

**Municipal District of Pincher Creek No. 9
MUNICIPAL PLANNING COMMISSION**

Council Chambers

May 7th, 2024

6:30 pm

Agenda

1. Adoption of Agenda

2. Minutes

- a. Meeting Minutes of April 2nd, 2024

3. Closed Meeting Session

4. Unfinished Business

5. Development Permit Applications

- a. Development Permit Application No. 2024-11
Andre McGaughey
Lot 1, Block 1, Plan 0814776 within NE 25-7-2 W5
Farm Building
- b. Development Permit Application No. 2024-14
Fred MacKinnon
Lot 21, Block 17, Plan 7610822 within Lundbreck
Accessory Building
- c. Development Permit Application No. 2024-15
James MacKinnon and Katarina Oczkowski
Lot 2, Block 3, Plan 1013229 within ptn of 4-7-29 W4
Secondary Farm Residence
- d. Development Permit Application No. 2024-17
Robert Stillman and Sharlene Williamson
SE 1-6-2 W5
Secondary Farm Residence
- e. Development Permit Application No. 2024-19
Glenda Kettles O/A Dam Campground
Lot A, Block OT, Plan 2420 JK within NE 27-4-28 W4
Freestanding Sign, Recreational Accommodation – Commercial Highway (10 Sites) & Outdoor
Storage

6. Development Reports

- a. Development Officer's Report
- Report for April 2024

7. Correspondence

- a. **ORRSC Periodical Spring 2024**

- 8. New Business**
- 9. Next Regular Meeting – June 4th 2024**
- 10. Adjournment**

**Meeting Minutes of the
Municipal Planning Commission
April 2nd, 2024 6:30 pm
MD of Pincher Creek Council Chambers**

ATTENDANCE

Commission: Member at Large Laurie Klassen, Reeve Dave Cox, Councillors Rick Lemire, Tony Bruder, and John MacGarva

Staff: CAO Roland Milligan

Planning
Advisor: ORRSC, Senior Planner Gavin Scott

Absent: Chairperson Jeff Hammond and Development Officer Laura McKinnon

Co-Chairperson Tony Bruder called the meeting to order, the time being 6:30 pm.

1. ADOPTION OF AGENDA

Member at Large Laurie Klassen 24/020

Moved that the agenda for May 7th, 2024, be approved as presented.

Carried

2. ADOPTION OF MINUTES

Member at Large Laurie Klassen 24/021

Moved that the Municipal Planning Commission Meeting Minutes for April 2nd, 2024 be approved as presented.

Carried

3. CLOSED MEETING SESSION

Reeve Dave Cox 24/022

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

Carried

Reeve Dave Cox 24/023

Moved that the Municipal Planning Commission open the meeting to the public, the time being 6:43 pm.

Carried

4. **UNFINISHED BUSINESS**

5. **DEVELOPMENT PERMIT APPLICATIONS**

- a. **Development Permit Application No. 2021-59**
Sherban Comanescu
Ptn of SE 19-5-2 W4
Variance and Permit Extension

Reeve Dave Cox

24/024

Moved that Development Permit No. 2021-59, for a Greenhouse and Development Permit Extension, 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 23.15m (75.95ft) Variance be granted from the setback from Public Roadways requirement of 30m (98.4ft) to the East for a setback of 6.85m (22.5ft).
2. That a one year development permit extension be granted, expiring on April 6, 2025.

- b. **Development Permit Application No. 2024-09**
David Oczkowski
Lot 12, Block 17, Plan 7810643 within Lundbreck
Modular Home - Variance

Councillor Rick Lemire

24/025

Moved that Development Permit No. 2024-09, for a Modular Home, 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 1.5m (4.9ft) Variance be granted from the Front Yard Setback Requirement of 6m (19.7ft) to the South for a setback of 4.5m (15ft).
2. That a 1.5m (4.9ft) Variance be granted from the Secondary Front Yard Setback Requirement of 3m (9.8ft) to the East for a setback of 1.5m (4.9ft)

6. **DEVELOPMENT REPORT**

a. Development Officer's Report

Councillor Rick Lemire 24/026

Moved that the Development Officer's Report, for the period March 2024, be received as information.

Carried

7. **CORRESPONDENCE**

8. **NEW BUSINESS**

None

9. **NEXT MEETING** – June 4th, 2024; 6:30 pm.

10. **ADJOURNMENT**

Reeve Dave Cox 24/027

Moved that the meeting adjourn, the time being 6:50 pm.

Carried

Co-Chairperson Tony Bruder
Municipal Planning Commission

Development Officer
Laura McKinnon
Municipal Planning Commission

Recommendation to Municipal Planning Commission

TITLE: DEVELOPMENT PERMIT No. 2024-11 Applicant: Andre McGaughey Location: Lots 1, Block 1, Plan 0814776 within NE 25-7-2 W5 Division: 5 Size of Parcel: 10.83 ha (26.76 Acres) Zoning: Grouped Country Residential - GCR Development: Farm Building	
PREPARED BY: Laura McKinnon	DATE: May 1, 2024
DEPARTMENT: Planning and Development	
Signature: 	ATTACHMENTS: 1. Development Permit Application 2024-11 2. Farm Building Drawing 3. GIS Site Plan
APPROVALS:	
	 Roland Milligan
Department Director	CAO
Date	Date
	2024/05/02

RECOMMENDATION:

That Development Permit Application No. 2024-11, for a Farm 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 shipping container be permitted use for storage within the Farm Building

BACKGROUND:

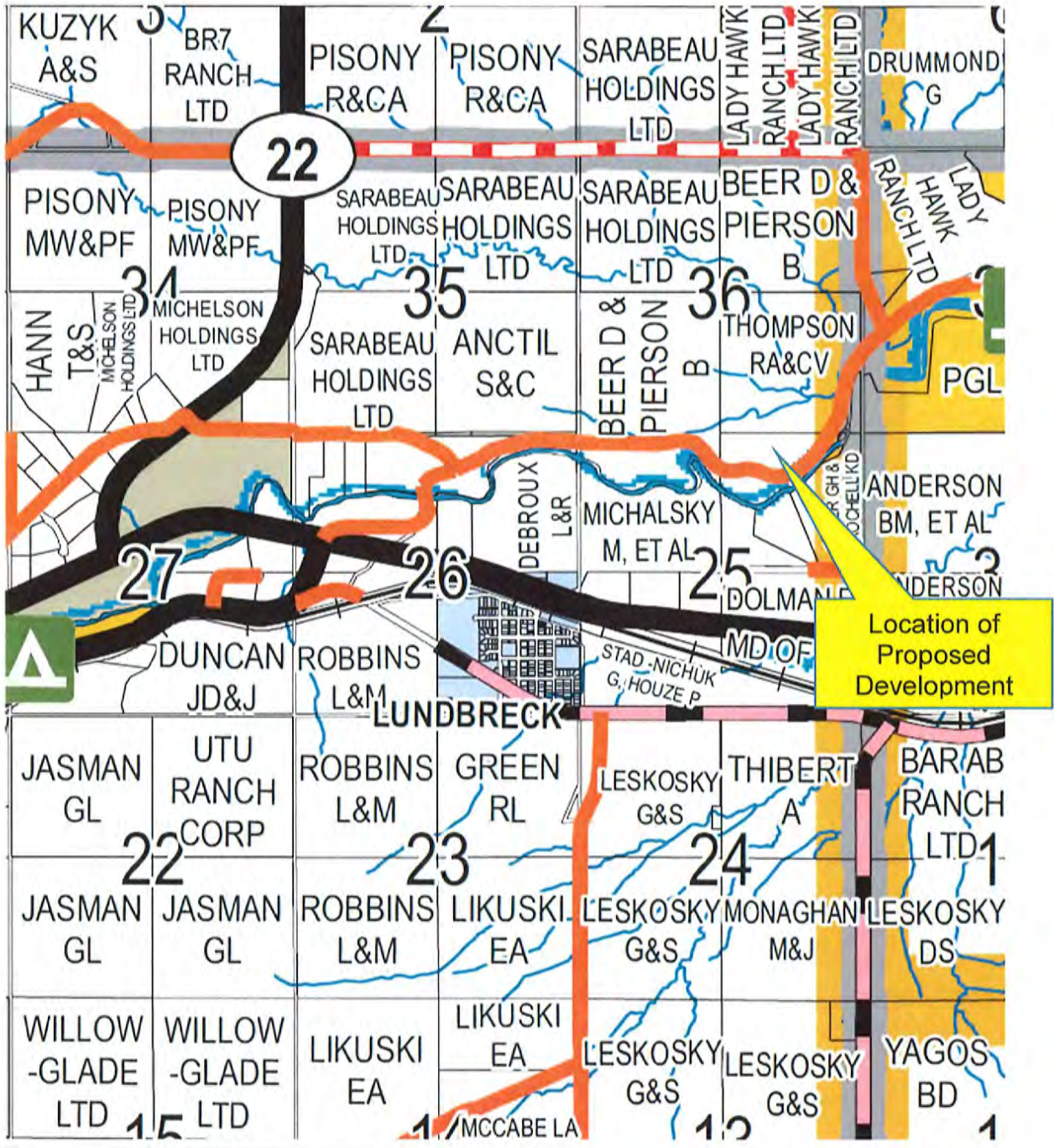
- On March 21, 2024, the MD accepted the Development Permit Application No. 2024-11 from applicant Andre McGaughey. (*Attachment No. 1*).
- This application is to allow for a Farm Building for feed and tool storage to be placed on a Grouped Country Residential parcel. (*Attachment No. 2*)
- This application is being placed in front of the MPC because:
 - Within the Grouped Country Residential - GCR Land Use District, a Farm Building is a Discretionary Use.
- The applicant intends to build a house within the next year or two, but at this time would like to start a personal garden and have a few animals on the property ahead of time. The intent is to use this building as an accessory farm building for personal use.

Recommendation to Municipal Planning Commission

- The proposed location of the Farm Building meets all required setbacks. (*Attachment No. 3*)
- 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



2024



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

Date Application Received	<u>2024/03/13</u>	DEVELOPMENT PERMIT APPLICATION NO.	<u>2024-11</u>
Date Application Accepted	<u>2024/03/21</u>	PERMIT FEE	<u>\$100 Permitted / \$100 Documentary</u>
Tax Roll #		RECEIPT NO.	<u>61359</u>

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: Andre' McGaughy

Address: Box [redacted] Blairmore AB T0K 0E0

Telephone: [redacted] Email: [redacted]

Owner of Land (if different from above): Yolanda McGaughy

Address: _____ Telephone: _____

Interest of Applicant (if not the owner): Family (son)

SECTION 2: PROPOSED DEVELOPMENT

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

A brief description of the proposed development is as follows:

To build a structure for storing animal feed and general farming tools.

Legal Description: Lot(s) Lot 1, Block 1,

Block 1

Plan 0814776

Quarter Section NE 25-7-2 W5M

Estimated Commencement Date: ASAP - mid → END OF APRIL

Estimated Completion Date: June 15th

SECTION 3: SITE REQUIREMENTS

Land Use District: Graped Country Residential Division: 5
 Permitted Use Discretionary Use

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

Yes No

Is the proposed development below a licenced dam?

Yes No

Is the proposed development site situated on a slope?

Yes No

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

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

Yes No Don't know Not required

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

Yes No Don't think so

PRINCIPAL BUILDING Farm building	Proposed	By Law Requirements	Conforms
(1) Area of Site	26.7ac		
(2) Area of Building	1584		
(3) %Site Coverage by Building (within Hamets)	N/A		
(4) Front Yard Setback Direction Facing: <u>N</u>	87.5m	7.5m 30M	yes
(5) Rear Yard Setback Direction Facing: <u>S</u>	105m	30M	yes
(6) Side Yard Setback: Direction Facing: <u>W</u>	30m	7.5M	yes
(7) Side Yard Setback: Direction Facing: <u>E</u>	504m	30M	yes
(8) Height of Building	14'		
(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			
(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	Other page		
(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: March 13 2024

[Signature]
Applicant

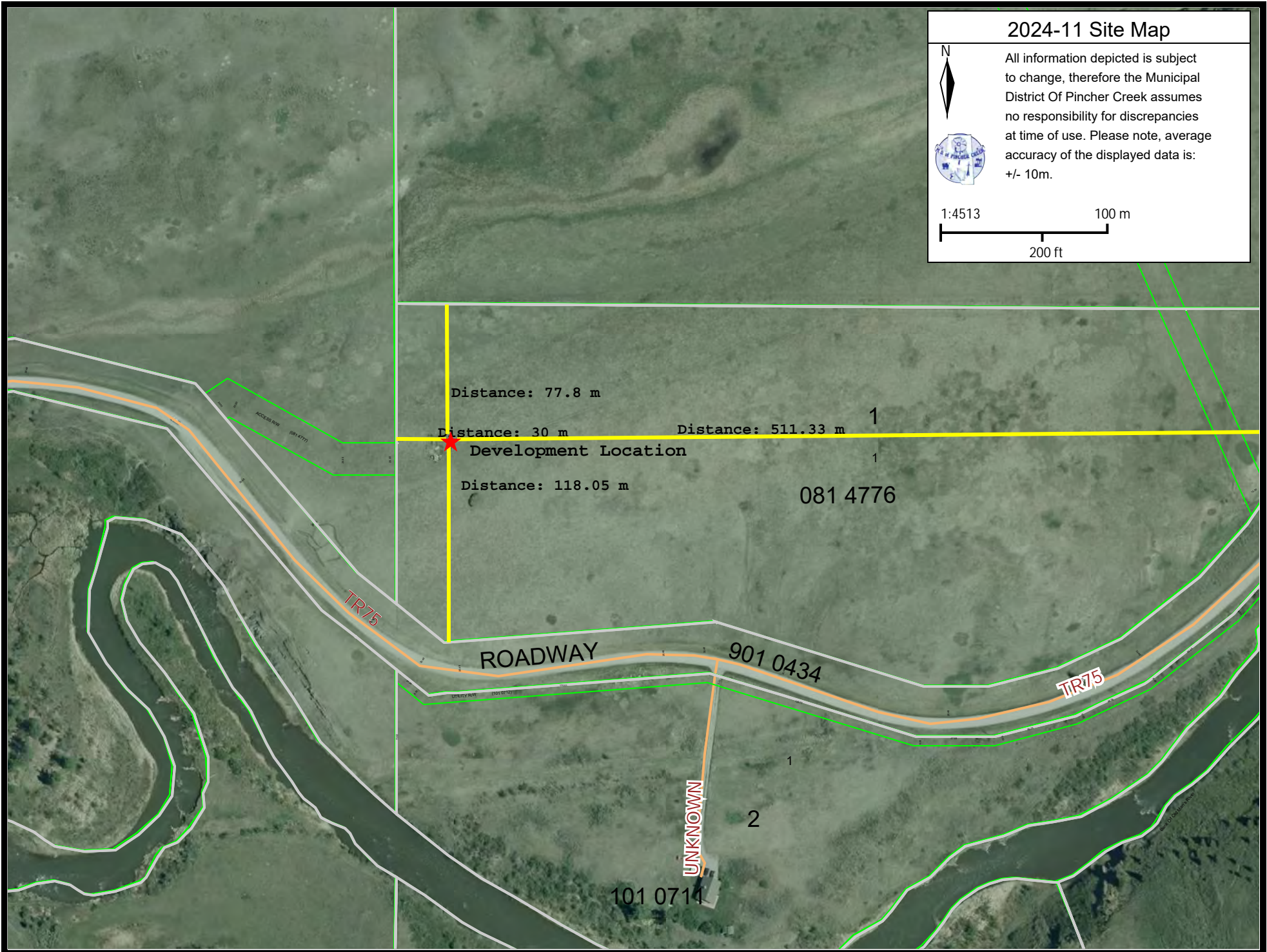
[Signature]
Registered Owner

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

2024-11 Site Map



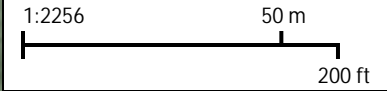
All information depicted is subject to change, therefore the Municipal District Of Pincher Creek assumes no responsibility for discrepancies at time of use. Please note, average accuracy of the displayed data is: +/- 10m.



2024-11 Site Map



All information depicted is subject to change, therefore the Municipal District Of Pincher Creek assumes no responsibility for discrepancies at time of use. Please note, average accuracy of the displayed data is: +/- 10m.



Distance: 77.8 m

Distance: 30 m

Distance: 511.33 m

Development Location

Distance: 118.05 m

081 4776

ROADWAY

901 0434

UTILITY RW

(101 0712)

170.01

(081 4777)

20.00

20.00

30.48

18.08

30.45

24.84

15.00

30.48

30.18


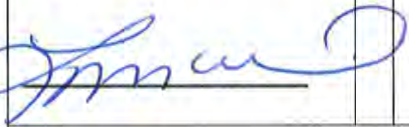


30.72

120.97

1

1

Recommendation to Municipal Planning Commission

TITLE: DEVELOPMENT PERMIT No. 2024-14 Applicant: Fred MacKinnon Location: Lot 21, Block 17, Plan 7610822 within Lundbreck Division: 5 Size of Parcel: 0.08 ha (0.22 Acres) Zoning: Hamlet Residential 2 – HR2 Development: Accessory Building	
PREPARED BY: Laura McKinnon	DATE: May 1, 2024
DEPARTMENT: Planning and Development	
Signature:	ATTACHMENTS:
	1. Development Permit Application 2024-14 2. Accessory Building 3. Survey from BOA 4. GIS Site Plan 5. Adjacent Landowner Letter
APPROVALS:	
	 Roland Milligan
	 Date
Department Director	CAO

RECOMMENDATION:

That Development Permit Application No. 2024-14, for 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.
2. That the drainage plan, or equivalent, is submitted prior to construction to ensure no run off to neighboring properties.
3. That this development is only for personal use, and any business use must be applied for in a separate development permit.

Waiver(s):

1. That a 1.2m (4.1ft) variance be granted from the Maximum Building Height of 4.6m (15.1ft) for a height of 5.8m (19.2ft).

BACKGROUND:

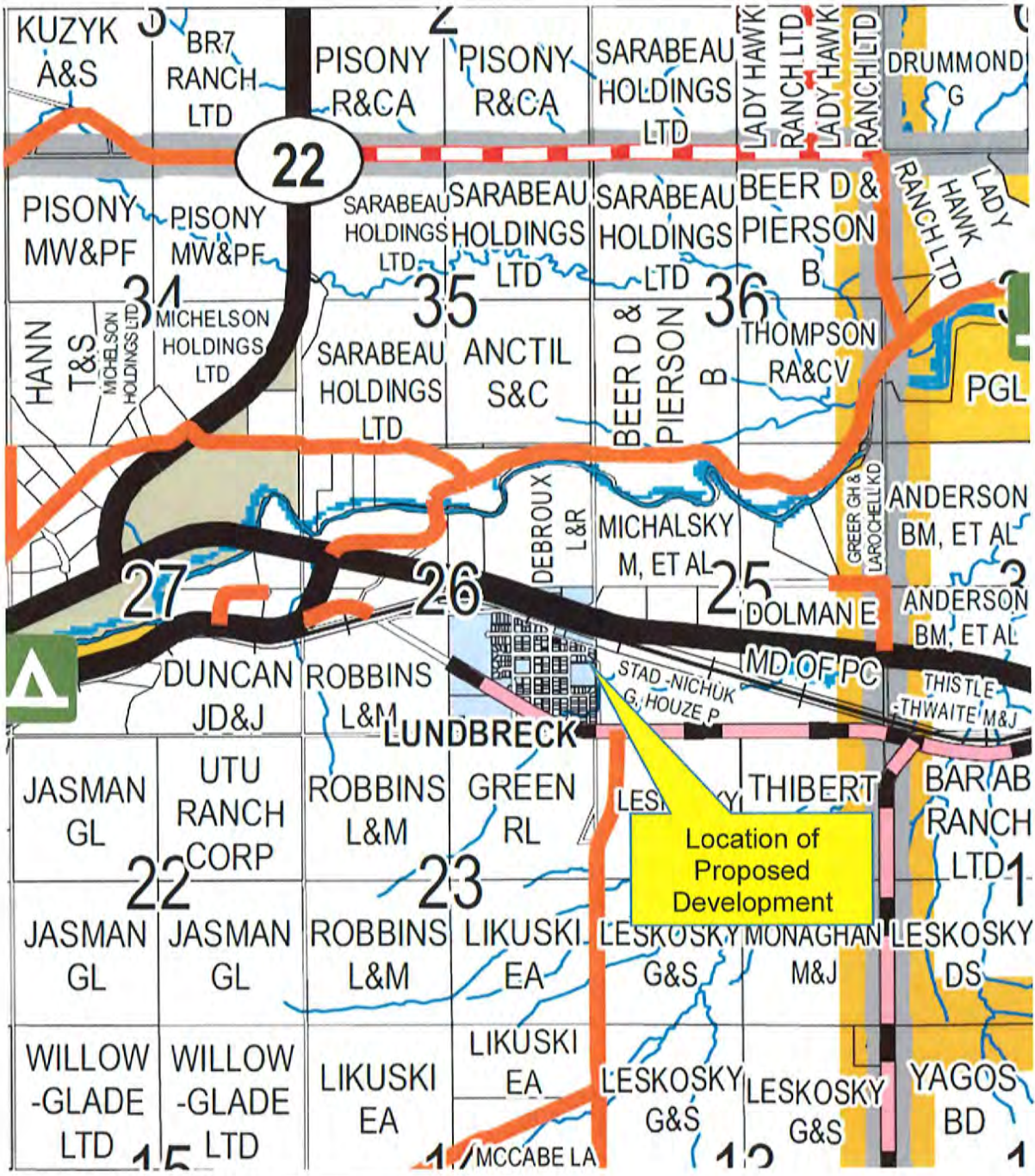
- On March 26, 2024, the MD accepted the Development Permit Application No. 2024-14 from applicant Fred MacKinnon. (*Attachment No. 1*).
- This application is to allow for an accessory building on a Hamlet Residential 2 – HR-2 parcel. (*Attachment No. 2*)

Recommendation to Municipal Planning Commission

- This application is being placed in front of the MPC because:
 - Within the Hamlet Residential 2 – HR-2 Land Use District, an accessory building greater than 80m² (861ft²) and a height variance is a Discretionary Use.
- The applicant intends to build an accessory building for storage.
- It came to the attention to the Development Officer that there were issues with excavation of the back yard in preparation of the accessory building, which may affect drainage into either neighboring property.
- The Development Officer requested that all work be halted until a surveyor and the Public Works Manager were able to attend the site to inspect. On March 27th 2024, the Public Works Manager completed a site inspection with both the applicant and surveyor. The PW Manager determined that with the correct grading, that drainage could be appropriately handled into the street drainage and the alley.
- The applicant obtained a survey from Brown Okamura and Associates with the existing grade shown (*Attachment No. 3*).
- The accessory building complies with all required setbacks (*Attachment No. 4*)
- The application was forwarded to the adjacent landowners for comment; one response was received at the time of this report being written (*Attachment No. 5*)

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. 2024-114

Date Application Received 2024-03-18

PERMIT FEE \$100 Permitted
\$150 Discretionary

Date Application Accepted 2024-03-26

RECEIPT NO. 61466

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: Fred Mackinnon

Address: 431 First St LundBreck

Telephone: 403-896-2270 Email: ZoomBoombobcat@gmail.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:

Accessory Building

Legal Description: Lot(s) 21

Block 17

Plan 7610822

Quarter Section _____

Estimated Commencement Date: _____

Estimated Completion Date: _____

SECTION 3: SITE REQUIREMENTS

Land Use District: Hamlet Residential 2 - HR-2 Division: 5

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	garage		
(2) Area of Building	Backyard		
(3) %Site Coverage by Building (within Hamets)			
(4) Front Yard Setback Direction Facing:	N/A 20.9m	6M (19.7ft)	Yes
(5) Rear Yard Setback Direction Facing:	SE 5' SET BACK	5ft	Yes
(6) Side Yard Setback: Direction Facing:	South 5'	1.5M (4.9ft)	Yes
(7) Side Yard Setback: Direction Facing:	N/A 8.90M	1.5M (4.9ft)	Yes
(8) Height of Building	16' walls	4.6M (15.1ft)	No
(9) Number of Off Street Parking Spaces	6 in front		

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

Drawings Attached

ACCESSORY BUILDING	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:	Other page		
(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)

N/A

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: March 2 2024

Fred Mackinnon
Applicant

Fred Mackinnon
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.



MD of Pincher Creek No. 9

P.O Box 279
1037 Herron Avenue
Pincher Creek Alberta T0K 1W0
(403) 627-3130
Website: www.mdpinchercreek.ab.ca
Email: info@mdpinchercreek.ab.ca

Fred MacKinnon

PAYMENT RECEIPT

Receipt Number:	61466
Date:	3/26/2024
Initials:	KO
GST Registration #:	10747347RP

Receipt Type	Roll/Account	Description	QTY	Amount	Amount Owing
General	DEVE	Development Application Fees	N/A	\$150.00	\$0.00

Subtotal:	\$150.00
Discount	\$0.00
GST	\$0.00
Total Receipt:	\$150.00
Interac:	\$150.00
Total Amount Received:	\$150.00

Visualize

Design & Drafting

403-795-9565

NOTES

ALL CONSTRUCTION MUST COMPLY WITH ALL APPLICABLE CODES.

ALL ENGINEERED ROOF TRUSSES, FLOOR SYSTEMS AND BEAMS MUST BE INSTALLED AS PER SPECIFICATIONS SUPPLIED BY THE MANUFACTURER.

REFER TO WINDOW AND DOOR MANUFACTURER'S INSTALLATION INSTRUCTIONS FOR ROUGH OPENINGS PRIOR TO FRAMING

IT IS THE RESPONSIBILITY OF THE CONTRACTOR OR OWNER TO REVIEW ALL SPECIFICATIONS IN THIS PLAN BEFORE COMMENCING CONSTRUCTION.

431 FIRST STREET
LUNDBRECK

DETACHED GARAGE

ELEVATIONS

DATE MARCH 2024

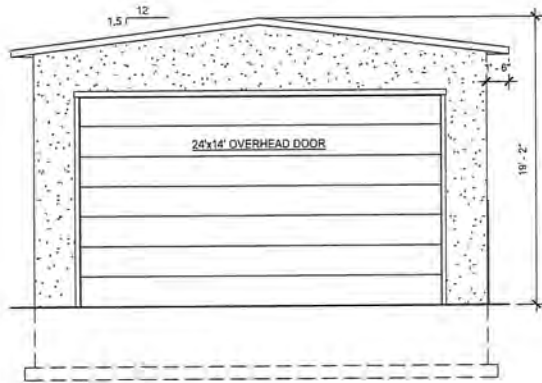
DRAWN BY *Stephanie Grismich*

PROJECT # 2024-1344

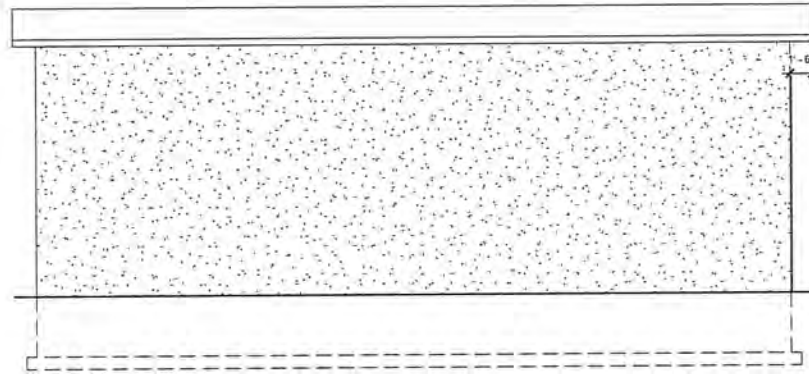
REVISION

A-1

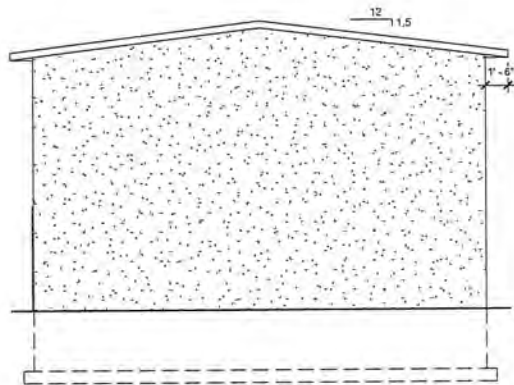
SCALE 1/8" = 1'-0"



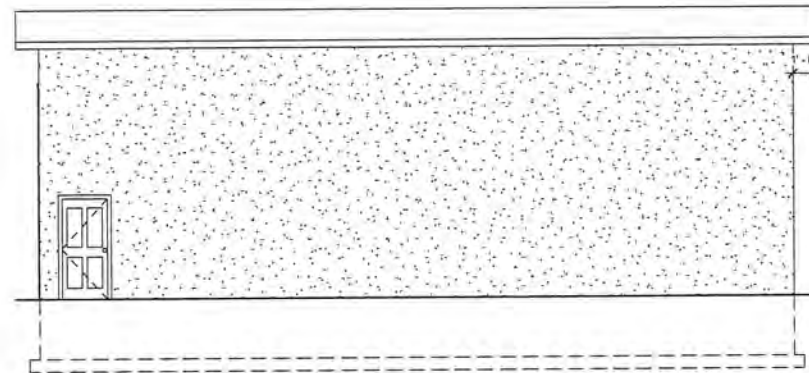
1 SOUTH EAST ELEVATION
1/8" = 1'-0"



2 SOUTH WEST ELEVATION
1/8" = 1'-0"



3 NORTH WEST ELEVATION
1/8" = 1'-0"



4 NORTH EAST ELEVATION
1/8" = 1'-0"

NOTES

ALL CONSTRUCTION MUST COMPLY WITH ALL APPLICABLE CODES.

ALL ENGINEERED ROOF TRUSSES, FLOOR SYSTEMS AND BEAMS MUST BE INSTALLED AS PER SPECIFICATIONS SUPPLIED BY THE MANUFACTURER.

REFER TO WINDOW AND DOOR MANUFACTURER'S INSTALLATION INSTRUCTIONS FOR ROUGH OPENINGS PRIOR TO FRAMING

IT IS THE RESPONSIBILITY OF THE CONTRACTOR OR OWNER TO REVIEW ALL SPECIFICATIONS IN THIS PLAN BEFORE COMMENCING CONSTRUCTION.

431 FIRST STREET
LUNDBRECK

DETACHED GARAGE

FLOOR PLAN & DETAILS

1500 SQ FT

DATE MARCH 2024

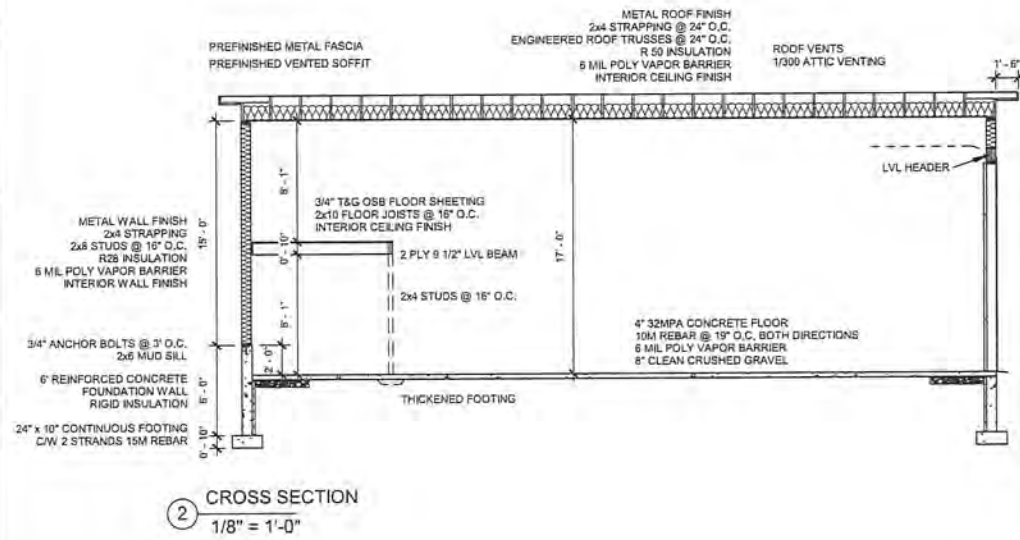
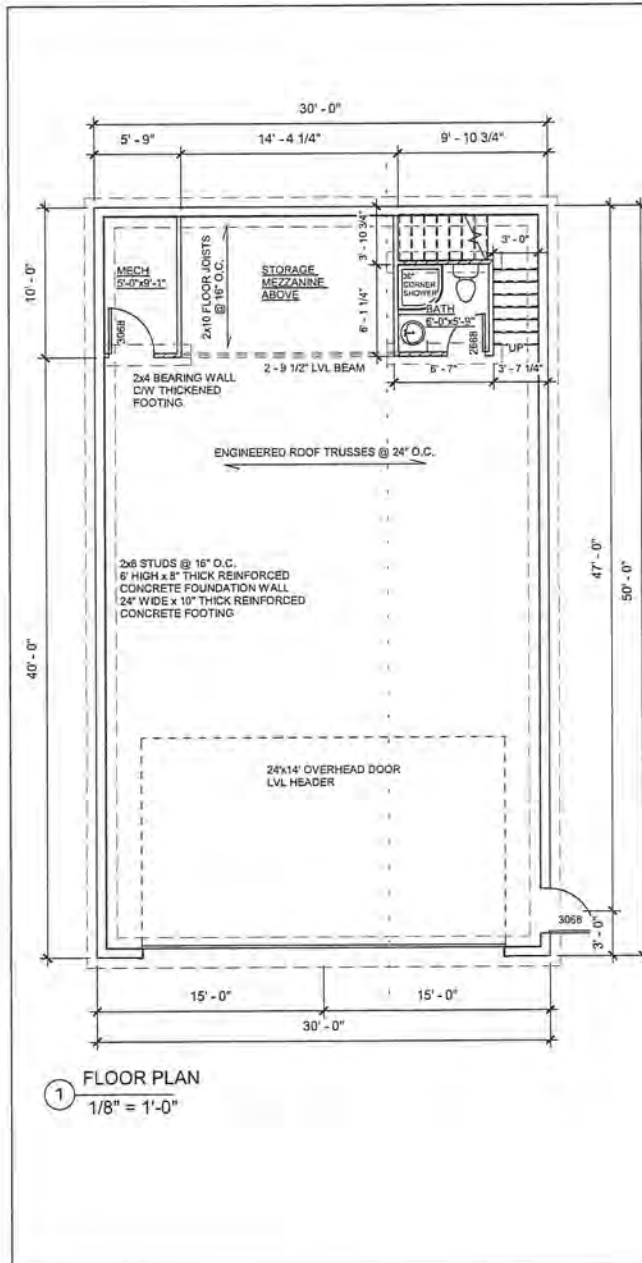
DRAWN BY *Stephanie Grismich*

PROJECT # 2024-1344

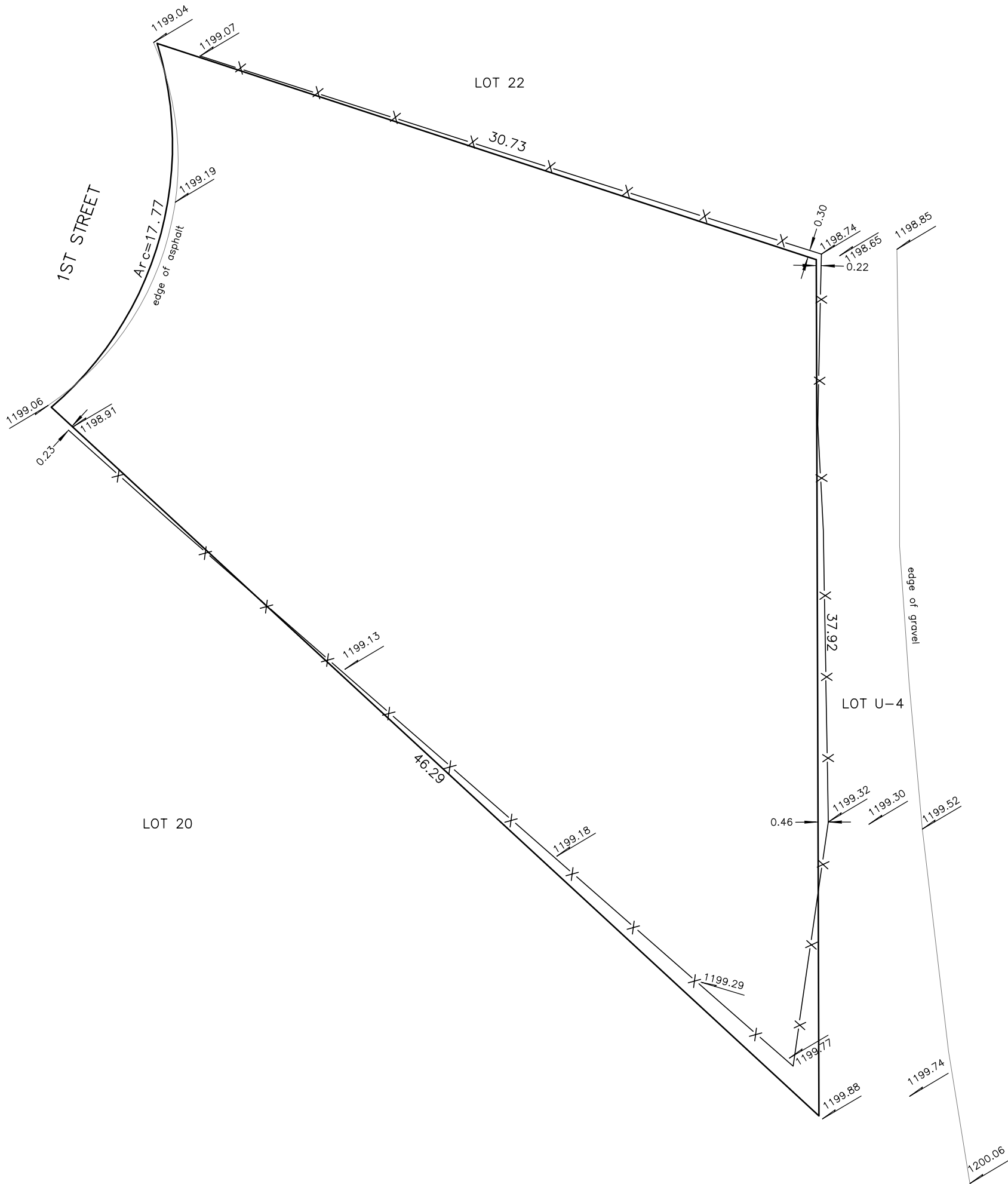
REVISION

A-2

SCALE 1/8" = 1'-0"



PLOT PLAN
 OF
 LOT 21, BLOCK 17, PLAN 761 0822
 FRED MACKINNON
 431 - 1ST STREET, LUNDBRECK

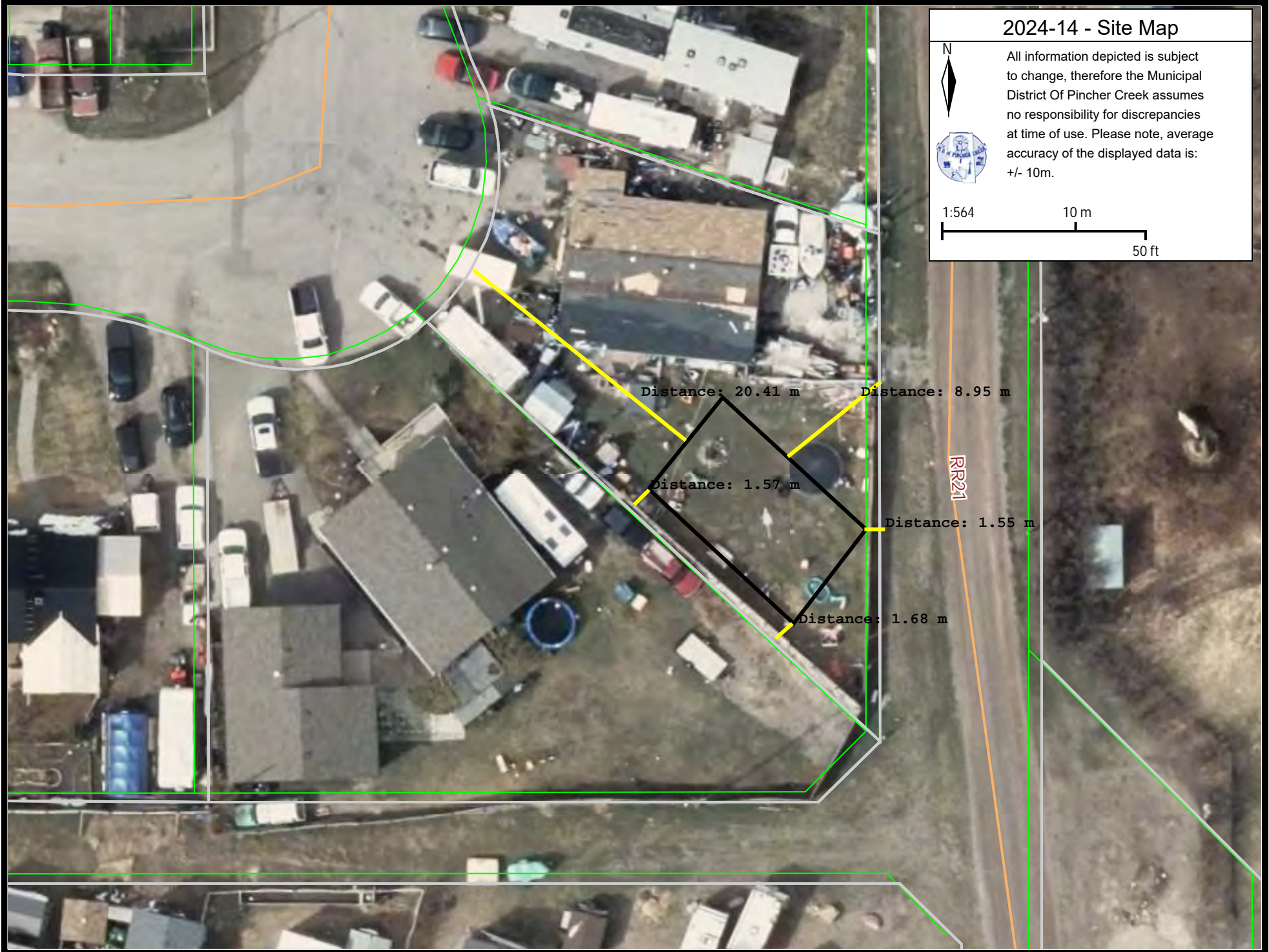


Existing grade shown thus...

934.00

Drawn: MJ	Checked: TCP	Scale: 1 : 200 (metric)
Date: APRIL 29, 2024	JOB: 15812	

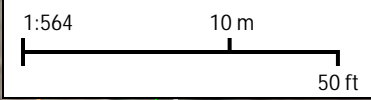
brown okamura & associates ltd.
 2830 - 12 Avenue North, Lethbridge, Alberta T1H 5J9



2024-14 - Site Map



All information depicted is subject to change, therefore the Municipal District Of Pincher Creek assumes no responsibility for discrepancies at time of use. Please note, average accuracy of the displayed data is: +/- 10m.



Distance: 20.41 m

Distance: 8.95 m

Distance: 1.57 m

Distance: 1.55 m

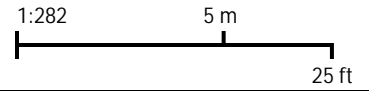
Distance: 1.68 m

RR21

2024-14 - Site Map



All information depicted is subject to change, therefore the Municipal District Of Pincher Creek assumes no responsibility for discrepancies at time of use. Please note, average accuracy of the displayed data is: +/- 10m.



Distance: 20.41 m

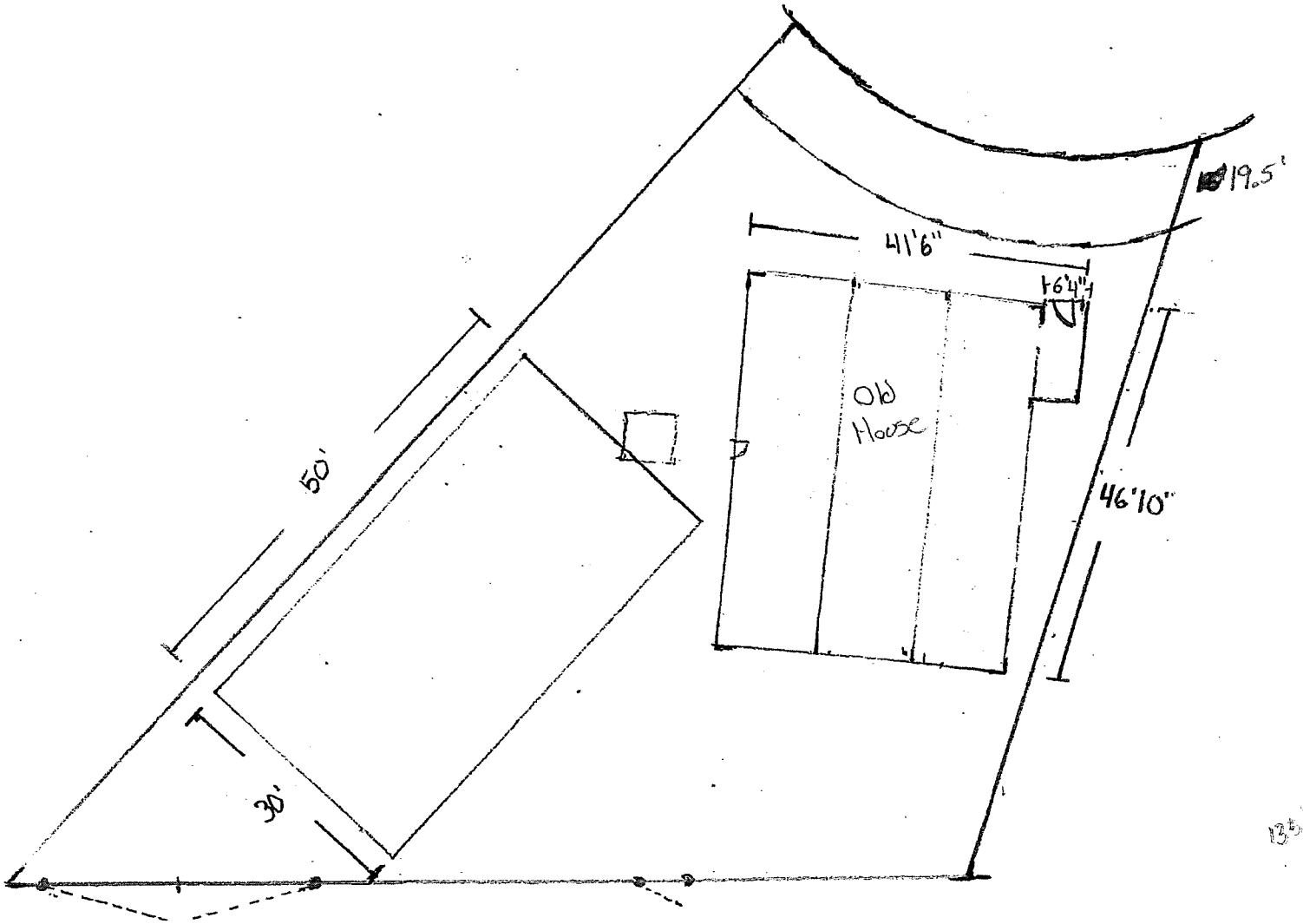
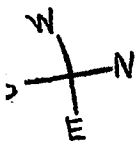
Distance: 8.95 m

Distance: 1.57 m

Distance: 1.55 m

Distance: 1.68 m





Letter of concern

Mellisa Simpson <w[REDACTED]>

Wed 2024-04-24 11:57 AM

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

DEVELOPMENT

Laura McKinnon
Development Officer

Re: Development Permit Application 2024-14

The height variance of 4.1 feet for this building is not a concern.


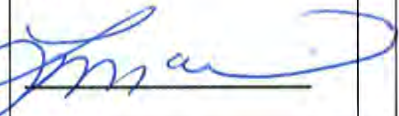

Our concern is that the grade level of his property be NOT raised higher than ours. This will have the potential to cause drainage, flooding and erosion on our property.

The present state of his property has been an ongoing issue for over five years. We are concerned that if this building is approved for a mechanical/business the condition of his yard will become much worse.

We trust that if this application is approved our concerns will be met.

Respectfully,
Clinton and Mellisa Cornish

Recommendation to Municipal Planning Commission

TITLE:	DEVELOPMENT PERMIT No. 2024-15	
Applicant:	James MacKinnon & Katarina Oczkowski	
Location:	Lot 2, Block 3, Plan 1013229 within Ptn of 4-7-29 W4	
Division:	4	
Size of Parcel:	69.44 ha (171.60 Acres)	
Zoning:	Agriculture - A	
Development:	Secondary Farm Residence	
PREPARED BY: Laura McKinnon		DATE: May 2, 2024
DEPARTMENT: Planning and Development		
Signature:		ATTACHMENTS:
		<ol style="list-style-type: none"> 1. Development Permit Application 2024-15 2. Manufactured Home Drawing 3. GIS Site Plan
APPROVALS:		
		 _____ Roland Milligan
		_____ Date
		_____ CAO
		_____ Date

RECOMMENDATION:

That Development Permit Application No. 2024-15, for a Secondary Farm Residence, 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 original manufactured home be removed after occupancy of the new manufactured home occurs.
3. That the home be finished from the floor level to the ground within 90 days of placement. All finish material shall either be factory fabricated or of equivalent quality, so that the design and construction complements the swelling to the satisfaction of the development authority.
4. That the home be placed on a permanent foundation (e.g. grade beam), or a basement which satisfies the requirements of the National Building Code – Alberta edition.

BACKGROUND:

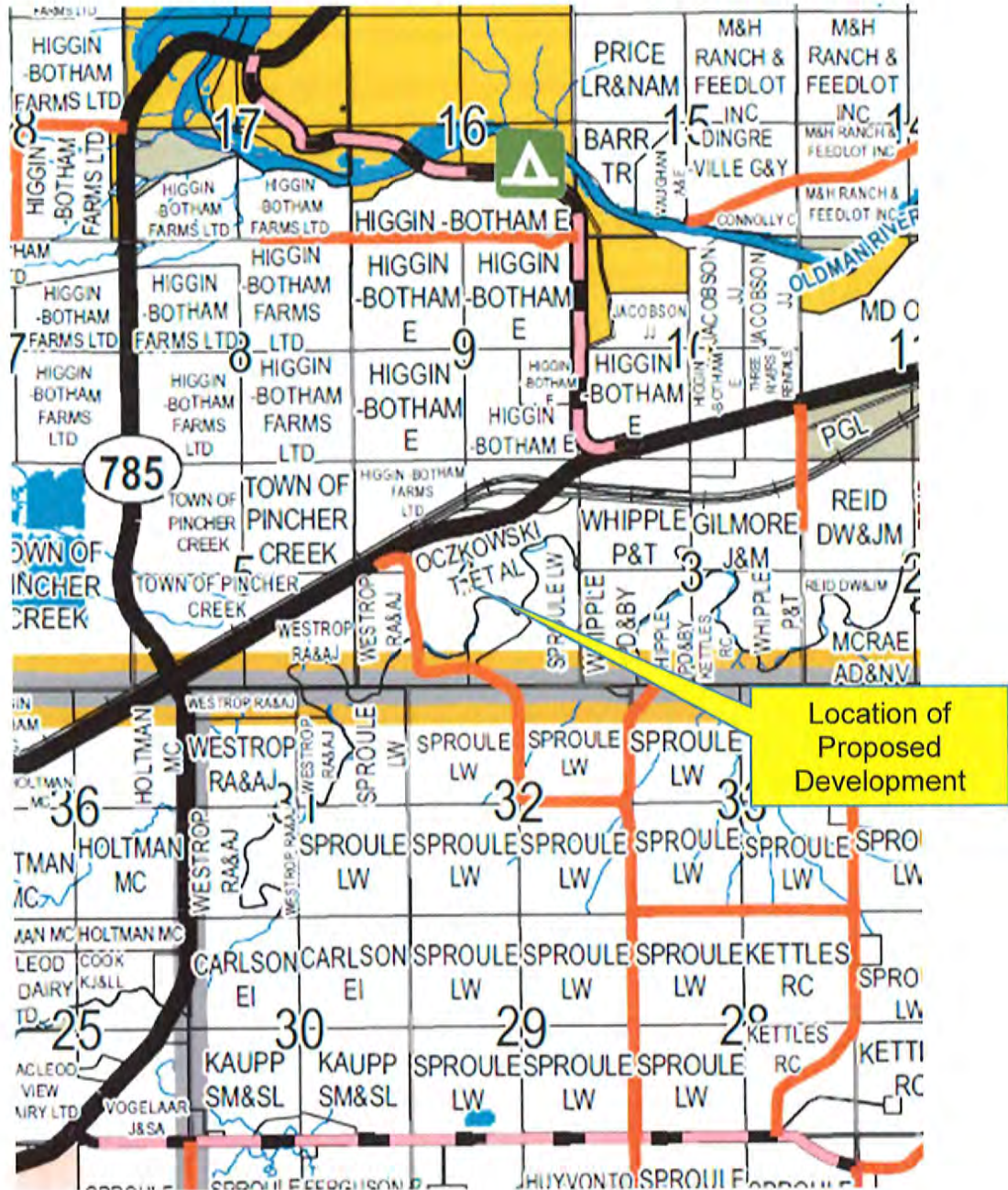
- On April 4, 2024, the MD accepted the Development Permit Application No. 2024-15 from applicants James MacKinnon and Katarina Oczkowski. (*Attachment No. 1*).
- This application is to allow for a Secondary Farm Residence on a Agricultural parcel. (*Attachment No. 2*)
- This application is being placed in front of the MPC because:

Recommendation to Municipal Planning Commission

- Within the Agriculture - A Land Use District, a Secondary Farm Residence is a Discretionary Use.
- The applicant intends to move on a manufactured home to replace the existing manufactured home. The applicants are in direct relation to the landowners.
- The proposed location of the Secondary Farm Residence meets all required setbacks. (*Attachment No. 3*)
- The application was forwarded to the adjacent landowners for comment; no responses were received at the time of this report being written. Other than one comment of support for the application from Audrey Westrop.
- The application was additionally circulated to Alberta Transportation and they responded with no comment.

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. 2024-15

Date Application Received 2024-04-03

PERMIT FEE \$100 Permitted / \$150 Discretionary

Date Application Accepted 2024-04-03

RECEIPT NO. 61556

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: James Mackinnon & Katarina Oczkowski

Address: PO Box [redacted] Pincher Creek, AB T0K 1W0

Telephone: [redacted] Email: [redacted]

Owner of Land (if different from above): Terry & Diane Oczkowski

Address: PO BOX [redacted] Pincher Creek, AB T0K 1W0 Telephone: [redacted]

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:

We will be replacing our existing mobile home with a brand new modular from M+K homes in Leth. Once we have the new home set up the old one will be sold.

Legal Description: Lot(s) 002

Block 03

Plan 1013229

Quarter Section ptn. 04-07-29-W4

Estimated Commencement Date: Summer 2024

Estimated Completion Date: Summer to possibly Fall 2024

SECTION 3: SITE REQUIREMENTS

Land Use District: Agriculture - A Division: 4

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	16739/ft		
(3) %Site Coverage by Building (within Hamets)			
(4) Front Yard Setback Direction Facing: E	216.69M	7.5M (24.6ft)	Yes
(5) Rear Yard Setback Direction Facing: W	672M	30M (98.4ft)	Yes
(6) Side Yard Setback: Direction Facing: N	358M	30M (98.4ft)	Yes
(7) Side Yard Setback: Direction Facing: S	182M	7.5M (24.6ft)	Yes
(8) Height of Building			
(9) Number of Off Street Parking Spaces			

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

Attached

ACCESSORY BUILDING	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 : _____

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: April 3, 2024

[Signature]
Applicant

[Signature]
Registered Owner

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

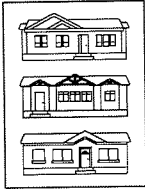
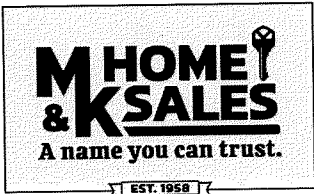
IMPORTANT NOTES:

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.



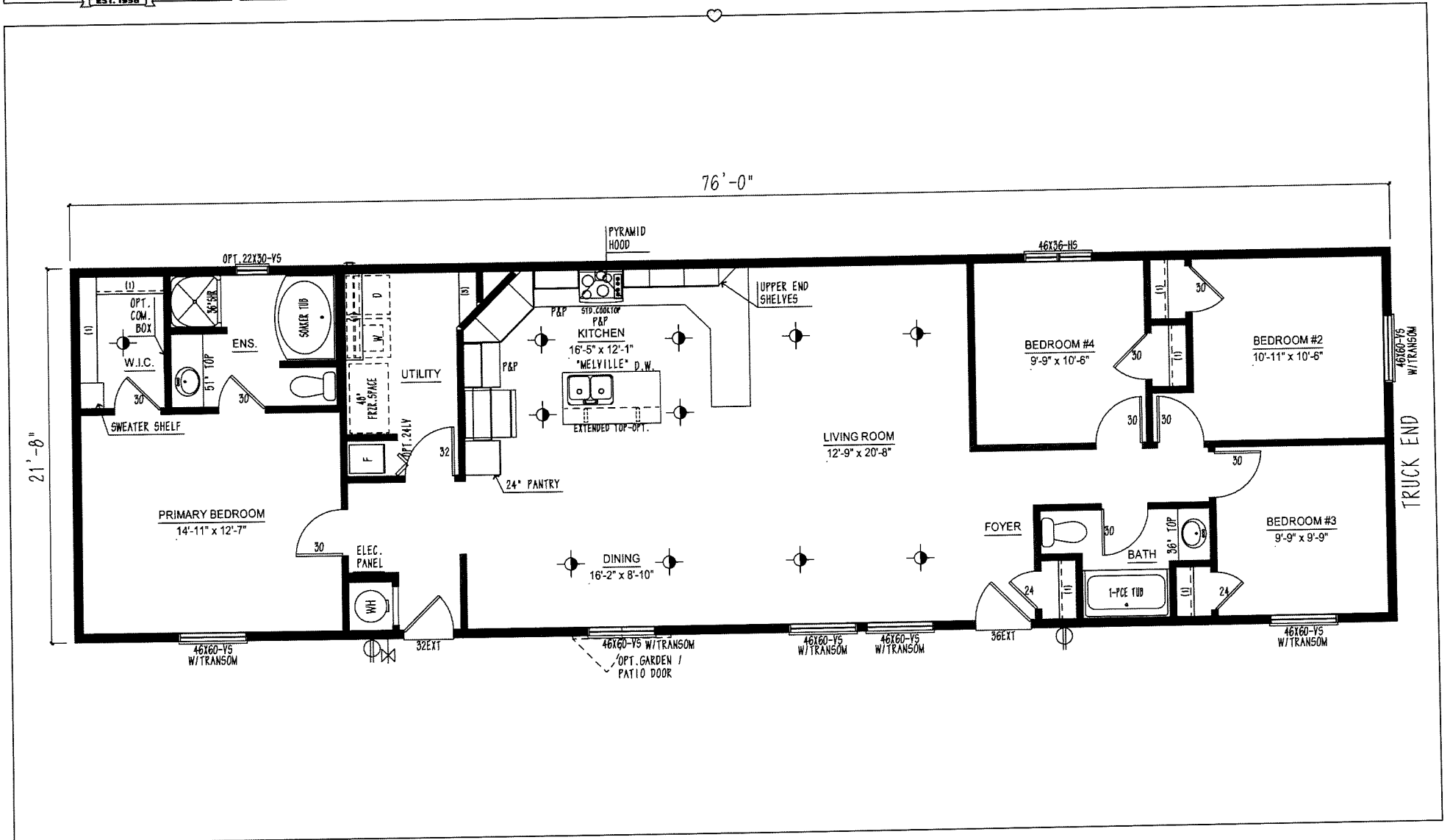
Meridian Kitchen Special

MKS2276-236-C-4

1,672
Square Feet

4
Bedrooms

2
Bathrooms



M&K Lethbridge

2930 Fairway St. South
Lethbridge, AB T1K 6T9

Phone
403-329-0622

Toll-Free
1-800-334-7059

For more information, visit our website:

www.MANDKHOMESALES.COM

M&K Red Deer

7920 50th Ave.
Red Deer, AB T4P 3N4

Phone
403-346-6116

Toll-Free
1-800-204-5598

2024-15 Site Plan



All information depicted is subject to change, therefore the Municipal District Of Pincher Creek assumes no responsibility for discrepancies at time of use. Please note, average accuracy of the displayed data is: +/- 10m.

1:2256

50 m

200 ft



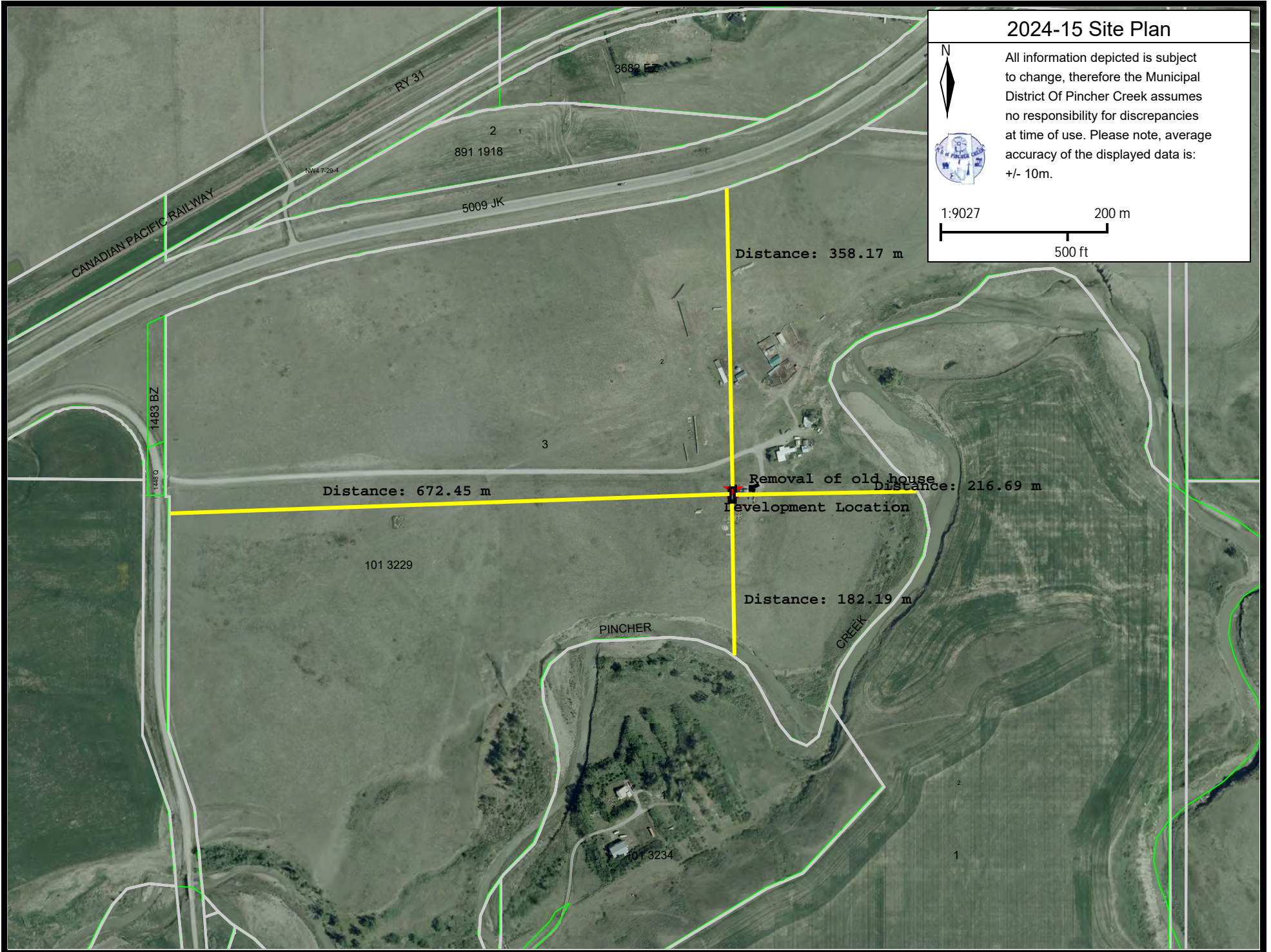
Distance: 216.69 m

Development Location

Removal of old house

Distance: 182.19 m

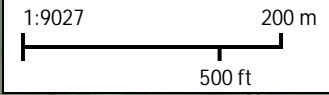
CHER



2024-15 Site Plan



All information depicted is subject to change, therefore the Municipal District Of Pincher Creek assumes no responsibility for discrepancies at time of use. Please note, average accuracy of the displayed data is: +/- 10m.



Distance: 358.17 m

Distance: 672.45 m

Distance: 216.69 m

Distance: 182.19 m

Removal of old house
Development Location

CANADIAN PACIFIC RAILWAY

RY 31

891 1918

5009 JK

1483 BZ

PINCHER

CREEK

3682 E

NW4 7-29-4

101 3229

101 3234

2

3

2

1

Recommendation to Municipal Planning Commission

TITLE: DEVELOPMENT PERMIT No. 2024-17 Applicant: Robert Stillman & Sharlene Williamson Location: SE 1-6-2 W5 Division: 3 Size of Parcel: 62.24 ha (153.8 Acres) Zoning: Agriculture - A Development: Secondary Farm Residence			
PREPARED BY: Laura McKinnon	DATE: May 2, 2024		
DEPARTMENT: Planning and Development			
Signature: 	ATTACHMENTS: 1. Development Permit Application 2024-17 2. Manufactured Home Drawing 3. GIS Site Plan		
APPROVALS:			
	 Roland Milligan	 2024/05/02	
Department Director	Date	CAO	Date

RECOMMENDATION:

That Development Permit Application No. 2024-17, for a Secondary Farm Residence, 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 existing home be converted for use as an accessory building and not a secondary suite.
3. That the home be finished from the floor level to the ground within 90 days of placement. All finish material shall either be factory fabricated or of equivalent quality, so that the design and construction complements the swelling to the satisfaction of the development authority.
4. That the home be placed on a permanent foundation (e.g. grade beam), or a basement which satisfies the requirements of the National Building Code – Alberta edition.

BACKGROUND:

- On April 8, 2024, the MD accepted the Development Permit Application No. 2024-17 from applicants Robert Stillman and Sharlene Williamson. (*Attachment No. 1*).
- This application is to allow for a Secondary Farm Residence on a Agricultural parcel. (*Attachment No. 2*)
- This application is being placed in front of the MPC because:

Recommendation to Municipal Planning Commission

- Within the Agriculture - A Land Use District, a Secondary Farm Residence is a Discretionary Use.
- The applicant intends to move on a manufactured home and convert the use of the existing secondary home to an accessory building. The applicants are in direct relation to the landowner.
- The proposed location of the Secondary Farm Residence meets all required setbacks. (*Attachment No. 3*)
- The applicant is requesting an additional approach, which will be at the cost of the applicant. Public Works has ensured that the approach will be constructed to an MD standard and will cause no issues along Twp Rd 5-5.
- The application was forwarded to the adjacent landowners for comment; no responses were received at the time of this report being written.

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. 2024-17

Date Application Received 08/04/2024

PERMIT FEE \$100 Permitted / \$150 Discretionary

Date Application Accepted 08/04/2024

RECEIPT NO. 6576

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: Robert Skillman + Sharlene Williamson

Address: Box [redacted] Pincher Creek

[redacted] Email: [redacted]

Owner of Land (if different from above): Donna Skillman

Address: Box 85 Pincher Creek Telephone: [redacted]

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:

Moving on Manufactured home - changing use for old house to utility buildings (Secondary Farm Residence)

Legal Description: Lot(s) _____

Block _____

Plan _____

Quarter Section SE-1-6-2 W5

Estimated Commencement Date: ASAP

Estimated Completion Date: _____

SECTION 3: SITE REQUIREMENTS

Land Use District: Agriculture - A 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

<u>PRINCIPAL BUILDING</u>	Proposed	By Law Requirements	Conforms
(1) Area of Site			
(2) Area of Building	<u>1200 sq/ft.</u>		
(3) %Site Coverage by Building (within Hamets)	<u>—</u>		
(4) Front Yard Setback Direction Facing: <u>E</u>	<u>45.3M</u>	<u>30M (98.4ft)</u>	<u>Yes</u>
(5) Rear Yard Setback Direction Facing: <u>W</u>	<u>366M</u>	<u>7.5M (24.6ft)</u>	<u>Yes</u>
(6) Side Yard Setback: Direction Facing: <u>W</u>	<u>183M</u>	<u>7.5M (24.6ft)</u>	<u>Yes</u>
(7) Side Yard Setback: Direction Facing: <u>S</u>	<u>67M</u>	<u>30M (98.4ft)</u>	<u>Yes</u>
(8) Height of Building			
(9) Number of Off Street Parking Spaces	<u>—</u>		

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	/		
(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 : _____

Area of size: _____

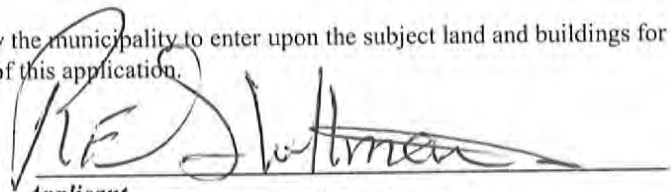
Type of demolition planned: _____

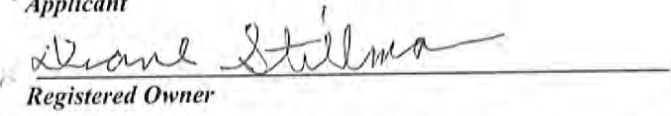
SECTION 5: SIGNATURES (both signatures required)

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: April 8/24


Applicant


Registered Owner

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

IMPORTANT NOTES:

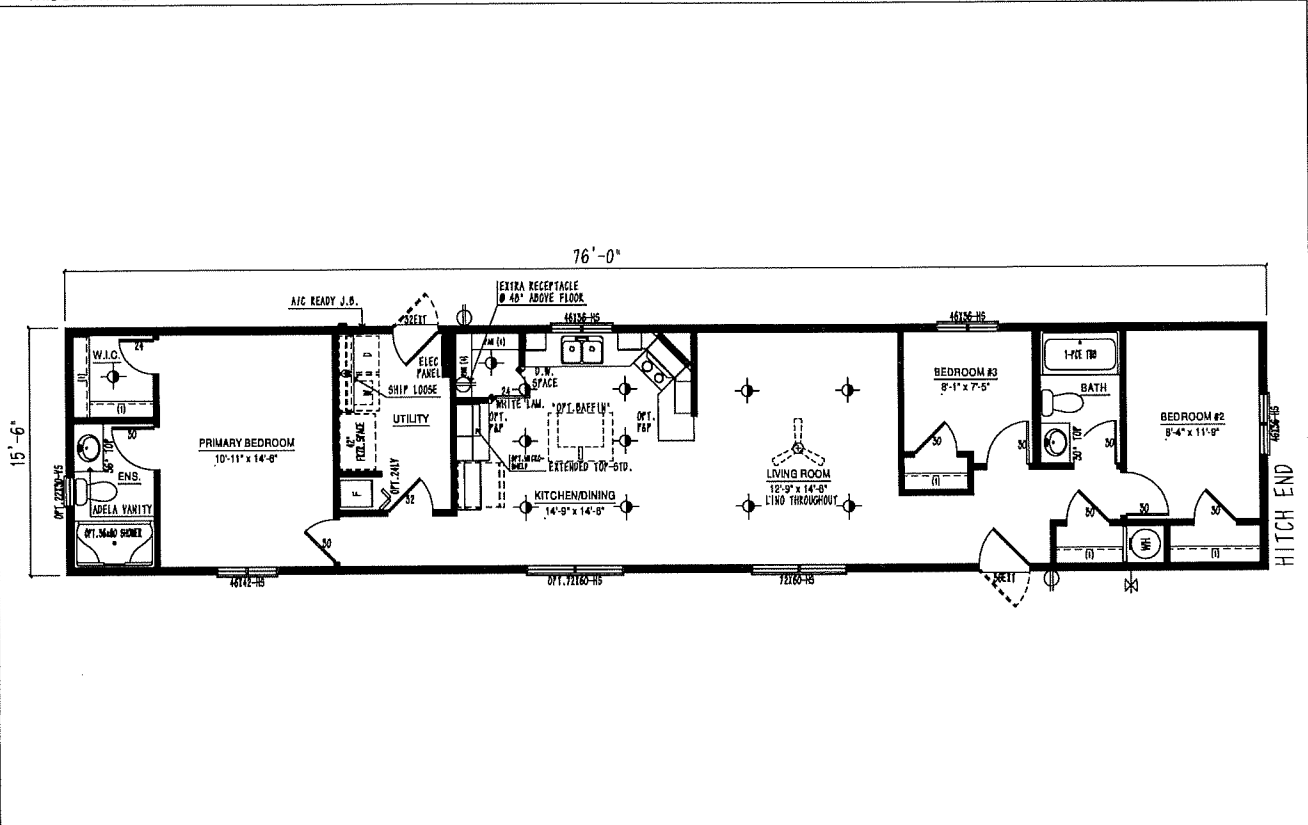
THE DEVELOPMENT OFFICER MAY REFUSE TO ACCEPT AN APPLICATION FOR A DEVELOPMENT PERMIT WHERE THE INFORMATION REQUIRED HAS NOT BEEN SUPPLIED OR WHERE THE QUALITY OF SUCH INFORMATION IS INADEQUATE TO PROPERLY EVALUATE THE APPLICATION.

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.

THIS DRAWING AND DESIGN IS COPYRIGHT PROTECTED AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT PRIOR WRITTEN AUTHORIZATION OF TRIPLE M HOUSING LTD.



- ⊖ EXTERIOR G.F.I.
- ⊖ FROST FREE TAP
- ▷ TV/PHONE JACK

* REVIEW SIGNATURE & DATE *

* APPROVAL SIGNATURE & DATE *

© COPYRIGHT RESERVED

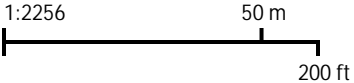
DEALER: M&M (LETHBRIDGE)	CUSTOMER: STILLMAN/WILLIAMSON
SALESPERSON: RANDALL MCPHEE	DESTINATION: PINCHER CREEK

DWG. #1: 2024-05-18	LETHBRIDGE ALL RIGHTS RESERVED	REF. #1: 12369
DWG. #2:		REF. #2: MRD1676-416-CRD-2
DWG. #3:		TYPE: PROPOSAL DRAWING
DWG. #4:		

2024-17 Site Plan



All information depicted is subject to change, therefore the Municipal District Of Pincher Creek assumes no responsibility for discrepancies at time of use. Please note, average accuracy of the displayed data is: +/- 10m.



Distance: 183.07 m

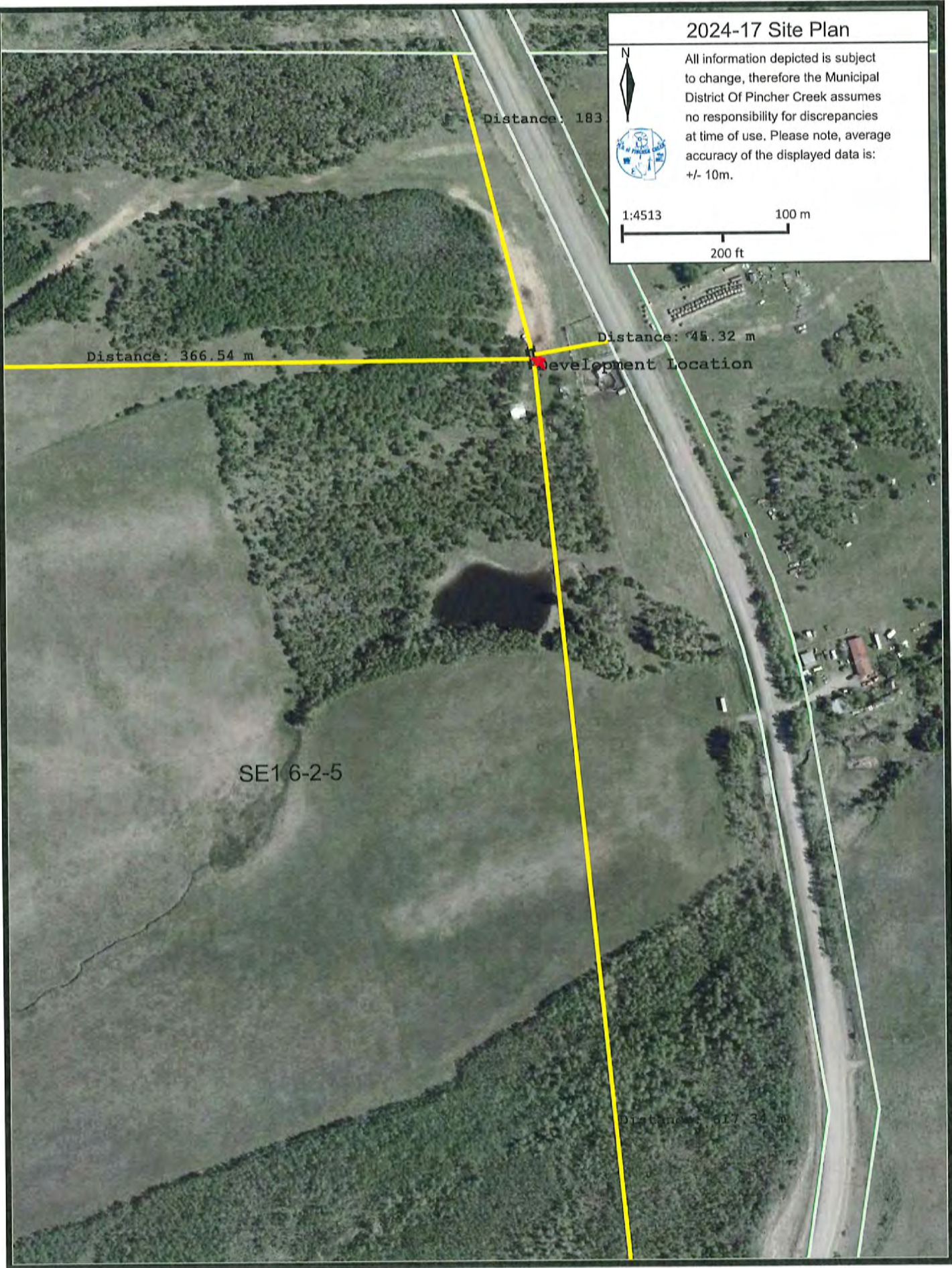
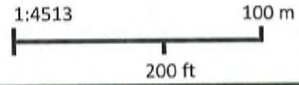
Distance: 45.32 m

Development Location

2024-17 Site Plan



All information depicted is subject to change, therefore the Municipal District Of Pincher Creek assumes no responsibility for discrepancies at time of use. Please note, average accuracy of the displayed data is: +/- 10m.



Distance: 183

Distance: 366.54 m


Distance: 45.32 m

Development Location

SE16-2-5


Distance: 517.34 m

Recommendation to Municipal Planning Commission

TITLE: DEVELOPMENT PERMIT No. 2024-19 Applicant: Glenda Kettles O/A Dam Campground Location: Block OT, Plan 2420JK within NE 27-4-28 W4 Division: 1 Size of Parcel: 62.24 ha (25.44 Acres) Zoning: Rural Recreation 1 – RR-1 Development: Sign, Outdoor Storage and Recreational Accommodation, Commercial Highway	
---	---

PREPARED BY: Laura McKinnon	DATE: May 2, 2024
------------------------------------	--------------------------

DEPARTMENT: Planning and Development

Signature: 	ATTACHMENTS: 1. Development Permit Application 2024-19 2. Complete Site Plan 3. Campsite Site Plan w/ Additional Sites 4. Sign with Location 5. Adjacent Landowner Comment 6. Alberta Transportation Approval
---	--

APPROVALS:			
		 Roland Milligan	
Department Director	Date	CAO	Date

RECOMMENDATION:

That Development Permit Application No. 2024-19, for a Free Standing Sign, Outdoor Storage of 20 RV Units and 10 Campsites, 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 camp sites be organized as depicted in the site plan and that trailers all face the same direction
3. That all access into the Waterton Dam Public Day Use Area via the PRA is agreed upon with Alberta Parks.
4. That the outdoor storage consists only of the 20 permitted RV's. Winter camping would not be permitted.

BACKGROUND:

- On April 11, 2024, the MD accepted the Development Permit Application No. 2024-19 from applicant Glenda Kettles O/A Dam Campground. (*Attachment No. 1*).
- This application is to allow for a Free Standing Sign 1.4m² (15ft²), 10 additional campsites and outdoor storage of 20 RV Units on a Rural Recreation 1 parcel. (*Attachment No. 2*)

Recommendation to Municipal Planning Commission

- This application is being placed in front of the MPC because:
 - Within the Rural Recreation 1 – RR-1 Land Use District, a Sign, Outdoor Storage and Recreational Accommodation, Commercial Highway is a Discretionary Use.
- The applicant received a permit for 12 camping sites on April 3rd, 2023, under Land Use Bylaw 1289-18 Rural Recreation 1 Permitted Use. The original campsite layout as determined in the proposal was not followed and instead the sites were as depicted in the attached campsite plan.
- The applicant is intending now to add an additional 10 sites that of which would fill out the rezoned area completely, leaving a buffer on the north and south end camping area. All sites would be approx.. 60'x80' with driving lanes through. (*Attachment No. 4*)
- The applicant is also requesting the ability for seasonal lot leasers to leave their RV's on site for the winter, winter camping would not be permitted.
- Additionally, the applicant is applying for a business related free standing sign 1.4m² (15ft²), which does comply with Section 55 Sign Provisions – Land Use Bylaw 1349-23 (*Attachment No. 5*)
- The application was forwarded to the adjacent landowners for comment; two responses were received at the time of this report being written (*Attachment No. 6*)
- The application as presented has been approved by Alberta Transportation (*Attachment No. 7*)

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. 2024-19

Date Application Received April 11/24

PERMIT FEE \$100 Permitted
\$150 Discretionary

Date Application Accepted April 11/24

RECEIPT NO. 61599

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: GLENDA KETTLES O/A DAM CAMPGROUND

Address: PO BOX 1125 PINCHER CREEK AB T0K1W0

Telephone: 403 744 7448 Email: glendakettles@msn.com

Owner of Land (if different from above): BRENDA NEISLER

Address: PO BOX 1002 P.C. AB T0K1W0 Telephone: [REDACTED]

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:

WINTER STORAGE OF RV'S
ADDITIONAL 10 lots, Sign.

Legal Description: Lot(s) 271

Block 004

Plan 28

Quarter Section W4

Estimated Commencement Date: May 1, 2024

Estimated Completion Date: May 1, 2024

SECTION 3: SITE REQUIREMENTS

Land Use District: Rural Recreation 1 - RRI Division: 1

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)

SEE ATTACHED -

ACCESSORY BUILDING	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)

Attached.

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: April 11, 2024



Applicant



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.



MUNICIPAL DISTRICT OF PINCHER CREEK NO. 9
DEVELOPMENT PERMIT APPLICATION FOR SIGNS

DEVELOPMENT PERMIT APPLICATION NO. Included on 2024-19

Date Application Received 2024-04-11

PERMIT FEE \$150.

Date Application Accepted 2024-04-11

RECEIPT NO. 61599

SECTION 1: GENERAL INFORMATION (completed by all permit applicants)

Applicant: GLENDIA KETRES DA DAM CAMPGROUND.

Address: PO BOX [REDACTED] P.C. Telephone: [REDACTED]

Owner of Land (if different from above): BRENDA WEISLER

Address: PO BOX [REDACTED] Telephone: [REDACTED]

Interest of Applicant (if not the owner): LEASEE

SECTION 2: SIGN INFORMATION

Check One: Permanent Temporary

Nature of Sign _____ Length 5' Height 3'

Area in Square Footage 15' Type of Support 16" BRASS ROUND POLES.

Electrical: Yes No

Flashing or Animated: Yes No

Lot 27 Block 4 Plan 28 Quarter Section W4

Applicant's Interest: Owner of Building
 Owner of Land Where Sign is Proposed (if applicable)

SECTION 3: TO BE COMPLETED BY APPLICANTS FOR PERMANENT SIGN ONLY

Building Owner: _____

Telephone Number: _____

Occupancy of Building: _____

Number of Existing Signs: _____

SECTION 4: TO BE COMPLETED BY APPLICANTS FOR TEMPORARY SIGN ONLY

The lot is: A Single Business Occupancy
 A Multiple Business Occupancy
 A Farm Operation

The sign is proposed to be displayed on the above site for _____ days.

Identification No. _____ Number of Existing Signs _____

Sign Owner's Name: _____

Address: _____ Telephone: _____

SECTION 5: AUTHORIZATION

I hereby understand that should the Land Use Bylaw or conditions of this permit be contravened my sign is liable to be impounded and that I shall be responsible for the payment of costs prior to the recovery of the sign from the municipality.

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: APRIL 8/24



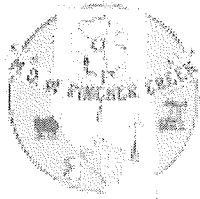
Applicant



Registered Owner

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

SEE ATTACHED FOR LOCATIONS



MD of Pincher Creek No. 9

P.O Box 279
1037 Herron Avenue
Pincher Creek Alberta T0K 1W0
(403) 627-3130
Website: www.mdpinchercreek.ab.ca
Email: info@mdpinnercreek.ab.ca

Glenda Kettles - Dam CG
PO Box 1635
Pincher Creek, AB T0K 1W0

PAYMENT RECEIPT

Receipt Number:	61599
Date:	4/11/2024
Initials:	KO
GST Registration #:	10747347RP

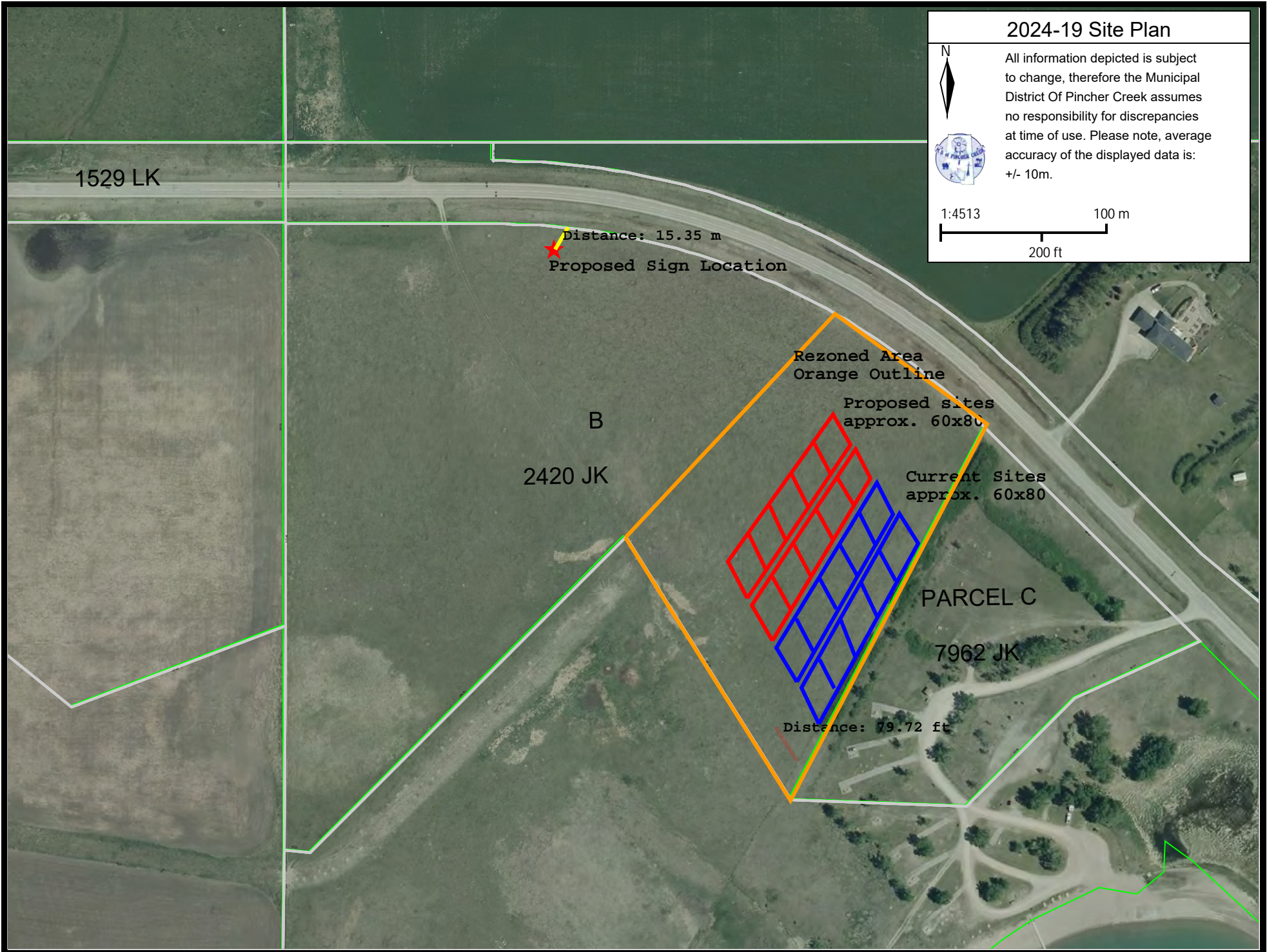
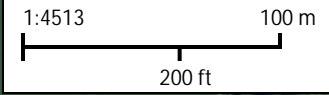
Receipt Type	Roll/Account	Description	QTY	Amount	Amount Owing
General	DEVE	Development Application Fees	N/A	\$150.00	\$0.00

Subtotal:	\$150.00
Discount	\$0.00
GST	\$0.00
Total Receipt:	\$150.00
Cheque:	\$150.00
Total Amount Received:	\$150.00

2024-19 Site Plan



All information depicted is subject to change, therefore the Municipal District Of Pincher Creek assumes no responsibility for discrepancies at time of use. Please note, average accuracy of the displayed data is: +/- 10m.



1529 LK

Distance: 15.35 m
Proposed Sign Location

Rezoned Area
Orange Outline

Proposed sites
approx. 60x80

B
2420 JK

Current Sites
approx. 60x80

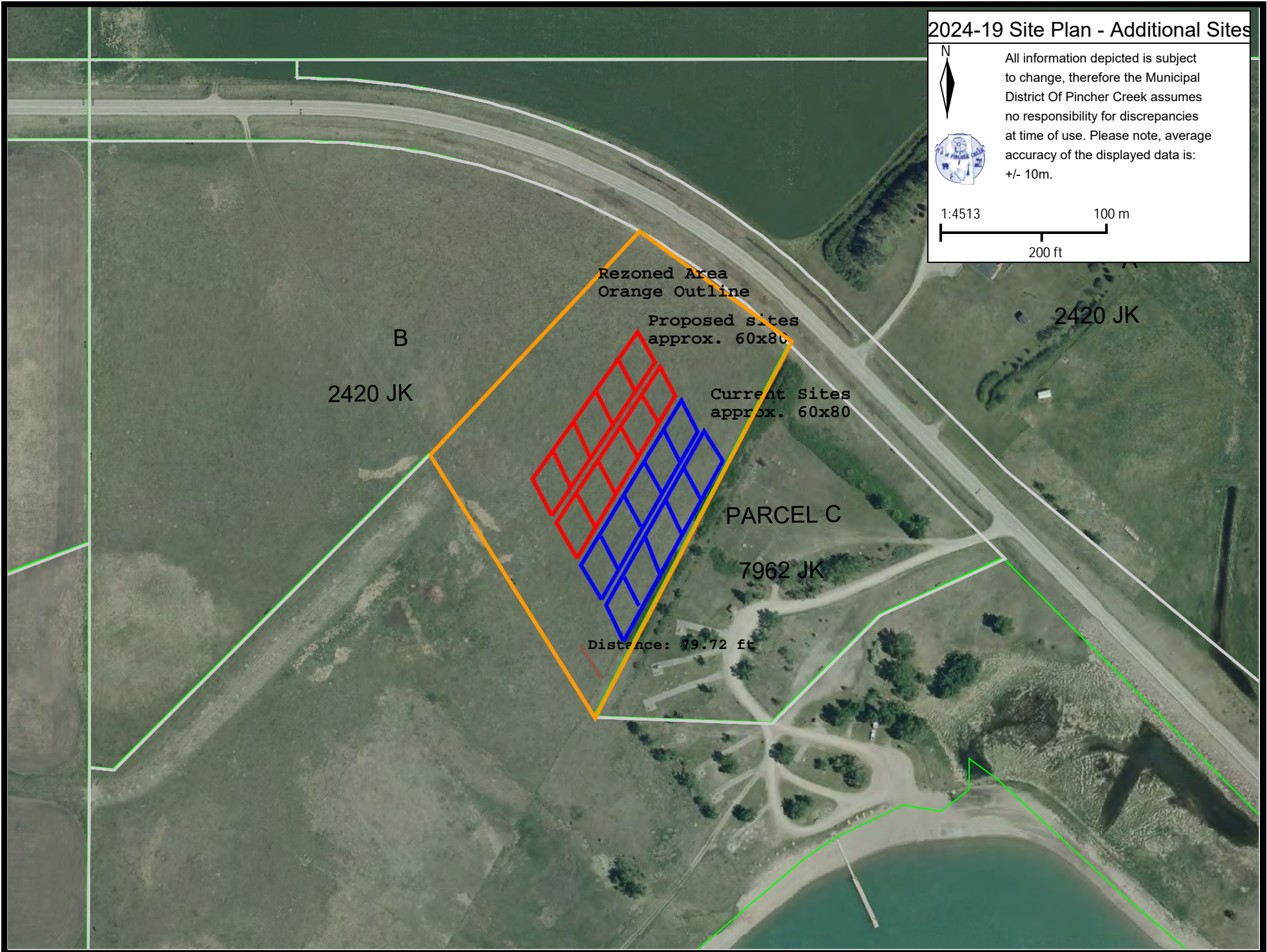
PARCEL C
7962 JK

Distance: 79.72 ft

2024-19 Site Plan - Additional Sites



All information depicted is subject to change, therefore the Municipal District Of Pincher Creek assumes no responsibility for discrepancies at time of use. Please note, average accuracy of the displayed data is: +/- 10m.



Rezoned Area
Orange Outline

Proposed sites
approx. 60x80

Current Sites
approx. 60x80

B
2420 JK

2420 JK

PARCEL C

7962 JK

Distance: 79.72 ft



CAMPGROUND

2024-19 Site Plan - Sign Location



All information depicted is subject to change, therefore the Municipal District Of Pincher Creek assumes no responsibility for discrepancies at time of use. Please note, average accuracy of the displayed data is: +/- 10m.

1:2256

50 m

200 ft



Distance: 15.35 m

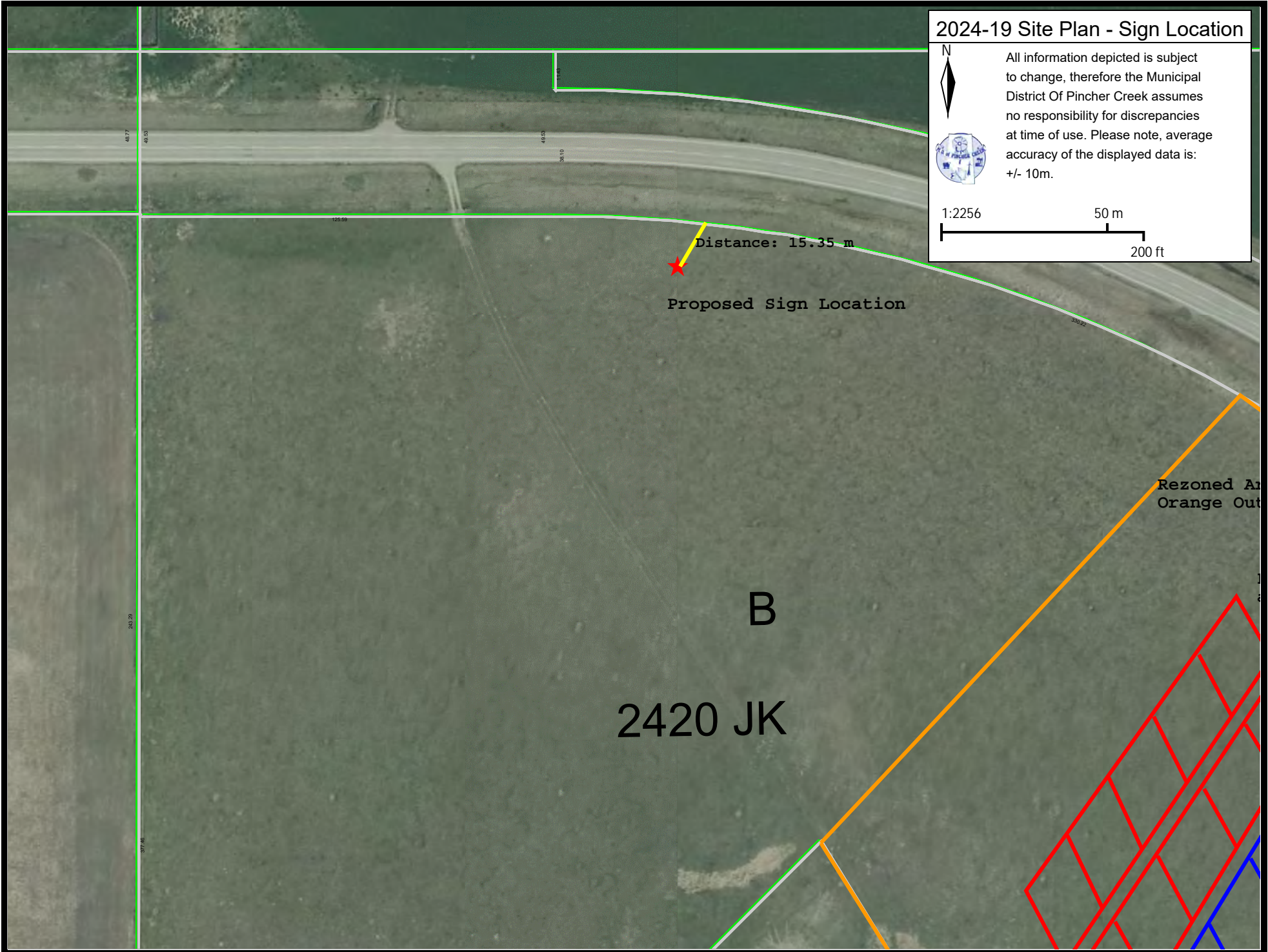


Proposed Sign Location

Rezoned Area
Orange Out

B

2420 JK



DEVELOPMENT PERMIT APPLICATION NO. 2024-19

Will Bilozir [REDACTED]

Sat 2024-04-27 10:40 AM

To: Laura McKinnon <AdminDevOfr@mdpincercreek.ab.ca>
[REDACTED]

Dear Laura;

These are our written comments about the development permit No. 2024-19

We live across highway 505 from the Waterton Reservoir campground. Our address is 28224 Highway 505. We are, by far, the most impacted residents in the MD by this development.

1. Increased traffic/noise - We accepted that there would be activity and traffic at the Provincial Waterton Campground during the summer months. The Dam Campground markedly increased this activity and created hazardous traffic conditions from May until September. We have had problems with stray dogs entering our property from the campgrounds and have rescued some campers (we have done this voluntarily but will not continue to do so) who have become stuck in snow, mud and the ditch. The expansion of the Dam campground will only exacerbate these problems.

2. Lack of site organization/permanent structures: The original approved campsite layout for 10 sites lined neatly against the east end. Not only did this not happen, but there were also at least 12 RV's parked in on the property in 2023 in random locations. (not as per the approved application).

In addition, there have been several permanent structures erected on the Dam Campground in defiance of the original application. These is all clearly visible from our home.

If the current application is approved in its entirety, we can only expect to see more permanent structures and permanently occupied RVs at the site. Specifically, we object to the site being allowed more campsites and permanent parking of RV's. This will have a negative impact on our peaceable occupation of our home and depreciate our property value.

3. No water access: The Dam Campground has cut the fence that separates it from the Provincial campground and installed a gate for access for the occupants of the Dam campground to the Provincial campground which is not permitted in the original application and the Province has told us it is not acceptable to the province. The Dam Campground does not have water access.

4. Future applications: We can anticipate a future application for permanent residency of the stored RVs which will be in direct contravention of the rural designation of the area. Note that the adjacent provincial campground does not allow this for good reason. The site does not have the infrastructure for power, water, and sewage, and if not limited by the MD Council, it will become a subdivision of RVs in short order.

5. Signage: The large sign proposed for this development will ruin the rural, and spectacular views in this area. We can expect that this sign, if approved, will be an obvious precedent for any number of such signs erected along Highway 505. We will not believe objections to the contrary by the Dam Campground are valid because experience

has taught us that once such signage is allowed on a highway, others inevitable follow. We suggest that if the Dam Campground wants to advertise, they do so through online/website/facebook/print advertising to reach a broader audience. The traffic along HWY 505 is predominantly local, not that extensive and therefore will not generate much business. A small sign along with their proper 911 location sign would suffice.

6. **RV site/Campgrounds in area never full:** Given that neighboring campgrounds/RV parks are NEVER at full capacity, it is interesting that you would allow this expansion for family/friends usage and they are trying to make it look like a viable business.
7. **Storage lot - Is this property going to be a permanent RV park or a storage lot?**
The two are not synonymous and we fear it will become an unorganized, unsightly junk yard. Having managed an actual storage lot for many years, we know the issues it can produce. A storage lot is a permanent spot to STORE items, not to inhabit them. Therefore, which lots are for the RV holiday accommodation and which spots are for STORAGE only?

Permanent storage of RVs at the site will also invite thieves and squatters to occupy the site causing serious problems for us and note that the RCMP are at least ½ hour away should a dangerous situation arise.

8. **Roads /delineation of placement of RV** - at present there are no roads in the property – only dirt paths. On the plan, there is no indication of properly surveyed lots for the RV's and/or storage. If last year is repeated, there will be RV's and assortments of other items randomly placed on the property with no proper access or organization. This is both unsightly and clearly ignoring the approved plan from the MD.

We have a “live and let live” attitude towards our neighbours, but in this case further development of the Dam Campground will not let us live comfortably in our home less than 200 meters away.

Sincerely,

Will & Donna Bilozir


Re: The Dam Campground - Permit Application Adjacent Landowner Referral

Robert Janzen <[REDACTED]>

Wed 2024-05-01 2:12 PM

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

Cc:Brad Tucker <[REDACTED]>

 1 attachments (2 MB)

2024-19 Adjacent Landowner Package - Kettles - Parks.pdf;

Hi Laura,

Thank you for circulating this project to Alberta Parks, it is greatly appreciated.

Alberta Parks has the following comments/concerns regarding Development Permit Application No. 2024-19 on the property adjacent to the Waterton Reservoir Provincial Recreation Area (PRA):

- Alberta Parks would appreciate a chance to review the design of the proposed roadside signage to ensure there is no confusion between the two sites for arriving campers.
- Vehicular access into the PRA is restricted to the main access road entering the site via Highway 505.
- As per the M.D. of Pincher Creek's Land Use Bylaw, all buildings, structures, developments, excavations, and uses must maintain a 7.5 metre setback from the PRA boundary.
- The development and maintenance of formal or informal trails, paths, or roads within the PRA by the private campground owners, operators, or users is prohibited.
- Development of trails within the private campground should not direct users into the PRA without consultation and coordination with Alberta Parks.
- All fencing on the PRA (including any fencing that delineates the two properties) that has previously been disturbed by the private campground owners, operators, and or users must be repaired by the campground owner.
- The vault toilets, waste receptacles, and parking areas within the Waterton Reservoir PRA are for PRA users. The private campground should be self-sufficient with their own on-site infrastructure to accommodate all their users. All infrastructure should be sensitive to the area's wildlife (e.g., bear-resistant waste receptacles).
- Waste from the private campground is not permitted to be deposited within the PRA.
- Dust levels during construction must be limited to mitigate any adverse impacts to the use and enjoyment of the PRA.
- The PRA's drainage patterns must not be altered or impacted by the construction or use of the private campground (e.g., new berms or raised RV pads that interfere with current drainage or cause new drainage into the PRA).
- The applicant must adhere to the Alberta *Weed Control Act*, and ensure due diligence is taken to prevent, manage, and contain all noxious weeds during and after construction. This includes measures to prevent the spread of weeds into the PRA. Most notably, the spread of spotted knapweed must be efficiently managed.
- Viewscapes from the PRA should not be adversely impacted by private campground structures, and all campsites should be kept in an orderly fashion.
- Private campsite users must be aware of and adhere to all applicable fire safety regulations, restrictions, and bans. The camp operator must be prepared to stop any fire originating on their property from spreading into the PRA.
- To provide continued positive experiences for users on the private and PRA campsites, it is recommended that both sites follow the below Alberta Parks Regulations:
 - *Avoid excessive noise so that everyone can enjoy the peace and tranquility of parks.*
 - *Quiet hours are 11:00 p.m. to 7:00 a.m.*

- *Loud partying, stereos at high volume and other rowdy behavior are not tolerated at any time.*
- *Constantly running generators is considered excessive noise UNLESS required for medical reasons. Please use your generator in moderation.*

If the private campground owner has any questions or would like to discuss mutually beneficial opportunities at the site, they can contact Rob Janzen, Senior Parks Planner by email at robert.janzen@gov.ab.ca.

Please let me know if you have any questions regarding these comments.

Thanks,



Rob Janzen, RPP, MCIP

Senior Parks Planner

South Region, Parks Division | Forestry & Parks

W: albertaparks.ca

Classification: Protected A

From: Laura McKinnon <AdminDevOfr@mdpincercreek.ab.ca>

Sent: Thursday, April 18, 2024 4:25 PM

To: Robert Janzen <[REDACTED]>

Subject: The Dam Campground - Permit Application Adjacent Landowner Referral

CAUTION: This email has been sent from an external source. Treat hyperlinks and attachments in this email with care.

Hi Robert,

As discussed yesterday, Glenda Kettles did put forth an application for "outdoor storage" of units on site over the winter season, a freestanding sign and 10 additional units.

Please find the circulated package attached.

If you have any questions, please let me know.

Kindly,

Laura McKinnon

Development Officer

MD Of Pincher Creek

1037 Herron Avenue

Box 279

Pincher Creek, AB

T0K1W0

Office: 403-627-3130

Email: AdminDevOfr@mdpincercreek.ab.ca

Transportation and Economic Corridors Permit

Request for Sign Permit - Outside of Highway Right of Way In Proximity of a Provincial Highway - **Approved**

Permit Number:	2024-0042257	Highway(s):	505
Issued to (Permittee):	Dam Campground Glenda Kettles [REDACTED]		
Legal Land Location:	QS-NE SEC-27 TWP-004 RGE-28 MER-4	Municipality:	M.D. of Pincher Creek No. 9
Approved By:	Leah Olsen	Issuing Office:	Southern Region / Lethbridge
Issued Date:	2024-04-25 10:39:49		
Description of Development:	Seasonal RV park identification		



Transportation and Economic Corridors Permit No. **2024-0042257** is issued to the above named Permittee under authority of Section 14 of the *Highways Development and Protection Act* (the Act) authorizing the works listed herein, and a further application is required for any changes or additions.

The approved site plan/drawing forms a part of this permit and any changes to the approved site plan/drawing will require an amendment or a new permit application.

This permit is subject to the following terms and conditions, which should be carefully reviewed:

1. 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.
2. This permit is issued subject to any other municipal, provincial, or federal approvals that may be required. Issuance of a permit by Transportation and Economic Corridors does not guarantee the permittee will be able to obtain other required approvals and does not excuse violation of any regulation, bylaw, or Act that may affect the proposed development.
3. The Permittee consents to a person designated by Transportation and Economic Corridors to enter upon land during construction and again upon completion of construction for the purpose of inspection to ensure the terms and conditions of this permit are met.
4. All works authorized by this permit shall be constructed, altered, maintained or operated at the sole expense of the Permittee. The permittee expressly waives any right to claim damages or compensation (including injurious affection) for development, signs or other encumbrances that are placed in an area required for future widening of the highway right of way for highway improvement purposes
5. In consideration of the permit issued in respect to this physical means of access, the Permittee shall indemnify and hold harmless Transportation and Economic Corridors, 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.
6. The Permittee shall conform to the approved site plan/drawings. Failure to conform to the approved site plan/drawings without an approved amendment may result in enforcement measures as laid out in the Act.
7. Minimum letter height to be used is 15 cm (6 inches)
8. Use of intermittent, flashing or rotating light or moving or rotating parts is not permitted.
9. Pursuant to Section 11(2) of the Highways Development and Protection Regulation, a permit for a sign is not required for a business identification sign for this development provided that the sign is located no closer to the highway than the proposed building or is no more than 30m from either side of the building. If a proposed sign does not meet these requirements the landowner shall submit a separate sign application.
10. The placement of signs within the highway right of way shall follow the department's recommended practice, <https://open.alberta.ca/publications/placement-of-signs>.

11. This permit approves only the sign contained herein, for any changes or additions a separate application is required
12. Transportation and Economic Corridors is under no obligation to reissue a permit if the sign is not installed before expiry of this permit.
13. The sign shall be maintained in proper repair by the permittee. If, in the opinion of Transportation and Economic Corridors the sign is not kept in an acceptable condition, or fails to meet or address any of Transportation and Economic Corridors conditions or concerns, it must be repaired, revised or removed by the owner within 7 days of receiving written notice of the deficiency, otherwise the sign will be removed by Transportation and Economic Corridors at the permittee's expense.
14. The proposed sign is to be set back from the highway property line as shown on the attached plan.

Failure to comply with the terms and conditions of this permit is an offense pursuant to Section 35 of the Highways Development and Protection Regulation (the Regulation), and may result in enforcement or penalties as described in Section 55 of the Act and Section 35-36 of the Regulation.

This permit is valid for a period of **two years from the date of issuance**. If the works authorized by this permit have not commenced within this timeframe, the permit expires and the Permittee must submit a request for an extension, or reapply for a new permit, if they wish to proceed. Transportation and Economic Corridors is under no obligation to reissue a permit if the development is not commenced before expiry of this permit.

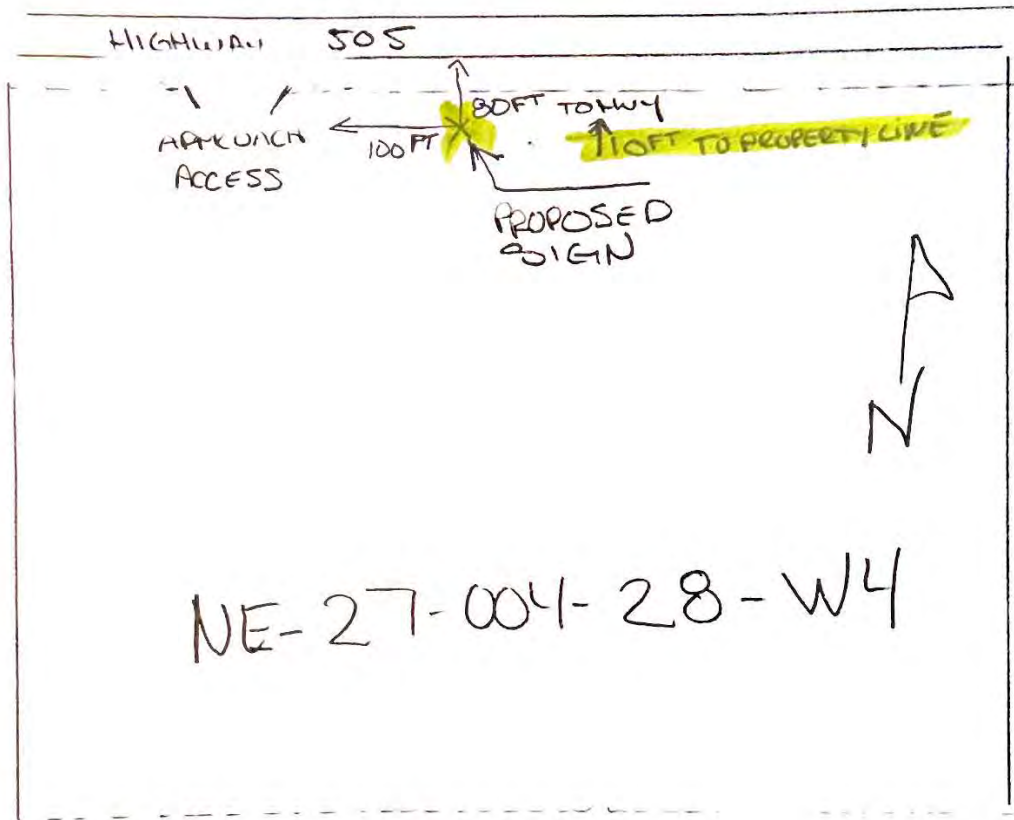
Please contact Transportation and Economic Corridors through [RPATH0042257](#) if you have any questions, updates, additions, or require additional information.



Issued by **Leah Olsen, Development and Planning Tech**, on **2024-0425 10:39:49** on behalf of the Minister of Transportation and Economic Corridors pursuant to *Ministerial Order 52/20 – Department of Transportation and Economic Corridors Delegation of Authority*

APPLICATION FOR SIGN INSTALLATION NEAR A PROVINCIAL HIGHWAY

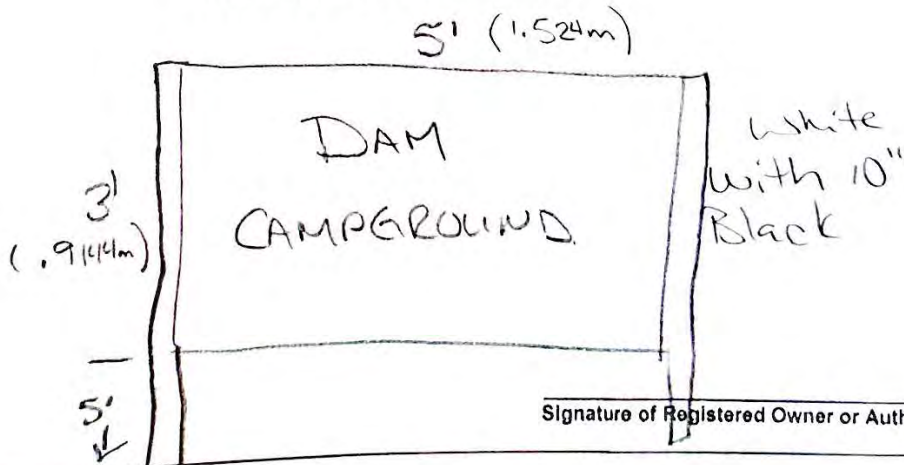
Alberta Transportation Permit # _____



Note: distances may be shown in metres or feet

SITE PLAN

SKETCH OF PROPOSED SIGN





DAM
CAMPGROUND

DEVELOPMENT OFFICER REPORT

April 2024

Development / Community Services Activities includes:

- Apr 4 Apex Meeting
- Apr 5 IMDP Committee Meeting
- Apr 9 Council Committee and Regular Council Meeting
- Apr 17 Alberta Parks Meeting
- Apr 18 Volunteer Appreciation
- Apr 23 Nature Conservancy Meeting
- Apr 23 Council Committee and Regular Council Meeting
- Apr 24 Next Generation 911 Meeting
- Apr 25 Administration Safety Meeting
- Apr 25 Volunteer Day
- Apr 26 SDO
- Apr 29-30 Alberta Municipal Enforcement Association Conference

PLANNING DEPARTMENT STATISTICS

Development Permits Issued by the Development Officer for April 2024

No.	Applicant	Division	Legal Address	Development
2024-16	Stone Developments	3	Lot 96, Block 4, Plan 0513736 within CMR	Duplex
2024-18	Jammie MacDermott	5	Block A-B, Plan 5510AL within SE 13-7-3 W5	Addition to Accessory Building
2024-20	Jessie & Karen Gamache	3	NE 12-6-2 W5	Manufactured Home Move
2024-21	Coady Doell	1	Lot 1, Block 1, Plan 1211571 within SE 25-5-1 W5	Single Detached Residence
2024-22	Mickey Main	1	SE 2-5-1 W5	Single Detached Residence

Development Permits Issued by Municipal Planning Commission April 2024

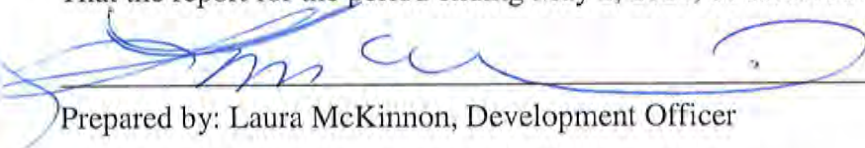
2021-59-Ext	Sherban Comanescu	3	Ptn of SE 19-5-2 W5	Greenhouse and Permit Extension
2024-9	David Oczkowski	5	Lot 12, Block 17, Plan 7810643 within Lundbreck	Modular Home

Development Statistics to Date

DESCRIPTION		2024 To date (May)	2023	2022	2021
Dev Permits Issued	7 – April	18 13 -DO 5 -MPC	49 31 -DO 18 -MPC	48 29 – DO 19 - MPC	68 46-DO 19-MPC
Dev Applications Accepted	8 – April	22	54	49	70
Utility Permits Issued	0 – April	3	35	12	31
Subdivision Applications Approved	1 – April	1	5	8	20
Rezoning		0	0	5	0
DESCRIPTION		2024 to Date (May)	2023	2022	2021
Compliance Cert	4 – March	13	21	32	41

RECOMMENDATION:

That the report for the period ending May 2, 2024, be received as information.


Prepared by: Laura McKinnon, Development Officer

Date: May 2, 2024

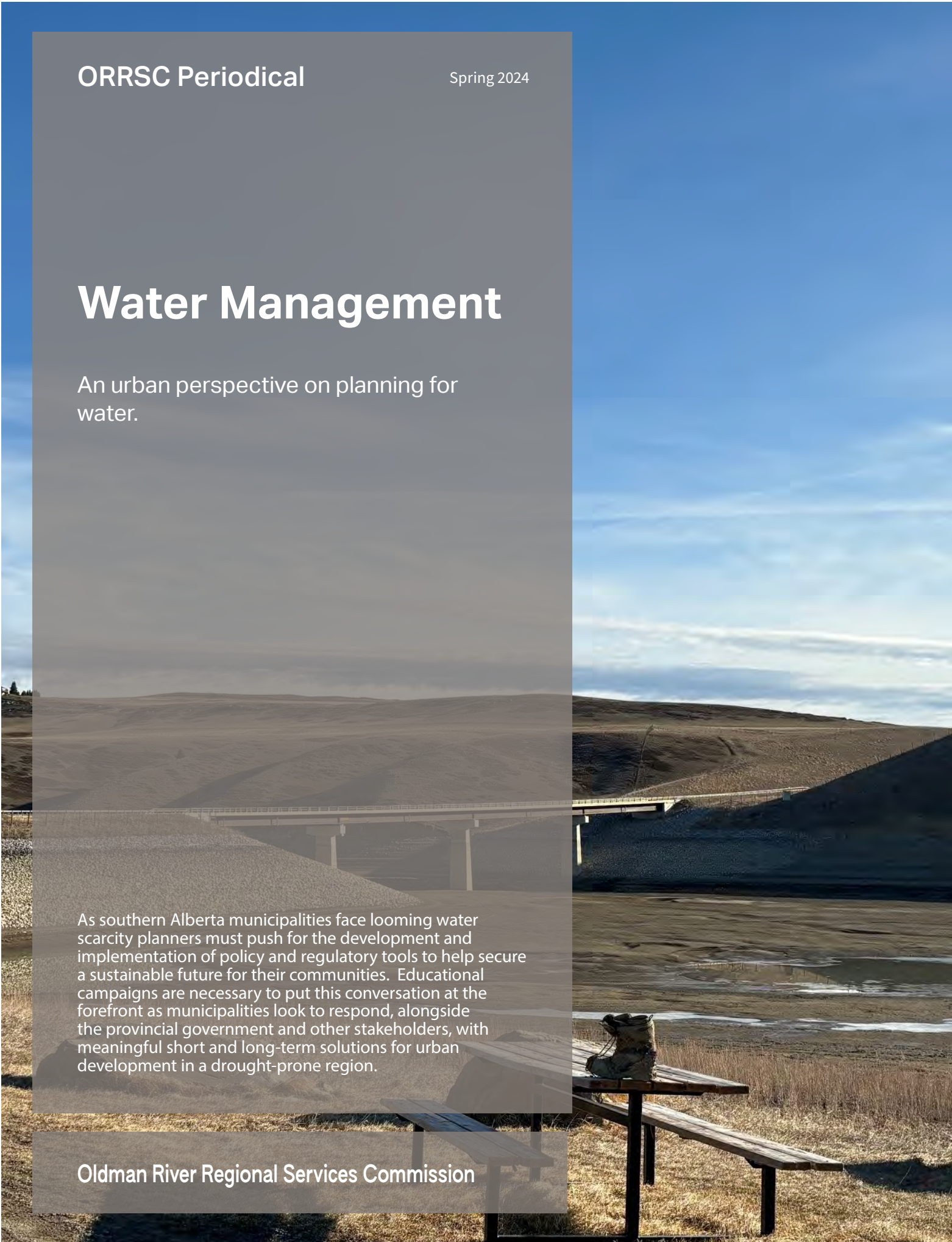
Respectfully Submitted to: Municipal Planning Commission

Water Management

An urban perspective on planning for water.

As southern Alberta municipalities face looming water scarcity planners must push for the development and implementation of policy and regulatory tools to help secure a sustainable future for their communities. Educational campaigns are necessary to put this conversation at the forefront as municipalities look to respond, alongside the provincial government and other stakeholders, with meaningful short and long-term solutions for urban development in a drought-prone region.

Oldman River Regional Services Commission



Water Management Context

The 2003 Water for Life Strategy initiative sought to focus the conversation on water management. Through the Alberta Water Futures: Risks and Opportunities for Water Management, Perspectives Report, June 2021, the large players in the management strategy have acknowledged that “further work is warranted [and] we need to look ahead, plan, and to take action to shift from being a predominantly reactive water management system to one that is more proactive, thereby ultimately increasing the resilience of the system to future risks.” The water crisis of 2023 where water had to be hauled to communities in the Municipal District of Pincher Creek because the Oldman River Reservoir intake was dry highlights the need for a proactive stance. It is not so much that water issues have changed; it is that in the cyclical reality of southern Alberta’s semi-arid climate, we get lulled into an over appreciation of the wet years as the norm and perhaps misunderstand why the southern basins were closed to new water licences in the first place.

Alberta’s existing water transfer system currently allows for the re-distribution (trading) of water licences between different water users, under certain conditions. The current system has several public policy protections: a public review of every water transfer, the consideration of hydrological and third-party impacts for each transfer, and the opportunity for the province to hold back 10 percent of the allocation for environmental in-stream purposes.

At the municipal level, governing water use decisions has always been a matter of balance between economic growth and licensed allocation. Hidden within the notion of some users is the idea that water is a virtually free subsidy with few guard rails on development-related consumption. The true cost of water is however increasing for urban populations. It cannot be overstated that if you are planning for land use you are by default planning for water and therefore should place an emphasis on the effect the planning approval would have on water availability for other uses and users. This periodical will examine the role urban municipalities have as partners in water management and in making land use decisions that affect water usage in southern Albertan urban communities.

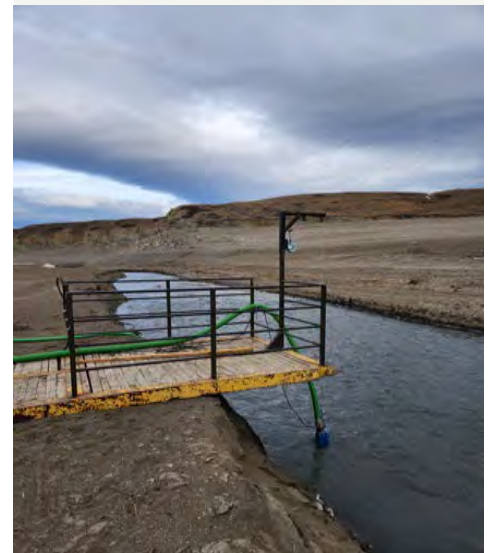
Climatological Context

A semi-arid climate is a dry climate sub-type. It is located in regions that receive precipitation below potential evapotranspiration, but not as low as a desert climate. There are different kinds of semi-arid climates, depending on variables such as temperature, and they give rise to different biomes. Southern Alberta is considered a cold semi-arid climate. Cold semi-arid climates (type “BSk”) tend to be located in elevated portions of temperate zones generally from latitudes in the mid-30s (Oklahoma City) to low 50s (Red Deer), typically bordering a humid continental climate or a Mediterranean climate. They are also typically found in continental interiors

What is a Water Licence?

A water licence is required for any individuals wanting to use or divert water in Alberta (with few exceptions). From business to individual use, the regulations apply if one wishes to use ground or surface water. Since August 2006, portions of the South Saskatchewan River Basin have been closed to new water licence applications, except for First Nations, Water Conservation Objectives (WCO), and water storage projects (as per an Approved Water Management Plan). This moratorium on the issuing of new water licences has created Canada’s first market-based system to transfer (trade) water licences.

Source: Alberta Water Portal Society



Emergency intake facility at the Oldman River Reservoir for nearby urban communities.

Alberta uses an allocation system referred to as FITFIR (First-in-Time, First-in-Right). This system uses 'priority' as the determining factor in certain water-specific situations. Priority is the date and time number assigned to a water allocation and is recorded on the licence. Under Alberta licensing, there is no priority given to the specific use. However, the priority number indicates seniority in times of shortage and is the First-in-Time aspect of FITFIR. This means when there is not enough water for all the licencees, the oldest licencees get their water before the newer ones.

Allowing seniority protects existing licencees from shortages created by new users and also reminds new users not to be wasteful. Under this system, the more junior your licence, the greater the risk of not receiving all or part of your allocated water in low water years. However, during emergency situations, the government has the power to suspend a water licence and redesignate the water for other uses. A licence can also be cancelled for non-use or non-performance of a condition of a licence; however, there is no record of this occurring to date.

Water Conservation Objectives established under the provisions of the Water Act:

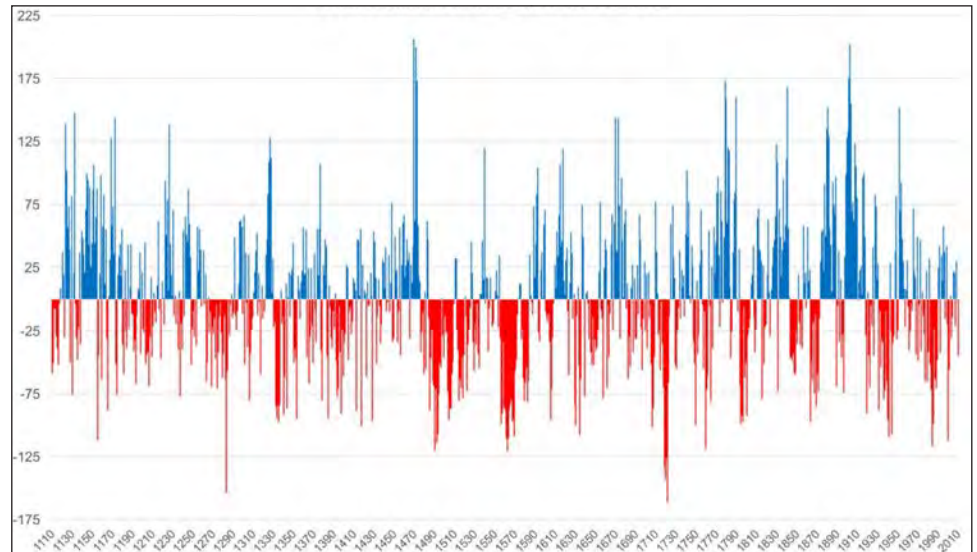
- protection of a natural water body or its aquatic environment, or any part of them;
- protection of tourism, recreational, transportation or waste assimilation uses of water; or
- management of fish or wildlife.”

Generally, a water conservation objective can be expressed in relation to a rate of flow needed or a water level needed.

some distance from large bodies of water. These areas usually see some snowfall during the winter, though snowfall is much lower than at locations in similar latitudes with more humid climates.

Drought is something that has occurred regularly in this region (for example, over 40 droughts have affected western Canada over the last two centuries). Over the last nine hundred years, the Prairie Provinces have experienced several decadal droughts, several multi-decadal droughts, and large flood event years (see Figure 1 where red represents drought years).

Figure 1: South Saskatchewan River: Water-Year Flow



Legislative and Policy Context

The legislative and policy documents governing water begin with the South Saskatchewan Regional Plan under the *Alberta Land Stewardship Act* which references the *Water Act*, Water for Life, and the Approved Water Management Plan for the South Saskatchewan River Basin.

The *Water Act* supports and promotes the conservation and management of water, through the use and allocation of water in Alberta. It requires the establishment of a provincial water management framework and sets out requirements for the preparation of water management plans. The Act addresses: Albertans' rights to divert water and describes the priority of water rights among users; and the types of instruments available for diversion and use of water and the associated decision-making processes. It also includes the range of enforcement measures available to ensure the goals of the Act are met. Water-related legislation is of particular note, given that water-based amenities are common in urban campgrounds, where riparian environments, wetlands, navigable waters, and fish-bearing watercourses exist, supported by their respective acts and regulations.

The water management plan for the South Saskatchewan River Basin

recommends a balance that is broadly acceptable to the public between water consumption and environmental protection, in light of economic and social objectives and ecological necessity. The plan envisions future management in the basin combining innovative, efficient and productive water use and improved management of aquatic ecosystems.

Alberta is the first province in Canada to introduce the ability for a licensee to transfer all or part of its allocation on a permanent basis. The water, however, cannot be a new allocation, only an unused portion of an existing licence. The licence holder must demonstrate how their actions result in a reduced need for water (surplus water that has never been used could not be sold). Applicants can only obtain water through a licence transfer if they demonstrate a need for it. What has rarely played out in southern Alberta is the commodity sale of allocation for a development the scale of Cross Iron Mills mega-mall in Rocky View County (north of the City of Calgary). The mall was the first large-scale cash-for-water-rights transfer in the province of Alberta. Thus, began the first steps toward a market system that distributes water based on one's ability to pay.

The cost of urban bulk water may soon be a burgeoning battleground, but managers of water systems are just as concerned about upstream users and their contaminants which are adding to the overall cost of cleaning the water for consumption. Simply put, high-quality source water is less expensive to treat. Most provinces now appear to recognize the importance of developing plans that protect source water. In view of this, support of the Oldman Watershed Council and similar organizations could be viewed as an important partner to urban balance sheets.

Land Use Planning

In Canada, there are millions of lawns; watering them accounts for about one third of all residential water use. In a quick overview of Oldman River Regional Services Commission urban member planning documents, it was found that the term xeriscaping only occurred in 7% of current documents. Fewer still list the recommended drought-tolerant plants that should be encouraged for landscaping requirements on all permits. The resulting position is that landscaping is carried out on an individual's personal preference with limited interaction on the part of municipalities for approval of a landscape plan, an inspection of the installation, or follow up as a condition of development. The result may be perpetuating the use of water resources for extensive lawn growth in residential areas.

In industrial and commercial development areas the nature of development and expense of landscape turns on its head and is likely to be forgotten or limited resulting in barren streetscapes and seas of hardscape with little appeal and no relief from the sun. When successful, commercial settings often complete the necessary requirements with cubic yards of landscape gravel and drip irrigated plantings. The use of drip irrigation when maintained is a water saving approach to landscaping especially when feeding drought-tolerant plants suited to commercial environments.

In an article for Scientific American Krystal D'Costa writes: "The state of a homeowner's lawn is important in relation to their status within the community and to the status of the community at large. Lawns connect neighbors and neighborhoods; they're viewed as an indicator of socio-economic character, which translates into property and resale values. Lawns are indicative of success; they are a physical manifestation of the American Dream of home ownership. To have a well maintained lawn is a sign to others that you have the time and/or the money to support this attraction. It signifies that you care about belonging and want others to see that you are like them. A properly maintained lawn tells others you are a good neighbor. Many homeowner associations have regulations to the effect of how often a lawn must be maintained. So important is this physical representative of a desired status that fines can be levied if the lawn is not maintained."

Krystal D'Costa, "The American Obsession with Lawns," Scientific American, A Division of Springer Nature America, Inc., May 3, 2017, <https://www.scientificamerican.com/blog/anthropology-in-practice/the-american-obsession-with-lawns/>

Just beware of a big misconception about xeriscaping: It means making landscapes more waterwise and appropriate for the local environment. It doesn't mean pulling out all the grass and replacing it with gravel. But lawns that include too much grass, the wrong type of grass, or grass in a bad spot require more water and maintenance than is sustainable. When you think about lowering water usage and lawn care, start with these steps before perusing the easy-care lawn alternatives that follow.

Thinking about replacing your grass lawn? Here are small steps you can take to get started:

- *Removing turf areas on slopes, where water runs off.*
- *Taking out narrow strips of grass, especially in "nuisance strips" near the sidewalk.*
- *Evaluating whether your turf is made of high-water-use grass mixes.*
- *Removing grass in corners of the lawn, or awkwardly shaped areas that are difficult to water and mow.*
- *Getting rid of grass along fences.*
- *Keeping appropriate use of grass lawns, like the areas where the kids play, helps cool patios and the house.*
- *Reducing the amount of grass on your property, especially where it doesn't grow as well (like under trees).*

With a deeper look at commercial and industrial land use, it is a worthy exercise for council and its planning staff to discuss land uses that require large quantities of water. Simple solutions like water recycling may be logical in the development of uses like car washes. Other uses could quite blatantly be inappropriate given local circumstance. The Town of Stavely recently removed the use of Cannabis Production Facility after the existing approved facility was found to be using 4 times (equivalent to the volume used by 180 households) its original development approval for water.

Historically, servicing projections were seldom put under the microscope at the time of development permit, but the state of the basin suggests that municipalities should begin looking closer at forecasting water use for individual developments. Without the benefit of a water master plan linked to future land use, restricting the development of large water users is a rather blind exercise. One of the most thorough water shortage response plans comes as part of the conversion of the temporary water licence to a permanent licence for the Claresholm Industrial area. A joint Water Shortage Response Plan (MPE, 2020) was adopted in August of 2020 between the M.D. of Willow Creek and the Town of Claresholm (subsequently added to the Town Water and Sewer Utility Bylaw). The plan was done as a requirement of Alberta Environment to receive the water licence. The M.D. of Willow Creek (including the Hamlet of Granum) and the Town of Claresholm have agreed to jointly implement the response plan and to issue joint media releases as the triggering criteria of the Pine Coulee Reservoir operating levels are reached.

From the normal full supply level of the reservoir, a five stage system of restriction was created as the water level declines. This system is applied to broad land use categories which include residential, commercial, public and agriculture. In the initial stages, water restriction for lawns moves from three days a week to a complete stop at a Stage 4 and 5 where reservoir levels are critically low. As one might expect several other residential activities are also curtailed at the critical levels, including pool and water feature top ups, vehicle washing, and spraying of outdoor surfaces.

The policy in addressing commercial business curtails water for aesthetic use on exterior cleaning and lawns, but it also addresses select businesses whose use of water is integral to their livelihood. At the Stage 4 restriction businesses with retail lawn, garden and plants must cease and car washing must stop at Stage 5. Hard reality for aesthetic based businesses, but in the context of water need for human/livestock consumption and firefighting as the Stage 5 allowable uses it is understandable.

Water Conservation as a Complete Multi-Departmental Approach

Land use planners have a role in the documents they help craft, but in water reduction policy there is a need for all levels of local governance to

participate. Many actions may already be addressed such as investing in water line replacement to eliminate water leaks in outdated infrastructure. Other policies may include:

- a re-evaluation of efficient water uses in public spaces and parks. Park space audits which include an evaluation of active and passive use and should be aware of the neighbourhood needs for the park;
- a street tree management and replacement program that chooses drought-tolerant species;
- furthering public education on the best practices for reduction of water on residential properties including how to design landscaping for drought tolerance with xeriscaping and encouragement of rainwater collection for use on landscaping;
- the installation of a demonstration garden that shows what can be achieved with minimal lawn;
- a rebate on water efficient household fixtures and/or appliances;
- ensuring all users are metered and that the water rates have been recently reviewed as the price of water has a major influence on the amount of water used by households. For example, in 2009, Canadian households with meters on volume-based pricing schemes used 73% less water than unmetered households on flat-rate pricing schemes.

In a search of ORRSC urban municipalities' water bylaws and websites, the results show that although all municipalities have rules regarding tampering with the water system and meters, only four have implemented water restriction protocols with a fine mechanism for enforcement. Most of the remaining urban municipalities had some form of public notice encouraging voluntary water use reduction. Water consciousness through education can have the biggest impact on water usage. As an example, the City of Brooks has published a citizen guide for 100 ways to reduce water.

Where land use planners have access to the information of other departments, this information can be fed back into land use planning documents. A municipal development plan can emphasize these other programs and provide land-based estimates for water use.

Concluding remarks

Some may argue that the management of irrigation allocation (currently licensed in the Oldman watershed for 73% of the total licensed amount) would provide a larger impact on the availability of water. But before southern Alberta gets to the critical decisions of transfers, being paid to remove lawn, or enforcing water efficient equipment for businesses and residences, there are efficiencies that a reduction in use can provide for urban construction and growth of the economy ...until it doesn't. Our American neighbours are playing out these policies on a big economic scale and agriculture is seeing the biggest losses in livelihoods as more water is allocated to human survival in metropolitan cities. Urban and rural entities end up owning that reality in increased food costs and loss of local revenues. If planning for land is planning for water, then every drop of water counts and so should our collective attitude toward it.

Alberta showed a 56% increase in water lost through the distribution system between 2011 and 2021 equating to 70.4 million cubic meters in 2021.

Source: Statistics Canada. Table 38-10-0271-01 Potable water use by sector and average daily use



Xeriscaped public space in the Town of Claresholm

For more information on this topic contact admin@orrsc.com or visit our website at orrsc.com.

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