

Municipal District of Pincher Creek No. 9
MUNICIPAL PLANNING COMMISSION
Council Chambers
October 31st, 2023
6:30 pm
Agenda

- 1. Adoption of Agenda**
- 2. New Business**
 - a. Election of Chairperson
 - b. Election of Vice-Chairperson
- 3. Minutes**
 - a. Meeting Minutes of October 4th, 2023
- 4. Closed Meeting Session**
- 5. Unfinished Business**
 - a. Telecommunication Siting Protocol Application (Rogers Communication) within SW 14-6-2 W5
- 6. Development Permit Applications**
 - a. Development Permit Application No. 2023-47
Jasper Unruh
Lot 1, Block 2, Plan 2211629 within NW 34-5-30 W4
Accessory Building
- 7. Development Reports**
 - a. Development Officer's Report
- Report for October 2023
- 8. Correspondence**
- 9. New Business**
- 10. Next Regular Meeting – December 5th 2023**
- 11. Adjournment**

**Meeting Minutes of the
Municipal Planning Commission
October 4th, 2023 6:30 pm
Virtual Via Teams**

ATTENDANCE

Commission: Chairman Jim Welsch, Reeve Rick Lemire, Councillors Harold Hollingshead, John MacGarva, Tony Bruder and Dave Cox

Staff: CAO Roland Milligan and Development Officer Laura McKinnon

Planning
Advisor: ORRSC, Senior Planner Gavin Scott,

Absent: Member at Large Jeff Hammond

Additional: Rogers Communications, Shawn Woolmer & LandSolutions Inc., David Zacher and Kristina Schmidt

Co-Chairman Tony Bruder called the meeting to order, the time being 6:31 pm.

1. ADOPTION OF AGENDA

Councillor John MacGarva 23/055

Moved that the agenda for October 4th, 2023, be approved as amended.

Carried

2. ADOPTION OF MINUTES

Reeve Rick Lemire 23/056

Moved that the Municipal Planning Commission Meeting Minutes for September 5th, 2023 be approved as amended.

Carried

3. UNFINISHED BUSINESS

a. Telecommunications Siting Protocol Application (Rogers Communications Inc)

Rogers Communications and LandSolutions Inc representatives Shawn Woolmer, David Zacher and Kristina Schmidt were in attendance and discussed viability of the tower location, cellular coverage maps, line of sight and co-location options with the Municipal Planning Commission and Administrative staff.

The Municipal Planning Commission highlighted several specific concerns;

- Height of tower & low elevation of site
- Actual difference in cell coverage
- Not serving major highway corridors

MINUTES
Municipal Planning Commission (MPC)
Municipal District of Pincher Creek No. 9
October 4, 2023

- Lighting
- Site visits done by LandSolutions or Rogers
- Timeline of permitting/development
- Alternative location discussions with landowners

Rogers Communications & LandSolutions representatives highlighted;

- Approached numerous other landowners – nothing fit the standards
- Focus was to be on Beaver Mines and Hwy 507 Corridor
- Contacted NAV Canada regarding light issues – no light would be required
- Comparison between coverage maps by wavelength

4. **CLOSED MEETING SESSION**

Councillor Dave Cox 23/057

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 7:36 pm.

Carried

Councillor John MacGarva 23/058

Moved that the Municipal Planning Commission open the meeting to the public, the time being 8:03 pm.

Carried

5. **DEVELOPMENT PERMIT APPLICATIONS**

a. Telecommunications Siting Protocol Application (Rogers Communications Inc)

Councillor Dave Cox 23/059

Moved to direct Administration to draft a letter to Rogers Communications Inc, regarding various concerns and time extension on the permit application;

AND THAT Administration draft a letter of Municipal Non-Concurrence for review of the Municipal Planning Commission.

Carried

6. **DEVELOPMENT REPORT**

a. Development Officer's Report

Reeve Rick Lemire 23/060

MINUTES
Municipal Planning Commission (MPC)
Municipal District of Pincher Creek No. 9
October 4, 2023

Moved that the Development Officer's Report, for the period September 2023, be received as information.

Carried

7. CORRESPONDENCE

8. NEW BUSINESS

None

9. NEXT MEETING – November 7th, 2023; 6:30 pm.

10. ADJOURNMENT

Reeve Rick Lemire

23/054


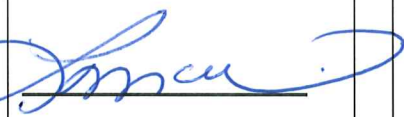
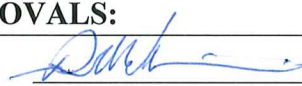
Moved that the meeting adjourn, the time being 8:09 pm.

Carried

Co - Chairperson Tony Bruder
Municipal Planning Commission

Development Officer
Laura McKinnon
Municipal Planning Commission

Recommendation to Municipal Planning Commission

TITLE: Proposed Telecommunication Tower – 2023-01-T Applicant: Rogers Communications Inc. (Via LandSolutions) Location: SW 14-6-2 W5 Division: 3 Size of Parcel: 63.97 ha (158.09 Acres) Zoning: Agriculture - A Development: Telecommunications Tower	
PREPARED BY: Laura McKinnon	DATE: October 26, 2023
DEPARTMENT: Planning and Development	
Signature:  2023/10/26	ATTACHMENTS: 1. October 4, 2023 Letter to LandSolutions Inc. 2. October 13 2023 Response from LandSolutions Inc. 3. Letter from Adjacent Landowner 4. Development Permit Application – Telecommunications with Public Notification Package 5. GIS Site Plan 6. Land Use Bylaw 1289-18 Telecommunications Siting Protocol Section 7. Tower Coverage Map
APPROVALS:	
	 _____ Roland Milligan
	2023/10/26 _____ Date
Department Director	Date
CAO	Date

RECOMMENDATION:

That municipal non-concurrence be issued for proposed Telecommunications Tower 2023-01-T on SW 14-6-2 W5 for the following reason(s):

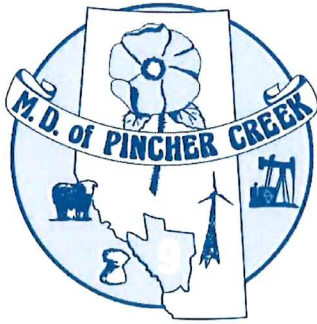
Reason(s):

1. That the proposed development would unduly interfere with the amenities of the neighborhood and materially interfere with the use, enjoyment or value of neighboring parcels
2. The proposed development will detract from the character or appearance of the general development in the area
3. Local resident petition in opposition of proposed development (attached)
4. According to coverage maps (different wavelengths) it does not appear it would service current local residents

Recommendation to Municipal Planning Commission

BACKGROUND:

- *October 26 2023 Update*
- At the October 4th 2023 MPC meeting, Rogers Communications & LandSolutions Inc both joined in conversation regarding the proposed development. It was determined after the meeting that the MPC still required further information and directed administration to draft a municipal letter of Non-Concurrence.
- Administration sent LandSolutions Inc a letter requesting a time extension and further information (*Attachment No. 1*). LandSolutions Inc responded on October 13 2023 with requested information (*Attachment No. 2*).
- A further letter from an adjacent landowner was received and attached for information purposes (*Attachment No. 3*).
- *September 28 2023 update*
- At the September 5 2023 MPC meeting, the commission advised administration to write a letter requiring further information . LandSolutions Inc responded back, answering required information
- On July 18 2023, the MD accepted Application No. 2023-01-T from applicant LandSolutions Inc (on behalf of Rogers Communications Inc.) which included the notification package to adjacent landowners (*Attachment No. 4*).
- The application is to allow for placement of a 60m tall telecommunications tower on an Agricultural parcel (*Attachment No. 5*).
- This application is being placed in front of the MPC because:
 - The Telecommunications Siting Protocol, as stated in Land Use Bylaw 1289-18, requires the MD of Pincher Creek Development Authority to issue concurrence or non-concurrence.
- In accordance with Land Use Bylaw 1289-18 a public meeting was called, as well as notifying all adjacent landowners within a 1 mile (1.6km) radius, including circulation to the Beaver Mines Community Association. The application will also have to be circulated to Alberta Transportation for approval.
- According to Land Use Bylaw 1289-18, the application complies with the Telecommunications Siting Protocol Requirements at the time of writing this report (*Attachment No. 6*).
- LandSolutions Inc supplied a coverage map for the telecommunications tower (*Attachment No. 7*).



1037 Herron Ave.
PO Box 279
Pincher Creek, AB
T0K 1W0
p. 403.627.3130
f. 403.627.5070

info@mdpincercreek.ab.ca
www.mdpincercreek.ab.ca

October 4, 2023

Via Email: KSchmidt@landsolutions.ca

Kristina Schmidt, Municipal Affairs Specialist
LandSolutions Inc

Dear Kristina:

RE: Telecommunications Tower – W6378

Pursuant to Land Use Bylaw 1289-18 Section 60.4(a) this is a formal request to extend the required time for municipal concurrence for the Telecommunications Tower application within SW 14-6-2 W5 to November 17 2023. At this time, the Municipal Planning Commission requires further information in order to come to a decision. The information required was emailed on October 4, 2023 but is also included below for reference;

- Inquiry about coverage being proposed into the Castle Area. Would this tower allow for this coverage in the future? If so, how many additional towers will be required to reach into the Castle Mountain Resort Area.
- Referencing the existing Telus tower to the north of the proposed site, is it possible for an increase in height of that tower to provide coverage for Rogers? That might mitigate the issue of building a new tower.

Should you require further information please contact us.

Respectfully,

A handwritten signature in blue ink, appearing to read "Laura McKinnon", is written over a light blue horizontal line.

Laura McKinnon
Development Officer

Laura McKinnon
Development Officer
MD of Pincher Creek
Box 279, 1037 Herron Avenue
Pincher Creek, AB T0K 1W0
admindevasst@mdpincercreek.ab.ca

Dear Ms. McKinnon,

Further to the Municipal District of Pincher Creek No. 9 Municipal Planning Commission's letter from October 4, 2023, LandSolutions Inc., on behalf of Rogers Communications Inc. (Rogers) with regards to its file W6378 – Beaver Mines, is providing additional information as requested to assist in the issuance of Concurrence for the proposed 60m self-support telecommunications facility within SW 14-6-2 W5M.

- **Inquiry about coverage into the Castle Area – future coverage and required number of additional towers required to reach the area?**
 - Rogers has not finalized design of a deployment to provide coverage to Castle Mountain Resort, therefore we do not know how many towers will be required to extend coverage to Castle Mountain Resort at this time.
- **Reference of existing TELUS tower to the north of the proposed site, is it possible to increase the height of that tower to provide coverage for Rogers?**
 - Due to the distance between the existing Telus tower and Rogers required coverage objective (approximately 7.3km), increasing the height of this Telus tower will not meet Rogers' requirements to provide improved wireless communication in and around Beaver Mines.

Please note that the Letter of Concurrence is a statement of acknowledgement that Rogers completed the public consultation process according to Municipal District of Pincher Creek No.9 Land Use Bylaw 1289-18, Telecommunication Siting Protocol. This letter of concurrence is a requirement of the federal government.

The proposed facility is in the most suitable location for improving wireless service and has been designed with consideration to current and proposed land uses. When complete, the facility will provide continuous wireless coverage and added cellular capacity for the surrounding area.

Sincerely,

LandSolutions Inc. on behalf of Rogers Communications Inc.



Kristina Schmidt, MCIP
Municipal Affairs Specialist
LandSolutions Inc.
1420, 333 11th Avenue SW
Calgary, Alberta, T2R 1L9
T: (403) 290-0008
E: comments@landsolutions.ca

Brent Barbero
Box 2408 Pincher Creek, AB T0K 1W0
ranch.b@jrtwave.com
October 24, 2023

Rogers File: W6378 – Beaver Mines

Dear Rogers Communications/Land Solutions Inc,

I have received your response letter dated September 29, 2023, regarding Communications Tower W6378-Beaver Mines. I have been in contact with other members of the community who submitted a response to your original proposal for the tower that did not receive your latest response. I am curious as to why they have not received a response while I have.

If no co-locations are available, there are numerous other locations your tower could be erected. I understand the proposed location was not the only landowner you approached. When one landowner asked for higher compensation, Rogers ceased communications with him. I find it hard to believe that locating the tower a relatively small distance away from Beaver Mines would honestly change the coverage. Last year Rogers Communication made a gross profit of close to 5 billion dollars. I am sure a slightly larger payment to a landowner, and possibly a different design tower such as the Canmore Christmas Tree cellphone tower, might be more acceptable to the community and surrounding landowners. You may find this proposed tower development process to be simpler if this was considered.

You mentioned enhanced service to the community. If this is the case, why would you erect a tower where virtually all the immediate community does not want or require it. Maybe you should be forthright with your intentions for who/where this tower is serving. If the local community is against this proposed tower, why is this such an ideal location. It seems you're approaching this with a very entitled attitude. Why don't you take some time, meet with area residents, and municipal leaders to discuss the concept.

I appreciate the fact that the facility can operate without lights and markings, but I kindly request to see a formal letter from Transport Canada as well as the Federal Aviation Administration stating the aeronautical obstruction lights are not a requirement, since it is on a major flyway for aerial firefighting service for southern Alberta and British Columbia. Furthermore, I still have not received any assurance with proof of studies regarding the health effects on my cattle and their conception rates. Given that my livelihood depends on my cattle's well-being, I require clarification on this matter.

You are attempting to locate an unsightly 60-meter tower in a rural location that prides itself on its viewscape and beauty. I understand Rogers Communications and Federal authorities put absolutely no value on this, but all of us that call this home do. This tower will not be going into an urban environment, and we feel Rogers Communication should aspire to meet higher standards in a unique rural landscape.

Sincerely,

Brent Barbero



1037 Herron Ave
PO Box 279
Pincher Creek AB
T0K 1W0
p. 403.627.3130
info@mdpincercreek.ab.ca
www.mdpincercreek.ab.ca

TELECOMMUNICATION SITING PROTOCOL APPLICATION & CHECKLIST

For Office Use Only:	Date application received:	Date deemed complete:	Land Use District (zoning):	Development permit application also required:
	18/07/23	25/07/23	Ag	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Application No:

PART 1 – APPLICANT INFORMATION

Name of Applicant (please print): LandSolution Inc. (Kristina Schmidt) **Phone (primary):** 403-930-4664

Mailing Address: 1420, 333 11 Avenue SW **Phone (alternate):** _____

Calgary, AB **Fax:** _____

_____ **Email:** kschmidt@landsolutions.ca

Postal Code: T4R 2L9 Check this box if you would like to receive documents through email.

As applicant, are you the owner of the property? Yes No

↓
IF "NO" please complete box below

Name of Owner: <u>Ryan Douglas McClelland,</u>	Phone (primary): <u>4 [REDACTED]</u>
<u>Douglas McClelland and</u>	Phone (alternate): <u>[REDACTED]</u>
<u>Leona McClelland.</u>	Applicant's interest in the property:
Mailing Address: _____	<input checked="" type="checkbox"/> Agent
<u>PO Box 1992</u>	<input type="checkbox"/> Antenna proponent/developer
<u>Pincher Creek, Alberta</u>	<input type="checkbox"/> Contractor
Postal Code: <u>T0K 1W0</u>	<input type="checkbox"/> Tenant
	<input type="checkbox"/> Other _____

PART 2 – PROPERTY INFORMATION

Municipal Address: N/A

Legal Description: All/Part SW ¼ Section 14 Twp 6 Range 2 W5M

Lot(s) _____ Block _____ Plan _____

Parcel size/area: 160 acres.



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TELECOMMUNICATION SITING PROTOCOL APPLICATION & CHECKLIST

**What is the existing use
on the parcel?**

Agricultural grazing land and natural tame grasses.

PART 3 – DETAILS OF THE PROPOSED DEVELOPMENT

What currently exists on the parcel? (i.e. buildings, structures, improvements) Single family residence for landlord, farm outbuildings, storage buildings and animal shelters as required.

What will the antenna / tower be used for? Telecommunications signal transmission to local customers.

Are there any roads or approaches on the parcel? (THIS DOES NOT INCLUDE OIL/GAS FACILITY ACCESSES) Yes, existing access road to farm operations and landlords buildings with trails at various locations.

Are there any other antenna towers located within 800 metres of the subject proposal? (If yes, describe what the tower is used for and who the operator is along with providing a map identifying the location.) No.

Is Co-utilization with existing antenna systems proposed? Unavailable at this location.

Describe the proposed finish/color and if lighting or any markings are proposed for the antenna. Self- Support

TOWER SIZE

Overall tower height 60 m ft Commencement Date: TBD

DECLARATION OF APPLICANT/AGENT

The information given on this form is full and complete and is, to the best of my knowledge, a true statement of the facts. 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.

[Signature]
APPLICANT

REGISTERED OWNER (if not the same as applicant)

Please note that all information that you provide will be treated as public information in the course of the municipality's consideration of the development application pursuant to the MGA RSA 2000 Chapter M-26 and the Land Use Bylaw. By providing this information, you are deemed to consent to its public release. Information you provide will only be used for purposes related to the evaluation and consideration of the development application. Questions about information can be directed to the FOIPPA Coordinator.



LETTER OF AUTHORIZATION

Date: March 24, 2023
To: WHOM IT MAY CONCERN
Legal Description: Ptn. SW 14-6-2 W5M

I/We, **RYAN DOUGLAS MCCLELLAND, DOUGLAS MCCLELLAND and LEONA MCCLELLAND**, as Joint Tenants, as owners of the above-mentioned property, hereby give Rogers Communications Inc. and its agents permission to act as our agent to acquire the necessary permits, drawings and/or buildings structural blue-prints, hydro information from the public utility and information from the municipality or other authorities concerned, needed to approve the construction of the telecommunications site at the address indicated above.

Sincerely,

DocuSigned by:

6168E0B27271462

RYAN DOUGLAS MCCLELLAND

DocuSigned by:

77C72EC3F8C4E7

DOUGLAS MCCLELLAND

DocuSigned by:

77C72EC3F8C4E7

LEONA MCCLELLAND

July 25, 2023



**Public Notification Package for
Proposed Wireless Communications Installation
SW 14-6-2 W5M
Rogers Site: W6378**

Rogers Communications Inc.: 2400 32nd Ave NE, Calgary, AB T2E 9A7

1. Introduction

Rogers Communications is proposing to construct a new wireless communications installation at SW 14-6-2 W5M (the “Proposed Installation”) in order to fill significant wireless coverage gaps in the area and meet the rising demand for wireless voice and data services.

This notification package sets out the pertinent details about the Proposed Installation and invites the public to submit their written comments and concerns about the Proposed Installation by August 28, 2023

2. Purpose of Proposed Installation and Site Selection

Based on recent feedback we have received from subscribers, as well as data we have collected on dropped calls and call quality in the area, we have determined that there are significant wireless coverage deficiencies within the area. The Proposed Installation will correct these deficiencies and allow us to provide much better service to our subscribers, including people in residences, businesses, schools, government agencies and emergency first responders.

Designing a wireless network would be similar to assembling a 3D jigsaw puzzle. Cell towers and antenna installations must be located near one another so that they are able to provide contiguous service without any holes or gaps in coverage. They must also be set at elevations that are high enough to deliver the signals to a wide service area.

Following a survey of the area, we identified the Proposed Installation - currently an agricultural lot - as the most viable candidate to meet our network coverage requirements. It will provide connectivity for an area that is currently experiencing below-average service levels and cannot be served by existing antenna sites as they are too distant and overloaded.

The location for the Proposed Installation offers technical and operations advantages, including proximity to roads for viable access for construction and maintenance, hydro connections, etc., thus reducing the need for further impact on the area. The Proposed Installation will not result in any interference or impact to the current use of the property.

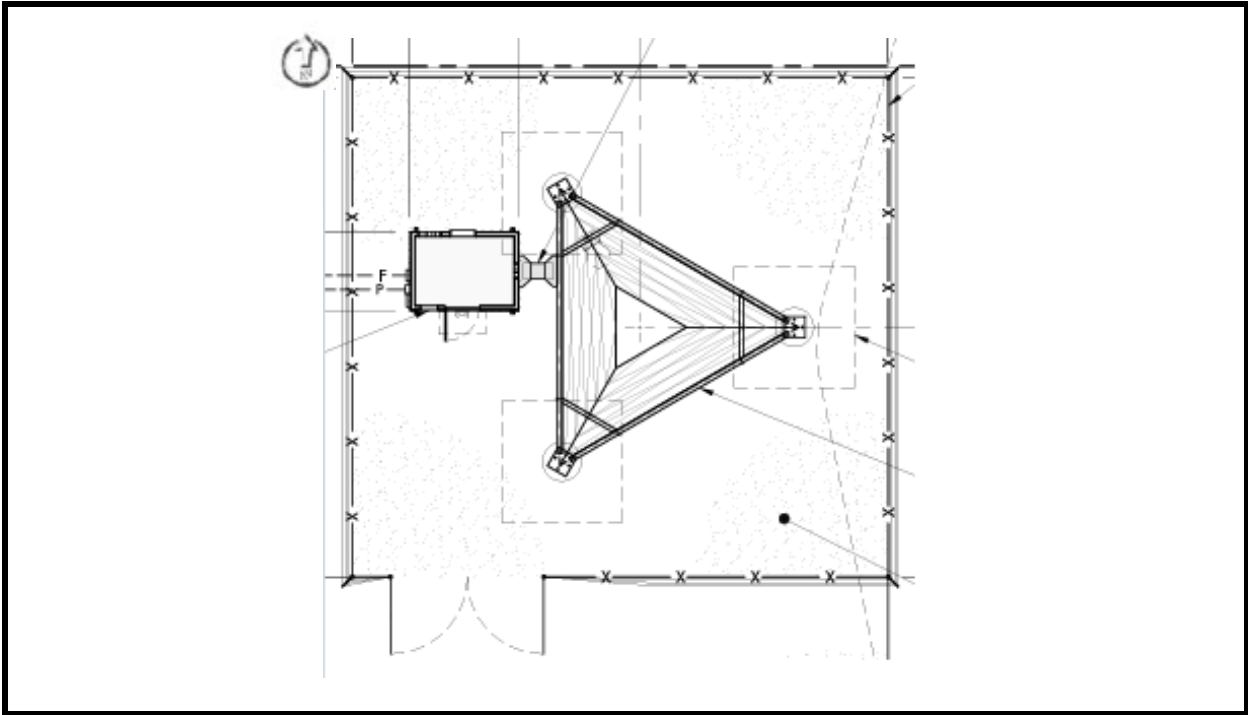
3. Location of Proposed Installation

The location of the Proposed Installation is described below:

Legal description: SW 14-6-2 W5M
Geographic coordinates: 49.467295°, -114.172206°

The Proposed Installation is shown on the drawings below. The Land Use Zoning is: Agricultural.

Drawing showing Proposed Installation Compound Layout



Aerial photograph showing Proposed Installation Location



4. Description of Proposed Antenna System

(a) Structure

The underlying structure for the Proposed Installation is a 60m self-support tower, operating at 700 - 2100Mhz frequencies.

(b) Antenna system

The antenna system will initially include nine (9) initial antennas, one (1) GPS antenna and one (1) microwave antenna, with provisions for future technology services. The diagram/photo below illustrates how the antennas will look when mounted on the tower.

(c) Premises

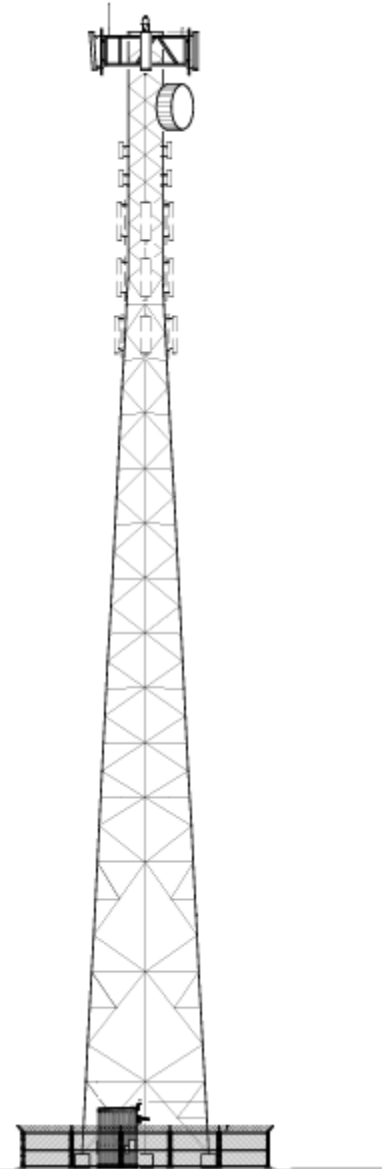
To minimize the impact on the property's current use as well as the visual impact on surrounding properties, the physical ground premises area will be located at SW 14-6-2 W5M.

The Proposed Installation will occupy a ground premises area of 20m x 20m and will include an alarmed and electronically monitored walk-in equipment cabinet surrounded by a 1.8 m high chain link security fence with a locked gate access point. The compound will also contain backup battery power, maintenance tools, manuals and first aid supplies.

It is not anticipated that tree removal will be required for the construction of the Proposed Installation. Shown on the above aerial view is the approximate location of the compound. Additional landscaping will be provided as in accordance with the direction of the MD of Pincher Creek, if required.

(d) Areas accessible to the public and measures to control public access.

The site will be surrounded by a 1.8 m high chain link security fence with barbed wire along the top and a locked gate at the access point.



5. Innovation, Science and Economic Development Canada (ISED) Authority and Requirements

(a) Rogers is regulated by Innovation, Science and Economic Development Canada (ISED)

As a federal undertaking, Rogers is regulated by Innovation, Science and Economic Development Canada (ISED) under the *Radiocommunication Act*. While the MD of Pincher Creek has a significant role to play in the approval of a tower or antenna installation, the ultimate decision to approve a tower or antenna systems lies with Innovation, Science and Economic Development Canada (ISED).

Because wireless services are federally regulated, the Municipal Government Act, and municipal by-laws and regulations that purport to govern the location and operation of cell towers and antenna systems do not apply. However, Innovation, Science and Economic Development Canada (ISED) has established a clear set of rules which wireless carriers must follow when seeking to install or modify a tower or antenna system (the “Innovation, Science and Economic Development Canada (ISED) Rules”).¹

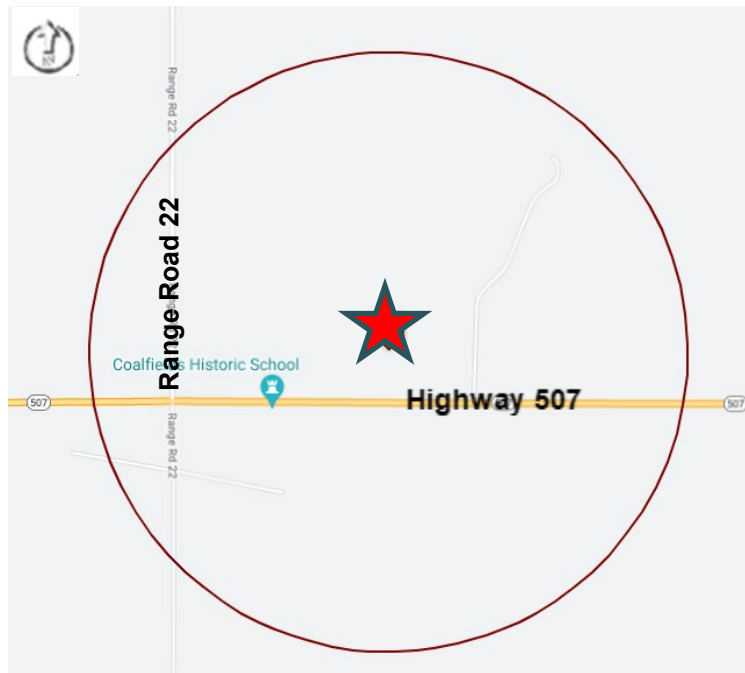
(b) Consider Sharing Existing Structures

Under the Innovation, Science and Economic Development Canada (ISED) Rules, before proposing a new tower or antenna installation, a wireless carrier must first look at locating its antennas on existing towers or other structures that are located within the specific geographical area and have sufficient height and structural integrity to allow the additional equipment.

In the case of the Proposed Installation, it was determined that there were no nearby towers or structures within 800m radius before conclusively determining the importance of pursuing the Proposed Installation at this location.

¹ CPC-2-0-03 - *Radiocommunication and Broadcasting Antenna Systems*.

Co-Location Review



Furthermore, Rogers accepts to receive any colocation and tower sharing requests made by other licensed carriers. Rogers could, to the extent where the equipment installed by any third-party carrier does not create any interference or technical constraint with its equipment, agree to share the proposed site.

(c) Consult with the Municipality

The Innovation, Science and Economic Development Canada (ISED) Rules also require us to contact the applicable municipality to understand its local consultation requirements and any preferences it may have for tower-siting and/or design. The MD of Pincher Creek concerns, preferences and suggestions are important elements to be considered when planning a new tower or antenna system.

On September 28, 2022, Rogers corresponded with the MD of Pincher Creek to discuss the location of the Proposed Installation and to understand the MD of Pincher Creek's preliminary concerns prior to submitting our formal application for approval.

6. Public Consultation

The MD of Pincher Creek has established its own tower-siting protocol entitled Telecommunication Siting Protocol with the Land Use Bylaw 1289-18 (the "Protocol") which sets out, among other things, the requirements for Rogers to engage and consult with public about the Proposed Installation.

In accordance with the Protocol, we are providing this information package to all property owners located within a radius of 1.6km from the base of the Proposed Installation. A

notice in the local community newspaper to notify the public about the Proposed Installation will also be published.

Copies of this Notification Package, as well as any correspondence between Rogers and the public, will be provided to the MD of Pincher Creek and ISED.

We will acknowledge receipt of any communications we receive from a member of the public within 14 days, and then provide a formal response within 60 days. After that, the public commentor will have a further 21 days to provide a reply.

After the public consultation process has been completed and we have addressed and resolved all reasonable and relevant concerns (and the public has not provided further comment within the 21 days), we will forward a final report setting out the details of the public consultation to the MD of Pincher Creek and Innovation, Science and Economic Development Canada (ISED). It is at this point that we will request that MD of Pincher Creek to provide its concurrence to allow the Proposed Installation to proceed.

7. Other Regulatory Requirements

(a) Safety Code 6

Rogers attests that the radio antenna system for the Proposed Installation will be installed and operated on an ongoing basis to comply with Health Canada's *Safety Code 6* limits as it may be amended from time to time, for the protection of the general public, including any combined effects of additional carrier co-locations and nearby installations within the local radio environment.²

(b) Environmental Assessment

Rogers attests that the Proposed Installation is not located within federal lands nor is it incidental to, or form part of, projects that are designated under the *Regulations Designating Physical Activities* or by the Minister of the Environment as requiring an environmental assessment. Therefore, in accordance with the Impact Assessment Act (S.C. 2019, c. 28, s. 1), Rogers confirms that the Proposed Installation is excluded from environmental assessment.

Detailed information on the Impact Assessment Act (S.C. 2019, c. 28, s. 1) can be found at: <https://laws-lois.justice.gc.ca/eng/acts/I-2.75/page-1.html>

² Additional information is available at the following Government of Canada's websites:
<http://www.ic.gc.ca/eic/site/smt-gst.nsf/eng/sf11467.html>
http://www.hc-sc.gc.ca/ewh-semt/pubs/radiation/radio_guide-lignes_direct-eng.php
<http://www.ic.gc.ca/towers>

(c) *Aeronautical Obstruction Marking Requirements*

Rogers attests that the Proposed Installation will be installed and operated on an ongoing basis in compliance with Transport Canada and NAV Canada aeronautical safety requirements. No lighting or markings are required as per Transport Canada and NAV Canada, pursuant to the *Canadian Aviation Regulations Standard 621 - Obstruction Markings and Lighting*.

Rogers will submit the necessary applications to the appropriate parties to obtain required approvals.³

(d) *Engineering Practices*

Rogers attests that the radio antenna system for the Proposed Installation will be constructed in compliance with the *National Building Code* and the Canadian Standard Association, and will respect good engineering practices, including structural adequacy.

8. Innovation, Science and Economic Development Canada (ISED)'s Spectrum Management

For information on the Innovation, Science and Economic Development Canada (ISED) Rules, please consult Innovation, Science and Economic Development Canada (ISED) at: www.ic.gc.ca/epic/site/smt-gst.nsf/en/sf08777e.html or contact the applicable local office of Innovation, Science and Economic Development Canada (ISED):

ISED - Southern Alberta District Office
220 - 4th Avenue SE, Suite 478
Calgary AB T2G 4X3
p. 1-800-267-9401
e. ic.spectrumcalgary-calgaryspectre.ic@canada.ca

General information relating to antenna systems is available on Innovation, Science and Economic Development Canada (ISED)'s Spectrum Management and Telecommunications website:

www.ic.gc.ca/epic/site/smt-gst.nsf/en/home

³ For additional detailed information, please consult Transport Canada at: <https://tc.canada.ca/en/corporate-services/acts-regulations/list-regulations/canadian-aviation-regulations-sor-96-433>

9. Invitation for Public Comment

Members of the public are invited to provide their comments to LandSolutions Inc. on behalf of Rogers about the Proposed Installation by mail, email or phone.

To be considered part of this consultation, members of the public are invited to provide their comments by email or mail to LandSolutions Inc. on behalf of Rogers by close of business day on August 31, 2023.

LandSolutions Inc. Attn: Kristina Schmidt, MCIP Municipal Affairs Specialist 1420, 333 11 Avenue SW Calgary, AB T2R 1L9 p. 403-290-0008 e. comments@landsolutions.ca	MD of Pincher Creek Attn: Laura McKinnon Development Officer Box 279 Pincher Creek, AB T0K1W0 p. 403-627-3130 e. AdminDevOfr@mdpincercreek.ab.ca
---	---

All comments and questions received will form part of a report of consultation provided to the MD of Pincher Creek in accordance with the Protocol and the Innovation, Science and Economic Development Canada (ISED) Rules.



SW14 6-2-5

Proposed Tele. Comm Site

Distance: 112.17 m

UNKNOW

HWY507

HWY507

HWY507

7927 HT

7927 HT



- (e) a site suitability analysis including but not limited to, topography; soils characteristics and classification; storm water collection; accessibility to a road; availability of water supply, sewage disposal system and solid waste disposal if applicable; compatibility with surrounding land uses; potential impacts to agricultural land, operations and pursuits; potential visual impacts, and consistency with the policies of the Municipal Development Plan;
- (f) preliminary grading/drainage plan;
- (g) any impacts to the local road system including required approaches from public roads having regard to Municipal District of Pincher Creek No. 9 standard;
- (h) post-construction reclamation plan and decommissioning plan detailing how the developed lands will be returned to as natural a state as possible, including removal of subsoil structures;
- (i) if required by the Development Authority, an Environmental Assessment Review prepared by a qualified professional or other studies and reports to demonstrate site suitability and impact mitigation;
- (j) an application shall be submitted for each titled parcel;
- (k) prior to a decision being made, the applicant shall hold a public meeting in order to solicit the views of the public in regard to the application and report the information received to the Development Authority;
- (l) the applicant shall forward to the Municipal District of Pincher Creek No. 9 copies of all regulatory and utility permits, approvals, and conditions prior to commencement of construction.

59.9 In the “Agriculture – A”, “Wind Farm Industrial – WFI” and “Urban Fringe – UF” land use districts, applicants shall consider the following when selecting sites:

- (a) use of the lowest productive land, dry corners, and poor agricultural land with Canada Land Inventory (CLI) soil classification of 4 through 7, is preferred;
- (b) to the extent possible, use of irrigated land, native prairie grassland and high quality agricultural soils with a CLI classification of Class 1 through 3, is not preferred.

SECTION 60 TELECOMMUNICATION SITING PROTOCOL

60.1 PURPOSE

This section serves as the protocol for the installation and modification of telecommunication, radiocommunication and broadcasting antenna systems (antenna systems) in the MD of Pincher Creek. The protocol establishes the procedural standard for public participation and consultation that applies to proponents of antennas systems and identifies the MD of Pincher Creek’s preferred development and design standards.

60.2 APPLICABILITY

The federal Minister of Industry is the approval authority for the development and operation of antenna systems, pursuant to the Radiocommunication Act. Innovation, Science and Economic Development (ISED) Canada recognizes the importance of considering input from local Land Use Authorities and the public regarding the installation and modification of antenna systems and encourages Land Use Authorities to establish a local protocol to manage the process of identifying and conveying concerns, questions



and preferences to the proponent of an antenna system and Innovation, Science and Economic Development (ISED) Canada.

The local protocol established in this Section applies to any proposal to install or modify a telecommunication, radiocommunication or broadcast antenna system within the MD of Pincher Creek which is not excluded from the consultation requirements established by Innovation, Science and Economic Development (ISED) Canada in Client Procedures Circular CPC-2-03 [or subsequent/amended publications]. Proponents of excluded antenna systems are nevertheless encouraged to contact the MD of Pincher Creek to discuss the proposal and identify any potential issues or concerns and give consideration to the development and design standards in Section 60.5.

(a) Antenna Systems Siting Protocol Exclusion List:

Innovation, Science and Economic Development (ISED) Canada has determined that certain antenna structures are considered to have minimal impact on the local surroundings and do not require consultation with the local Land Use Authority or the public. Innovation, Science and Economic Development (ISED) Canada's publication, Radiocommunication and Broadcast Antenna Systems CPC-2-0-03 lists the types of antenna installations exempted from the requirement to consult with the local Land Use Authority and the public. The installations listed in CPC-2-03 are therefore excluded from the MD of Pincher Creek Land Use Bylaw and include:

- (i) maintenance of existing radio apparatus including the antenna system, transmission line, mast, tower or other antenna-supporting structure;
- (ii) addition or modification of an antenna system (including improving the structural integrity of its integral mast to facilitate sharing), the transmission line, antenna-supporting structure or other radio apparatus to existing infrastructure, a building, water tower, etc. provided the addition or modification does not result in an overall height increase above the existing structure of 25% of the original structure's height;
- (iii) maintenance of an antenna system's painting or lighting in order to comply with Transport Canada's requirements;
- (iv) installation, for a limited duration (typically not more than 3 months), of an antenna system that is used for a special event, or one that is used to support local, provincial, territorial or national emergency operations during the emergency, and is removed within 3 months after the emergency or special event; and
- (v) new antenna systems, including masts, towers or other antenna-supporting structure, with a height of less than 15 metres above ground level.

Proponents, who are not certain if their proposed structure is excluded, or whether consultation may still be prudent, are advised to contact the MD of Pincher Creek or Innovation, Science and Economic Development (ISED) Canada for guidance.

60.3 MUNICIPAL REVIEW AND ISSUANCE OF CONCURRENCE OR NON-CONCURRENCE

- (a) The MD of Pincher Creek Development Authority shall be responsible for reviewing and issuing municipal concurrence or non-concurrence for all antenna system proposals within the MD of Pincher Creek which are not excluded under Section 60.2.



- (b) Concurrence with a proposal will be measured against the requirements of the applicable land use district within which the antenna system is proposed, the development and design standards in Section 60.5, applicable policies of the MD of Pincher Creek Municipal Development Plan, and consideration of comments received during the public consultation process (section 60.7) and any other matter deemed relevant by the Development Authority:
 - (i) when a proposal is given a concurrence decision, the proponent will receive a letter of concurrence from the Development Authority documenting its decision;
 - (ii) when a proposal is given a non-concurrence decision, the proponent will receive a letter of non-concurrence from the Development Authority describing the reasons for the decision.
- (c) Municipal concurrence does not constitute approval of uses, buildings and structures which require issuance of a development permit under the Land Use Bylaw. A proposal which includes uses, buildings or structures in addition to the antenna system, is required to obtain development permit approval for such uses, buildings and structures in accordance with the provisions of the Land Use Bylaw.

60.4 MUNICIPAL REVIEW PROCESSING PERIOD

- (a) Except as provided in subsection 60.4(b), the Development Authority will issue a decision of either concurrence or non-concurrence within 40 days of receiving a complete application package.
- (b) The 40-day processing time period may be extended by the proponent or the MD of Pincher Creek, through mutual consent.

60.5 DEVELOPMENT AND DESIGN STANDARDS

The MD of Pincher Creek requests that the following antenna systems development and design standards be adhered to:

(a) Co-utilization

Co-utilization of existing antenna systems is the preferred option within the MD of Pincher Creek and is encouraged whenever feasible. The MD of Pincher Creek recognizes that while this is the preferred option, co-utilization of existing antenna systems is not always possible.

(b) Public Roadway Setbacks

Rural:

- (i) In order to facilitate future widening/service road dedication and reduce potential snow drifting/sight restrictions, an antenna system (excluding any guy wires or similar support mechanisms) should be placed no closer than 30.0 metres (98.4 ft.) from the property line abutting a rural road. A lesser setback may be considered at the discretion of the Development Authority on a site-specific basis.

Hamlet:

- (ii) An antenna system (including any guy wires or similar support mechanisms) proposed within a hamlet should be placed no closer than 7.62 metres (25 ft.)



from the property line abutting the public road. A lesser setback may be considered at the discretion of the Development on a site-specific basis.

- (c) Locational Criteria
 - (i) Antenna systems should maintain an adequate setback from hazard lands, as required in Part VII, Section 35.
 - (ii) Proponents should consult the MD of Pincher Creek Municipal Development Plan, to determine whether the proposed location of the antenna system is within an environmentally significant area. If the proposed site of the antenna systems is located within an identified environmentally significant area, the proponent should submit documentation to the Development Authority demonstrating site suitability.
 - (iii) The Pincher Creek Airport (CZPC) is vital to fighting forest fires in the region and integral to future economic development. Further, the Cowley aerodrome (CYYM) is integral to recreational glider aircraft. It is the preference of the MD of Pincher Creek that no telecommunication antenna systems be developed within 4000m of either runway to help minimize aeronautical hazard.
- (d) Lighting Signage and Appearance
 - (i) Antenna structures shall be lit with Transport Canada approved lighting;
 - (ii) Proponents for antenna structures which are visible from higher density residential areas may be requested to employ innovative design measures to mitigate the visual impact of these structures. The proponent shall provide stealth structure options when requested by the Municipality. Stealth structure options will be based on an evaluation of the massing, form, colour, material, and other decorative elements, that will blend the appearance of the facility into and with the surrounding lands.
 - (iii) The placement of signage on antenna systems is not permitted, except where required by applicable federal agencies.

60.6 APPLICATION SUBMITTAL REQUIREMENTS

- (a) Proponents are encouraged to contact the MD of Pincher Creek in advance of making their submission to obtain information about this Protocol and identify any preliminary issues or concerns.
- (b) The following application package shall be submitted to the MD of Pincher Creek for consideration of a proposed antenna system:
 - (i) a completed Telecommunication Antenna Siting Protocol application, including site plan;
 - (ii) the prescribed fee;
 - (iii) a description of the type and height of the proposed antenna system and any guy wires or other similar support mechanisms (e.g. support cables, lines, wires, bracing);
 - (iv) the proposed lighting and aeronautical identification markings for the antenna and any supporting structures;
 - (v) documentation regarding potential co-utilization of existing towers within 800 metres (0.5 miles) of the subject proposal; and



- (vi) any other additional information or material the Development Authority determines to be necessary and appropriate to properly evaluate the proposed submission.
- (c) Proposals for freestanding telecommunication antennas shall not be required to obtain a development permit unless buildings or structures are also proposed in addition to the antenna system and supporting structures. For such proposals, the following shall be submitted in addition to the requirements of 60.6(b):
 - (i) a completed development permit application;
 - (ii) the prescribed fee.

60.7 NOTIFICATION AND PUBLIC CONSULTATION PROCESS

- (a) Upon receipt of an application package, the Development Authority shall review the application for completeness and, if deemed complete, will:
 - (i) schedule a date for a public development meeting to be held by the Development Authority, at which the proposal will be reviewed and comment received regarding the proposal;
 - (ii) notify the proponent and/or representative of the antenna system of the development hearing date;
 - (iii) post a notice of the development hearing in a newspaper in accordance with Section 19 of the Land Use Bylaw; and
 - (iv) notify by mail persons likely to be affected by the proposal of the development hearing date, including:
 - a. landowners within 1.61 km (1 mile) of the proposed antenna system;
 - b. any review agencies deemed affected, as determined by the Development Authority;
 - c. any other persons deemed affected, as determined by the Development Authority;
 - d. The notifications must be sent 19 days prior to the public meeting date.
- (b) The proponent or a representative should attend the development hearing and be prepared to explain all aspects of the proposal including the siting, technology, and appearance of the proposed antenna system.

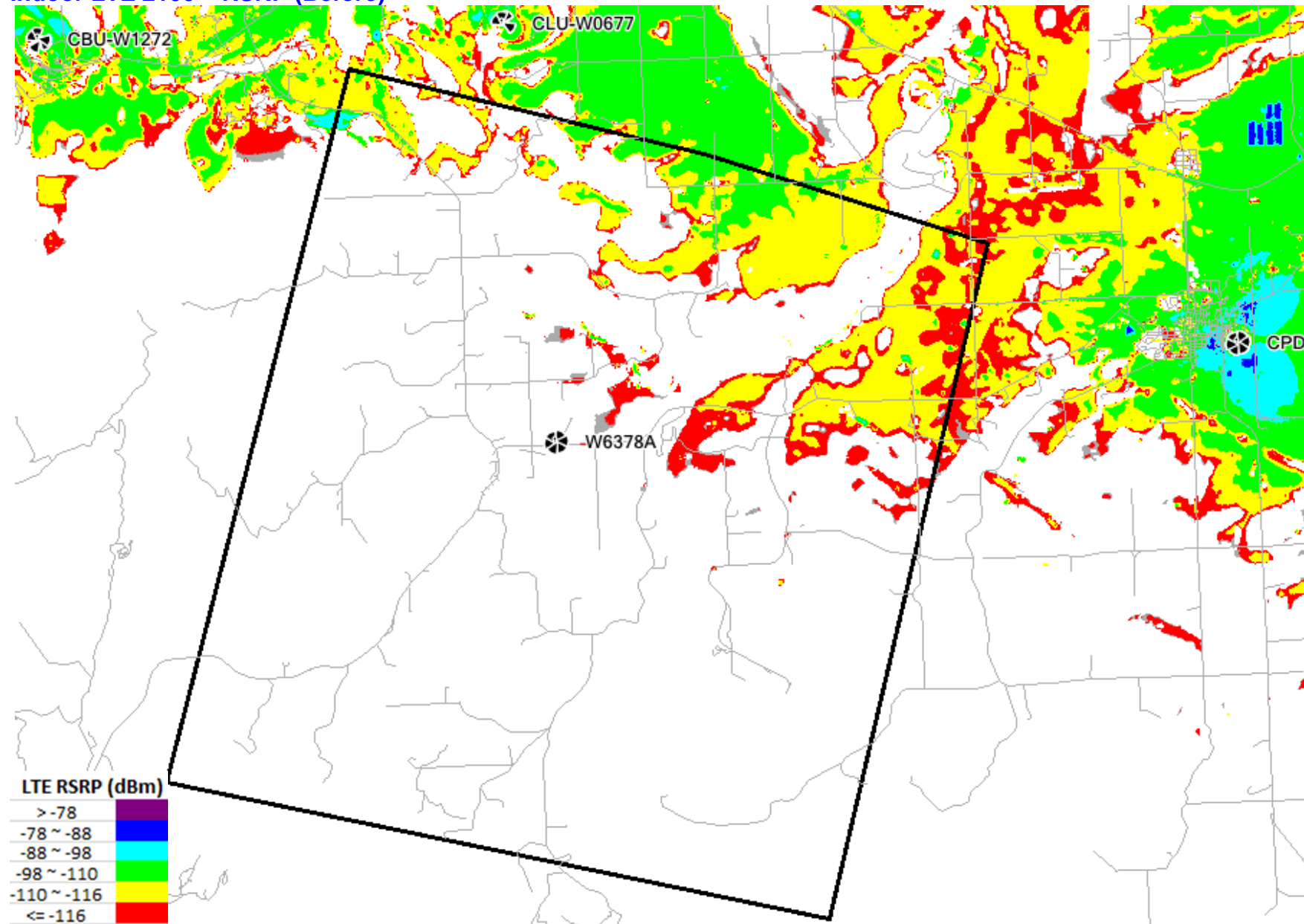
SECTION 61 CANNABIS PRODUCTION FACILITY

- 61.1 The owner or applicant must provide as a condition of development a copy of the current license for all activities associated with Cannabis production as issued by Health Canada.
- 61.2 The owner or applicant must obtain any other approval, permit, authorization, consent or license that may be required to ensure compliance with applicable federal, provincial or other municipal legislation.
- 61.3 The development must be done in a manner where all of the processes and functions are fully enclosed within a stand-alone building.
- 61.4 The development shall not operate in conjunction with another approved use.



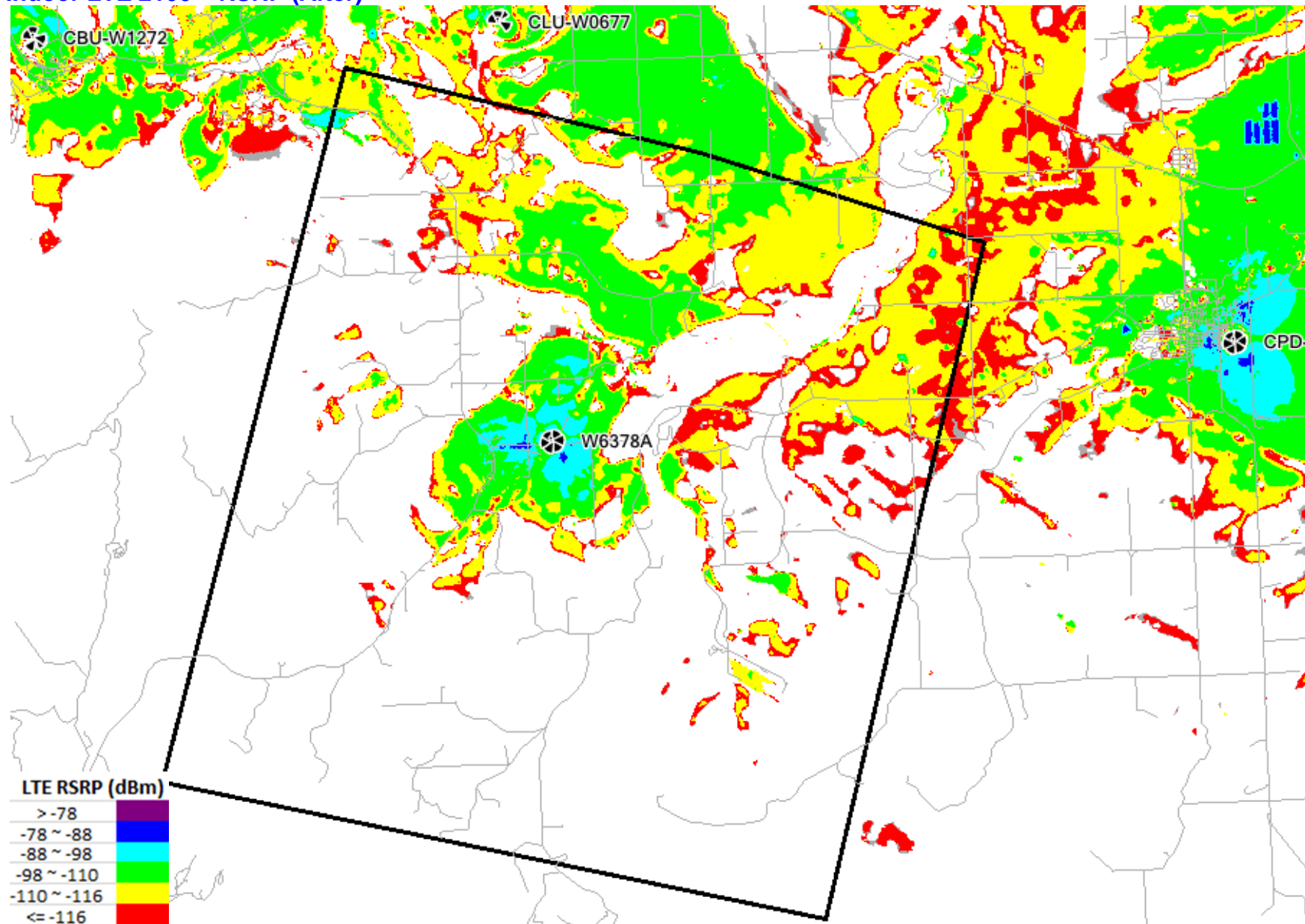
PRELIMINARY RADIO SITE QUALIFICATION

Indoor LTE 2100 – RSRP (Before)






PRELIMINARY RADIO SITE QUALIFICATION

Indoor LTE 2100 – RSRP (After)



Recommendation to Municipal Planning Commission

TITLE: DEVELOPMENT PERMIT No. 2023-47 Applicant: Jasper Unruh Location Lot 1, Block 2, Plan 2211629 Within NW 34-5-30 W4 Division: 2 Size of Parcel: 1.61 ha (4 Acres) Zoning: Agriculture – A Development: Accessory Building– Setback Variance		
PREPARED BY: Laura McKinnon	DATE: October 24, 2023	
DEPARTMENT: Planning and Development		
Signature:		ATTACHMENTS:
 _____ 2023/10/26		1. Development Permit Application 2023-47 2. Accessory Building Drawing 3. GIS Site Plan 4. Applicant letter to MPC
APPROVALS:		
		 _____ Roland Milligan
		_____ Date
		_____ Date

RECOMMENDATION:

That Development Permit Application No. 2023-47, to build an accessory building, 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.

Waiver(s):

1. That a 3.03m (9.94 ft) Variance be granted from the Minimum Setback from all other property lines of 7.5m (24.6ft) for a setback of 4.47m (14.66ft) to the South for the accessory building.

BACKGROUND:

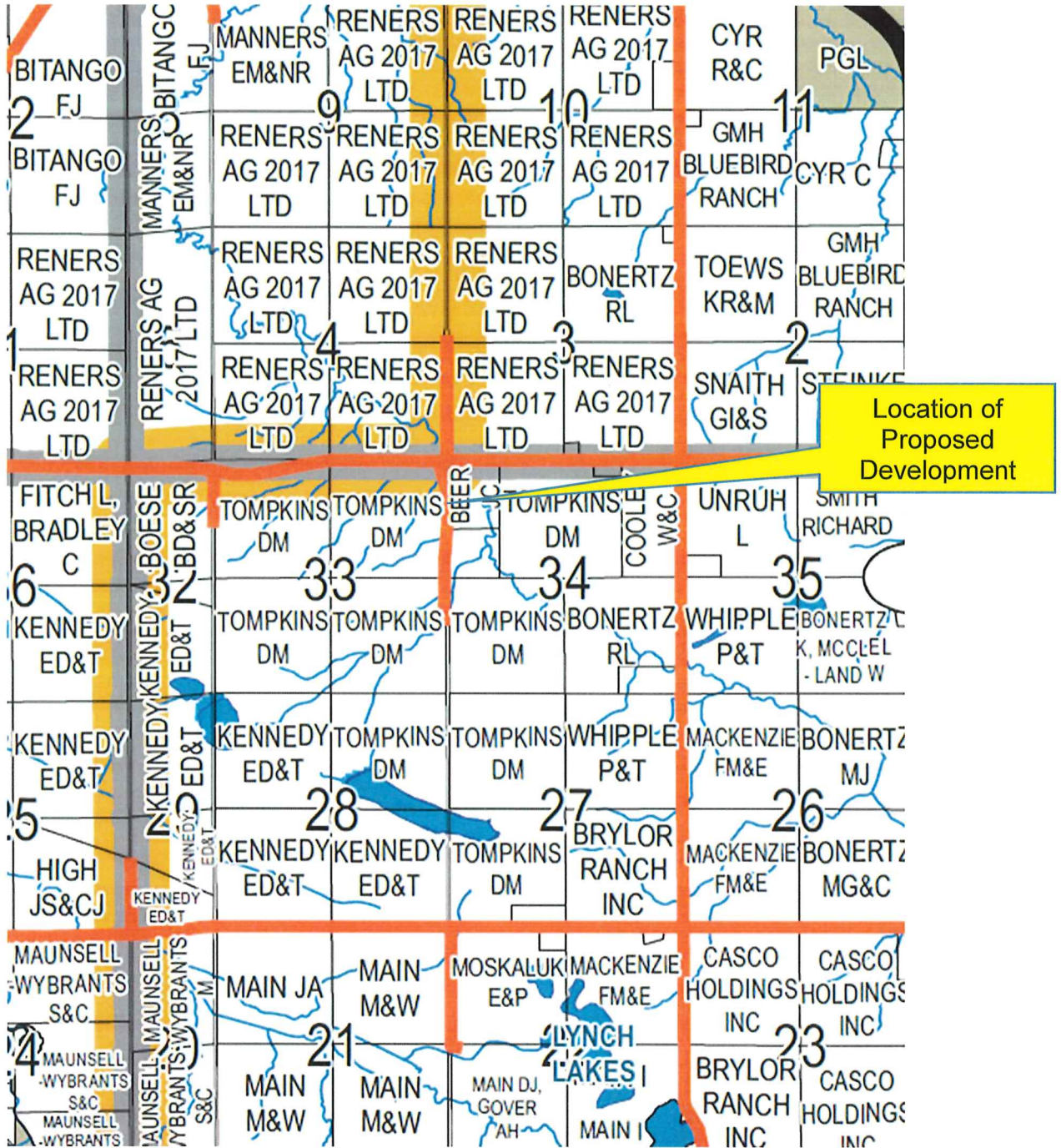
- On October 5 2023, the MD accepted the Development Permit Application No. 2023-47 from applicant Jasper Unruh. (*Attachment No. 1*).
- This application it to allow for an accessory building to be placed on an agricultural parcel, replacing the accessory building that burnt down (*Attachment No. 2*).
- This application is being placed in front of the MPC because:
 - Within the Agriculture – A Land Use District, a Setback Variance is a Discretionary Use.
- The accessory building will be used primarily for dry storage (*Attachment No. 3*).

Recommendation to Municipal Planning Commission

- The applicant advised why the variance was required (*Attachment No. 4*).
- The application was forwarded to the adjacent landowners for comment; no responses were received at the time of this report being written.

Recommendation to Municipal Planning Commission

Location of Proposed Development





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. 2023-47

Date Application Received Oct. 5/23

PERMIT FEE \$100 Permitted
\$150 Discretionary

Date Application Accepted Oct. 5/23

RECEIPT NO. _____

Tax Roll # _____

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: Jasper Unruh

Address: Box 221 Pincher Creek AB T0K1W0

Telephone: [REDACTED] Email: [REDACTED]

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:

Legal Description: Lot(s) 1

Block 2

Plan 2211629

Quarter Section 4;30;5;34;NW

Estimated Commencement Date: ~~_____~~ Dec 2023

Estimated Completion Date: Dec 2024

SECTION 3: SITE REQUIREMENTS

Land Use District: Agriculture - A 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			
(2) Area of Building			
(3) %Site Coverage by Building (within Hamets)			
(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)

ACCESSORY BUILDING	Proposed	By Law Requirements	Conforms
(1) Area of Site			
(2) Area of Building	1200 sqft		
(3) % Site Coverage by Building (within Hamlets)			
(4) Front Yard Setback Direction Facing: North	255' / 77m	7.5M	Yes
(5) Rear Yard Setback Direction Facing: South	10' / 3m	7.5M	NO
(6) Side Yard Setback: Direction Facing: West	164' / 50m	30M	Yes
(7) Side Yard Setback: Direction Facing: East	386' / 118m	7.5M	Yes
(8) Height of Building	16' / 4.9m		
(9) Number of Off Street Parking Spaces	<u> </u>		

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: Oct 3/2023

Jasper Unruh
Applicant

[Signature]
Registered Owner

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.

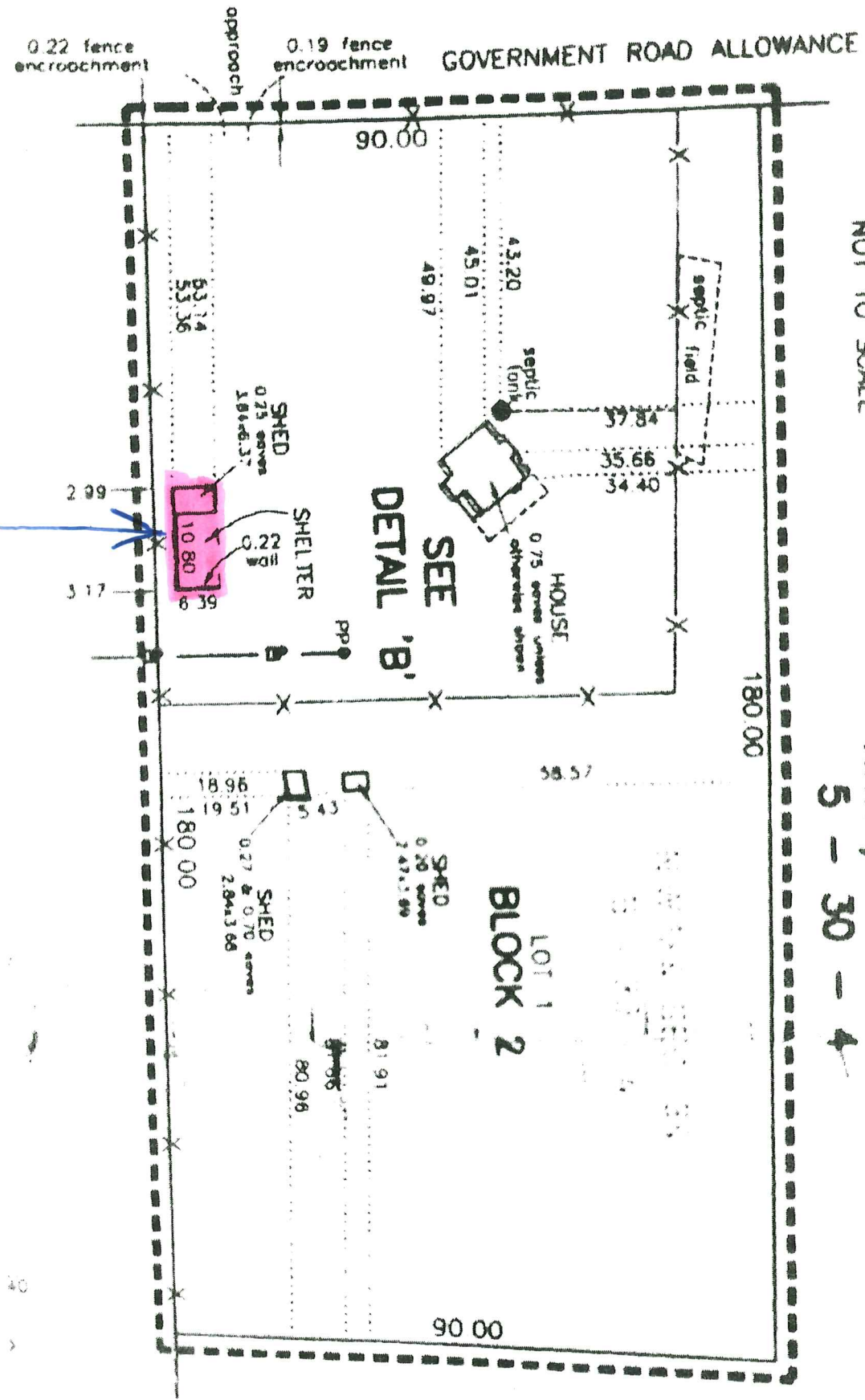
1. In addition to completing this application form in its entirety, an application for a development permit shall be accompanied by the following information, where relevant:
 - (a) a lot plan at scale to the satisfaction of the Development Officer showing the size and shape of the lot, the front, rear 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.

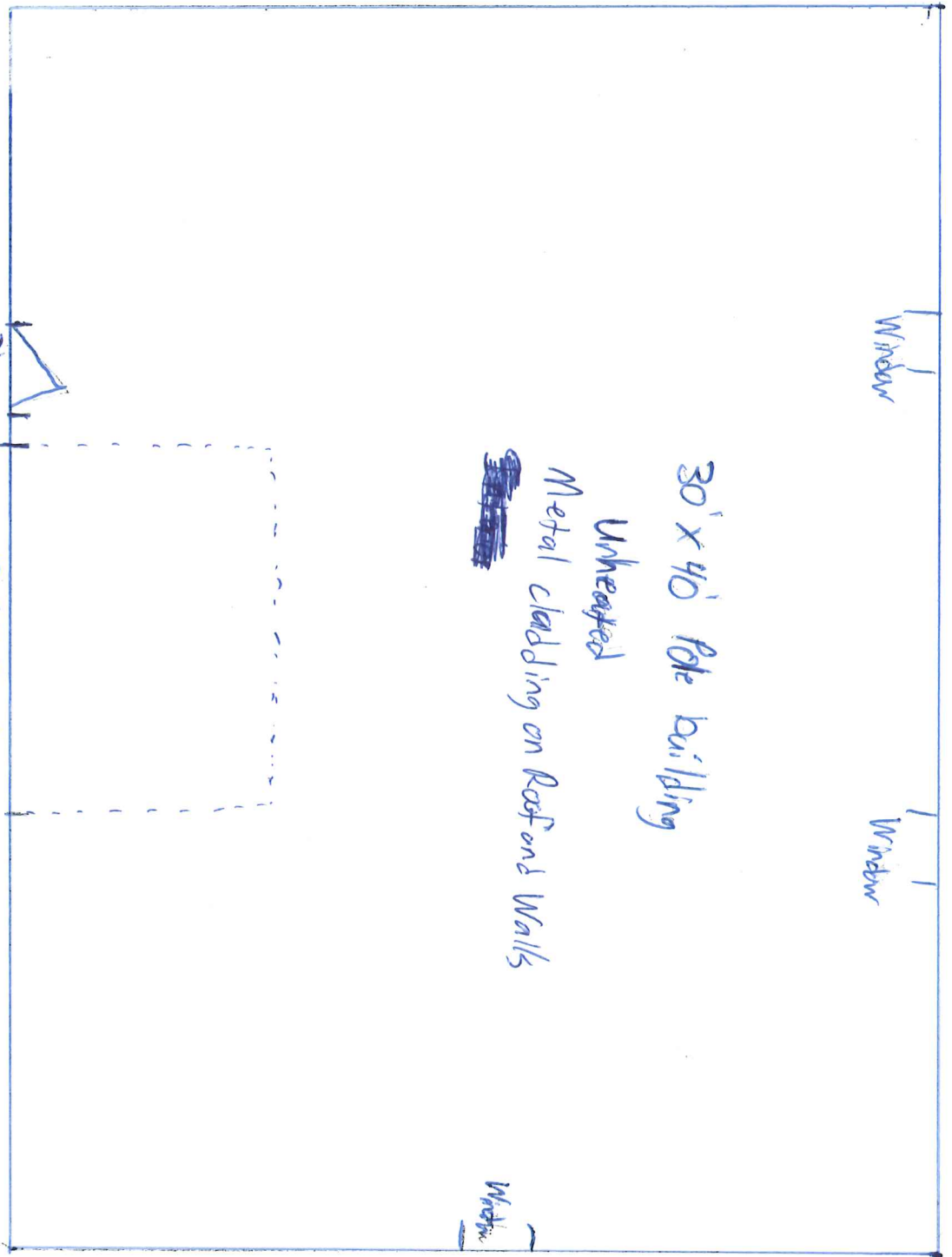
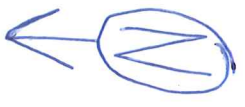
DETAIL 'A'
NOT TO SCALE

N.W. 1/4 SEC. 34
5 - 30 - 4



Proposed location of structure

Jasper Urach



30' x 40' Pole Building

Unheated

Metal cladding on Roof and Walls

Window

Window

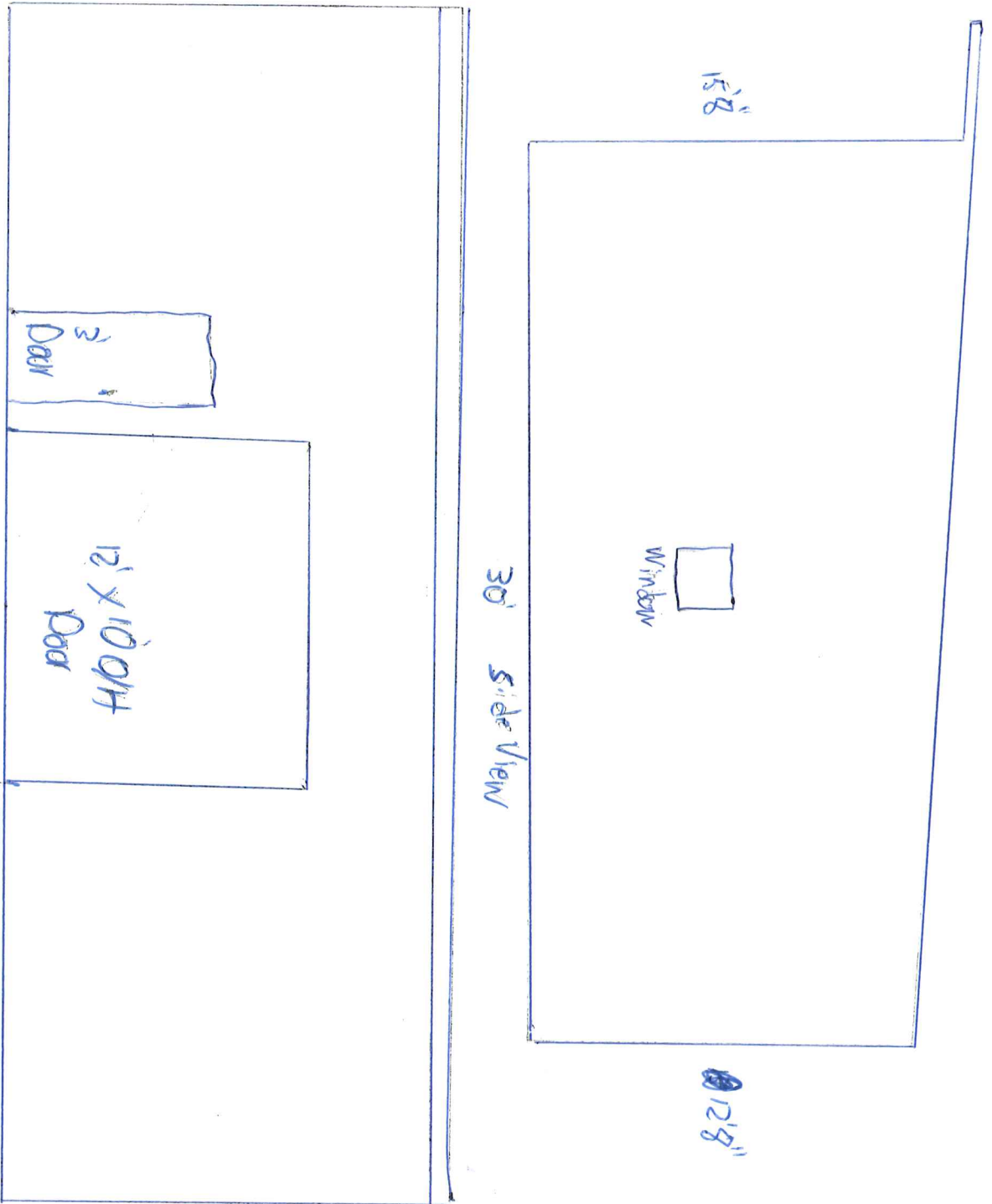
Window

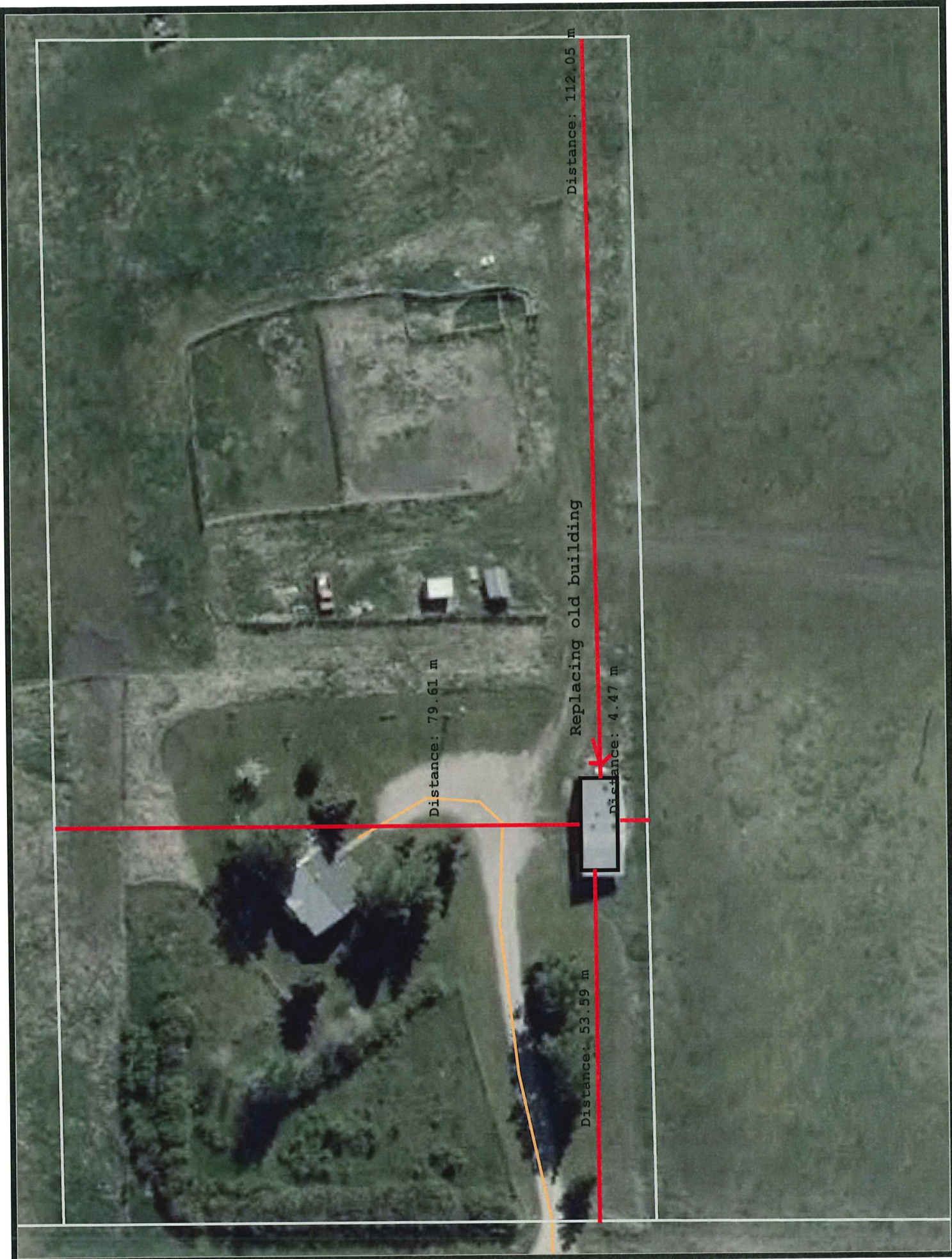
30'

Main Door

12x10 OH Door

40'





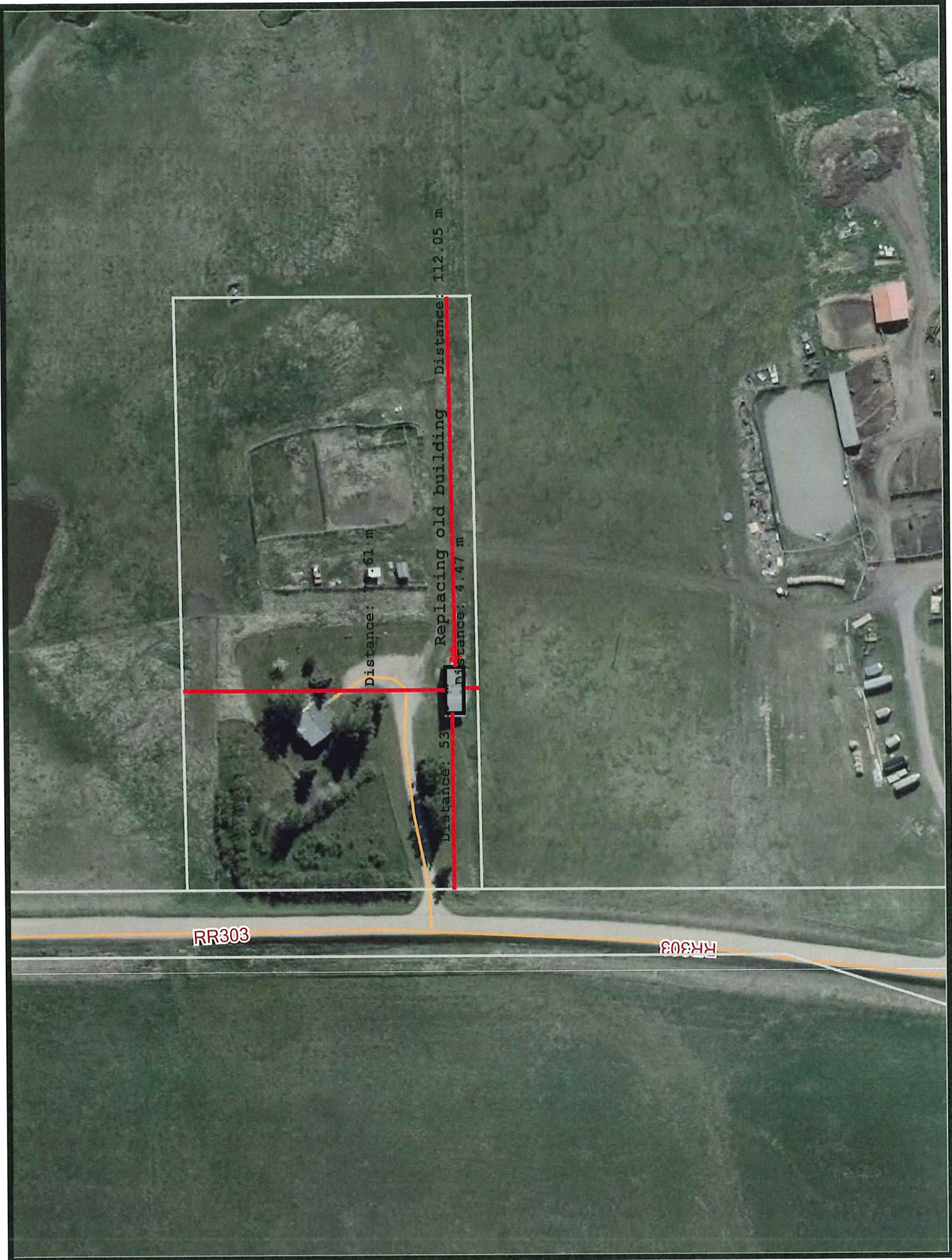
Distance: 79.61 m

Distance: 112.05 m

Replacing old building

Distance: 53.59 m

Distance: 4.47 m



RR303

RR303

Distance: 7.61 m

Distance: 112.05 m

Replacing old building

Distance: 4.47 m

Distance: 53.1 m

Oct 3, 2023

To Laura,

I would like to apply for permit to build a new agricultural building for equipment storage. I would like to build it at the same location as the shed/shelter (this shed/shelter was lost to fire last year), which is straight south of the residence. I understand this is too close to property line. I believe this is the best location for the new building since there was a building here for many years and I would also like to leave the area on the east half of the property as pasture land for livestock.

Thank you for your consideration,

Jasper Unruh

DEVELOPMENT OFFICER REPORT

October 2023

Development / Community Services Activities includes:

- Oct 2 Truth and Reconciliation Day
- Oct 3 Municipal Planning Commission Meeting
- Oct 4 Evolugen Solar – Pre Council Meeting
- Oct 4 Planning Session
- Oct 6 SDO
- Oct 9 Thanksgiving Holiday
- Oct 10 Committee & Council Meeting
- Oct 11 Site Visit – Evolugen Solar Site – Spring Coulee
- Oct 12 Ecological Corridor Development Mitigations Workshop (Ranchlands)
- Oct 13 Inspections – Lundbreck
- Oct 19 Apex Utilities Upgrade Meeting
- Oct 20 Vacation
- Oct 24 Committee & Council Meeting
- Oct 25 South Canadian Rockies Board Meeting
- Oct 26 Land Use Bylaw & Strategic Plan Open House

PLANNING DEPARTMENT STATISTICS

Development Permits Issued by the Development Officer for October 2023

No.	Applicant	Division	Legal Address	Development
2023-46	William Morlidge & Bridget Macqueen	4	Lot 1, Block 1, Plan 9813289 within NW 36-7-1 W5	Single Detached Residence
2023-48	David Willms	3	NW 20-5-2 W5	Accessory Building
2023-49	Glenn & Deborah Mayowski	4	SW 25-8-1 W5	Single Detached Residence
2023-50	Curtis Klein	3	SE 13-6-1 W5	Accessory Building

Development Permits Issued by Municipal Planning Commission October 2023

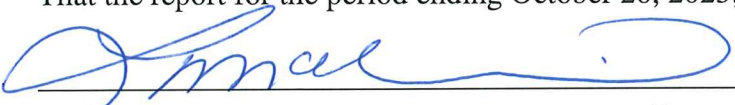
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Development Statistics to Date

DESCRIPTION		2023 To date (Oct)	2022	2021	2020
Dev Permits Issued	4 – October	46 30 -DO 16 -MPC	48 29 – DO 19 - MPC	68 46-DO 19-MPC	67 57-DO 10-MPC
Dev Applications Accepted	5 – October	52	49	70	67
Utility Permits Issued	3 – October	32	12	31	27
Subdivision Applications Approved	0 – October	5	8	20	18
Rezoning		0	5	0	0
DESCRIPTION		2023 to Date (October)	2022	2021	2020
Compliance Cert	3 – October	20	32	41	24

RECOMMENDATION:

That the report for the period ending October 26, 2023, be received as information.



Prepared by: Laura McKinnon, Development Officer

Date: October 26 2023

Respectfully Submitted to: Municipal Planning Commission