

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

Virtual via Microsoft Teams

July 2nd, 2024

6:30 pm

Agenda

- 1. Adoption of Agenda**
- 2. Minutes**
 - a. Meeting Minutes of June 4th, 2024
- 3. Closed Meeting Session**
- 4. Unfinished Business**
- 5. Development Permit Applications**
 - a. Development Permit Application No. 2024-29
Ryan Woodford
Lots 1-10, Block 7, Plan 1993N within Pincher Station
Specialty Manufacturing/Cottage Industry, minor
 - b. Development Permit Application No. 2024-36
Heinie Brunner
Lots 14-16, Block 2, Plan 7850AL within Beaver Mines
Tourist Home
- 6. Development Reports**
 - a. Development Officer's Report
- Report for June 2024
- 7. Correspondence**
- 8. New Business**
- 9. Next Regular Meeting – September 3rd 2024**
- 10. Adjournment**

**Meeting Minutes of the
Municipal Planning Commission
June 4th, 2024 6:30 pm
MD of Pincher Creek Council Chambers**

ATTENDANCE

Commission: Chairperson Jeff Hammond, Member at Large Laurie Klassen, Reeve Dave Cox,
Councillors Rick Lemire, Tony Bruder, Jim Welsch and John MacGarva

Staff: CAO Roland Milligan, Development Officer Laura McKinnon

Planning
Advisor: ORRSC, Senior Planner Gavin Scott

Absent:

Chairperson Jeff Hammond called the meeting to order, the time being 6:31 pm.

1. ADOPTION OF AGENDA

Councillor Jim Welsch 24/040

Moved that the agenda for June 4th, 2024, be approved as presented.

Carried

2. ADOPTION OF MINUTES

Councillor Tony Bruder 24/041

Moved that the Municipal Planning Commission Meeting Minutes for May 7th, 2024 be approved as amended.

Carried

3. CLOSED MEETING SESSION

Councillor Jim Welsch 24/042

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 24/043

Moved that the Municipal Planning Commission open the meeting to the public, the time being 6:51 pm.

Carried

4. **UNFINISHED BUSINESS**

5. **DEVELOPMENT PERMIT APPLICATIONS**

- a. **Development Permit Application No. 2024-23**
Mike Vidricaire for Victor and Jeffrey Pribanic
Portion of 13;; 29-3-28 W4
Secondary Suite

Councillor Tony Bruder

24/044

Moved that Development Permit No. 2024-23, for a Secondary Suite, be approved subject to the following Condition(s):

Condition(s):

1. That this development meets the minimum provisions as required in Land Use Bylaw 1349-23.

- b. **Development Permit Application No. 2024-25**
Brianna Morrison
Within NE 20-6-1 W5
Recreational Accommodation – Commercial Resort

Reeve Dave Cox

24/045

Moved that Development Permit No. 2024-25, for two (2) Silo Units for Recreational Accommodation use, be approved subject to the following Condition(s):

Condition(s):

1. That this development meets the minimum provisions as required in Land Use Bylaw 1349-23.
2. That if required, dust suppression be supplied by the applicant on Twp Rd 6-4A
3. That all garbage be contained in bear proof containers
4. That a pet policy must be formed, and attached to this development permit to mitigate potential pet issues
5. That adequate signage be placed on property such as, but not limited to, trespassing, garbage and river usage.

- c. **Development Permit Application No. 2024-26**
Sheila & Mike Pratchler
Lot 15, Block 1, Plan 2310716
Secondary Farm Residence

MINUTES
Municipal Planning Commission (MPC)
Municipal District of Pincher Creek No. 9
June 4, 2024

Councillor John MacGarva

24/046

Moved that Development Permit No. 2024-26, 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 1349-23
2. 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.

6. DEVELOPMENT REPORT

a. Development Officer's Report

Member at Large Laurie Klassen

24/047

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

Carried

7. CORRESPONDENCE

a. ADOA May Communicator

Councillor John MacGarva

24/048

Moved that the correspondence be received as information.

8. NEW BUSINESS

None

9. NEXT MEETING – July 2nd, 2024; 6:30 pm.

10. ADJOURNMENT

Member at Large Laurie Klassen

24/049

Moved that the meeting adjourn, the time being 6:58 pm.

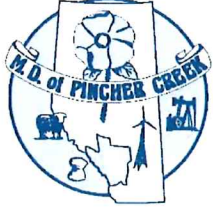
Carried

MINUTES
Municipal Planning Commission (MPC)
Municipal District of Pincher Creek No. 9
June 4, 2024

Chairperson Jeff Hammond
Municipal Planning Commission

Development Officer
Laura McKinnon
Municipal Planning Commission

Recommendation to Municipal Planning Commission

TITLE: DEVELOPMENT PERMIT No. 2024-29 Applicant: Ryan Woodford Location: Lots 1-10, Block 7, Plan 1993N within Pincher Station Division: 4 Size of Parcel: 0.69 ha (1.72 Acres) Zoning: Hamlet Commercial - HC Development: Specialty Manufacturing/Cottage Industry, minor	
PREPARED BY: Laura McKinnon DATE: June 25, 2024	
DEPARTMENT: Planning and Development	
Signature:  <div style="text-align: right; color: blue;">2024/06/25</div>	ATTACHMENTS: 1. Development Permit Application 2024-29 2. Shop Drawings 3. GIS Site Plan
APPROVALS:	
 _____ Roland Milligan	<div style="color: blue;">2024/06/25</div> _____ Date
_____ Department Director	_____ CAO

RECOMMENDATION:

That Development Permit Application No. 2024-29, for Specialty Manufacturing/Cottage Industry, minor, be approved subject to the following Condition(s):

Condition(s):

1. That this development meets the minimum provisions as required in Land Use Bylaw 1349-23.

BACKGROUND:

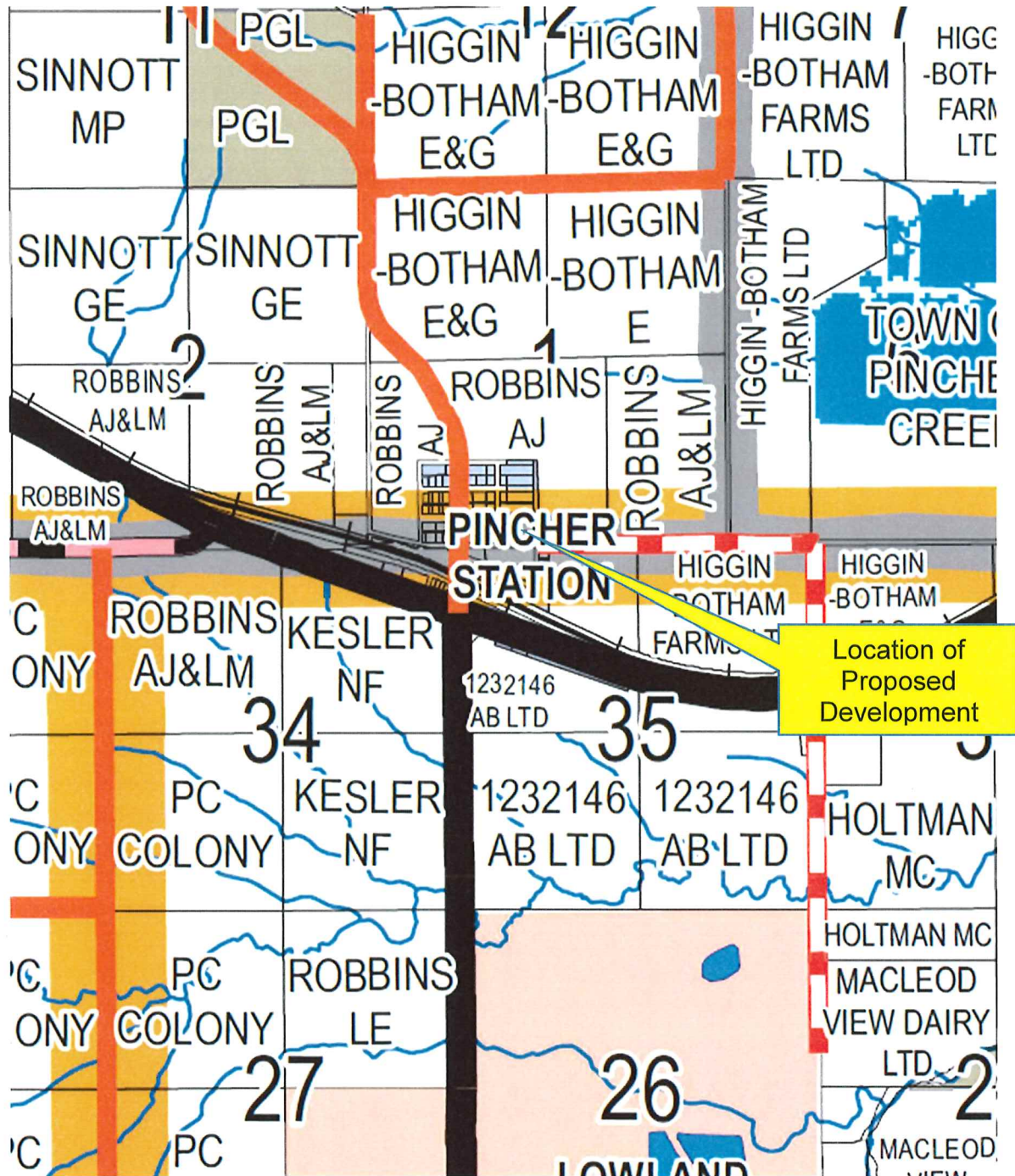
- On June 10, 2024, the MD accepted the Development Permit Application No. 2024-29 from applicant Ryan Woodford. (*Attachment No. 1*).
- This application is to allow the new build of an accessory building for Specialty Manufacturing/Cottage Industry, minor.
- This application is being placed in front of the MPC because:
 - Within the Hamlet Commercial - HC Land Use District, a Specialty Manufacturing/Cottage Industry, minor is a Discretionary Use.
- The purpose of the accessory building is as a rental to Johns Cabinets, as a work space and retail if required.
- Specialty Manufacturing/Cottage Industry, minor is defined in Land Use Bylaw 1349-23 as
 - Development used for small-scale, on-site production of goods in a building not exceeding a gross floor area of 510 m² (5,490 ft²), including areas devoted to retail sales, display and

Recommendation to Municipal Planning Commission

storage. This use includes, but is not limited to, bakeries and specialty food production facilities, pottery, welding and fabrication and sculpture studios, taxidermists, greenhouses and specialty furniture and cabinet makers.

- The location of the Accessory 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.

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. May 2024-29.

Date Application Received May 31/24

Date Application Accepted June 10/24

Tax Roll # _____

PERMIT FEE \$100 Permitted \$150 Discretionary

RECEIPT NO. 62792

RECEIVED

MAY 31 2024

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: RYAN WOODFORD

Address: 780 ISABEL CRASANT PINCHER CREEK

Telephone: [REDACTED] Email: [REDACTED]

Owner of Land (if different from above): SHALDON BORER (1457753 ALB LTD)

Address: 1375B HUNTER STREET PINCHER CREEK Telephone: [REDACTED]

Interest of Applicant (if not the owner): BUILDER / OWNER AFTER SUBDIVISION

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:

BUILD OF A 40'x40'x14' SHOP TO BE RENTED
TO JOHN'S CABINETS OF PINCHER CREEK (COTTAGE MANUFACTURING)

Legal Description: Lot(s) 1-10

Block 7

Plan 1993N

Quarter Section SW1/4 1-7-30-W4M / M.D. OF PINCHER CREEK

Estimated Commencement Date: JULY 1ST 2024

Estimated Completion Date: SEPTEMBER 2024

SECTION 3: SITE REQUIREMENTSLand Use District: Hamlet Commercial H.C. 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

EXISTING MODULAR HOME

PRINCIPAL BUILDING <i>EXISTING MODULAR HOME</i>	Proposed	By Law Requirements	Conforms
(1) Area of Site	100' x 150'		
(2) Area of Building	1414		
(3) %Site Coverage by Building (within Hamets)	9.4 %		
(4) Front Yard Setback Direction Facing:	18'-10" NORTH	<i>Already approved. Jm.</i>	
(5) Rear Yard Setback Direction Facing:	67'-2" SOUTH		
(6) Side Yard Setback: Direction Facing:	56'-2" EAST		
(7) Side Yard Setback: Direction Facing:	15'-10" WEST		
(8) Height of Building	8' WALL 14' PEAK		
(9) Number of Off Street Parking Spaces	(2) 26' x 28'		

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

ACCESSORY BUILDING <u>SHOP</u>	Proposed	By Law Requirements	Conforms
(1) Area of Site	100' x 150'		
(2) Area of Building	40' x 40'		
(3) % Site Coverage by Building (within Hamlets)	10.6 %	80%	yes
(4) Front Yard Setback Direction Facing:	40' EAST	0M	yes
(5) Rear Yard Setback Direction Facing:	20' WEST	0M	yes
(6) Side Yard Setback: Direction Facing:	20' SOUTH	0M	yes
(7) Side Yard Setback: Direction Facing:	90' NORTH	0M	yes
(8) Height of Building	14' WALL 21' PEAK	27.9ft	yes
(9) Number of Off Street Parking Spaces	(5) 40' x 50'		

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

SITE PLAN 3 VIEWS
ENGINEERED SHOP DRAWINGS

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: MAY 31 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:

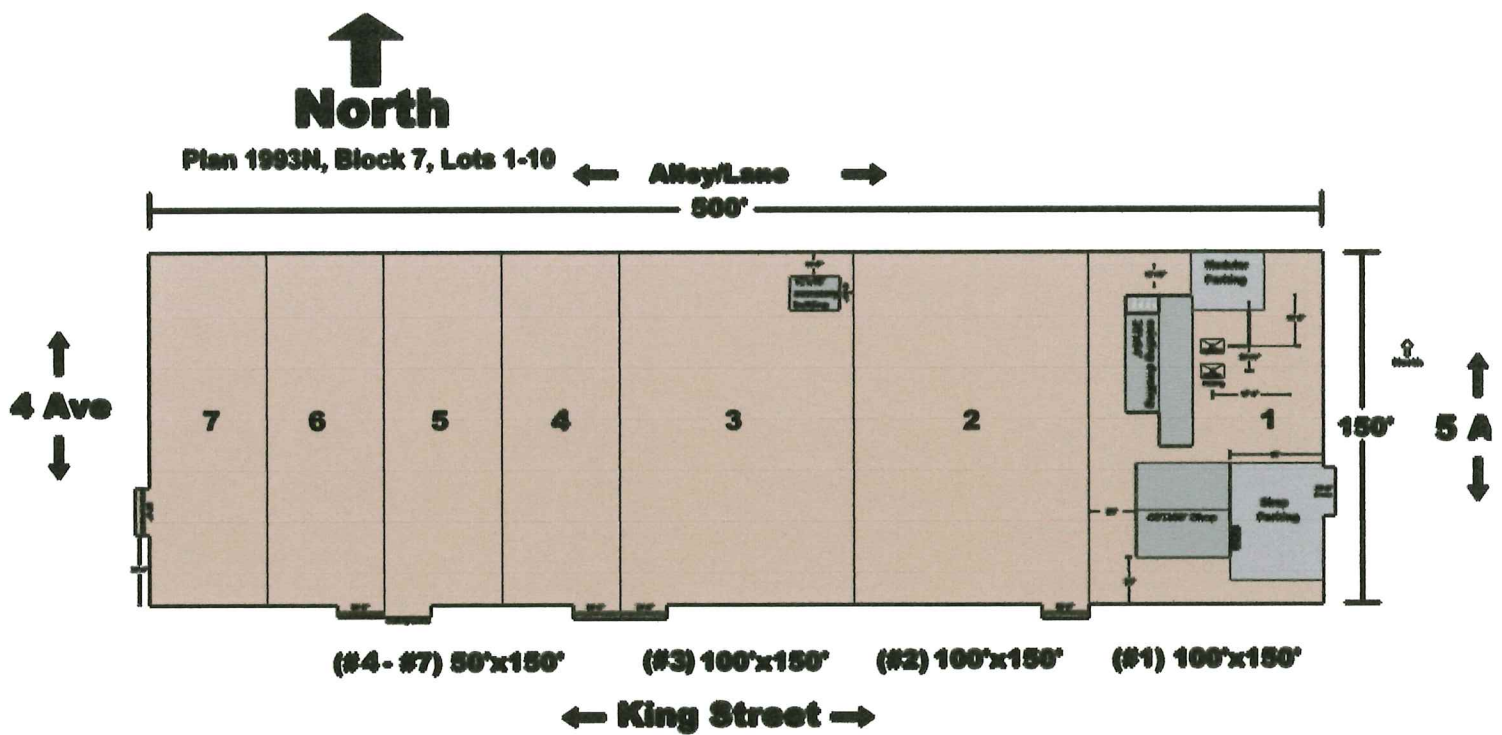
“ANY DEVELOPMENT CARRIED OUT PRIOR TO THE EFFECTIVE DATE OF THE APPROPRIATE DEVELOPMENT PERMIT IS DONE SOLELY AT THE RISK OF THE APPLICANT AND/OR LANDOWNER.”
5. In accordance with the *Municipal Government Act*, a development authority must, within 20 days after the receipt of an application for a development 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.

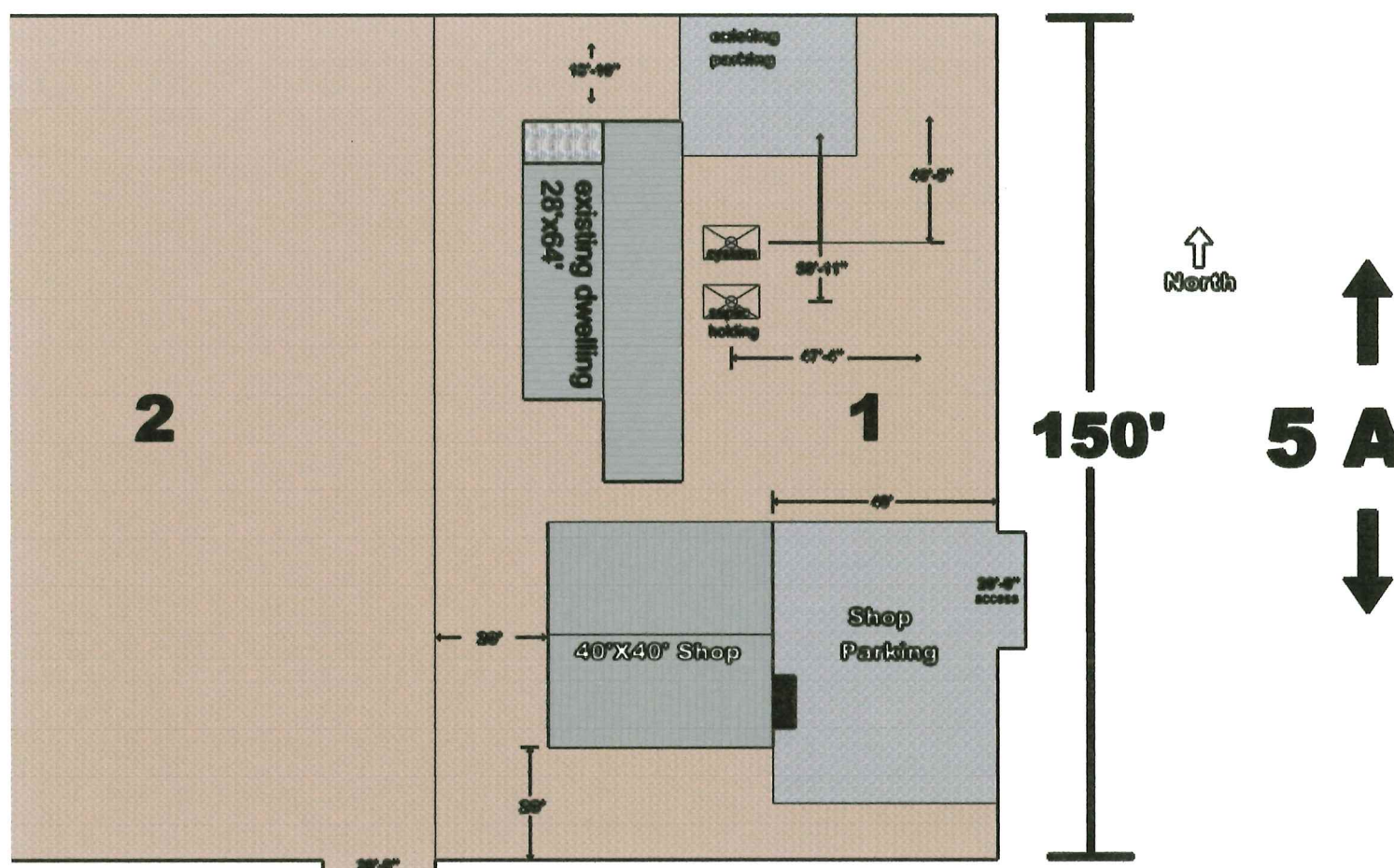
Ryan Woodford

Lots 1-10, Block 7, Plan 1993N

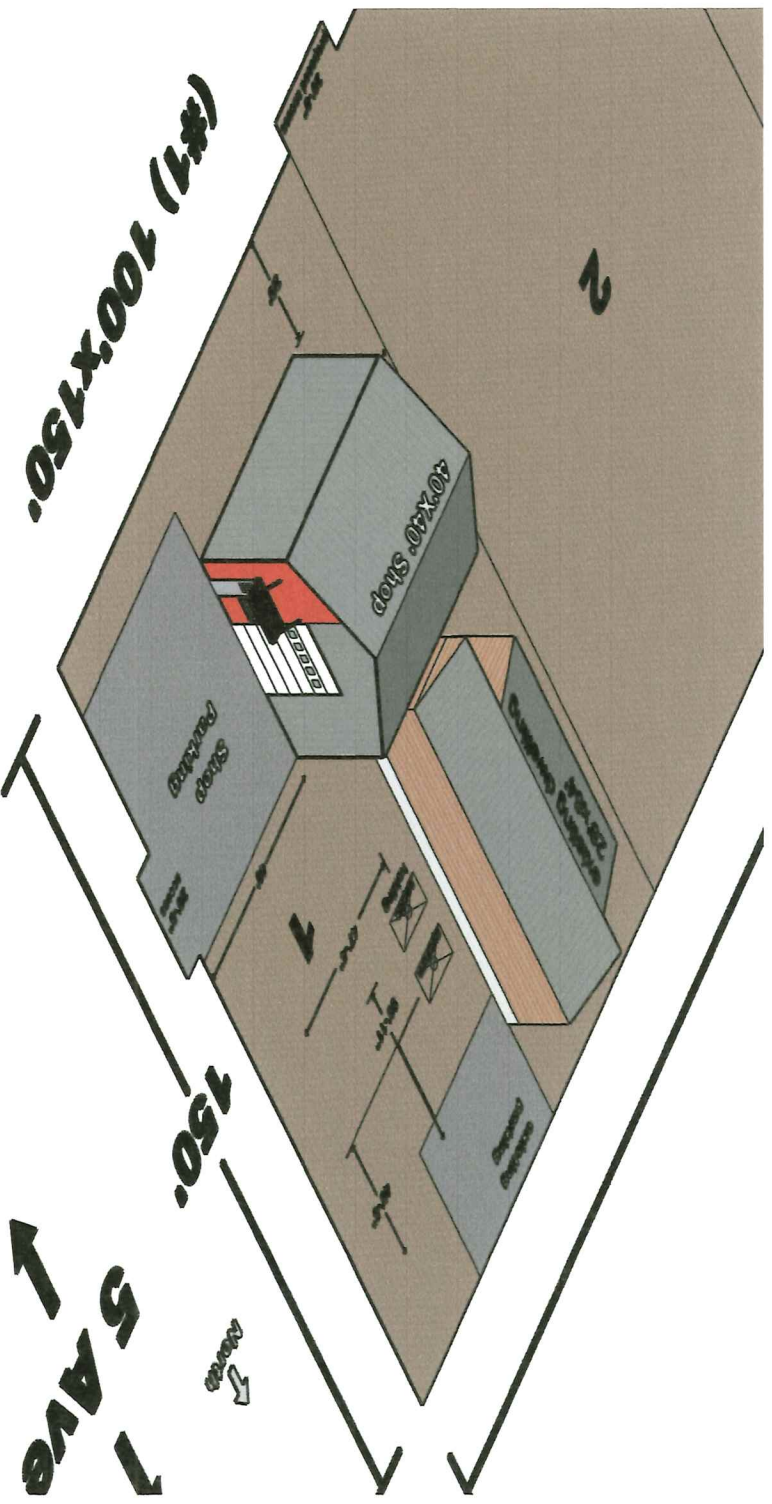
SW1/4 1-7-30-W4M



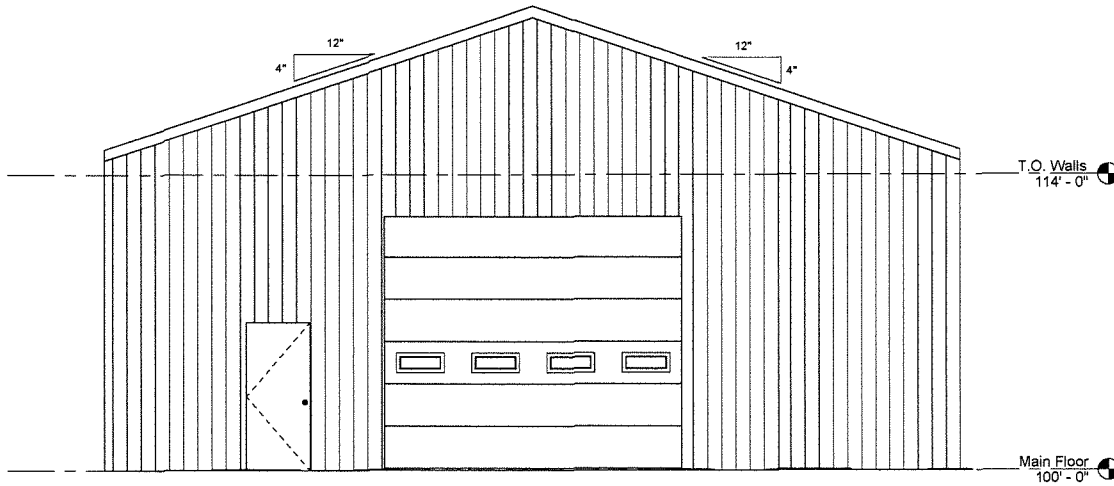
SW1/4 1-7-30-W4M



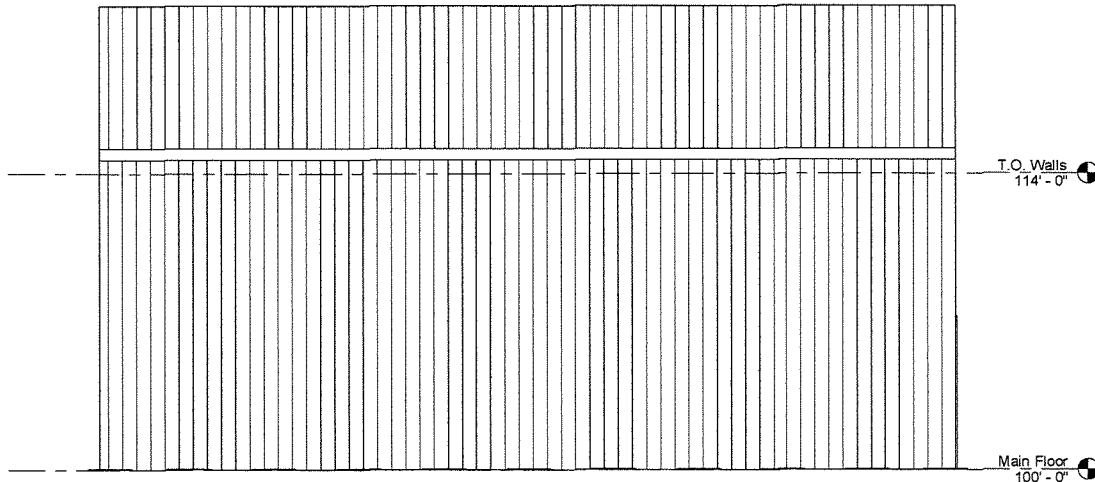
Ryan Woodford
Lots 1-10, Block 7, Plan 1993N
SW1/4 1-7-30-W4M



ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS AND CHECKING THEM FOR ACCURACY, THE CONTRACTOR MUST CHECK ALL DETAILS AND DIMENSIONS AND BE RESPONSIBLE FOR THE SAME FOR ALL GOVERNING CODES AND BUILDING PRACTICES. THESE DRAWINGS CONFORM TO GENERALLY ACCEPTED BUILDING PRACTICES. HOWEVER, NATIONAL AND LOCAL CODES VARY WIDELY. THE DESIGNER, RAILSIDE DESIGN, SHALL NOT BE HELD LIABLE FOR ANY ERROR. ALL CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE NATIONAL AND LOCAL CODES. DO NOT SCALE DRAWINGS. USE ONLY THE PRINTED DIMENSIONS. VERIFY WITH THE WINDOW MANUFACTURER ALL WINDOW SIZES AND APPLICABLE EGRESS REQUIREMENTS. CONTRACTOR SHALL VERIFY ALL MECHANICAL AND ELECTRICAL REQUIREMENTS AND CLEARANCES. CONTRACTOR SHALL VERIFY ALL FLOOR AND ROOF BEARING LOCATIONS. CONTRACTOR SHALL VERIFY ALL BEAM AND HEADER SIZES FOR CODE COMPLIANCE.



① Front Elevation
1/4" = 1'-0"



② Side Elevation
1/4" = 1'-0"

DO NOT SCALE DRAWINGS



**RAILSIDE
DESIGN**

#2 - 4905 44 Ave
Box 1014, Stettler, AB T0C 2L0
Tel: (403) 742-4101 Fax: (866) 305-5686

admin@railsidedesign.com
www.railsidedesign.com

PROJECT:

Ryan Woodford

DRAWING TITLE:

Elevations

SHEET NO:

A 2.0

DATE:

Jan 6, 2024

SCALE:

1/4" = 1'-0"

SEAL:

Issued for Construction



Handwritten signature

DRAWN BY:

G.W.

CHECKED BY:

G.W.

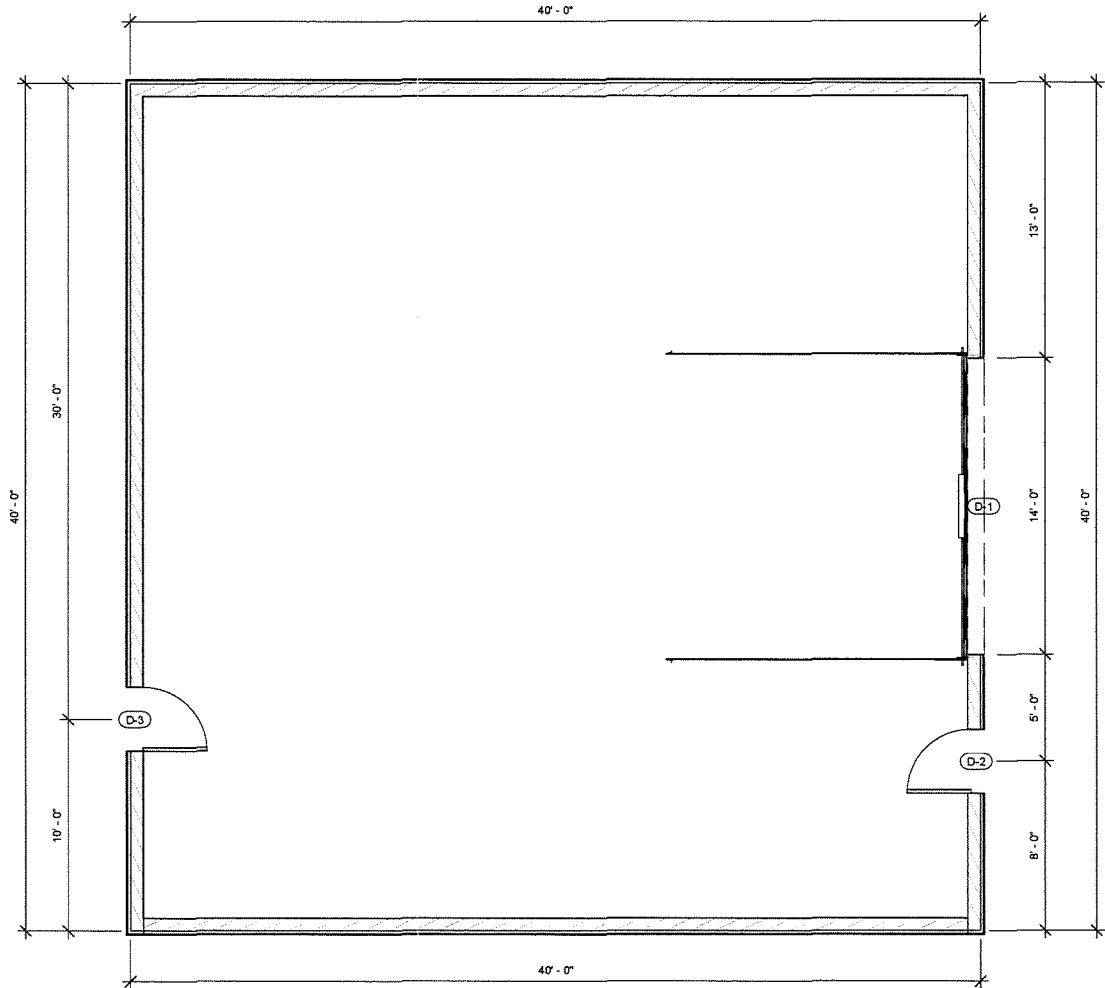
COPYRIGHT NOTE
ALL RIGHTS RESERVED

These drawings and specifications shall remain the property of the Designer and shall not be used for any other projects without the written consent of the Designer. These documents are not to be reproduced, changed or copied in any form or manner whatsoever. Nor are they to be assigned to any third party without first obtaining the written permission and consent of the Designer.

1/6/2024 9:12:56 AM

ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS AND CHECKING THEM FOR ACCURACY, THE CONTRACTOR MUST CHECK ALL DETAILS AND DIMENSIONS AND BE RESPONSIBLE FOR THE SAME FOR ALL GOVERNING CODES AND BUILDING PRACTICES. THESE DRAWINGS CONFORM TO GENERALLY ACCEPTED BUILDING PRACTICES. HOWEVER, NATIONAL AND LOCAL CODES VARY WIDELY. THE DESIGNER, RAILSIDE DESIGN, SHALL NOT BE HELD LIABLE FOR ANY ERROR. ALL CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE NATIONAL AND LOCAL CODES. DO NOT SCALE DRAWINGS. USE ONLY THE PRINTED DIMENSIONS. VERIFY WITH THE WINDOW MANUFACTURER ALL WINDOW SIZES AND APPLICABLE EGRESS REQUIREMENTS. CONTRACTOR SHALL VERIFY ALL MECHANICAL AND ELECTRICAL REQUIREMENTS AND CLEARANCES. CONTRACTOR SHALL VERIFY ALL FLOOR AND ROOF BEARING LOCATIONS. CONTRACTOR SHALL VERIFY ALL BEAM AND HEADER SIZES FOR CODE COMPLIANCE.

Door Schedule								
#	Width	Height	Description	Frame	Lock	Lock Style	Comments	Exit Light
1	14' - 0"	12' - 0"	Comm Insulated Overhead R18 Min.				Door c/w Electric Operator	
2	3' - 0"	7' - 0"	Comm Insulated Steel Door 18g Min.	Exp. Jamb	Comm Lock		Comm Insulated Steel Door c/w Narrow Lite	
3	3' - 0"	7' - 0"	Comm Insulated Steel Door 18g Min.	Exp. Jamb	Comm Lock		Comm Insulated Steel Door c/w Narrow Lite	



ROOF DESCRIPTION

PRE-PAINTED COL METAL
2x6 #2&Btr. STRAPPING @ 24" o.c.
PRE-ENG. TRUSSES @ 48" o.c.
(Installed as per manufacturer)
2"x4" TRUSS BRACING

FLOOR DESCRIPTION

6" OF COMPACTED GRANULAR FILL

WALL DESCRIPTION

PRE-PAINTED COL METAL
2x6 #2&Btr. STRAPPING @ 24" o.c.
(BOTTOM ROW PWF)
2x6 LAMINATED COLUMNS @ 48" o.c.

② Roof, Floor & Wall Description
N.T.S.

① Main Floor
1/4" = 1'-0"

DO NOT SCALE DRAWINGS



**RAILSIDE
DESIGN**

#2 - 4905 44 Ave
Box 1014, Stettler, AB T0C 2L0
Tel: (403) 742-4101 Fax: (866) 305-5686

admin@railsidedesign.com
www.railsidedesign.com

PROJECT:

Ryan Woodford

DRAWING TITLE:

Main Floor Layout

SHEET NO:

A 3.0

DATE:

Jan 6, 2024

SCALE:

As indicated

SEAL:

Issued for Construction



N. T. S.

DRAWN BY:

G.W.

CHECKED BY:

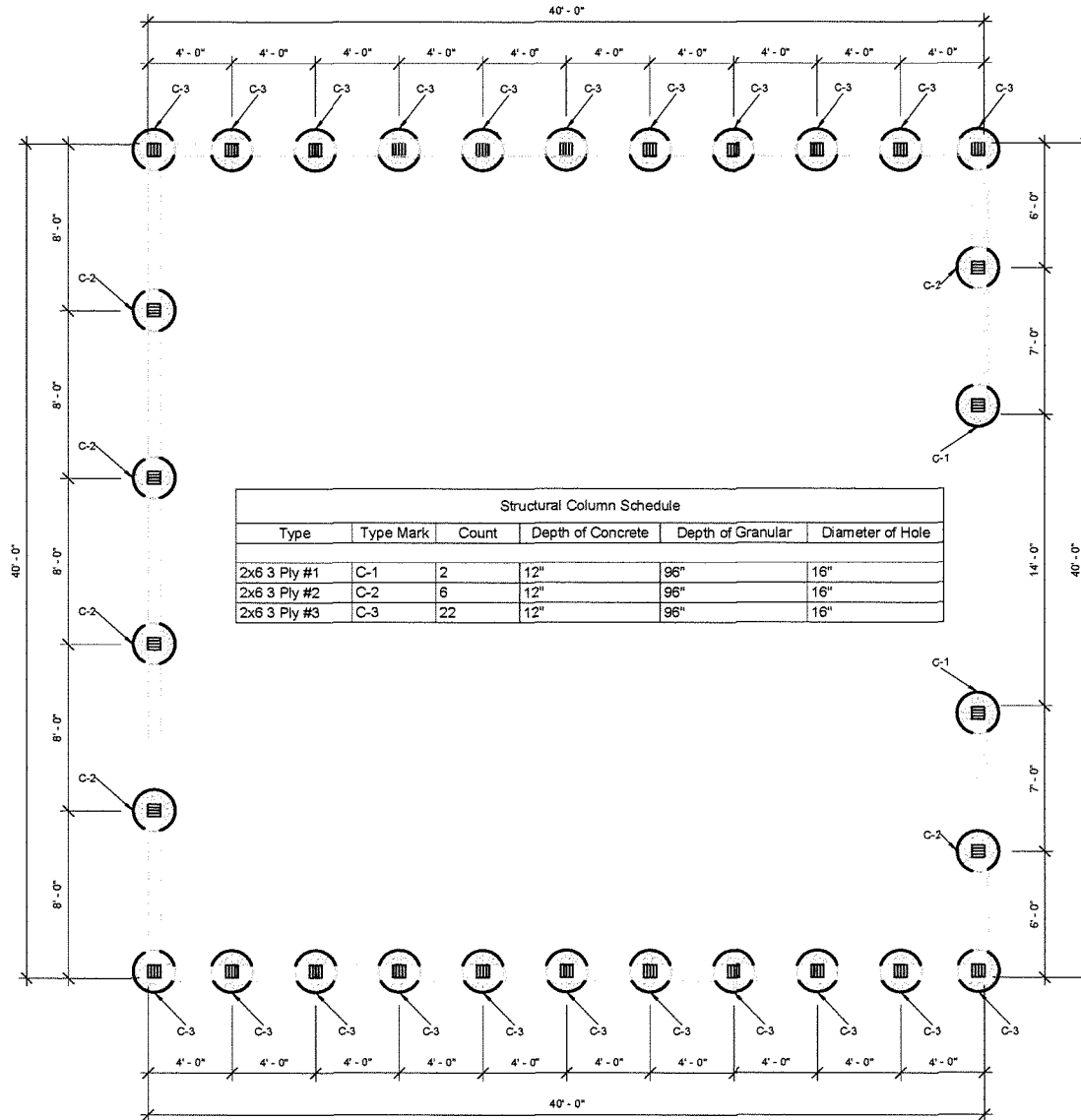
G.W.

COPYRIGHT NOTE
ALL RIGHTS RESERVED

These drawings and specifications shall remain the property of the Designer and shall not be used for any other projects without the written consent of the Designer. These documents are not to be reproduced, changed or copied in any form or manner whatsoever. Nor are they to be assigned to any third party without first obtaining the written permission and consent of the Designer.

1/6/2024 9:12:56 AM

ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS AND CHECKING THEM FOR ACCURACY, THE CONTRACTOR MUST CHECK ALL DETAILS AND DIMENSIONS AND BE RESPONSIBLE FOR THE SAME FOR ALL GOVERNING CODES AND BUILDING PRACTICES. THESE DRAWINGS CONFORM TO GENERALLY ACCEPTED BUILDING PRACTICES. HOWEVER, NATIONAL AND LOCAL CODES VARY WIDELY. THE DESIGNER, RAILSIDE DESIGN, SHALL NOT BE HELD LIABLE FOR ANY ERROR. ALL CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE NATIONAL AND LOCAL CODES. DO NOT SCALE DRAWINGS. USE ONLY THE PRINTED DIMENSIONS. VERIFY WITH THE WINDOW MANUFACTURER ALL WINDOW SIZES AND APPLICABLE EGRESS REQUIREMENTS. CONTRACTOR SHALL VERIFY ALL MECHANICAL AND ELECTRICAL REQUIREMENTS AND CLEARANCES. CONTRACTOR SHALL VERIFY ALL FLOOR AND ROOF BEARING LOCATIONS. CONTRACTOR SHALL VERIFY ALL BEAM AND HEADER SIZES FOR CODE COMPLIANCE.



1 Foundation
1/4" = 1'-0"

DO NOT SCALE DRAWINGS



**RAILSIDE
DESIGN**

#2 - 4905 44 Ave
Box 1014, Stettler, AB T0C 2L0
Tel: (403) 742-4101 Fax: (866) 305-5686

admin@railsidedesign.com
www.railsidedesign.com

PROJECT:

Ryan Woodford

DRAWING TITLE:

Foundation Layout

SHEET NO:

A 4.0

DATE:

Jan 6, 2024

SCALE:

1/4" = 1'-0"

SEAL:

Issued for Construction



DRAWN BY:

G.W.

CHECKED BY:

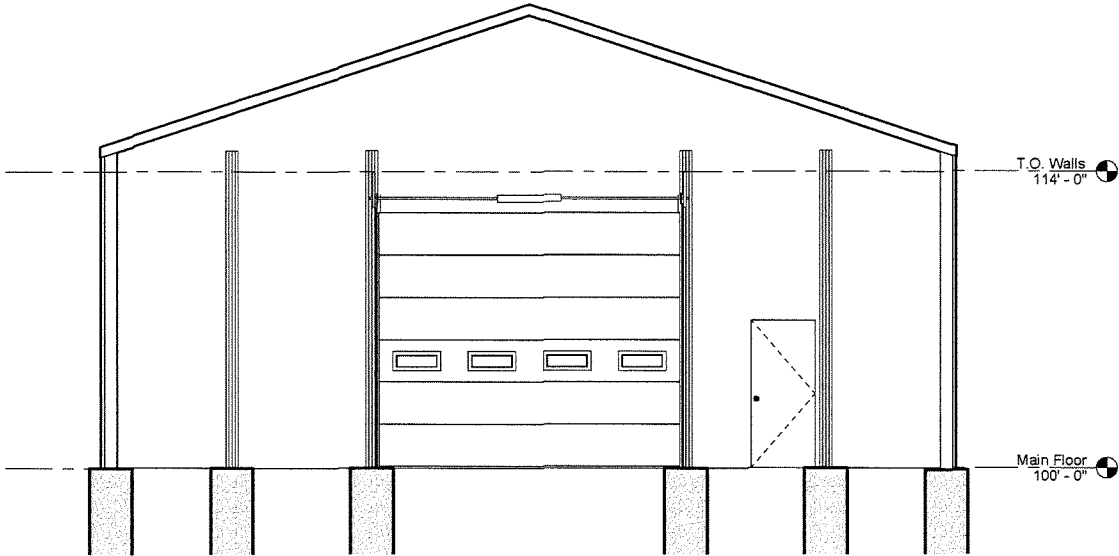
G.W.

COPYRIGHT NOTE
ALL RIGHTS RESERVED

These drawings and specifications shall remain the property of the Designer and shall not be used for any other projects without the written consent of the Designer. These documents are not to be reproduced, changed or copied in any form or manner whatsoever. Nor are they to be assigned to any third party without first obtaining the written permission and consent of the Designer.

1/6/2024 9:12:57 AM

ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS AND CHECKING THEM FOR ACCURACY, THE CONTRACTOR MUST CHECK ALL DETAILS AND DIMENSIONS AND BE RESPONSIBLE FOR THE SAME FOR ALL GOVERNING CODES AND BUILDING PRACTICES. THESE DRAWINGS CONFORM TO GENERALLY ACCEPTED BUILDING PRACTICES. HOWEVER, NATIONAL AND LOCAL CODES VARY WIDELY. THE DESIGNER, RAILSIDE DESIGN, SHALL NOT BE HELD LIABLE FOR ANY ERROR. ALL CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE NATIONAL AND LOCAL CODES. DO NOT SCALE DRAWINGS. USE ONLY THE PRINTED DIMENSIONS. VERIFY WITH THE WINDOW MANUFACTURER ALL WINDOW SIZES AND APPLICABLE EGRESS REQUIREMENTS. CONTRACTOR SHALL VERIFY ALL MECHANICAL AND ELECTRICAL REQUIREMENTS AND CLEARANCES. CONTRACTOR SHALL VERIFY ALL FLOOR AND ROOF BEARING LOCATIONS. CONTRACTOR SHALL VERIFY ALL BEAM AND HEADER SIZES FOR CODE COMPLIANCE.



① Section 1
1/4" = 1'-0"

DO NOT SCALE DRAWINGS



RAILSIDE DESIGN

#2 - 4905 44 Ave
Box 1014, Stettler, AB T0C 2L0
Tel: (403) 742-4101 Fax: (866) 305-5686

admin@railsidedesign.com
www.railsidedesign.com

PROJECT:

Ryan Woodford

DRAWING TITLE:

Typical Sections

SHEET NO:

A 5.0

DATE:

Jan 6, 2024

SCALE:

1/4" = 1'-0"

SEAL:

Issued for Construction



VERA L. DILLON
Licence No. 1010
V.L.Dillon Inc. 1991

[Signature]

DRAWN BY:

G.W.

CHECKED BY:

G.W.

COPYRIGHT NOTE
ALL RIGHTS RESERVED

These drawings and specifications shall remain the property of the Designer and shall not be used for any other projects without the written consent of the Designer. These documents are not to be reproduced, changed or copied in any form or manner whatsoever. Nor are they to be assigned to any third party without first obtaining the written permission and consent of the Designer.

1/6/2024 9:12:58 AM

ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS AND CHECKING THEM FOR ACCURACY, THE CONTRACTOR MUST CHECK ALL DETAILS AND DIMENSIONS AND BE RESPONSIBLE FOR THE SAME FOR ALL GOVERNING CODES AND BUILDING PRACTICES. THESE DRAWINGS CONFORM TO GENERALLY ACCEPTED BUILDING PRACTICES. HOWEVER, NATIONAL AND LOCAL CODES VARY WIDELY. THE DESIGNER, RAILSIDE DESIGN, SHALL NOT BE HELD LIABLE FOR ANY ERROR. ALL CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE NATIONAL AND LOCAL CODES. DO NOT SCALE DRAWINGS, USE ONLY THE PRINTED DIMENSIONS. VERIFY WITH THE WINDOW MANUFACTURER ALL WINDOW SIZES AND APPLICABLE EGRESS REQUIREMENTS. CONTRACTOR SHALL VERIFY ALL MECHANICAL AND ELECTRICAL REQUIREMENTS AND CLEARANCES. CONTRACTOR SHALL VERIFY ALL FLOOR AND ROOF BEARING LOCATIONS. CONTRACTOR SHALL VERIFY ALL BEAM AND HEADER SIZES FOR CODE COMPLIANCE.



RAILSIDE DESIGN

#2 - 4905 44 Ave
Box 1014, Stettler, AB T0C 2L0
Tel: (403) 742-4101 Fax: (866) 305-5686

admin@railsidedesign.com
www.railsidedesign.com

PROJECT:

Ryan Woodford

DRAWING TITLE:

Construction Details

SHEET NO:

A 6.0

DATE:

Jan 6, 2024

SCALE:

As indicated

SEAL:

Issued for Construction



SEAL

DRAWN BY:

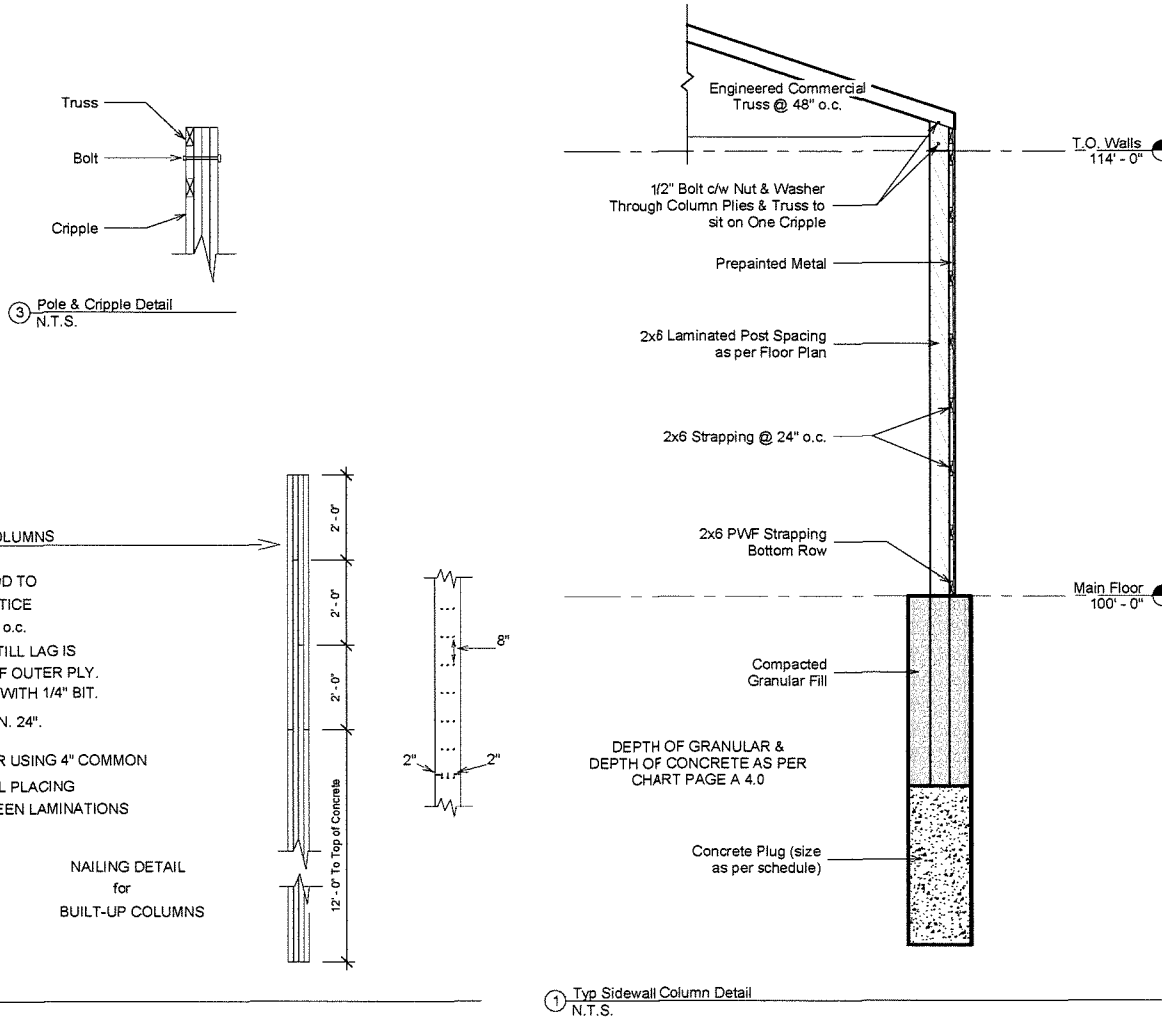
G.W.

CHECKED BY:

G.W.

COPYRIGHT NOTE
ALL RIGHTS RESERVED

These drawings and specifications shall remain the property of the Designer and shall not be used for any other projects without the written consent of the Designer. These documents are not to be reproduced, changed or copied in any form or manner whatsoever. Nor are they to be assigned to any third party without first obtaining the written permission and consent of the Designer.



DO NOT SCALE DRAWINGS

1/6/2024 9:12:59 AM

ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS AND CHECKING THEM FOR ACCURACY, THE CONTRACTOR MUST CHECK ALL DETAILS AND DIMENSIONS AND BE RESPONSIBLE FOR THE SAME FOR ALL GOVERNING CODES AND BUILDING PRACTICES. THESE DRAWINGS CONFORM TO GENERALLY ACCEPTED BUILDING PRACTICES. HOWEVER, NATIONAL AND LOCAL CODES VARY WIDELY. THE DESIGNER, RAILSIDE DESIGN, SHALL NOT BE HELD LIABLE FOR ANY ERROR. ALL CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE NATIONAL AND LOCAL CODES. DO NOT SCALE DRAWINGS. USE ONLY THE PRINTED DIMENSIONS. VERIFY WITH THE WINDOW MANUFACTURER ALL WINDOW SIZES AND APPLICABLE EGRESS REQUIREMENTS. CONTRACTOR SHALL VERIFY ALL MECHANICAL AND ELECTRICAL REQUIREMENTS AND CLEARANCES. CONTRACTOR SHALL VERIFY ALL FLOOR AND ROOF BEARING LOCATIONS. CONTRACTOR SHALL VERIFY ALL BEAM AND HEADER SIZES FOR CODE COMPLIANCE.

AS A MINIMUM, ALL WORK MUST CONFORM TO THE LATEST EDITION OF THE NATIONAL BUILDING CODE, NATIONAL PLUMBING CODE, NATIONAL MECHANICAL CODE, NATIONAL FIRE CODE AND THE LATEST EDITION OF THE NATIONAL ELECTRICAL CODE, AS WELL AS THEIR ADDENDA AND REFERENCED STANDARDS, AS WELL AS MUNICIPAL STANDARDS.

IT IS THE CONTRACTOR(S) OR OWNER(S) RESPONSIBILITY TO INFORM THEMSELVES OF THE EXACT LOCATION OF, AND ASSUME ALL LIABILITY FOR DAMAGE TO, ALL POWER LINES, CONDUITS, WATER MAINS, SEWERS & ALL UNDERGROUND AND ABOVE GROUND UTILITIES & STRUCTURES BEFORE COMMENCING WORK. SUCH DETAIL MAY OR MAY NOT BE SHOWN ON THIS DRAWING(S) AND THEIR LOCATION IF SHOWN MAY NOT BE EXACT.

"RAILSIDE DESIGN" IS NOT RESPONSIBLE FOR ANY MISINTERPRETATION OF THESE PLANS & WILL NOT TAKE RESPONSIBILITY FOR CHANGE(S) MADE BY OWNER(S), CONTRACTOR(S) OR OTHER OFFICIAL(S) REGARDING THIS PROJECT.

ANY CHANGES MUST BE REPORTED (IN WRITING) TO "RAILSIDE DESIGN" PRIOR TO CONSTRUCTION IN ORDER TO RECEIVE REVISED DRAWING(S).

"RAILSIDE DESIGN" RESERVES THE RIGHT TO REUSE THESE PLAN(S) IN PARTS OR IN WHOLE. THE OWNER(S) OR CONTRACTOR(S) SHALL NOT REUSE THESE PLAN(S) IN ANY SHAPE OR FORM OTHER THAN FOR THIS PROJECT.

FIRE BLOCKING AND DRAFT STOPS

FIRE BLOCKING AND DRAFT STOPPING SHALL BE INSTALLED TO CUT OFF ALL CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) AND SHALL FORM AN EFFECTIVE BARRIER BETWEEN FLOORS, BETWEEN TOP STOREY AND A ROOF OR ATTIC SPACE. PROVIDE AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS AND COVE CEILINGS.

PROVIDE AT CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN AND BETWEEN STUDS ALONG AND IN LINE WITH THE RUN OF STAIRS. PROVIDE AT OPENINGS AROUND VENTS, PIPES, DUCTS, AND SIMILAR OPENINGS WHICH AFFORD A PASSAGE FOR FIRE AT CEILING AND FLOOR LEVELS, WITH NONCOMBUSTIBLE MATERIALS.

DRAINAGE

FINISHED GRADE TO SLOPE AWAY FROM STRUCTURES AT A MINIMUM OF 2% TOWARD APPROVED DRAINAGE FACILITIES. DOWN-SPOUT DRAIN-PIPES TO BE PROVIDED, SLOPED TO DAYLIGHT.

MOISTURE RESISTANT G.W.B. (GREENBOARD) SHALL BE PROVIDED ON WALLS AT BATHROOMS, LAUNDRY ROOMS, AND AREAS SUBJECT TO MOISTURE.

TYPICAL AT ALL SHOWERS AND TUBS/SHOWER WALLS: A SMOOTH, HARD, NON-ABSORBENT SURFACE (E.G. CERAMIC TILE) OVER A MOISTURE RESISTANT UNDERLAYMENT SUCH AS TILE BACKER BOARD, TO A HEIGHT OF 72 IN. ABOVE DRAIN INLET.

SHOWERS AND TUBS WITH SHOWERS REQUIRE TILE OR OTHER APPROVED SURFACE WITH WATERPROOF BACKING 6 FT. ABOVE THE FLOOR LINE.

VAPOUR BARRIER

ALL PENETRATIONS (WINDOWS, ELECTRICAL WIRING & BOXES, PIPING, ETC.) IN VAPOUR BARRIER TO BE SEALED WITH ACOUSTIC SEALANT.

FLASHING

METHODS OF FLASHING MUST CONFORM TO CODE.

FLASHING IS REQUIRED IN ALL ROOF VALLEYS AND OVER ALL OPENINGS IN EXTERIOR WALLS.

ROOF COVERING

CLASS "A" ROOF MATERIALS: ROOFING MATERIALS SHALL BEAR THE LABEL OF AN APPROVED AGENCY. MATERIALS SHALL BE FASTENED ACCORDING TO MANUFACTURER'S INSTRUCTIONS.

ATTIC ACCESS

A HATCHWAY AT LEAST 20"x28" IS REQUIRED.

GENERAL NOTES

ATTIC VENTILATION

ATTIC SHALL BE PROVIDED WITH A MINIMUM NET FREE VENTILATING AREA NOT LESS THAN 1/300 OF THE INSULATED CEILING AREA. ALL OPENINGS SHALL BE COVERED WITH CORROSION-RESISTANT METAL MESH WITH MESH OPENINGS OF 1/4" IN DIAMETER.

VENTS SHALL BE DESIGNED TO PREVENT THE ENTRY OF RAIN, SNOW, AND INSECTS.

FOUNDATIONS

FOUNDATION WALLS TO EXTEND AT LEAST 8 INCHES ABOVE THE FINISHED GRADE UNLESS OTHERWISE NOTED.

FOUNDATION PLATES / SILLS SHALL BE PRESSURE TREATED WOOD AND SHALL BE BOLTED TO THE FOUNDATION WITH NOT LESS THAN 1/2 INCH NOMINAL DIAMETER BOLTS EMBEDDED AT LEAST 7 INCHES INTO CONCRETE AND SPACED NOT MORE THAN 48 INCHES APART OR AS OTHERWISE NOTED. BOLTS TO BE LOCATED WITHIN 8 INCHES OF EACH END OF EACH SILL PIECE. SEE FOUNDATION AND FRAMING PLANS AND NOTES.

ANCHOR BOLTS TO BE PROVIDED WITH 2" x 2" x 3/16" PLATE WASHERS.

CONNECTORS FOR PRESSURE TREATED OR FIRE-RETARDANT TREATED WOOD TO BE HOT-DIPPED GALVANIZED OR STAINLESS STEEL.

PROOF ROLL THE ENTIRE SUB GRADE TO ENSURE ALL LOW BEARING SOILS ARE DETECTED AND REMOVED. PROOF ROLL SUB GRADE ONLY ONCE TO AVOID WEAKENING SOIL BEARING STRENGTH.

EXCAVATE LOW BEARING SOILS AREAS TO A MIN. DEPTH OF 24" AND REPLACE WITH ONE LAYER OF 3" MINUS PIT RUN IN LIFTS NO GREATER THAN 8" WITH EACH LIFT BEING COMPACTED TO 98% PROCTOR DENSITY. (MUST BE CONFIRMED BY A GEO-TECHNICAL ENGINEER REGISTERED IN THE PROVINCE OF SASKATCHEWAN.)

ALL HOLDOWNS AND ANCHOR BOLTS AT SHEARWALLS SHALL BE SET IN PLACE BY TEMPLATE PRIOR TO FOUNDATION INSPECTION.

CONTRACTOR TO VERIFY ALL DIMENSIONS. REPORT ANY DISCREPANCIES BEFORE BUILDING.

ALL FOOTINGS SHALL EXTEND THE REQUIRED DEPTH INTO UNDISTURBED EARTH.

WHERE APPLICABLE, NON-PERFORATED DRAIN TILE TO BE USED TO CONNECT DRAIN TILE ON PERIMETER OF FOUNDATION TO SUMP PIT/FLOOR DRAIN.

COPYRIGHT NOTE
ALL RIGHTS RESERVED

These drawings and specifications shall remain the property of the Designer and shall not be used for any other projects without the written consent of the Designer. These documents are not to be reproduced, changed or copied in any form or manner whatsoever. Nor are they to be assigned to any third party without first obtaining the written permission and consent of the Designer.

CONTRACTOR TO VERIFY THAT
SOIL SKIN FRICTION
IS 315 P.S.F. OR GREATER



**RAILSIDE
DESIGN**

#2 - 4905 44 Ave
Box 1014, Stettler, AB T0C 2L0
Tel: (403) 742-4101 Fax: (866) 305-5686

admin@railsidedesign.com
www.railsidedesign.com

PROJECT:

Ryan Woodford

DRAWING TITLE:

General Notes

SHEET NO:

A 7.0

DATE:

Jan 6, 2024

SCALE:

SEAL:

Issued for Construction



DRAWN BY:

G.W.

CHECKED BY:

G.W.

COPYRIGHT NOTE
ALL RIGHTS RESERVED

These drawings and specifications shall remain the property of the Designer and shall not be used for any other projects without the written consent of the Designer. These documents are not to be reproduced, changed or copied in any form or manner whatsoever. Nor are they to be assigned to any third party without first obtaining the written permission and consent of the Designer.

DO NOT SCALE DRAWINGS



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

1457753 Alberta Ltd.
(Ryan Woodford)
P.O. Box 2706
Pincher Creek, AB T0K 1W90
403-627-9434

PAYMENT RECEIPT

Receipt Number:	62792
Date:	6/10/2024
Initials:	JMG
GST Registration #:	10747347RP

Receipt Type	Roll/Account	Description	QTY	Amount	Amount Owing
General	DEVP	Planning Permit 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

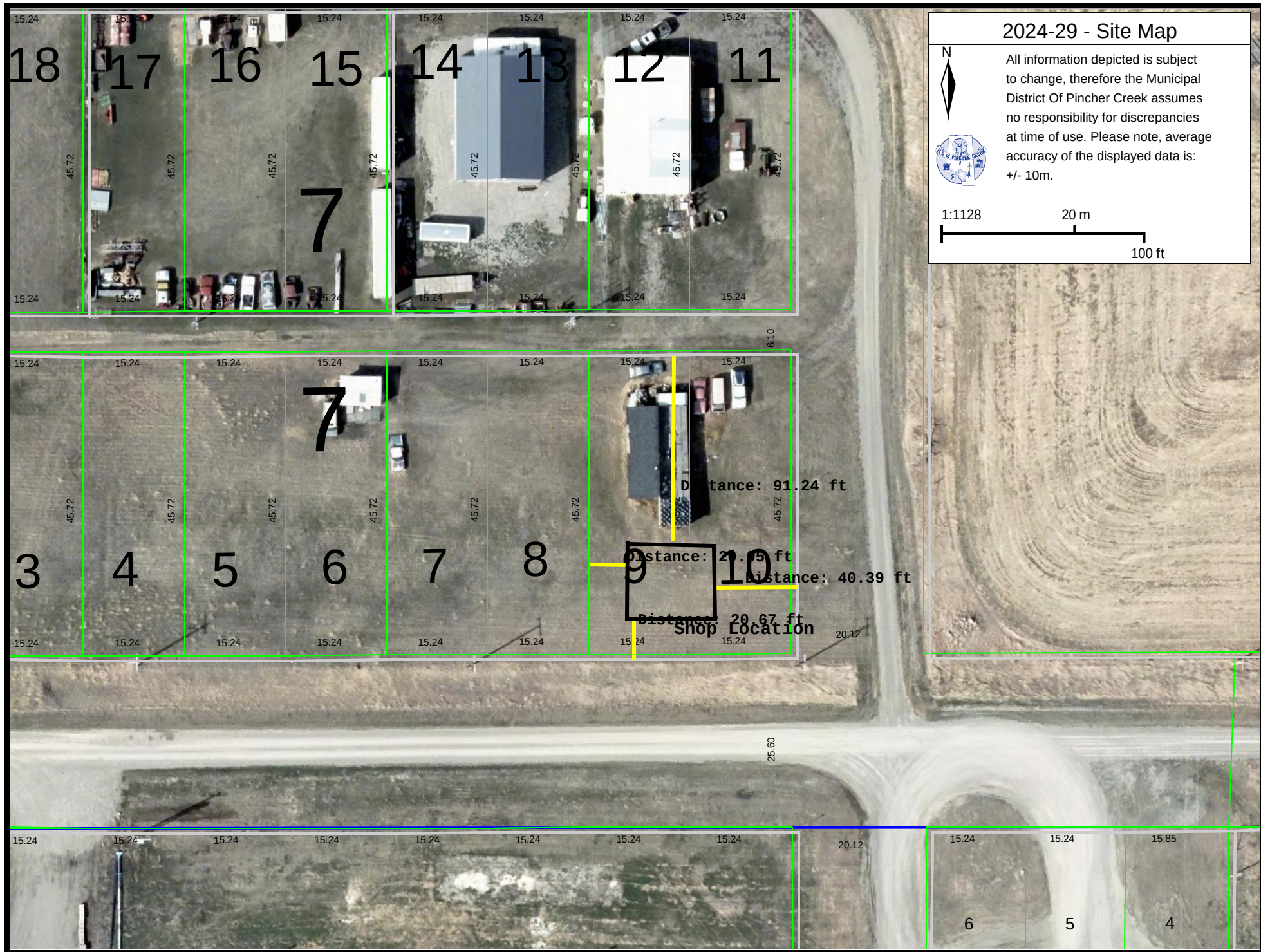


2024-29 - Site Map

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.

N

1:564 10 m 50 ft



2024-29 - 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.

1:1128

20 m

100 ft

2024-29 - 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.



1:4513

100 m

200 ft

YONGE ST

QUEEN ST

KING ST

2 AVE

3 AVE

4 AVE

5 AVE

Shop Location

PINCHER

Recommendation to Municipal Planning Commission

TITLE: DEVELOPMENT PERMIT No. 2024-36 Applicant: Heinie Brunner Location: Lots 14-16, Block 2, Plan 7850AL within Beaver Mines Division: 3 Size of Parcel: 0.08 ha (0.21 Acres) Zoning: Hamlet Single Detached Residential 1 – HR 1 Development: Tourist Home		
PREPARED BY: Laura McKinnon		DATE: June 25, 2024
DEPARTMENT: Planning and Development		
Signature:  <div style="text-align: right; color: blue;">2024/06/25</div>	ATTACHMENTS: 1. Development Permit Application 2024-36 2. Tourist Home Wording – LUB 1349-23. 3. GIS Site Plan	
APPROVALS:		
		 Roland Milligan
Department Director	Date	CAO 2024/06/25

RECOMMENDATION:

That Development Permit Application No. 2024-36, for a Tourist 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 1349-23.
2. That this approval is for a maximum of four bedrooms, with a maximum of eight ('pillows') guests.
3. That the owner/operator provide personal contact information to the designated officer that is kept accurate and up to date during the duration of active operations.
4. That the owner/operator ensure that all parts of the dwelling conform to the National Building Code – Alberta Edition.
5. That the owner/operator provide and maintain the on-site parking required.
6. That the applicant adhere to the conditions set forth within the required Alberta Transportation Roadside Development Permit, to be attached to and form part of this permit.

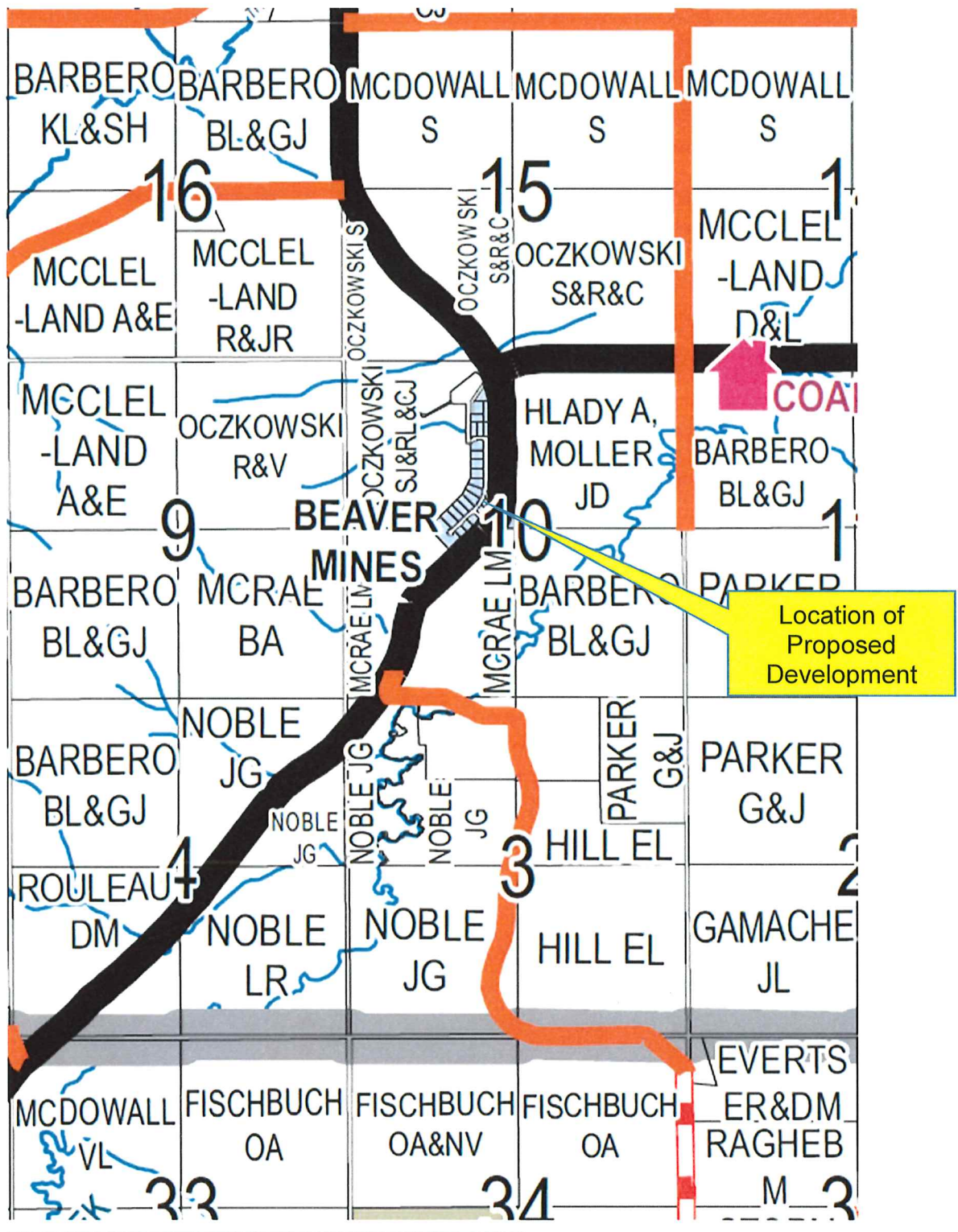
Recommendation to Municipal Planning Commission

BACKGROUND:

- On June 17, 2024, the MD accepted the Development Permit Application No. 2024-36 from applicant Heinie Brunner. (*Attachment No. 1*).
- This application is to allow use of a Tourist Home.
- This application is being placed in front of the MPC because:
 - Within the Hamlet Single Detached Residential – 1 (HR1) Land Use District, a Tourist Home is a Discretionary Use.
- The purpose is for a local management company to operate the four bedrooms in the house as a short-term rental.
- The Tourist Home requirements are as attached from Land Use Bylaw 1349-23. (*Attachment No. 2*)
- The location of the Principal 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.

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. 2024-36

Date Application Received June 17/24

PERMIT FEE \$100 Permitted
\$150 Discretionary

Date Application Accepted June 18/24

RECEIPT NO. 62959

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: Heinie Brunner

Address: 609 1st Ave, Beaver Mines AB, T0K 1W0

Telephone: [REDACTED] **Email:** [REDACTED]

Owner of Land (if different from above): _____

Address: _____ **Telephone:** _____

Interest of Applicant (if not the owner): _____

SECTION 2: PROPOSED DEVELOPMENT

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

A brief description of the proposed development is as follows:

Making property into short term rental

Legal Description: Lot(s) 014-016

Block 02

Plan 7850AL

Quarter Section _____

Estimated Commencement Date: July 1st/24

Estimated Completion Date: July 1st/24

SECTION 3: SITE REQUIREMENTSLand Use District: Hamlet Single Detached Residential 1 Division: 3☐ Permitted Use ☐ Discretionary Use**Is the proposed development site within 100 metres of a swamp, gully, ravine, coulee, natural drainage course or floodplain?**☐ Yes ☒ No**Is the proposed development below a licenced dam?**☐ Yes ☒ No**Is the proposed development site situated on a slope?**☐ Yes ☒ No

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

Has the applicant or a previous registered owner undertaken a slope stability study or geotechnical evaluation of the proposed development site?☐ Yes ☐ No ☐ Don't know ☒ Not required**Could the proposed development be impacted by a geographic feature or a waterbody?**☐ Yes ☒ No ☐ Don't think so

<u>PRINCIPAL BUILDING</u>	Proposed	By Law Requirements	Conforms
(1) Area of Site			
(2) Area of Building	1600Sq ft		
(3) %Site Coverage by Building (within Hamlets)	na		
(4) Front Yard Setback Direction Facing:	West		
(5) Rear Yard Setback Direction Facing:	East		
(6) Side Yard Setback: Direction Facing:	South		
(7) Side Yard Setback: Direction Facing:	North		
(8) Height of Building	na		
(9) Number of Off Street Parking Spaces	3		

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

4 bedroom house.

<u>ACCESSORY BUILDING</u>	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 : None

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: June 15th/24

Heinie Brunner
Applicant


Registered Owner

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

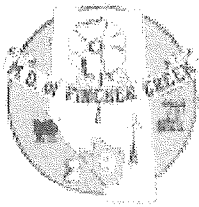
IMPORTANT NOTES:

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.



MD of Pincher Creek No. 9

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

Heinie Brunner

PAYMENT RECEIPT

Receipt Number:	62959
Date:	6/17/2024
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

Visa:	\$150.00
-------	----------

Total Amount Received:	\$150.00
------------------------	----------

TOURIST HOME

- 47.13 Tourist Homes are prohibited in residential districts except where they are expressly listed as a discretionary use.
- 47.14 Excepting the Agriculture- A district, Tourist Homes are only allowed on parcels of land that contain one (1) dwelling unit. Development with more than one dwelling unit shall look to the definition of 'Country Inn', or the Rural Recreation districts for development potential.
- 47.15 Within the Agriculture – A district, a tourist home may be considered on properties that have a principal dwelling and may have a secondary suite, a secondary farm residence, and/or a maximum of two (2) supplemental recreation vehicle spaces.
- 47.16 Tourist Homes that are prohibited or are found to be operating without a valid development permit are subject to the imposition of fines/penalties by the municipality in accordance with the fee schedule or other applicable bylaw.
- 47.17 The advertising or management of a dwelling unit as a Tourist Home, short-term rental, tourist accommodation or vacation rental on social media, the internet or on vacation rental websites, such as but not limited to Airbnb, VRBO, or where the intent is for the occupant to stay for short-term visiting or vacation purposes rather than use the property as a permanent residence, is considered a Tourist Home.
- 47.18 The number of rental units or bedrooms in the Tourist Home and the maximum occupancy of the dwelling shall be stated on the application form and included as a condition of approval in the development permit. The Development Authority may limit the number of rental units and/or the maximum occupancy of a Tourist Home on a case-by-case basis.
- 47.19 Where approved, Tourist Homes shall be developed and operated in accordance with the following regulations in order to ensure that the impacts of this commercial use do not unduly affect the amenities of the residential neighbourhood or rural area in which they are located:
- (a) The maximum number of bedrooms in a dwelling unit used for a Tourist Homes shall be four, with maximum of eight ('pillows') guests.
 - (b) Tourist Homes require a development permit. A permit may be revoked at any time if, in the opinion of a designated officer, the operator has violated any provision of this bylaw or the conditions of a permit.
 - (c) One hard surfaced, on-site parking stall per bedroom shall be provided and parking stalls shall not be tandem. The Development Authority shall not approve any variance to the off-street parking standard for a Tourist Home.
 - (d) The exterior appearance of a dwelling approved as a Tourist Home shall not be altered, renovated, or changed to make the residential dwelling significantly stand-out or be readily recognized or identified as a commercial accommodation rental unit except where limited signage may be approved as provided for in this bylaw.
 - (e) Tourist Homes shall not interfere with the rights of other neighbours and residents to quiet enjoyment of a residential neighbourhood or rural area.
 - (f) The Development Authority may place conditions on a development permit to address or mitigate concerns with compatibility to the neighbourhood/rural area or to ensure the standards of this bylaw are being met.
 - (g) The Development Authority may refuse to approve a development permit for a Tourist Home if they determine there are other pre-existing Tourist Homes established in the



vicinity or neighborhood/rural area and additional such use would negatively affect the neighborhood/rural area, cause traffic or parking concerns, or interfere with the residents right to peaceful enjoyment of their property.

- (h) The Development Authority may, where an existing secondary suite is being proposed as a Tourist home, require that a building inspection be conducted, and the results submitted with the application.
- (i) The Development Authority shall circulate all applications to Alberta Health Services that intend on providing food service to guests.

47.20 In reviewing an application for a Tourist Home, the Municipal Planning Commission shall, among other factors, consider:

- (a) the size of the parcel;
- (b) the impact of the proposed use on the existing water and sewer systems;
- (c) side yard setbacks in relation to adjacent land uses;
- (d) potential traffic generation, and parking requirements;
- (e) buffering or other techniques design to limit any interference with other uses or the peaceful enjoyment of neighbouring parcel and consistency with other development in the surrounding area/land use districts in terms of nature and intensity of use.

47.21 The owner/operator of the Tourist Home shall:

- (a) keep and maintain, or have kept and maintained by a company or individual identified in the development permit application, a guest record/register that shall be reasonably available for inspection by designated officer;
- (b) provide personal contact information to the designated officer that is kept accurate and up to date during the duration of the active operation of the dwelling as a Tourist Home;
- (c) provide and maintain the on-site parking required;
- (d) not display any form of advertising related to the Tourist home except as provided for in this bylaw and until after a development permit is issued;
- (e) ensure that all parts of the dwelling conform to the National Building Code – Alberta Edition; and
- (f) be responsible for complying with Alberta Government requirements relating to the provincial tourism levy on accommodation.

SECTION 48 COMMERCIAL / PRIVATE RECREATION USES

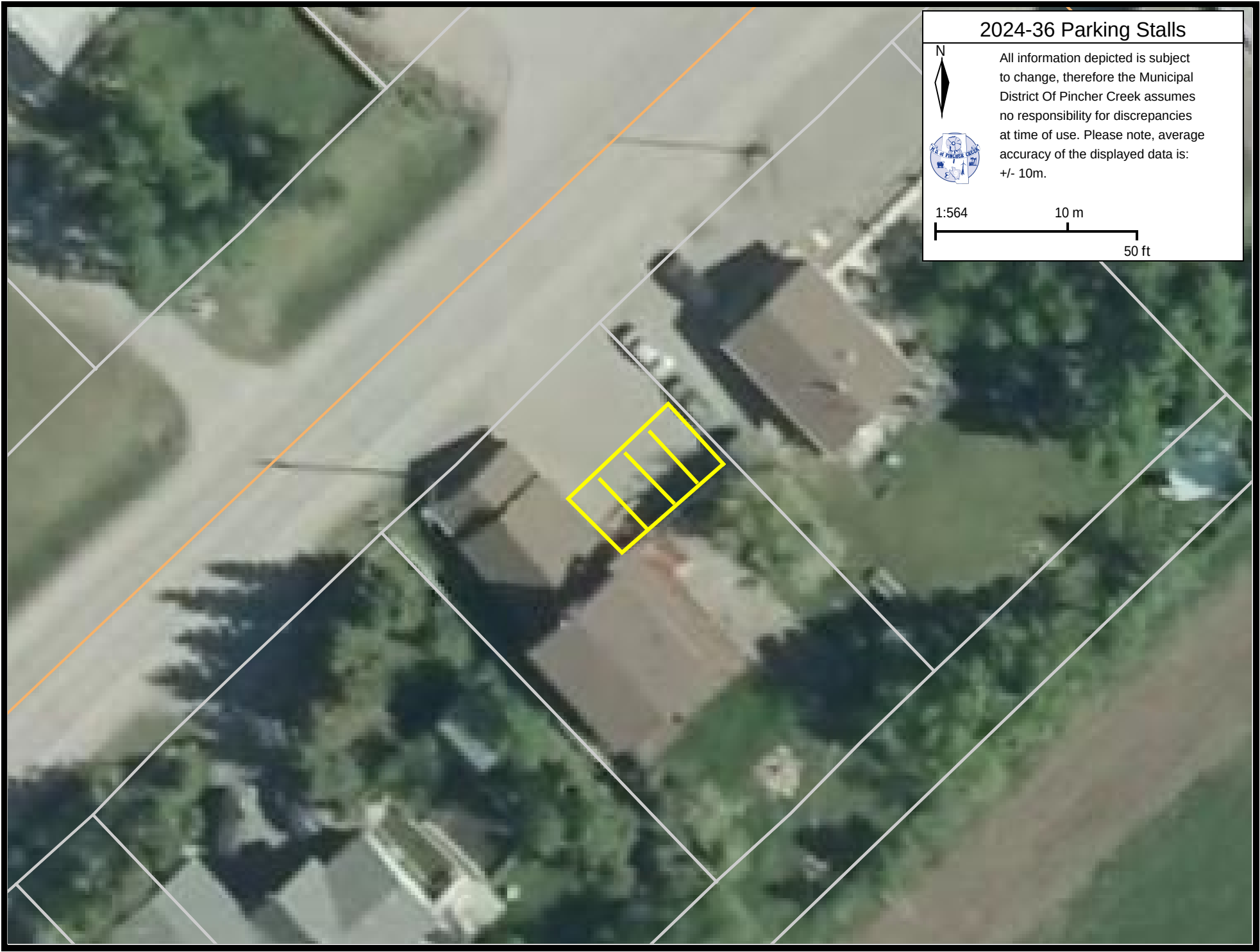
DEFINITIONS

For the purpose of this Section, the following definitions apply:

48.1 Bathroom Facility: an accessory building that includes any or all of the following:

- (a) bath facilities,
- (b) shower facilities,
- (c) washroom facilities,





2024-36 Parking Stalls



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.

1:564

10 m

50 ft

DEVELOPMENT OFFICER REPORT

June 2024

Development / Community Services Activities includes:

- June 4 Brownlee Meeting
- June 4 Renewable Energy Review Meeting
- June 4 Subdivision & MPC Meeting
- June 7 Intermunicipal Development Committee Meeting
- June 11 Council Committee & Regular Council Meeting
- June 12 June South Canadian Rockies Meeting
- June 13 SDO
- June 25 NCC Meeting – Waterton Springs Campground
- June 25 Council Committee and Regular Council Meeting
- June 27-July 1 Vacation

PLANNING DEPARTMENT STATISTICS

Development Permits Issued by the Development Officer for June 2024

No.	Applicant	Division	Legal Address	Development
2024-28	Dale Lehr	5	# 8 Lee Lake	Addition
2024-30	Hutterian Brethren of Pincher Creek	3	NE 29-6-30 W4	Accessory Building - Washhouse
2024-31	Dusty Bews (Alex Pourbaix)	5	NW 31-10-2 W5	Single Detached Residence & Accessory Building
2024-32	Karen Foster	5	SW 12-2-10 W5	Single Detached Residence & Accessory Building Move
2024-33	David Delooff	3	SE 5-6-1 W5	Single Detached Residence (Shouse)
2024-34	David McCaslin	1	Lot 1, Block 1, Plan 1710150 within NW 10-4-29 W4	Single Detached Residence (Shouse)
2024-35	Marty Wicks	5	Lots 4-7, Block 14, Plan 2177S within Lundbreck	Single Detached Residence
2024-38	Richard Keil	5	SE 32-8-2 W5	Single Detached Residence
2024-39	Morgan Brady (Hank Pastink)	5	NW 11-9-3 W5	Single Detached Residence (Barn w/ living quarters)

Development Permits Issued by Municipal Planning Commission June 2024

2024-23	Mike Vidricaire	1	Within 13;; 29-3-28 W4	Secondary Suite
2024-25	Brianna Morrison	3	NE 20-6-1 W5	Recreational Accommodation – Commercial Resort (Silos)

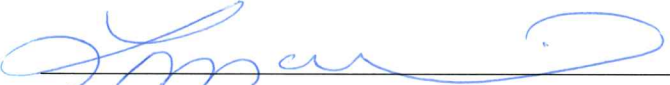
2024-26	Mike & Sheila Pratchler	5	Lot 15, Block 1, Plan 2310716	Secondary Farm Residence
---------	-------------------------	---	-------------------------------	--------------------------

Development Statistics to Date

DESCRIPTION		2024 To date (July)	2023	2022	2021
Dev Permits Issued	12 – June	36 24 -DO 12 -MPC	49 31 -DO 18 -MPC	48 29 – DO 19 - MPC	68 46-DO 19-MPC
Dev Applications Accepted	12 – June	39	54	49	70
Utility Permits Issued	Now under control of PW	12	35	12	31
Subdivision Applications Approved	2 – June	6	5	8	20
Rezoning		0	0	5	0
DESCRIPTION		2024 to Date (July)	2023	2022	2021
Compliance Cert	1 – June	14	21	32	41

RECOMMENDATION:

That the report for the period ending June 25, 2024, be received as information.


Prepared by: Laura McKinnon, Development Officer

Date: June 25, 2024

Respectfully Submitted to: Municipal Planning Commission