0K 1W0

Ph: 403.627.3130 Fx: 403.627.5070

[rmilligan@mdpincercreek.ab.ca](mailto:rmilligan@mdpincercreek.ab.ca)

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----- IMPORTANT NOTICE - AVIS IMPORTANT -----

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## Attachment No. 4

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IMPORTANT NOTICE - AVIS IMPORTANT -----



**Roland Milligan**

---

**From:** Pat Neumann <pat.neumann@pincherfire.com>  
**Sent:** November 27, 2019 3:39 PM  
**To:** Roland Milligan  
**Subject:** RE: Review of Pincher Station Cabin Motel Proposal

Hi Roland

As we discussed water supply for the initial build are the main concern and possible future developments. The main site plan showed the initial motel/cabin layout and access looks good for fire apparatus (Roads and lane ways should be Alberta Build and Fire Code specs). When considering water supply they should take into account possible future development on the property. The site plan shows a future gas bar and convenience store (Phase 2) this will change the future fire fighting water requirements quite a bit. Our suggestion would be to have the site design plan to include proper fire fighting water supply needs as addressed in the Alberta Building Code. I realize this has likely been undertaken as part of there overall engineering and development planning but it was not obvious from my initial review of the development. If there are further questions I would be more than happy to address them.

Pat Neumann  
Deputy Chief Fire



**Pincher Creek Emergency Services Commission**

PO Box 1086 655 Charlotte Street  
Pincher Creek, AB T0K 1W0  
Office: (403) 627-5333 ext.106  
Cell: (403) 627-7734 Fax: (403) 627-3502  
e-mail: [pat.neumann@pincherfire.com](mailto:pat.neumann@pincherfire.com)

---

**From:** Roland Milligan <AdminDirDev@mdpincercreek.ab.ca>  
**Sent:** November 26, 2019 9:17 AM  
**To:** Pat Neumann <pat.neumann@pincherfire.com>  
**Cc:** Dave Cox <david.cox@pincherfire.com>  
**Subject:** FW: Review of Pincher Station Cabin Motel Proposal

Hello Pat,  
Can you please send me an email regarding your thoughts/concerns about the proposed Motel at Pincher Station.

Regards,  
Roland Milligan  
Director of Development and Community Services  
M.D. of Pincher Creek No. 9  
1037 Herron Avenue  
PO Box 279, Pincher Creek, AB T0K 1W0  
Ph: 403.627.3130 Fx: 403.627.5070  
[rmilligan@mdpincercreek.ab.ca](mailto:rmilligan@mdpincercreek.ab.ca)

## Attachment No. 6

**From:** [Eric Blanchard](#)  
**To:** [Aaron Benson](#); [Roland Milligan](#)  
**Subject:** RE: Circulation of Proposed Development  
**Date:** November 5, 2019 4:12:00 PM

---

Aaron/Roland,

Here are my observation/recommendation regarding the proposed motel at Pincher Station.

- Access road will need significant upgrade. The road will need to be build up, widened and some ditching will have to be done on the south side.
- It is my understanding that snow drifting is historically very high in the area. The infrastructure will be in my opinion far enough from the main pincher station road to create problem with drifting.
- The property owner should be responsible to maintain and take care of snow removal of the access road in the format of a road use agreement as their need for access will be greater than what we could provide. Smaller Car and vehicle will need access in Snow event and will have to open that road several time a day.

Hope this Help and let me know if you need anything else.

Regards

**Eric Blanchard**  
Assistant Manager Of Public Works  
MD Of Pincher Creek  
Box 279  
1037 Herron Avenue  
Pincher Creek AB, T0K 1W0  
[PWAssistantManager@mdpincercreek.ab.ca](mailto:PWAssistantManager@mdpincercreek.ab.ca)  
Phone: (403) 627-3130  
Fax: (403) 627-3474

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---

**From:** Aaron Benson <AdminDirOps@mdpincercreek.ab.ca>  
**Sent:** November 5, 2019 2:12 PM  
**To:** Eric Blanchard <PWAssistantManager@mdpincercreek.ab.ca>  
**Subject:** FW: Circulation of Proposed Development

Hi Eric,

## Attachment No. 6

What would be your recommendations for this?

Regards,

Aaron

**Aaron Benson**, B.Tech, C.E.T  
Director of Operations  
Municipal District of Pincher Creek No. 9  
1037 Herron Drive, PO Box 279  
Pincher Creek, AB T0K-1W0  
Phone: 403-627-3130  
Cell: 403-632-5096  
[AdminDirOps@mdpincercreek.ab.ca](mailto:AdminDirOps@mdpincercreek.ab.ca)

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---

**From:** Roland Milligan <[AdminDirDev@mdpincercreek.ab.ca](mailto:AdminDirDev@mdpincercreek.ab.ca)>  
**Sent:** October 30, 2019 2:05 PM  
**To:** Aaron Benson <[AdminDirOps@mdpincercreek.ab.ca](mailto:AdminDirOps@mdpincercreek.ab.ca)>  
**Cc:** Jared Pitcher <[PWManager@mdpincercreek.ab.ca](mailto:PWManager@mdpincercreek.ab.ca)>; Eric Blanchard <[PWAssistantManager@mdpincercreek.ab.ca](mailto:PWAssistantManager@mdpincercreek.ab.ca)>  
**Subject:** FW: Circulation of Proposed Development

Aaron,

Did you happen to have a chance to review this proposal that was forwarded on October 1<sup>st</sup>?

Regards,

Regards,

Roland Milligan

Director of Development and Community Services

M.D. of Pincher Creek No. 9

1037 Herron Avenue

PO Box 279, Pincher Creek, AB T0K 1W0

Ph: 403.627.3130 Fx: 403.627.5070

[rmilligan@mdpincercreek.ab.ca](mailto:rmilligan@mdpincercreek.ab.ca)

---

**From:** Roland Milligan

## Attachment No. 6

**Sent:** October 1, 2019 10:07 AM

**To:** Aaron Benson <[AdminDirOps@mdpincercreek.ab.ca](mailto:AdminDirOps@mdpincercreek.ab.ca)>; Jared Pitcher <[PWManager@mdpincercreek.ab.ca](mailto:PWManager@mdpincercreek.ab.ca)>

**Cc:** Joyce Mackenzie-Grieve <[AdminTaxClerk@mdpincercreek.ab.ca](mailto:AdminTaxClerk@mdpincercreek.ab.ca)>

**Subject:** Circulation of Proposed Development

Hello Aaron,

Attached is a proposed development for a Cabin type Hotel/Motel within the Hamlet of Pincher Station.

Access will be off the MD road to the north of the parcel. Please review the proposal and provide comment.

If you could get back to me by October 25<sup>th</sup> it would be appreciated. As we have to prepare the MPC package the following week.

The main issues will be the upgrading of the access to a serviceable standard and the effect the cabins would have of drifting in the area.

Alberta Transportation has already issued a Roadside Development permit (Attached) but the approval is dependent on the MD approving the development.

Regards,

Roland Milligan

Director of Development and Community Services

M.D. of Pincher Creek No. 9

1037 Herron Avenue

PO Box 279, Pincher Creek, AB T0K 1W0

Ph: 403.627.3130 Fx: 403.627.5070

[rmilligan@mdpincercreek.ab.ca](mailto:rmilligan@mdpincercreek.ab.ca)



## Attachment No. 7

**From:** [Curtis Pierson](#)  
**To:** [Roland Milligan](#)  
**Cc:** [Joyce Mackenzie-Grieve](#); [Dana Hanna](#)  
**Subject:** RE: Emailing: 1\_Proposed Motel Pincher Station.pdf  
**Date:** September 20, 2019 8:55:22 AM

---

Hi Roland,

The owner will need to submit the construction drawings, including the spatial separation calculations between units as well as taking into considerations the future gas bar. They need to also submit the bldg. permit application filled out in full, payment, copy of the site plan, development permit, etc. Each cabin and the office bldg. will require separate bldg. permits, electrical, plumbing and gas as well. They may need to contact Transport Canada for their requirements. They should talk to the fire department with regards to their water flow requirements, hydrants, access lanes, etc. This may not be an exhaustive list. Let me know if you require any other information.

Regards,  
Curt Pierson  
Building Safety Codes Officer  
Superior Safety Codes Inc.  
422 North Mayor Magrath Dr.  
Lethbridge, AB. T1H 6H7  
Ph: 403-320-0734 Toll Free Ph. 1-877-320-0734  
Fax: 403-320-9969  
Cell: 403-715-6173  
Web Site: [www.superiorsafetycodes.com](http://www.superiorsafetycodes.com)  
e-mail: [cperson@superiorsafetycodes.com](mailto:cperson@superiorsafetycodes.com)

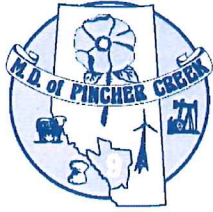

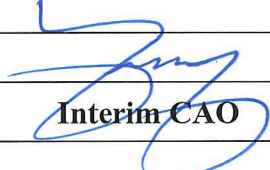
-----Original Message-----

From: Roland Milligan [<mailto:AdminDirDev@mdpincercreek.ab.ca>]  
Sent: September-18-19 10:02 AM  
To: Curtis Pierson  
Cc: Joyce Mackenzie-Grieve  
Subject: Emailing: 1\_Proposed Motel Pincher Station.pdf

Hello Curtis,  
I have attached a development proposal that GERO is pursuing on their parcel at Pincher Station. Ten cabin motel development, one office cabin, with water trucked in and sewer trucked out. Can you please review the proposal and let me know your thoughts on permitting requirements and any special considerations that would require to be addressed with this type of development.

Regards,  
Roland Milligan  
Director of Development and Community Services M.D. of Pincher Creek No. 9  
1037 Herron Avenue  
PO Box 279, Pincher Creek, AB T0K 1W0  
Ph: 403.627.3130 Fx: 403.627.5070  
[rmilligan@mdpincercreek.ab.ca](mailto:rmilligan@mdpincercreek.ab.ca)

## Recommendation to Municipal Planning Commission

<p><b>TITLE:</b>                    <b>DEVELOPMENT PERMIT NO. 2018-83</b>  <b>Camp Expansion - Request for Amendment</b></p> <p><b>Applicant:</b>            <b>Nova Gas Transmission Ltd.</b>  <b>Location</b>                <b>Ptn. NE 2-10-2 W5M</b>  <b>Division:</b>                <b>5</b>  <b>Size of Parcel:</b>        <b>156 acres – 63.3 hectares</b>  <b>Zoning:</b>                    <b>Agriculture</b>  <b>Development:</b>        <b>Temporary Workforce Construction Camp</b>                                        <b>Request for Additional Trailer</b></p>			
<b>PREPARED BY:</b> Roland Milligan	<b>DATE:</b> November 28, 2019		
<b>DEPARTMENT:</b> Planning and Development			
<p><b>Signature:</b></p>  <hr style="width: 100%;"/>	<p><b>ATTACHMENTS:</b></p> <ol style="list-style-type: none"> <li>1. Unit Addition Loading Estimate</li> <li>2. Proposed Expansion Plan</li> <li>3. GIS Map</li> <li>4. Development Permit No. 2018-83</li> </ol>		
<b>APPROVALS:</b>			
 <hr style="width: 100%;"/>	<p>2019/11/29</p> <hr style="width: 100%;"/>	 <hr style="width: 100%;"/>	<p>28 Nov 2019</p> <hr style="width: 100%;"/>
<b>Department Director</b>	<b>Date</b>	<b>Interim CAO</b>	<b>Date</b>
<p><b>RECOMMENDATION:</b>  That the request to amend Development Permit No. 2018-83 to allow for the addition of one further dormitory unit for the temporary workforce construction camp, be approved, subject to the following Conditions, Variance and Informative:</p> <p><b>Condition(s):</b></p> <ol style="list-style-type: none"> <li>1. That this development meets the minimum provisions as required in Land Use Bylaw 1289-18.</li> </ol> <p><b>Informative(s):</b></p> <ol style="list-style-type: none"> <li>1. This permit is a temporary permit issued for a term of two (2) years, commencing at the date of issue of the original permit, November 14, 2018. If the applicant requires a further time extension, an application will be required to be made to the development authority.</li> </ol>			

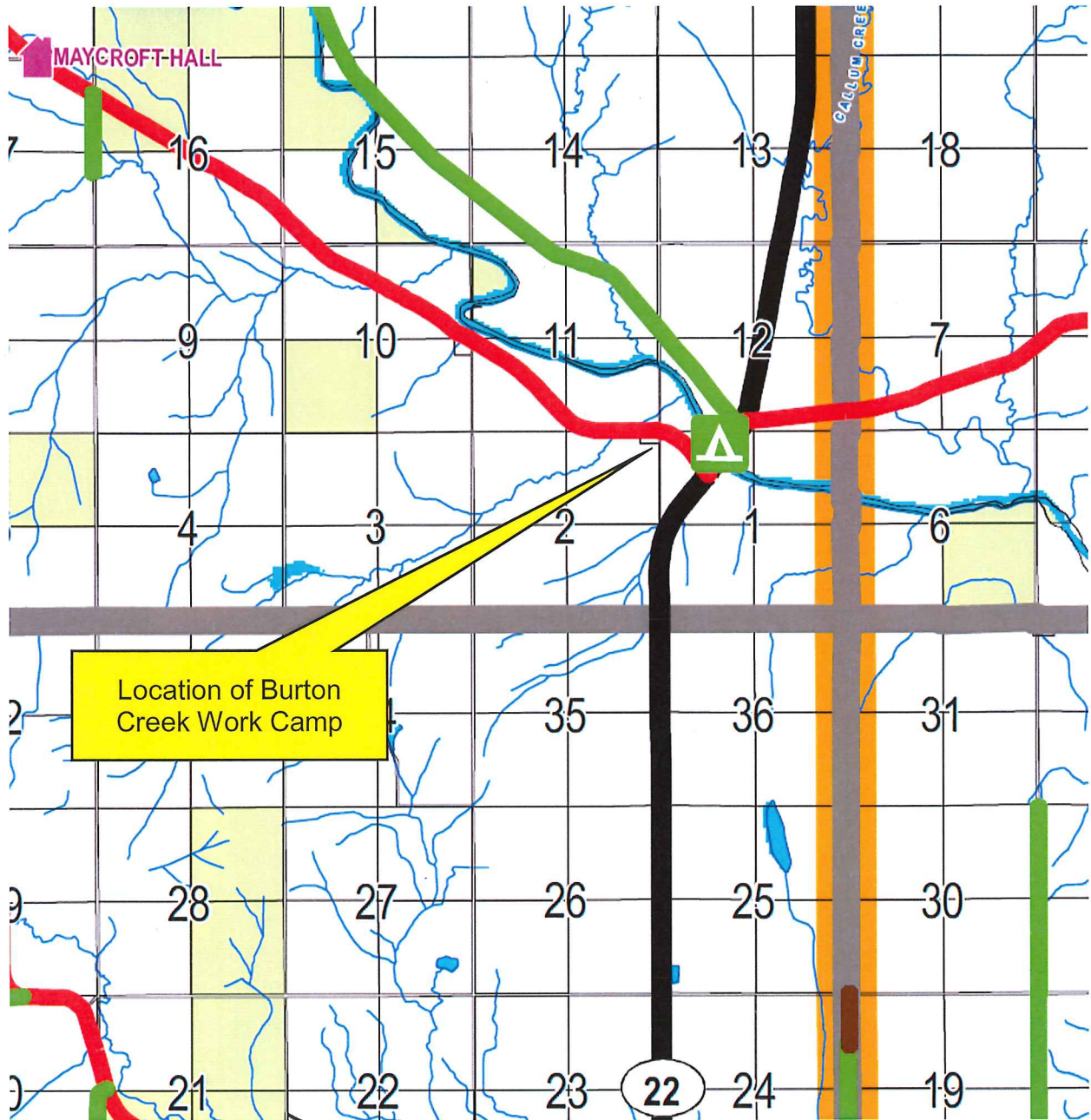
## Recommendation to Municipal Planning Commission

### BACKGROUND:

- The MD issued Development Permit Application No. 2018-83 for the development of a temporary construction workforce camp for Nova Gas Transmission Ltd., on November 14, 2018 (*Attachment No. 4*).
- The camp has been in place and operating since the spring of 2019.
- The developer is wishing to expand the camp with one additional dormitory unit to be in place for approximately three months.
- The camp was originally designed to accommodate 120 to 150 personnel. This addition will allow up to 225 personnel.
- The additional dorm would allow the developer to lodge their workforce closer to the Burton Creek construction site instead of having some workers travel daily from Claresholm and/or Pincher Creek. This will reduce traffic on the local highways and increasing safety for both workers and MD residents.
- Attached is their estimated camp occupancy chart and project in-service date (*Attachment No. 1*). The project in-service date has not changed.
- The date for removing the original camp has also not changed.
- The additional dorm would fit within the existing camp site footprint and tie into the existing utilities. It's projected to take approximately 12 days to complete the installation (*Attachment No. 2*).
- This request to amend the existing permit is in front of the MPC because the original discretionary use permit was issued by the MPC, any the change in use (intensification) requires the MPC's approval.
- The proposed location of the additional accommodation unit, meets all setbacks of the land use district (*Attachment No. 3*).

# Recommendation to Municipal Planning Commission

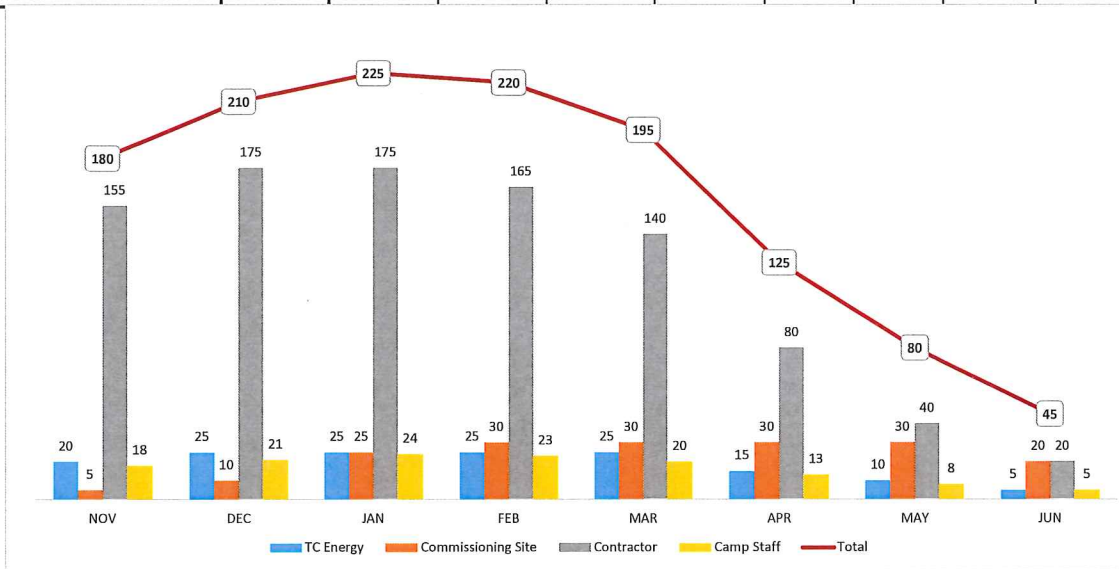
## Location of Proposed Development DP2018-83 Burton Creek Camp Site





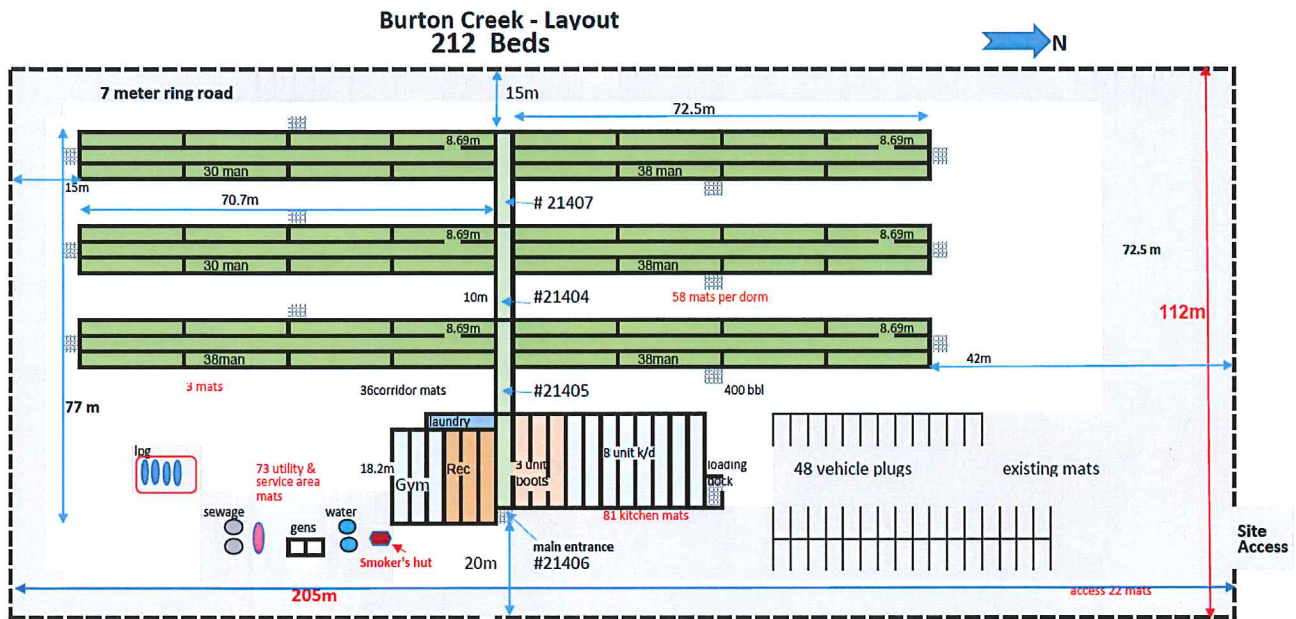
## Burton Creek Unit Addition Estimated Camp Loading

2019/2020	PEAK	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN
TC Energy	25	20	25	25	25	25	15	10	5
Commissioning Site	30	5	10	25	30	30	30	30	20
Contractor	175	155	175	175	165	140	80	40	20
Camp Staff	24	18	21	24	23	20	13	8	5
<b>Total</b>	<b>225</b>	<b>180</b>	<b>210</b>	<b>225</b>	<b>220</b>	<b>195</b>	<b>125</b>	<b>80</b>	<b>45</b>

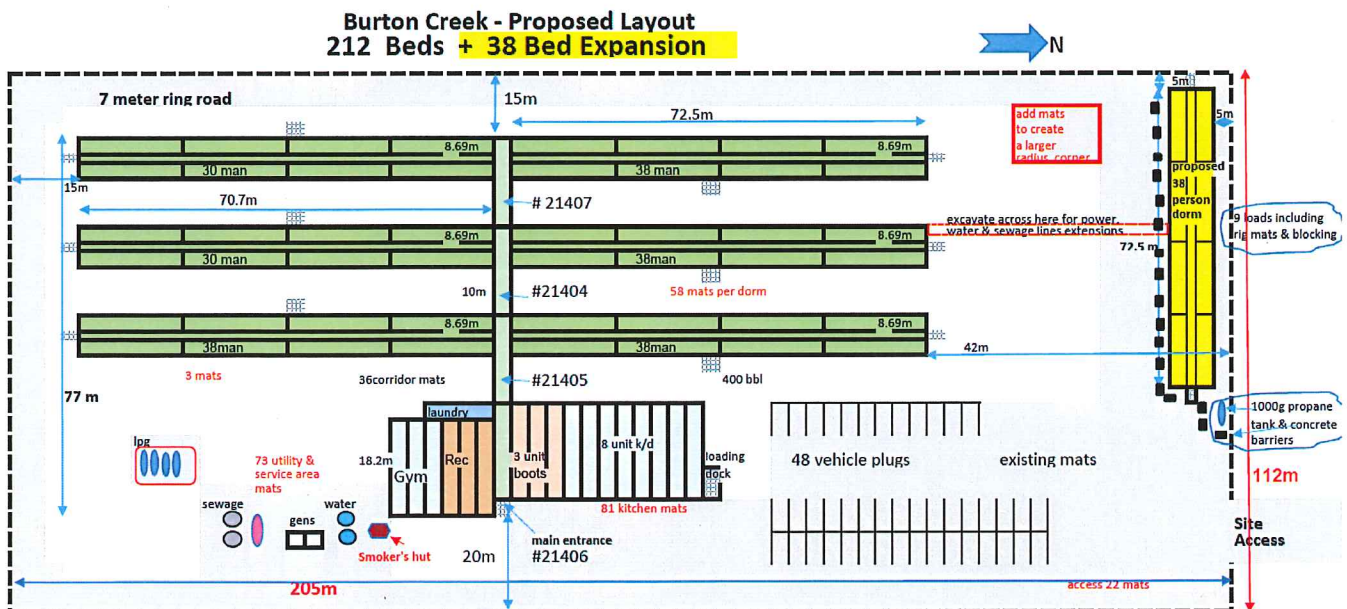


# Proposed Expansion of Burton Creek Camp N.E. ¼ Section 2 Township 10 Range 2 W5M

## Existing Camp



## Proposed Expansion



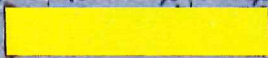


MAYCROFT ROAD

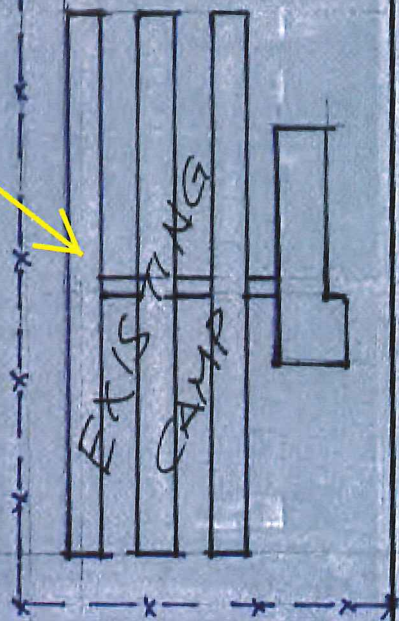
Attachment No. 3



Proposed  
Expansion,  
One Trailer



Existing Camp



100m

30m

TEMPORARY ACCESS





## Attachment No. 4



P.O. BOX 279  
PINCHER CREEK, ALBERTA  
T0K 1W0  
phone 627-3130 • fax 627-5070  
email: info@mdpincercreek.ab.ca  
www.mdpincercreek.ab.ca

### MUNICIPAL DISTRICT OF PINCHER CREEK NO. 9 DEVELOPMENT PERMIT DEVELOPMENT PERMIT No. 2018-83

This development permit is hereby issued to:

NAME: **Nova Gas Transmission Ltd.**  
ADDRESS: **450 1<sup>st</sup> Street SW**  
**Calgary, AB T2P 5H1**  
**Attn: Shayne Beattie**

In respect of works consisting of:   • **Temporary Workforce Construction Camp**

On land located at:   **Ptn. NE 2-10-2 W5M**

and as described on plans submitted by the applicant.

This permit refers only to works outlined in Development Application No. **2018-83**

and is subject to the Condition(s), Variance(s), and Informative(s) contained herein:

#### Condition(s):

1. That this development meets the minimum provisions as required in Land Use Bylaw 1140-08.
2. That the applicant enter into a Development Agreement with the municipality for the development of the approach from Township Road 10-1 (Maycroft Road) and the development of that portion of Range Road 2-1 south of the approach.
3. Prior to construction, a reclamation plan be submitted to the Development Authority, to be attached to and form part of this permit.
4. That a baseline inspection of the parcel, relating specifically to invasive weeds, occur prior to construction, during occupancy, and post reclamation.

#### Variance(s):

1. That a 20 m variance be approved, from the 50 m Front Yard requirement, for a Front Yard Setback distance, from Range Road 29-1, of 30 m.



Informative(s):

1. This permit is a temporary permit issued for a term of two (2) years, commencing at the date of issue. If the applicant requires a further time extension, an application will be required to be made to the development authority.

This permit becomes effective the **14<sup>th</sup> day of November, 2018**, unless an appeal pursuant to section 686(1) of the *Municipal Government Act* is lodged within fourteen (14) days.

SIGNED: \_\_\_\_\_



**Roland Milligan,  
Director of Development and Community Services**

**IMPORTANT – See Attached**

**THIS IS NOT A BUILDING PERMIT**

## Attachment No. 4

The development outlined above is subject to the following conditions:

- (a) This permit indicates that only the development to which it relates is authorized in accordance with the provisions of the land use bylaw and in no way relieves or excuses the applicant from complying with the land use bylaw or any other bylaw, laws, orders and/or regulations affecting such development.
- (b) This permit, issued in accordance with the notice of decision, is valid for a period of two (2) years from the date of issue. If, at the expiry of this period, the development has not been completed, an extension must be requested.
- (c) If this development permit is issued for construction of a building, the exterior of the building, including painting, shall be completed within twenty four (24) months from the date of issue of this development permit
- (d) The Development Officer may, in accordance with section 645 of the Municipal Government Act, take such action as is necessary to ensure that the provisions of this bylaw are complied with.
- (e) Construction undertaken in accordance with this development may be regulated by the provincial building requirements. The applicant / owner / developer assumes all responsibilities pertaining to construction plan submissions, approvals and inspections as may be required by Alberta Labour.
- (f) Any development commenced prior to this permit being valid is entirely at the risk of the owner and/or applicant.

**NOTE: Information provided in this application or generated by this application may be considered at a public meeting.**

**Inspection Information**

To obtain the necessary Safety Code permits, please contact:

Superior Safety Codes Inc.  
Phone: (403) 320-0734  
Toll Free: 1-877-320-0734  
Fax: (403) 320-9969  
[www.superiorsafetycodes.com](http://www.superiorsafetycodes.com)

Please Note: Fire Permit inquiries are to be directed to the Pincher Creek and District Fire Hall at 403-627-5333.





**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. 2018-83

Date Application Received 2018-10-16

PERMIT FEE \$150.00

Date Application Accepted \_\_\_\_\_

RECEIPT NO. \_\_\_\_\_

Tax Roll # 4945.000

*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: Nova Gas Transmission Ltd.

Address: 450 1st St. SW Calgary AB

Telephone: 403-463-5391 Email: shayne\_beattie@transcanada.com

Owner of Land (if different from above): Einar and Judy Nelson Title No. 981 058 322

Address: General Delivery, Lundbreck, AB T0K 1H0 Telephone: 403-628-2381

Interest of Applicant (if not the owner): Lease Holder

**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:**

The site will be utilized to operate a temporary construction workforce camp during the construction and commissioning of the Burton Creek Compressor Station Unit Addition.

Legal Description: Lot(s) \_\_\_\_\_

Block \_\_\_\_\_

Plan \_\_\_\_\_

Quarter Section N.E. 1/4 Sec. 2-10-2 W5M

Estimated Commencement Date: April 2019 (camp equipment mobilized & installed)

Estimated Completion Date: September 2020 (camp equipment dismantled & removed)

**SECTION 3: SITE REQUIREMENTS**

Land Use District: \_\_\_\_\_ Division: \_\_\_\_\_

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

<b>PRINCIPAL BUILDING</b>	<b>Proposed</b>	<b>By Law Requirements</b>	<b>Conforms</b>
(1) Area of Site	5.4 ha.		
(2) Area of Building	1,740 m <sup>2</sup>		
(3) %Site Coverage by Building	3.2%		
(4) Front Yard Setback Direction Facing: North towards 101	100m		
(5) Rear Yard Setback Direction Facing: South	75m		
(6) Side Yard Setback: Direction Facing: West	50m		
(7) Side Yard Setback: Direction Facing: East	30m		
(8) Height of Building	3 m		
(9) Number of Off Street Parking Spaces	approx. 50		

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

See attached exhibits including detailed description, site plan, building layout, building specifications,

conceptual images, and local landowner engagement

<b>ACCESSORY BUILDING</b>	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 : \_\_\_\_\_

Area of size: \_\_\_\_\_

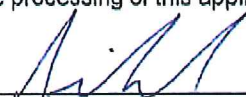
Type of demolition planned: \_\_\_\_\_

**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.

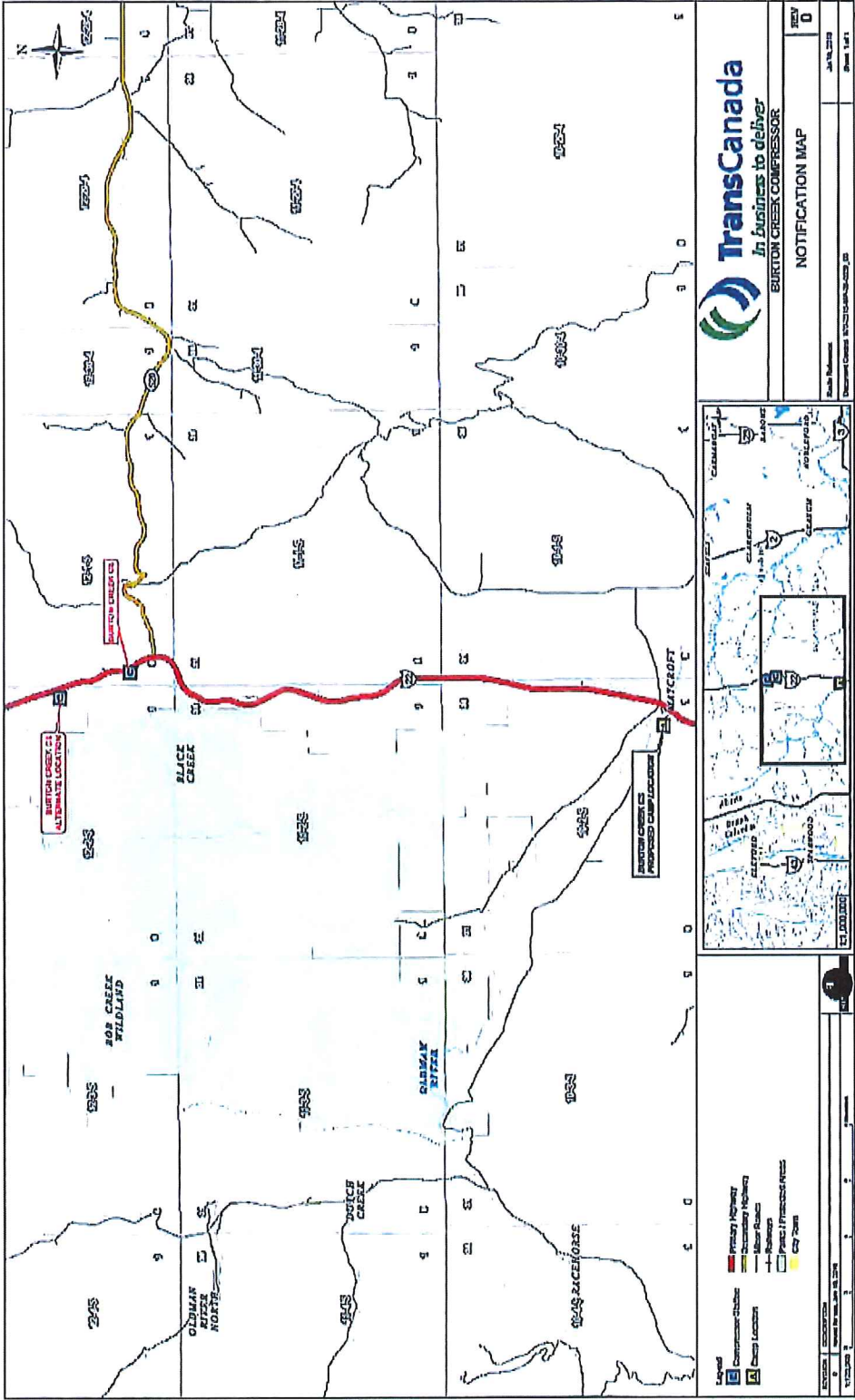
DATE: 2/16/2018

  
 \_\_\_\_\_  
 Applicant

\_\_\_\_\_  
 Registered Owner

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





## Temporary Construction Camp Detailed Description

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### **1. Introduction**

Nova Gas Transmission Ltd. (NGTL) is proposing to construct a Burton Creek Compressor Unit Addition as part of TransCanada's West Path Delivery Project. Based on current project plans, construction is planned to begin in Q2 2019. A workforce accommodation evaluation was completed and deemed a temporary construction camp located close to the project site was the best option based on the objective of reducing traffic and travel exposure risk while maximizing productivity on site. A camp supplier and subcontractors will be selected based on the engagement with local and Indigenous community, ensuring economic benefits are distributed in the area of the camp location.

### **2. Camp Size and Occupancy**

NGTL is proposing to install a construction camp complete with sleeping accommodations, kitchen and dining complex, recreation and fitness facilities, to accommodate a peak construction workforce of approximately 120-150 personnel and an average of approximately 75 personnel over a 12-18 month construction period from approximately April 2019 to September 2020. All camp structures will be connected by modular hallways and consist of the following:

- Dorms with self-contained bedrooms with private washrooms
- Kitchen and dining room
- Fitness and recreation facilities
- Camp entrance and office
- Parking for work vehicles and buses

### **3. Camp Location**

NGTL has identified a suitable camp location on property located on the south-west corner of Highway 22 and Township Road 101 in the MD of Pincher Creek legally described as N.E. ¼ Section 2-10-2 W5M.

### **4. Traffic Impact**

NGTL is very sensitive to local concerns and infrastructure impacts, and the camp location has been chosen on established land in close proximity to the project construction site and access roads while minimizing travel times. In an effort to ensure the safety of all our project personnel and limit traffic on the roadways, a majority of all construction workers will be shuttled between sites. Camp traffic will consist of personnel travelling to and from the construction site via busses and work vehicles. NGTL intends to work with municipal and provincial governments to erect signage near the camp intersection as well as reduced speed limits.

### **5. Medical and Security**

NGTL will have onsite medical support and security services. These services will be contracted through local and Indigenous service providers. All camp residents will abide by clear rules of conduct in fostering a safe and harassment-free environment, including the prohibition of the possession of alcohol, illegal drugs and firearms.

### **6. Site Servicing Plan**

The development will not connect to municipal infrastructure nor have any adverse impact existing municipal facilities in the MD of Pincher Creek area.

Potable water will be trucked to the camp location from an approved licensed Domestic Water Supplier. Potable water will be stored on site held in a 400 barrels (63,000L) water storage tanks (contained inside heated, skidded modular units) in sufficient numbers to meet the expected usage in the camp; expected peak occupancy domestic usage is 50m<sup>3</sup> / day (50,000L/day). The potable capacity will be supplemented as necessary in order to meet the minimum reserve for the purposes of firefighting as required.

Waste water will be stored in a 400 barrels (63,000L) storage tanks and hauled by licensed local service providers to the licensed waste water treatment plant. The waste water system will include pollution prevention, best management plan, and an environmental management system.

Solid waste will be stored in wildlife-proof bins and supported by a camp education program to avoid wildlife issues. Solid waste will be transferred as per municipal guidelines. A recycling program will be in place to redirect cardboard and refundable items from landfills. NGTL will work with TransCanada Community Safety and Environment to donate refundable proceeds to local charities.

### **7. Fire Suppression and Emergency Power Generation**

The camp facility will be equipped with the following fire safety system:

#### System Design

- Fire Alarm - Single zone, supervised, non-coded, Class 'B' local system complete with auxiliary power and provision to tie into main fire alarm panel.
- Heat Detectors - fixed temperature head installed in the mechanical, service rooms and all bedrooms.
- Manual Alarm Station -break glass stations located at all exits.
- Signals - two 6 inch, 24 volt DC horn and strobe lights.
- Smoke Detector - 24 volt DC system ionization type smoke detector, installed in the furnace return plenum. Activation of the smoke detector will signal the main fire alarm panel and shut down the furnace.
- Smoke Alarm -120 volt AC, self contained signal alarm located in every sleeping room.
- Emergency -emergency light packs including remote heads located in the wash car shower, toilet, and laundry rooms.



- Exit Lights -exit light fixtures complete with lamps, and D.C. supply, located at the exits.
- Smoke Door -automatic hold-open device I closer on smoke door activated by smoke detectors.

A back-up gen-set power will be provided as part of the infrastructure to ensure power is provided to the essential services of the camp.

All mechanical & electrical fire alarm drawings and schematics will be submitted at time of Building Permit application.

### **8. Construction Safety and Fire Plan**

- Water Holding Tanks (for domestic water) will be installed prior to assembly of camp modular structures.
- The dorms will be fully commissioned prior to occupancy and fire protection systems will be fully operation prior to occupancy.
- Fire exiting/egress floor plans (Fire Plans) will be installed at each primary entrance prior to occupancy.
- Full safety meeting will be held during course of construction of the camp and during decommissioning. WHIS products sheet and procedures will be followed, for both storage and handling of products. Hot work permits will be required for all welding or hot work.
- The Kitchen and Dining facility will be sprinklered. Sufficient water supply will be designed by Engineer prior to Building Permit Application.
- Fire Fighting Water capacity. Largest non-sprinklered building size = 600sq.m. As per Standata 06-BCV-014R1, fire water retention is not required for the remainder of building on the site.
- Propane tanks; propane tanks will be used on site in sufficient number to support camp facility. Locations as noted on plot/site plan. Permits will be pulled if required by the camp service provider and local authority. Minimum distances between propane tanks and occupied buildings will be maintained as per CSA standards and NFPA standards for handling and storage of propane fuel.

### **9. Environmental Protection Plan**

An Environmental Protection Plan describing the measures and commitments to be carried out by NGTL and its camp supplier will be implemented to avoid or minimize potential environmental effects of the camp. The EPP will include both general and site-specific environmental protection measures which have been developed and refined based on past project experience, input from Indigenous groups, landowners, stakeholders, and regulators during consultation, and reflect current industry best management practices.

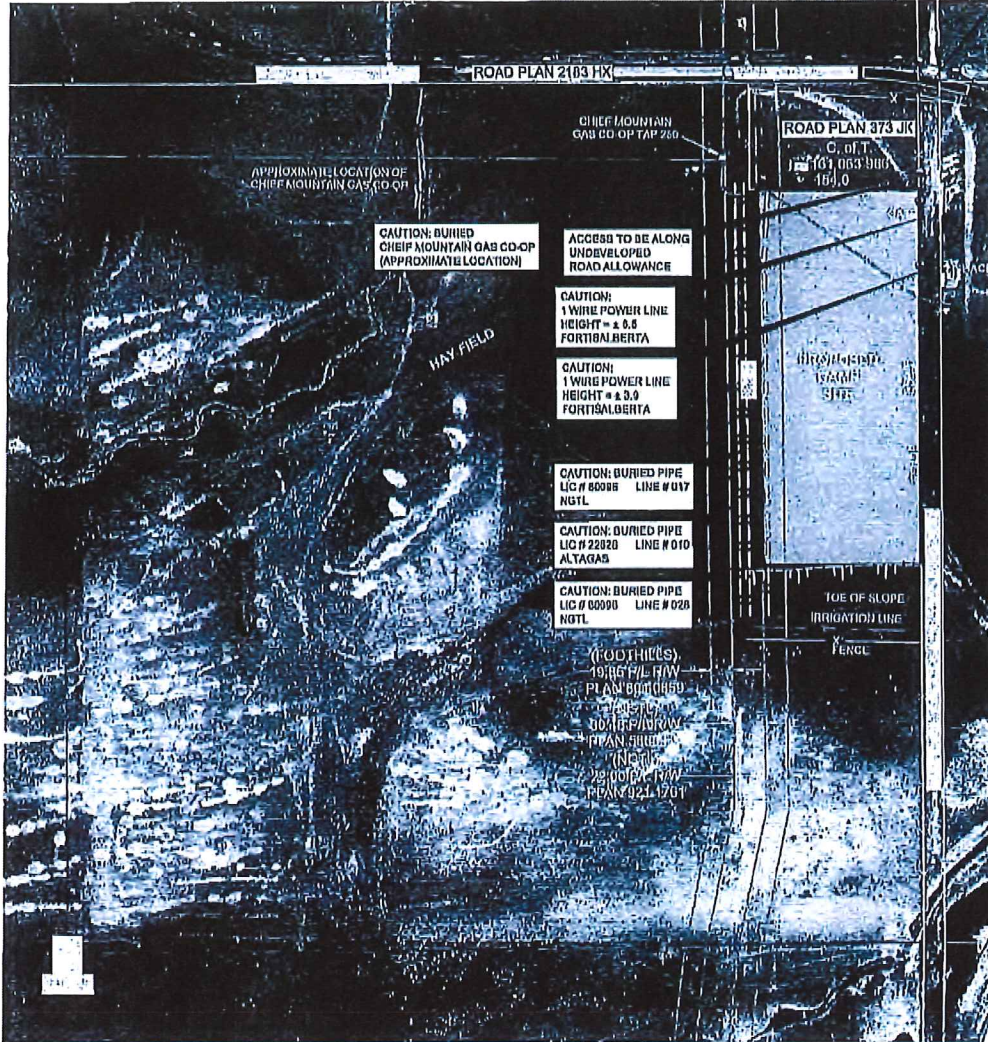
SKETCH PLAN SHOWING: SCHEDULE B

# NOVA GAS TRANSMISSION LTD.

Proposed Burton Creek Camp Site  
in  
N.E.1/4 Sec.2 Twp.10 Rge.2 W.5M.

CAUTION:  
BURIED GAILES  
TELUS (S)

APPROACH AND  
GATE REQUIRED



**LANDOWNER'S CONSENT:**

I/We, the landowner(s)/occupant(s), consent to the location of the area shown on this plan.  
Dated this 03 day of August, 2010.

*Einar Nelson* *Judy Nelson*

**AREA & LANDOWNER'S INFORMATION:**

**N.E.1/4 Sec.2-10-2 W.5M.**



AREA REQUIRED:


CAMP SITE: 5.40 ha. (13.34 ac.)

OWNER(S): EINAR G NELSON  
JUDY M NELSON

TITLE No.: 981 058 322

**LEGEND:**

Proposed Camp Site:   
Distances shown are ground and in meters and decimals thereof  
 SCALE 1:5000

 <b>MIDWEST SURVEYS INC.</b> 2027 SUNRIDGE BLVD NE CALGARY, AB T1Y 6G1 TEL: 403-244-7471	No.	DATE	REVISION / ISSUED	JOB NO	Page 1 of 1
	0	FEB 12, 2010	ISSUED FOR REVIEW	PA-0032-17	<b>3</b> REVISION
	1	MAR 13, 2010	REVISED CAMP SITE LOCATION	PA-0032-17	
2	MAR 22, 2010	REVISED CAMP SITE	PA-0032-17		
	3	APRIL 2, 2010	UPDATED CAMP SITE WITH SURVEY INFORMATION	PA-0032-17	
Project Ref. No.: M.000603			DOCUMENT No.: 070-2017-MP-08-0017_03		

**DIRECTOR OF DEVELOPMENT AND COMMUNITY SERVICES REPORT  
October & November 2019**

**Development / Community Services Activities includes:**

- October 1 SA Meeting
- October 1 MPC Meeting
- October 2 Regional Water Treatment Plant Facility Inspection
- October 4 Ag Services Season Review
- October 7 Emergency Advisory Committee Meeting
- October 7 PCREMO Emergency Management Agency Meeting
- October 8 Council Committee Meeting and Council Session
- October 9 Joint Worksite Health & Safety Committee Meeting
- October 16 Meeting with Planner, Developer and Surveyor for ongoing DP Issue
- October 25 Road Management Program Meeting
- November 4 PCREMO Emergency Management Agency Meeting
- November 4 Castle Region DMO Advisory Council Meeting
- November 5 Planning Session and Subdivision Authority Meeting
- November 8 Recycle Committee Meeting
- November 18 AES Budget Work
- November 21 IMDP Committee Meeting
- November 22 Chinook Regional SDAB Hearing
- November 25 Senior Management Team Meeting
- November 25 Budget Meeting
- November 26 Council Session
- November 27 Staff Reviews

**PLANNING DEPARTMENT STATISTICS**

**Development Permits Issued by the Director for October and November 2019**

No.	Applicant	Division	Legal Address	Development
2019-53	Larry & Judy Scheuerman	5	6 Rainbow Acres	Cabin with Deck
2019-56	Countryboy Construction	1	4305 Rge. Rd. 30-0	Accessory Building – 50' x 70'
2019-57	Lesa Thompson	5	408 Robinson Avenue Lundbreck	Home Occupation – Health & Wellness

**Development Permits Issued by Municipal Planning Commission for October and November 2019**

No.	Applicant	Division	Legal Address	Development

**Development Statistics to Date**

DESCRIPTION	2019 to Date	2018 to Date (May)	2017	2016



Dev Permits Issued	2 – Jan 2 – Feb 1 – March 9 – April 10 – May 6 – June 4 – July 7 – August 4 – September 1 – October 2 – November	48 40 – DO / 8 - MPC	22 17-DO / 5-MPC	65 45-DO /20- MPC	64 40-DO /24- MPC
Dev Applications Accepted	2 – Jan 2 – Feb 3 – March 12 – April 9 – May 5 – June 5 – July 5 – August 5 – September 1 – October 2 – November	51	24	63	66
Utility Permits Issued	1 – Jan 3 – Feb 2 – March 3 – April 5 – May 4 – June 4 – July 1 – August 2 – September 5 – October 3 – November	33	14	22	25
Subdivision Applications Approved	4 – Feb 2 – April 2 – May 1 – June 1 – September 1 – November	11	4	3	12
<b>DESCRIPTION</b>		<b>2019 to Date</b>	<b>2018 to Date (May)</b>	<b>2017</b>	<b>2016</b>
Rezoning Applications	1 – Feb	1	0	2	1

Approved					
Compliance Cert	1 – Jan 2 – Feb 2 – March 3 – April 3 – May 3 – June 1 – July 3 – August 1 – October 1 - November	20	5	22	27

**RECOMMENDATION:**

That the report for the period ending November 30, 2019, be received as information.

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



Date: November 29, 2019

Reviewed by: Troy MacCulloch

Date: November 29, 2019

Submitted to: Municipal Planning Commission

Date: December 3, 2019