

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

May 5, 2015

6:30 pm

Agenda

- 1. Call to Order**
- 2. Adoption of Agenda**
- 3. Adoption of MPC Minutes from April 7, 2015 Pkg 1**
- 4. In Camera**
- 5. Unfinished Business**
- 6. Development Permit Applications**
 - a. Development Permit Application No 2015-22
1867206 Alberta Ltd (operating as Sky-Line Outpost)
NW 1-10-2 W5M Pkg 2
 - b. Development Permit Application No. 2015-23
Ryan Alger, Kristin Middleton, Mitch Carpenter and Lani Carpenter
Ptn. SE 2-7-1 W5M..... Pkg 3
 - c. Development Permit Application No. 2015-24
Art Trent
Private Hangar No. 6, NE 36-6-1 W5M Pkg 4
- 7. Development Report**
 - a. April 2015 Pkg 5
- 8. Correspondence**
- 9. New Business**
- 10. Next Regular Meeting – June 2, 2015; 6:30 pm**
- 11. Adjournment**

**Meeting Minutes of the
Municipal Planning Commission
April 7, 2015 – 6:30 pm
Municipal District of Pincher Creek No. 9 Administration Building**

ATTENDANCE

Commission: Chairman Terry Yagos, Reeve Brian Hammond, Councillors Fred Schoening, Grant McNab, and Garry Marchuk, and Members Bev Garbutt and Dennis Olson

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

COMMENCEMENT

Chairman Terry Yagos called the meeting to order, the time being 6:30 pm.

1. ADOPTION OF AGENDA

Councillor Fred Schoening 15/017

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

Carried

2. ADOPTION OF MINUTES

Member Dennis Olson 15/018

Moved that the Municipal Planning Commission Minutes of March 3, 2015, be approved as presented.

Carried

3. IN CAMERA

Reeve Brian Hammond 15/019

Moved that MPC and staff move In-Camera, the time being 6:31pm.

Carried

Member Bev Garbutt 15/020

Moved that MPC and staff move out of In-Camera, the time being 6:38 pm.

Carried

4. UNFINISHED BUSINESS

Nil

5. DEVELOPMENT PERMIT APPLICATIONS

- a. **Development Permit Application No. 2015-16**
William Robinson and Sandra Wilson
SW 3-7-30 W4M

Member Dennis Olson

15:021

Moved that Development Permit Application No. 2015-16 be approved, subject to the following Condition(s):

Condition(s):

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

Carried

6. DEVELOPMENT REPORT

Reeve Brian Hammond

15:022

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

Carried

7. CORRESPONDENCE

Nil

8. NEW BUSINESS

9. NEXT MEETING – May 5, 2015; 6:30 pm

10. **ADJOURNMENT**

Member Bev Garbutt

15/023

Moved that the meeting adjourn, the time being 6:40 pm.

Carried

Chairperson Terry Yagos
Municipal Planning Commission

Director of Development and Community
Services Roland Milligan
Municipal Planning Commission

1876206 Alberta Ltd. o/a Sky-Line Outpost
NW 1-10-2 W5M
Sign



MD OF PINCHER CREEK

April 29, 2015

TO: Municipal Planning Commission
FROM: Roland Milligan, Development Officer
SUBJECT: Development Permit Application No. 2015-22

1. Application Information

Applicant: 1867206 Alberta Ltd. (operating as Sky-Line Outpost)
Location NW 1-10-2 W5M
Division: 5
Size of Parcel: 3.7 ha (39.8 Acres)
Zoning: Rural Highway Commercial
Development: Sign

2. Background/Comment

- On April 10, 2015, the MD received the complete application requesting the installation of a Freestanding Identification sign (Enclosure No. 1).
- The application is in front of the MPC because:
 - a. Within the Rural Highway Commercial land use district, signs are a discretionary use.
- Pursuant to the Section 51.10 of the LUB, any unilluminated sign greater than 1 m² (10.8 ft²) requires a permit.
- This sign is proposed to be 3m² (32.3 ft²). This is the maximum allowable size within the guidelines.
- The nature of the sign is to identify the commercial activities taking place on the parcel.
- The sign will require a Sign Permit from Alberta Transportation. An application was submitted to Alberta Transportation, at the time of preparing this report no reply has had been received.
- The application was circulated to the adjacent landowners with no responses being returned at the time of preparing this report.

Recommendation No. 1:

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

Condition(s):

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

Recommendation No. 2:

That Development Permit Application No. 2015-22 be approved subject to any conditions as determined by the Municipal Planning Commission.

Recommendation No. 3:

That Development Permit Application No. 2015-22 be denied because in the opinion of the Municipal Planning Commission, the proposed development does not meet the requirements of the Land Use Bylaw.

3. Enclosures

Supporting Documents:

Enclosure No. 1 Development Permit Application No. 2015-22 and supporting documents

Respectfully Submitted,



Roland Milligan

Reviewed by: Wendy Kay, CAO

MUNICIPAL DISTRICT OF PINCHER CREEK NO. 9
DEVELOPMENT PERMIT APPLICATION FOR SIGNS
(form used for signs not approved with other development permit)

DEVELOPMENT PERMIT APPLICATION NO. 2015-22

Date Application Received 2015-04-10

PERMIT FEE \$150.00

Date Application Accepted 2015-04-10

RECEIPT NO. 20730

4946.000

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

Applicant: 1867206 Alberta Ltd.

Address: P.O. Box 3013 Pincher Creek, AB Telephone: 403-628-3593

Owner of Land (if different from above): Ed Wallace.

Address: ~~P.O. Box 3013~~ Box 8 Aldersyde, AB Telephone: 403-627-3070

Interest of Applicant (if not the owner): LEASEE

SECTION 2: SIGN INFORMATION

Check One: Permanent Temporary

Nature of Sign Identification Sign
Business Name Length 8' Height 4'

Area in Square Footage 4x8 Type of Support Steel

Electrical: Yes No

Flashing or Animated: Yes No

Lot _____ Block _____ Plan _____ Quarter Section NW 1-10-2 WS

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: Ed Wallace (LEASE AGREEMENT)

Telephone Number: 403-627-3070

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 9/15

Heather Case
Applicant

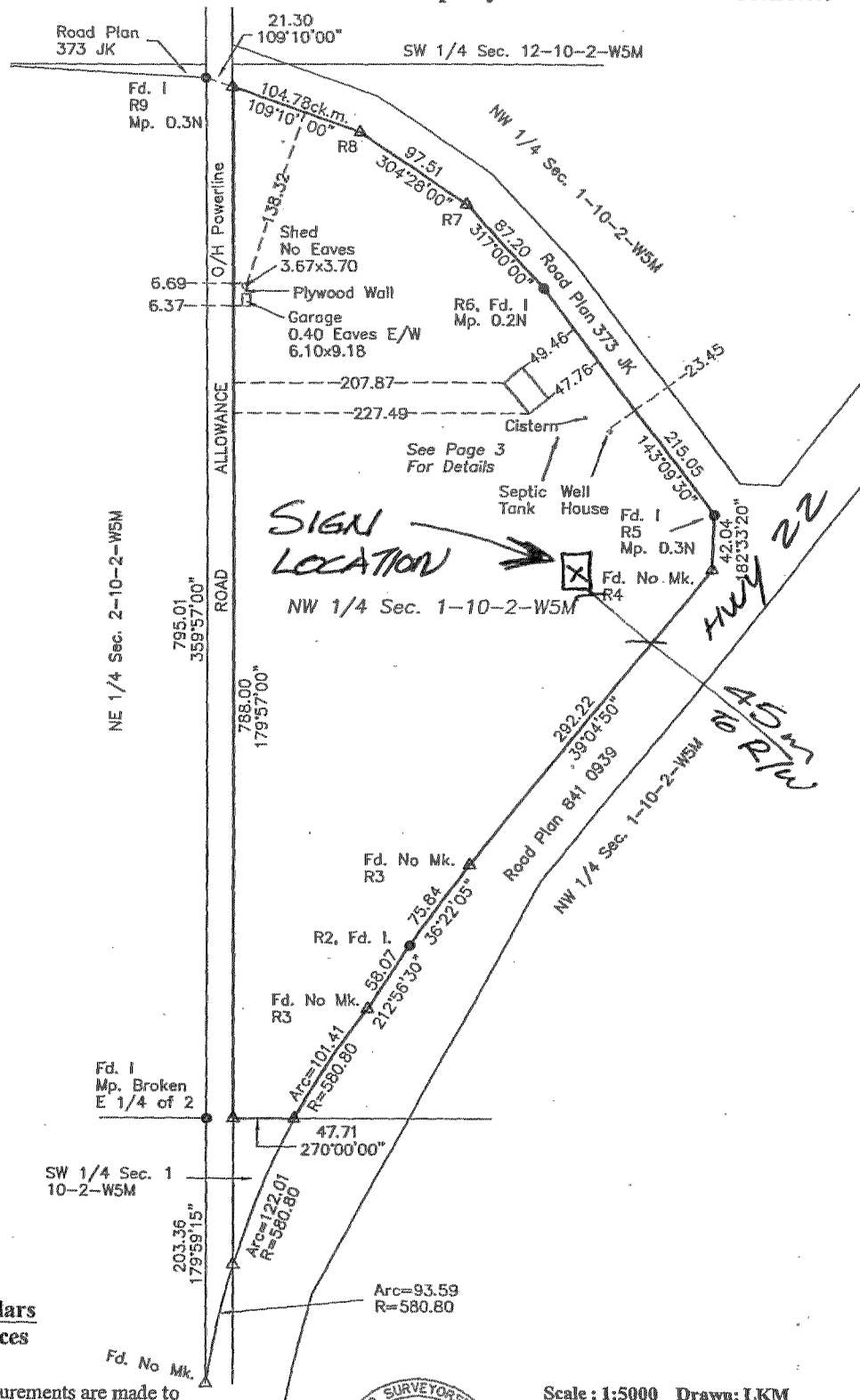
Registered Owner

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

ALBERTA LAND SURVEYOR'S REAL PROPERTY REPORT - PLAN

This plan is page 2 of a Real Property Report and is ineffective if it is detached from page 1 or 3. Page 2 of 3

Legal Description: Ptn. NW 1/4 Sec. 1-10-2-W5M Municipality: M.D. of Pincher Creek No. 9



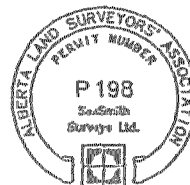
ENCUMBRANCES:

Registration No. Particulars

See Page 3 for Encumbrances

LEGEND:

1. Unless otherwise noted, measurements are made to the extent of the exterior walls
2. Distances are shown in metres and decimals thereof
3. Statutory Iron Posts are shown thus... ●
4. Calculated points are shown thus... △
5. (e) denotes encroachment
6. Eaves are dimensioned to the line of the fascia
7. Unless otherwise noted, fences are shown within 0.20m of Property Lines



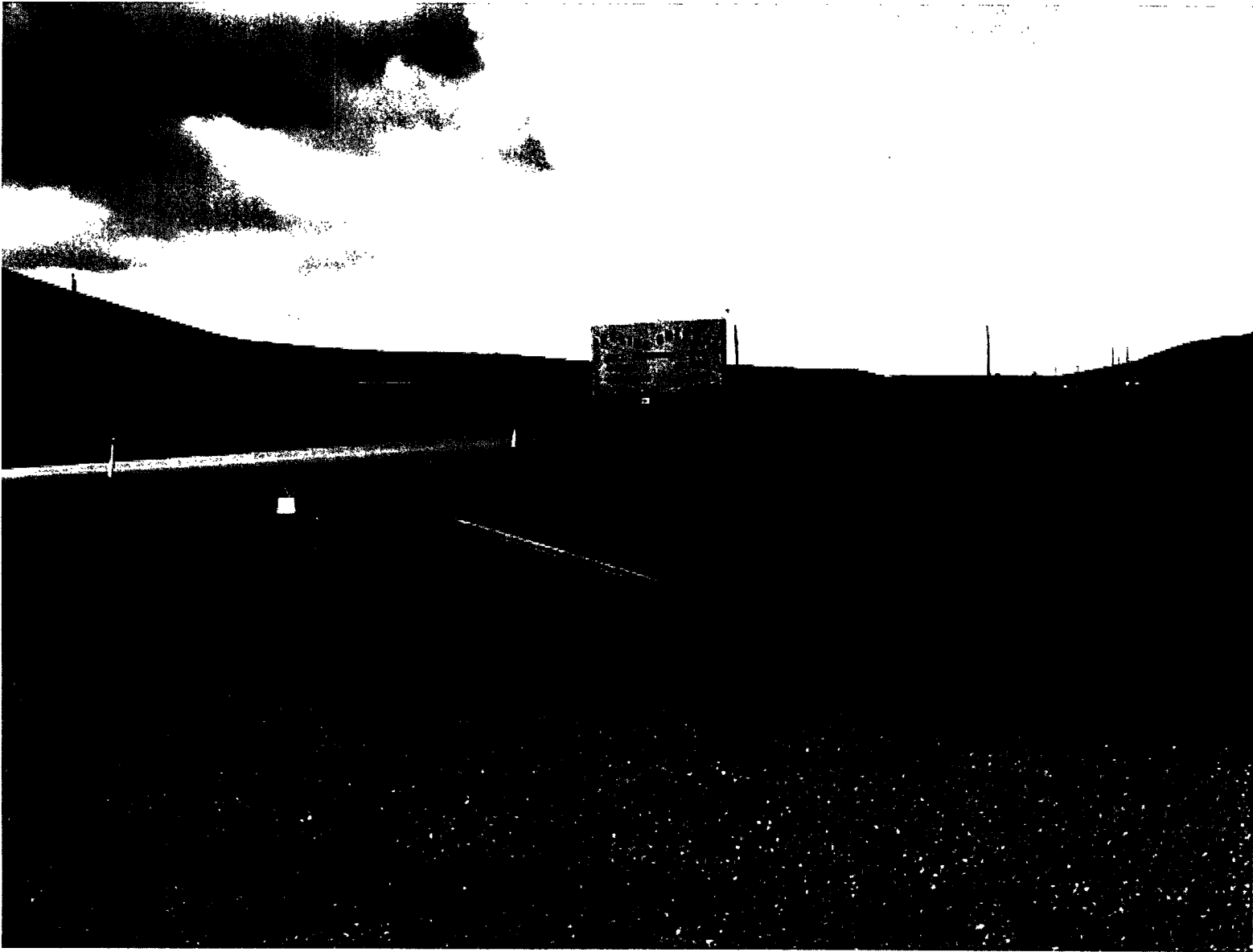
Scale: 1:5000 Drawn: LKM
File No.: 13-423

SexSmith
Surveys Ltd.

Box 5122, High River, Alberta, T1V 1M3

©Copyright, 2013

Additional
Information
May 5/15

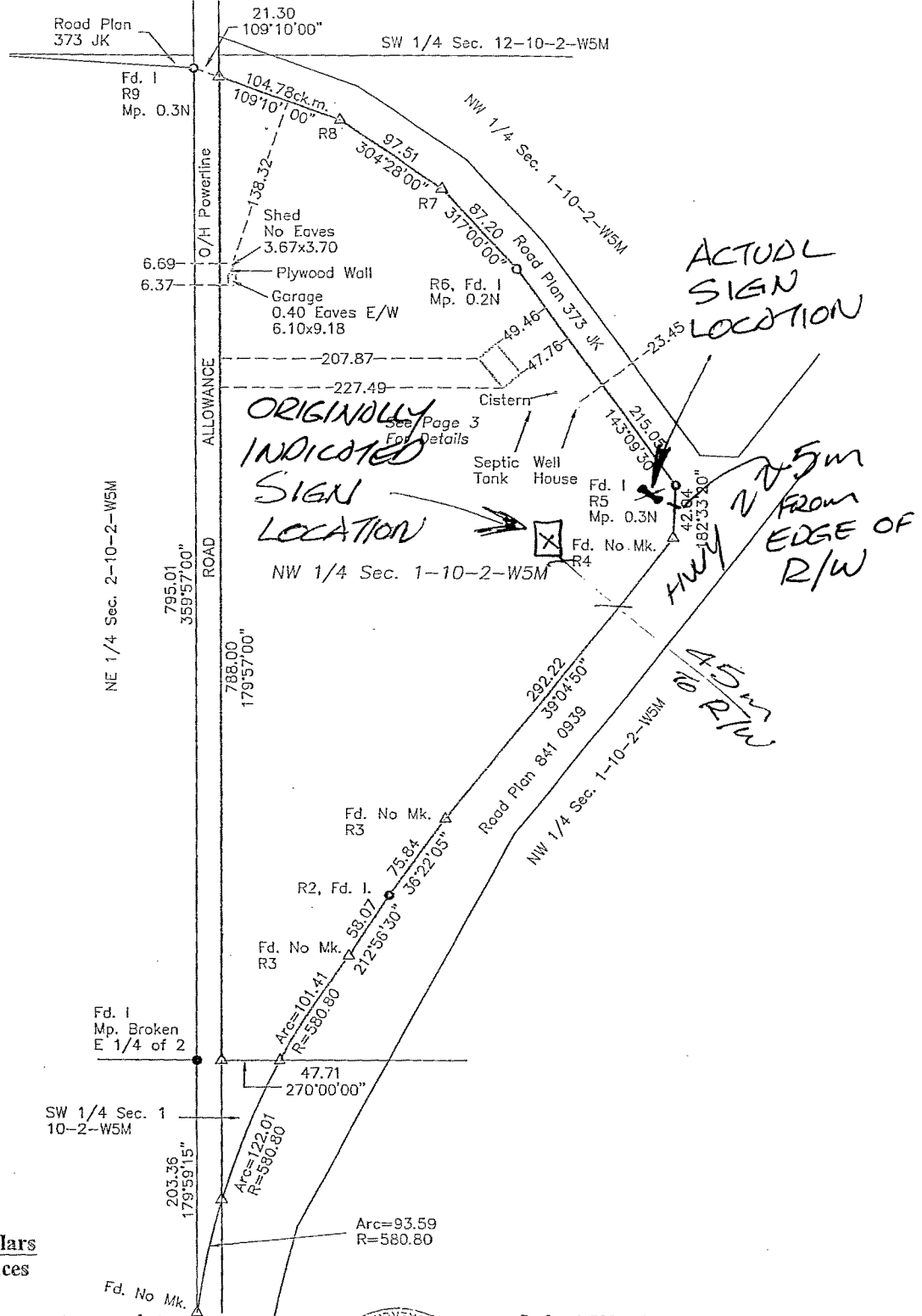


12.2' IN TOTAL HT.
MOX IS 19.7'

3.71m - 6m IS MOX HT.

ALBERTA LAND SURVEYORS REAL PROPERTY REPORT - PLAN

This plan is page 2 of a Real Property Report and is ineffective if it is detached from page 1 or 3. Page 2 of 3
 Legal Description: Ptn. NW 1/4 Sec. 1-10-2-W5M Municipality: M.D. of Pincher Creek No. 9



ENCUMBRANCES:
 Registration No. Particulars
 See Page 3 for Encumbrances

LEGEND:

1. Unless otherwise noted, measurements are made to the extent of the exterior walls
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3. Statutory Iron Posts are shown thus... ○
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Scale: 1:5000 Drawn: LKM
 File No.: 13-423

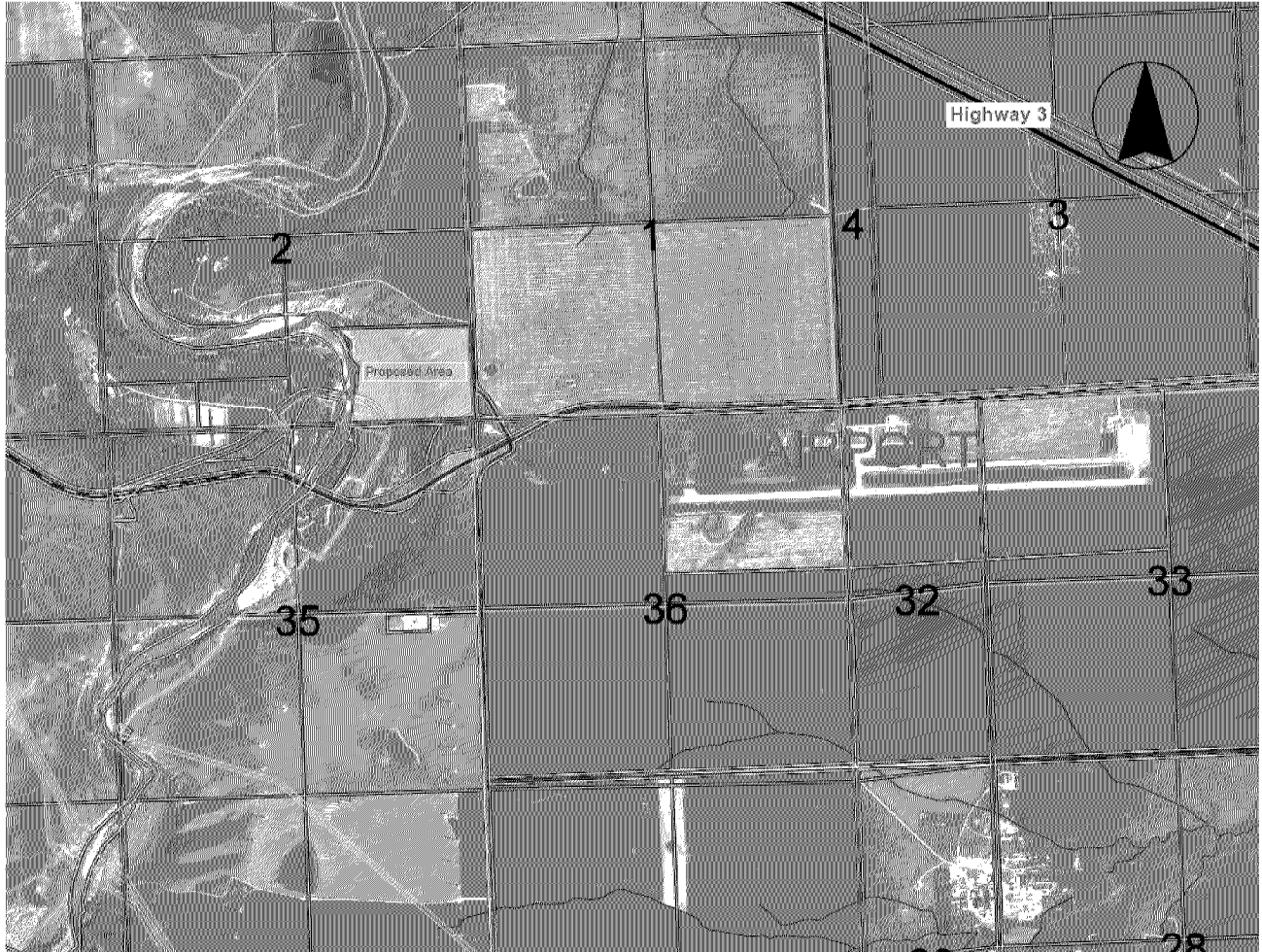
SexSmith Surveys Ltd.
 Box 5122, High River, Alberta, T1V 1M3
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Development Permit Application No. 2015-23

Ryan Alger, Mitchel Carpenter, Kristin Middleton and Lani Carpenter

Ptn. SE 2-7-1 W5M

Seasonal Campground / Recreational Vehicle Park



MD OF PINCHER CREEK

April 29, 2015

TO: Municipal Planning Commission
FROM: Roland Milligan, Development Officer
SUBJECT: Development Permit Application No. 2015-23

1. Application Information

Applicant: Ryan Alger, Kristin Middleton, Mitch Carpenter, and Lani Carpenter
Location: Ptn. SE 2-7-1 W5M
Division: 3
Size of Parcel: 5.56 ha (59.8 Acres)
Zoning: Rural Recreation 1 – RR1
Development: Establishment of a Seasonal Campground (Recreational Vehicle / Holiday Trailer Park)

2. Background

- On April 14, 2015, the MD received the complete application for the request to establish a Seasonal Recreational Vehicle/Holiday Trailer Park. (Enclosure No. 1).
- The use is defined within the Land Use Bylaw (LUB) as:
 - Recreational Vehicle / Holiday Trailer Park

Any tract or parcel of land on which three or more holiday trailers are parked and/or stored or permitted to be parked and/or stored, without regard to whether a fee or charge is paid or made and shall include any building, structure, tent, vehicle or enclosure used or intended for use as a part of the equipment of such holiday trailer park or campground. These uses may allow for seasonal occupancy rather than permanent occupancy. See Seasonal.
- The application is in front of the MPC because:
 - a. Within the Rural Recreation 1 – RR1, Land Use District, Recreational Vehicle/Holiday Trailer Park is a discretionary use.
- The parcel of land in question was redesignated to Rural Recreation 1 – RR1 on April 14, 2015 with the third and final reading of Bylaw No. 1259-15.
- The application was circulated to the adjacent landowners with no responses being returned at the time of preparing this report.

3. Discussion/Comment

- At the Public Hearing for the redesignation, the applicants supplied a concept plan for the proposed development (Included as part of Enclosure No. 1).
- The plan shows the layout of 99 RV lots of approximately 21.3m x 21.3m (70ft x 70ft). Around 450m² (4900ft²).

Recommendation No. 1:

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

Condition(s):

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

Recommendation No. 2:

That Development Permit Application No. 2015-23 be approved subject to any conditions as determined by the Municipal Planning Commission.

Recommendation No. 3:

That Development Permit Application No. 2015-23 be denied because in the opinion of the Municipal Planning Commission, the proposed development does not meet the requirements of the Land Use Bylaw.

4. Enclosures

Supporting Documents:

Enclosure No. 1 Development Permit Application No. 2015-23 and supporting documents

Respectfully Submitted,

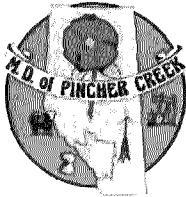


Roland Milligan

Reviewed by: Wendy Kay, CAO

W. Kay

April 30, 2015



Municipal District of Pincher Creek

P.O. Box 279

Pincher Creek, AB T0K 1W0

Phone: 403.627.3130 • Fax: 403.627.5070

DEVELOPMENT PERMIT APPLICATION

All grey areas will be completed by the Planning Authority

DEVELOPMENT PERMIT APPLICATION NO. 2015-23

Date Application Received 2015-04-14

PERMIT FEE \$150.00

Date Application Accepted 2015-04-14

RECEIPT NO. 20772

Tax Roll # 3391.000

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

SECTION 1: GENERAL INFORMATION

Applicant: Ryan Alger, Kristin ^{Middleton} Alger, Mitch and Lani Carpenter

Address: 214 Twinriver Rd. W. ^{W. Lom TID 561}

Telephone: 403-795-5080 Email: l-j-properties@outlook.com

Owner of Land (if different from above): Castle Valley Farm Ltd (JOHN BRAUN)

Address: PO Box 178 Pincher Creek AB Telephone: 403 627 2477

Interest of Applicant (if not the owner): selling

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 put in a seasonal campground. No permanent structures to be put in.

Legal Description: Lot(s) _____

Block _____

Plan _____

Quarter Section PTN SE 2-7-1 W5M

Estimated Commencement Date: _____

Estimated Completion Date: _____

SECTION 3: SITE REQUIREMENTS

Land Use District: RURDC REGRESSION 1 RR-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			
(3) %Site Coverage by Building			
(4) Front Yard Setback Direction Facing:			
(5) Rear Yard Setback Direction Facing:			
(6) Side Yard Setback: Direction Facing:			
(7) Side Yard Setback: Direction Facing:			
(8) Height of Building			
(9) Number of Off Street Parking Spaces			

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

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

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

SECTION 4: DEMOLITION

Type of building being demolished : _____

Area of size: _____

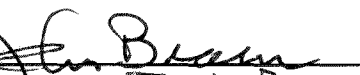
Type of demolition planned: _____

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 14/15  Kristen Middleton
Applicant Sari Casper

Castle Valley Farm 
Registered Owner John Braun

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

CASTLE VALLEY CAMPGROUND PLAN

Application For

***Ryan Alger, Mitchell Carpenter
Kristin Middleton & Lani Carpenter***

***SE2-7-1-W5M containing 57.85 +/- acres
in the MD of Pincher Creek, Alberta***

February 5, 2015

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Map 2 MD location map

Map 3 Site location map

Map 4 Topographical site survey map

Map 5 Conceptual plan map

Appendix 1 Land Title

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Appendix 2 Flood Plain Evaluation

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CASTLE VALLEY CAMPGROUND

1. BACKGROUND

1.1 Introduction

This plan is to accompany an application for the re-designation of this property to RURAL RECREATION 1 – RR-1. The Castle valley Campground is located in SE¼, SEC 2, TWP 7, RGE 1, W5M containing 57.85 +/- acres in the MD of Pincher Creek, Alberta. The owner of the land is Castle Valley Farm Ltd and the applicants are Ryan Alger, Mitchell Carpenter, Kristin Middleton & Lani Carpenter.

1.2 Location

Located west from Pincher Station with access to Highway 3A
See map # 2.

1.3 Conceptual Design

The land encompasses approximately 16 hectares (57.85 acres). The land use change is intended for a seasonal campground development comprised of roughly 99 private, spacious sites approximately 70' x 70' each in size.

2. EXISTING CONDITIONS AND LAND USE

2.1 Existing land use

Currently this land is part of an agricultural operation and is largely grazed by cattle. Most of the land remains in its natural state.

Land uses in the immediate area include:

- Vacant and un-developable lands to the south due to the property ownership.
- Agricultural usage in the surrounding area.

Campground usage in this specific location is complimentary to the immediate area. There will be a minimal effect on access to the development of existing or potential recreation amenities in the area. Due to the proximity of this parcel with the natural buffers from the Castle River and river valley should create minimal impact to the existing farm and ranch operations in the area.

2.2 Castle River front flood plain study

A hydrological study will be carried out to determine if there are areas of flood plain

2.3 Site opportunities

The Castle River Valley is very diverse and scenic with varied topography, vegetation and views. The site is well drained, stable, serviceable and easily accessed with no investment required from the MD. Lots created on this site will be highly desirable. A high quality development can occur on this site.

2.4 Topography and vegetation

The land slopes into the Castle valley onto a plateau as per the attached topographical map (See Map # 4). The vegetation consists generally of shrubs and grasses .

2.5 Drainage

There will be a minimal amount of alteration to the existing topography that may affect existing drainage patterns. Since only a minimal amount of the subdivision will be made impervious through buildings and roadways (approximately 5%), the influence of the subdivision area runoff will have negligible affect on adjacent lands.

3. PLANNING CONCEPTS AND POLICIES

3.1 Development Concept

The intent of this plan is to provide a campground development to allow for the enjoyment of the natural beauty of the area, the closeness to Pincher Creek and Cowley with the isolation and tranquility of the river valley.

3.2 Roads

The safe and efficient use of nearby highways provide excellent and easily accessible access to the area.

3.3 Development Standards

- A Site envelope: No permanent structures will be on site.**
- B Access: Dirt roads with the addition of gravel will be used to outline campsite road ways. They will be maintained to ensure safe and easy**

access to campsites and the highway. Roadway access will be located off the right of way easement.

- C Accessory buildings: No permanent structures will be on site.
- D Vehicle storage: Will possibly be available in the future, offsite, on the upper tier of the property. Proper security measures and environmental conditions vehicles may face will be taken into consideration, to ensure the safe keeping of property if this is done.
- E Pets: Non-Aggressive dogs are welcome providing they are leashed and attended to at all times. Failure to comply with this rule may result in eviction from the campground.

4. SERVICING REQUIREMENTS

4.1 Lot Access

Access to the subdivision will be obtained from the existing road.

4.2 Sewage Disposal

Sewage will be transported offsite to a permitted dumping station.

4.3 Water

Will be available via internal tanks located within campers recreational vehicles (R.V). Potable water will also be available via water truck on a scheduled basis to meet demands and provide a sufficient amount for campers during their stay as well as provide some capacity for stand-by emergency services. Irrigation licensing for tree watering and water rights will also be applied for in-case of emergency.

4.4 Fire Protection

The project will adopt the 'FireSmart Manual' supplied through Alberta Sustainable Resource Development.

4.5 Electrical Service

Electrical service will be provided by Fortis Alberta.

4.6 Garbage Storage and Disposal

Garbage will be stored on site within bear proof containers. Garbage will be disposed of at the dump as it accumulates.

4.7 Communications

There is a cell tower site in range of this site.

4.8 Bear Smart

There are ongoing bear smart programs in communities that are adjacent to wildlife areas. It is proposed to adopt similar practices from information that is available through Alberta Fish and Wildlife.

We want a campground that is safe for families and respectful of nature. We will adopt any plans and programs that take these key elements into consideration.

5. DEVELOPMENT PLAN

5.1 Objectives of the plan

The Castle Valley Campground will give an option of camping that is largely unavailable in the MD of Pincher Creek.

- Promotes a family friendly, outdoor environment that provides spacious, annual campsites and large recreational use areas.
- Offers advantages of the natural attributes of the site.
- Contains efficient roadways and services.
- Has a low impact on sensitive areas of the property.
- Helps support local surrounding businesses by promoting their products and services.
- Sourcing local help providing it is feasible. If and when, it is required.

5.2 Land use and population

We estimate the population of the campground to be roughly 297 people. This estimate is based on an average of 3 people per campsite at full capacity.

5.3 The conceptual plan

Subject to minor amendments, 'map 5' is the conceptual plan. It includes:

- All proposed campsite lots.
- All proposed garbage bin and porta potty locations.
- A minimum amount of roadway and paths to provide access to the various campsites, playground and recreational use sites.
- No development on unsuitable portions of the land.
- Conceptual Tree Development.
- Optional service request forms available at welcome sign.
- Proposed designated playground and recreational use areas.

CONCLUSION

The Castle River Campground will be a beneficial and positive development in the MD of Pincher Creek

NOTES

Appendix 1

Land Title



LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0030 462 238 5;1;7;2;;1,2 041 151 290

LEGAL DESCRIPTION

MERIDIAN 5 RANGE 1 TOWNSHIP 7
SECTION 2
LEGAL SUBDIVISION 1 AND THAT PORTION OF LEGAL
SUBDIVISION 2 IN THE SOUTH EAST QUARTER WHICH LIES TO THE EAST OF THE
EAST BANK OF THE SOUTH FORK OF OLD MAN RIVER
AS SHOWN ON A TOWNSHIP PLAN DATED 16TH JANUARY 1888
CONTAINING TOGETHER 24.1 HECTARES (59.50 ACRES) MORE OR LESS

EXCEPTING THEREOUT:

PLAN	NUMBER	HECTARES	(ACRES)
ROADWAY	3768EM	0.061	(0.15)
ROADWAY	1697EZ	0.522	(1.29)
ROADWAY	1898EZ	0.085	(0.21)

EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE

MUNICIPALITY: MUNICIPAL DISTRICT OF PINCHER CREEK NO. 9

REFERENCE NUMBER: 871 075 955

REGISTERED OWNER(S)
REGISTRATION DATE (DMY) DOCUMENT TYPE VALUE CONSIDERATION

041 151 290 29/04/2004 AMENDMENT-LEGAL
DESCRIPTION

OWNERS

CASTLE VALLEY FARM LTD.
OF 697 MAIN ST
PINCHER CREEK
ALBERTA T0K 1W0

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2
041 151 290

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
041 151 324	29/04/2004	CAVEAT RE : EASEMENT
051 201 794	09/06/2005	EASEMENT AS TO PORTION OR PLAN:0112301

TOTAL INSTRUMENTS: 002

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN ACCURATE REPRODUCTION OF THE CERTIFICATE OF TITLE REPRESENTED HEREIN THIS 30 DAY OF JUNE, 2014 AT 10:46 A.M.

ORDER NUMBER: 26317559

CUSTOMER FILE NUMBER: 507



END OF CERTIFICATE

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER, SUBJECT TO WHAT IS SET OUT IN THE PARAGRAPH BELOW.

THE ABOVE PROVISIONS DO NOT PROHIBIT THE ORIGINAL PURCHASER FROM INCLUDING THIS UNMODIFIED PRODUCT IN ANY REPORT, OPINION, APPRAISAL OR OTHER ADVICE PREPARED BY THE ORIGINAL PURCHASER AS PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).

Appendix 2

Flood Plain Study

Flood plain study in progress, to be submitted upon completion.

Appendix 3

**Easement Right Of Way
Plan No. 0112301**

GRANT OF EASEMENT

THIS INDENTURE made this 1 day of June, A.D. 2005.

BETWEEN:

HER MAJESTY THE QUEEN IN RIGHT OF THE PROVINCE OF ALBERTA
AS REPRESENTED BY THE MINISTER OF INFRASTRUCTURE AND TRANSPORTATION
3RD FLOOR ADMINISTRATION BUILDING, 909 - 3 AVE NORTH
LETHBRIDGE, ALBERTA T1H 0H5

(hereinafter called the Grantor)
OF THE FIRST PART

-and-

CASTLE VALLEY FARM LTD.
OF P.O. BOX 178
PINCHER CREEK, AB T0K 1W0

(hereinafter called the Grantee)
OF THE SECOND PART

WHEREAS:

1. The Grantor is the registered owner of land situate in the Province of Alberta, described as follows:

PLAN 301JK
GRAVEL PIT AND STOCKPILE
CONTAINING 12.7 HECTARES (31.32 ACRES)
MORE OR LESS

EXCEPTING THEREOUT:

PLAN	NUMBER	HECTARES	(ACRES) MORE OR LESS
ROAD	8710881	2.531	6.25

EXCEPTING THEREOUT ALL MINES AND MINERALS

(hereinafter referred to as Parcel "A").
and being the Servient Tenement

2. The Grantee is the registered owner of the land situate in the Province of Alberta, legally described as follows:

MERIDIAN 5 RANGE 1 TOWNSHIP 7
SECTION 2
LEGAL SUBDIVISION 1 AND THAT PORTION OF LEGAL
SUBDIVISION 2 IN THE SOUTH EAST QUARTER WHICH LIES TO THE EAST OF THE
EAST BANK OF THE SOUTH FORK OF OLD MAN RIVER
AS SHOWN ON A TOWNSHIP PLAN DATED 16TH JANUARY 1888
CONTAINING TOGETHER 24.1 HECTARES (59.50 ACRES) MORE OR LESS

EXCEPTING THEREOUT:

PLAN	NUMBER	HECTARES	(ACRES)
ROADWAY	3768BM	0.061	(0.15)
ROADWAY	1897EZ 0.	522	(1.28)
ROADWAY	1898EZ	0.085	(0.21)

EXCEPTING THEREOUT ALL MINES AND MINERALS

(hereinafter referred to as Parcel "B").
and being a Dominant Tenement

WHEREAS the Grantee desires a right of way easement through the Parcel A lands.

NOW THEREFORE THIS INDENTURE WITNESSETH that in consideration of the premises and the mutual covenants between the Grantor and the Grantee, it is agreed as follows:

1. The Grantor hereby grants to the Grantee an access right of way and easement (the "right-of-entry") in, through and over the lands of the Grantor herein described as Parcel A on the existing Access Road of Right of Way #0112301.
2. The Grantee shall be at liberty to place and maintain on the land such installations as are necessary, for such period and at such places on the land as the Grantee shall deem necessary and require for a right of way for the sole purpose described above.
3. The Grantee shall pay and discharge all charges, taxes, rates and assessments whatsoever which may be charged or delivered upon or be payable in respect of the installation maintained on the land by the Grantee.
4. When the Grantee ceases to use the aforesaid right of way for the purpose described above this easement shall immediately cease and end and the Grantee shall restore the land as the Grantor directs.
5. The Grantee assumes all liability for all and any damage caused by the Grantee, its servants and agents to any person, stock, vehicle, wall, fence, structure and property of any kind whatsoever.
6. The Grantee shall have no claim against the Grantor for compensation or damages of any nature whatsoever arising out of or connected with this easement.
7. The Grantee shall keep the Grantor indemnified against all actions, claims and demands that may be lawfully brought or made against the Grantor by reason of anything done by the Grantee in the exercise or purported exercise of the rights, powers and liberties herein granted.
8. The Grantee shall compensate the Grantor for damage that results to any building, crop, fence, timber and livestock on the land in the course of the exercise of the rights herein granted.
9. The Grantee, in constructing its works and making its installations, shall do as little injury as possible to the right of way, and shall keep the works erected or installed or constructed on the said right of way in good repair and at the termination of the easement shall remove from the said right of way all structures and any other thing forming part of the land and fill up all holes caused by such removal and leave the said right of way in good condition.
10. The right-of-way hereby granted shall be for such length of time as required by the Grantees or their successors.
11. The right-of-way hereby granted shall be for the private use of the Grantee, its tenants, servants, agents, guest and invitees, and such persons shall have the full and free right and liberty to pass and repass on the existing Access Road or any variation in the Access Road made in the manner set forth below, either by foot, vehicle or other means of transportation, provided however, that the said vehicles or any other thing whatsoever may not be parked or left on the lands of the Grantor herein described.
12. The Grantees shall have the right but not the obligation to maintain and repair the Access Road and to clear snow therefrom. The Grantees, its servants, agents and equipment may remain on the Access Road and immediately adjoining land temporarily in order to maintain, repair or clear the Access Road.

13. The Grantor will not place or maintain or permit to be placed or maintained on the Access Road any trees, shrubs, crops, buildings or structure, nor allow changes to the existing Access Road that would prevent or hinder the exercise by the Grantees of any of the rights herein granted, but the Grantor may at his sole cost change the location of the Access Road in whole or in part provided that the Access Road as changed provides reasonably similar and convenient access to the Grantees.

14. The Grantor, it's servants, agents, employees and invitees shall have the right to use the right-of-way easement and the road thereon to access the Servient lands as required from time to time for Provincial purposes.

15. The easement and right-of-way and covenants herein granted are and shall be covenants running with the land.

16. The rights, privileges and obligations hereunder shall be binding upon the Grantor and his heirs, executors, administrators, successors and assigns and upon the Grantees and their heirs, executors, administrators, successors and assigns.

IN WITNESS WHEREOF the parties hereto have hereunto set their hands and seals the day and year first herein written.

Signed, Sealed and Delivered

In the presence of:

Witness -

HER MAJESTY THE QUEEN IN RIGHT OF ALBERTA
as represented by the Minister of Transportation
the Grantor:

per: 

per: 

Signed, Sealed and Delivered

In the presence of:

Witness -

CASTLE VALLEY FARM LTD.
The Grantee:

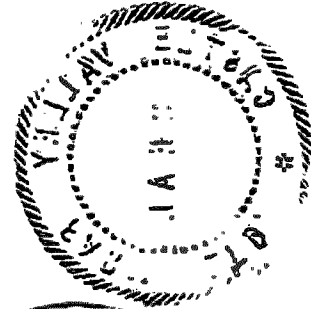
per: 

per: 



051201794

051201794 REGISTERED 2006 06 09
EASE - EASEMENT
DOC 1 OF 1 DRR#: 9104566 ADR/KSTANG
LINC/S: 0030462238 +



PLAN NO. **0112301**
 DATED AND REVISED
 ON **27 August 2001**
 DRAWN BY **DJ1548988**
 CHECKED BY **Wayne S. Johnson**
 15 SEP 2001

MUNICIPAL DISTRICT OF PINCHER CREEK NO. 9

PLAN SHOWING SURVEY OF
ACCESS RIGHT-OF-WAY
 AFFECTING PART OF
 PLAN NO. 301 J.K.

IN PART OF
 N.E. 1/4 SEC. 35, TWP. 5, RGE. 1, W.5 M.
 BY: **R.F. BAKER, A.L.S.**
 SCALE: 1:2000



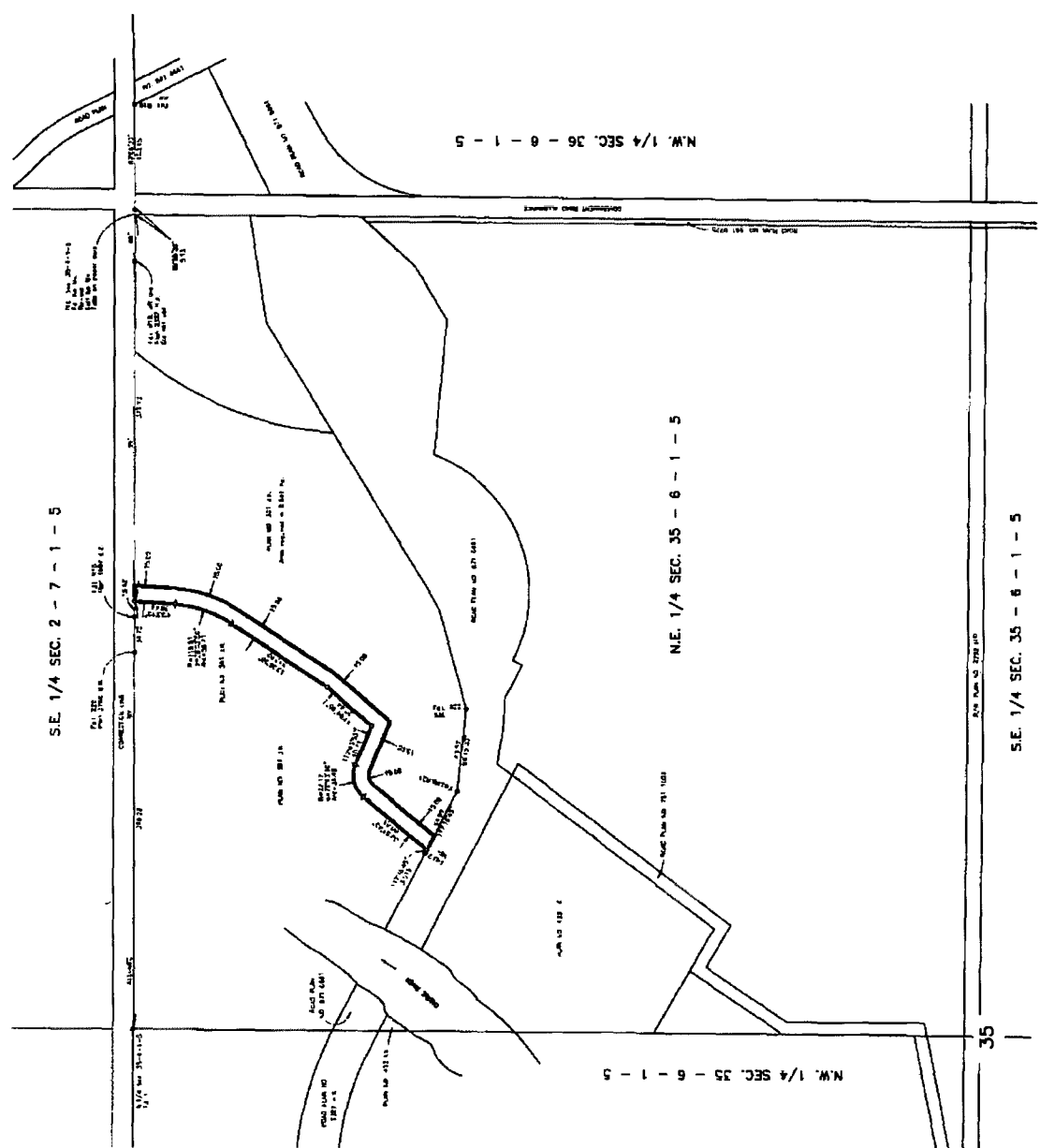
SURVEYED AND PLANNED BY **R.F. BAKER, A.L.S.**
 IN ACCORDANCE WITH THE SURVEY ACT
 OF ALBERTA, CAP. S-26, AS AMENDED
 TO DATE. THE SURVEY WAS COMPLETED
 ON **27 AUGUST 2001**.

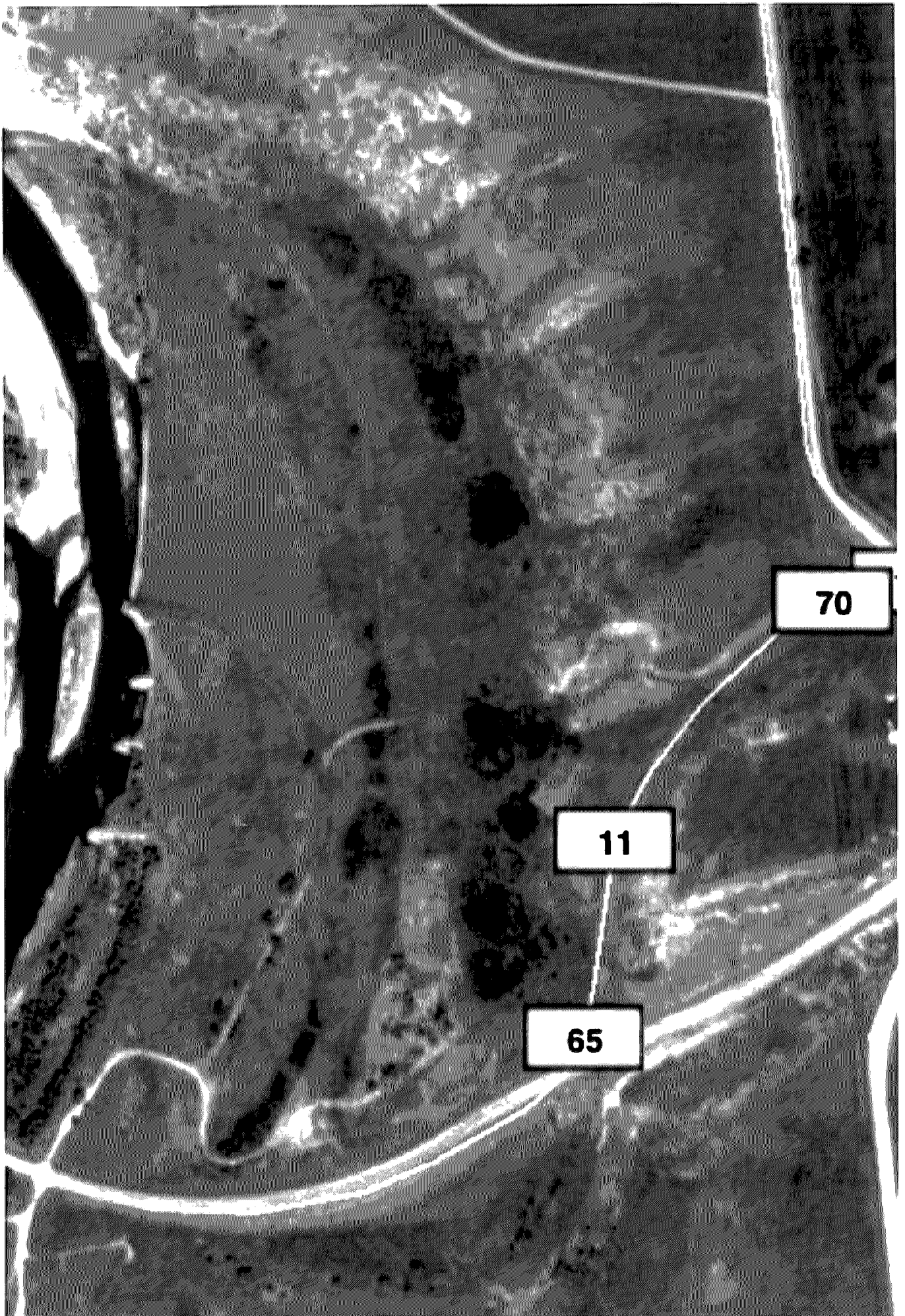


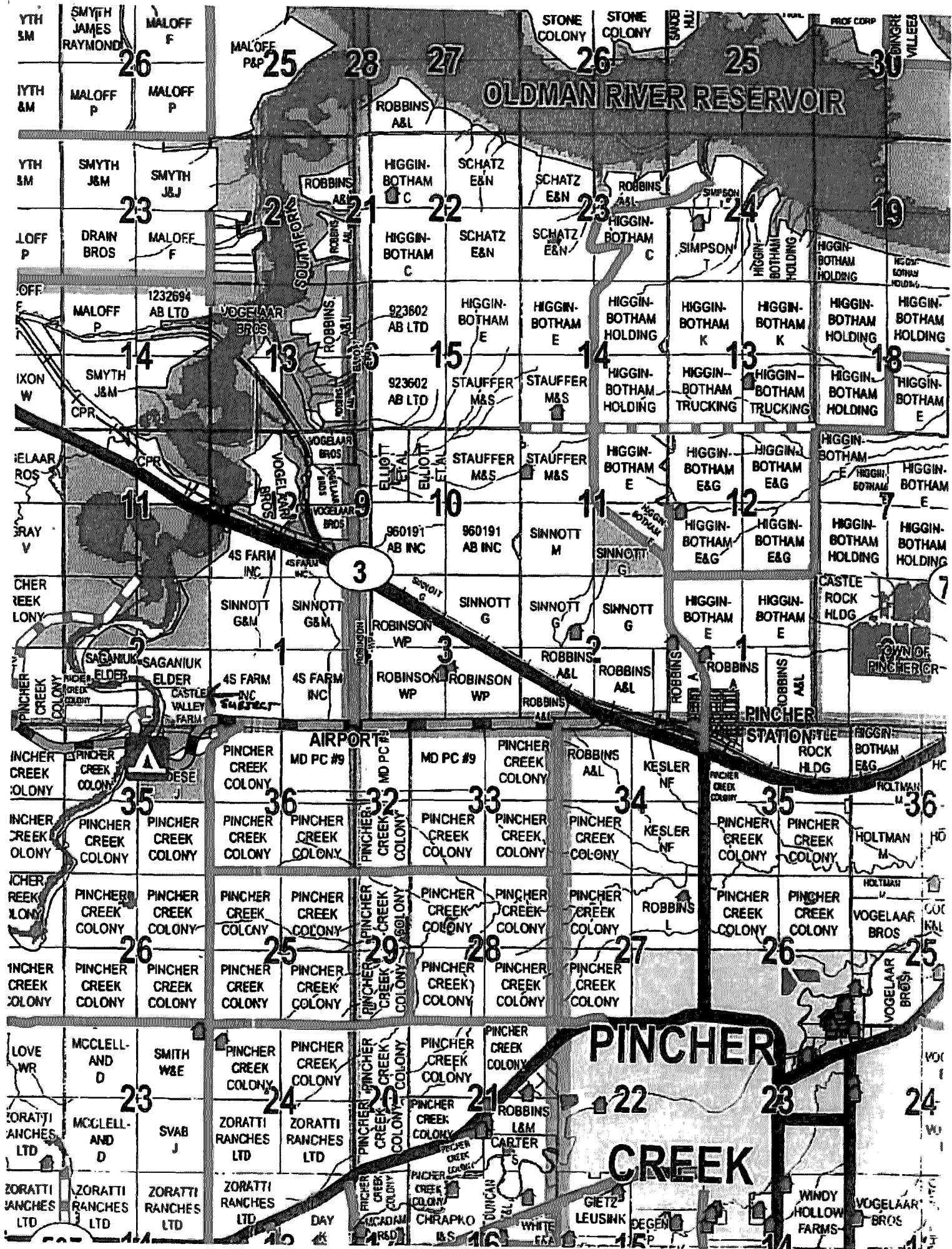
SURVEYOR
R.F. BAKER, A.L.S.
 Surveyed between the 20th and 22nd days of
 July, 2001, in accordance with the Survey Act

CASTLE VALLEY FARM LTD.

DRAWING P.L.S. - 01-0812301
 CLIENT - CASTLE VALLEY FARM LTD.
 FILE NO. - 01-12301







OLDMAN RIVER RESERVOIR

3

PINCHER CREEK

TOWN OF PINCHER CREEK

AIRPORT

STATION

CASTLE ROCK HLDG

HOLTMAN

HOLTMAN

HOLTMAN

HOLTMAN

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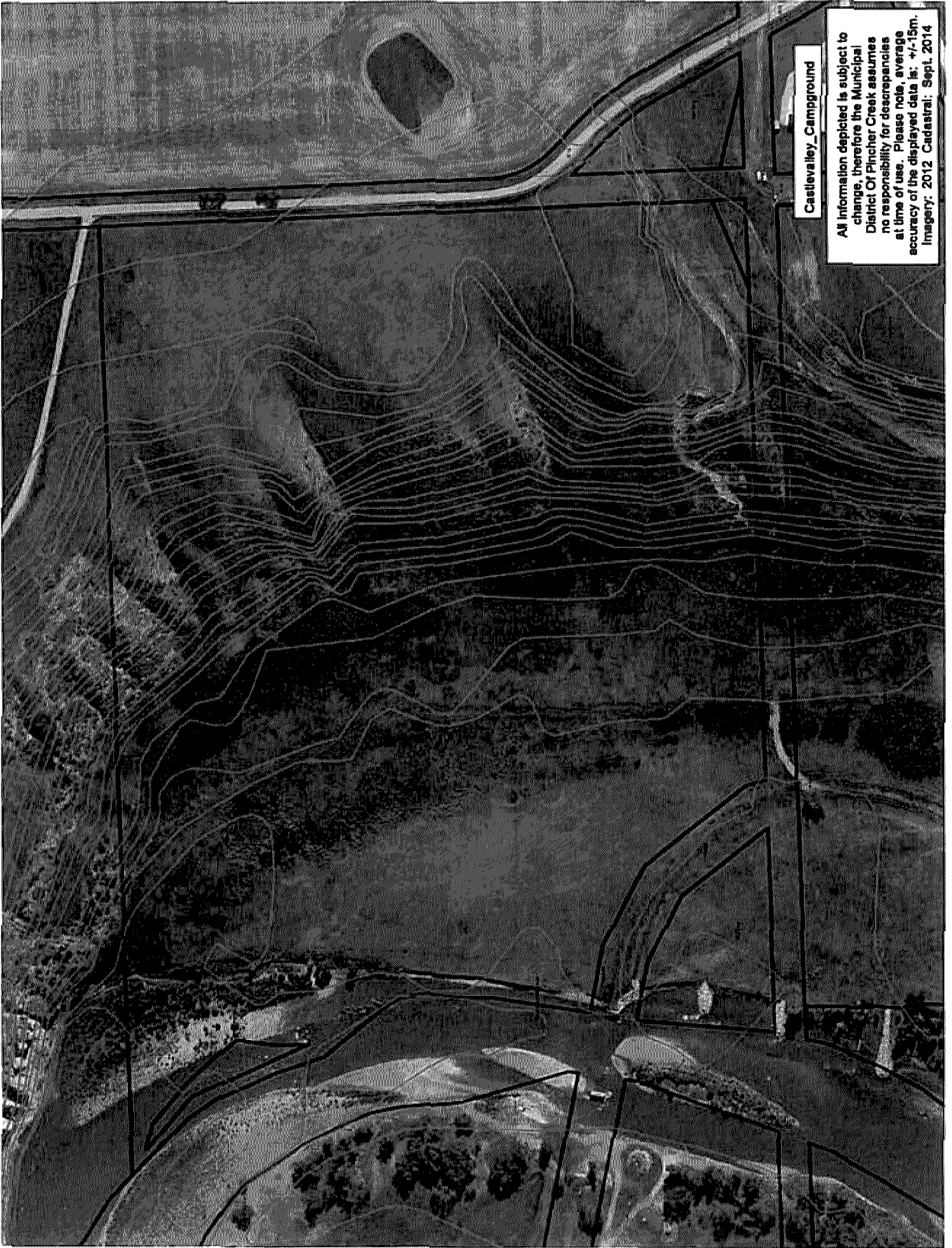
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Castlevalley_Campground

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: +/-15m. Imagery: 2012 Cadastral: Sept. 2014



AS FARM
INC

PINCHER
CREEK
COLONY

PINCHER
CREEK
COLONY

**WELCOME TO
CASTLE VALLEY
CAMPGROUND**

Welcome



Rec Area

Playground



Additional
Information
4/25/15

Roland Milligan

From: kand@telusplanet.net
Sent: Monday, May 4, 2015 3:03 PM
To: Roland Milligan
Subject: DEVELOPMENT PERMIT APPLICATION NO. 2015-23

OUR CONCERNS ARE AS FOLLOWS: (A) NOISE - THE DRAW BETWEEN THE PROPERTIES ACTS LIKE A MEGAPHONE. IF THERE ARE JUST A FEW PEOPLE DOWN AT THE CREEK WE CAN HEAR THE CONVERSATIONS QUITE EASILY! IMAGINE THE NOISE LEVEL WITH A FEW HUNDRED PEOPLE. (B) WILL THERE BE AN ON SITE MANAGER CONTROLLING THE CROWDS? (C) WHAT EXACTLY IS A RECREATIONAL VEHICLE? ARE ATV'S OR DIRT BIKES INCLUDED IN THIS CATAGORY? (D) INCREASED TRAFFIC ON THE ALREADY WEAK SLUMPING ROAD BY THE BRIDGE. (E) INCREASED DRUNK DRIVERS.

KEVIN ANDERSON
LYNN SIGVALDASON
CKL OIL INC.

Additional
Information
May 5/15

MDInfo

From: Janet Elder <elderj@Irsd.ab.ca>
Sent: Tuesday, May 5, 2015 2:55 PM
To: Roland Milligan
Cc: MDInfo
Subject: Letter of concern, Castle campground
Attachments: castle campground.docx

Attached please find a letter of concern. I would appreciate a return email to confirm that the letter was received. Thank you, Janet Elder

Janet Elder and David Saganiuk
Box 276,
Pincher Creek AB
403-627-3587

May 4th, 2015

Dear Municipal Planning Commission Members;

We are writing to express concerns regarding the proposed Castle Valley Campground Development.

The first issue of concern is the magnitude of the development. The applicants propose approximately 100 Recreational vehicles in a small area of the property. This results in a large number of people recreating in a small area, and puts pressure on the Castle River in a riverfront zone that is predominantly cut-bank. Quite simply, where will all of the people go? It is unlikely that they will stay confined to the small area described on the conceptual map. In addition to the regular campground population, there could be many more vehicles and bodies visiting campsites on weekends and holidays. A small playground is proposed in the middle of the subdivision, but seems very limited for such a large group of 'family users' during peak times.

One of the major concerns with this development is the impact it will have on the Castle River, and especially on the riverbank which is the boundary of the campground. In point 2.2, it is stated that a hydrological study will be conducted to determine if there are 'areas of flood plain'. This land was completely flooded in 1995. More extensive studies need to occur in order to determine the appropriateness of this development and the impact of such a large project on the flood plain, the river and the river bank. Most of the bank along the proposed development is difficult to access by pedestrians due to the cut bank and boulders that have been placed along the shore.

The following should be considered conditions of approval for development:

1. That any development does not degrade the condition or health of the flood plain including the river bank.
2. That the development does not negatively impact the Riparian zone. The stakeholders need to clearly outline a plan to assess Riparian Health in conjunction with an organization such as Cows and Fish.
3. That an erosion study be conducted to indicate whether there is adequate deep root vegetation to stabilize the stream banks and the flood plain. The vegetation in the area is sparse, and the proposed development would further disrupt some of the natural vegetation to build sites and to create roads. This will expose new porous land for water to run through, leading to more erosion and run-off.
4. That there would be adequate 'set back' distance of all sites and structures from the river. This is especially concerning for sites 22 through 37. The set back distance would be determined in conjunction with the previous assessments and on the recommendations of an organization such as the Oldman Watershed Council.
5. That the stakeholders propose a vegetation and weed management plan including how water for irrigation will be accessed. Campsite and 'lawn' maintenance is considered the responsibility of the

lessee but there are no guidelines concerning what grasses and chemicals are permitted on the flood plain.

6. That there be a detailed or mandatory fresh water plan to ensure that water is not taken from the river. The proposal suggested that water would be supplied in the RV holding tanks. This is a limited quantity and problematic for long term lessees.

Some other concerns around human impact are:

Increased garbage in the river due to a high concentration of people using the river
The damage to the river bank due to people scrambling randomly up and down to the water
Human bathing in the river with detergents due to limited water availability
A significant increase in the motor vehicle traffic on the South Fork Road
The potential of encroachment onto private property in the area

There is a reference in the proposal to the possibility of storage of RV's at the top of the property. Aside from the eyesore that would be created at a skyline vantage point of the Castle River Valley, there are concerns about the potential for drifting snow over the roads and high winds. This development should be considered a secondary development and subject to a different approval process. Finally, the Project Proposal declares that there will be minimal impact to any agricultural operations in the area. It is difficult to determine whether this is in fact true given that the area has not seen such a large influx of human presence adjacent to agricultural and private land.

In conclusion, we believe the proposed development is too large and densely populated for the designated site. We believe that the resulting increase in the number of people and vehicles will have a detrimental impact on the area.

Thank you for considering our concerns and requested conditions to be met prior to approving a development permit.

Sincerely,

Janet Elder and David Saganiuk

Additional
Information
May 5/15

Roland Milligan

From: Mitch Carpenter <castlevalleycampground@shaw.ca>
Sent: Thursday, April 30, 2015 4:22 PM
To: Roland Milligan
Subject: Planning Package for Castle Valley Campground
Attachments: Castle Valley Planning Package.pdf; Index 1 Castle Valley Campground Rules and Regulations.docx; Index 2- Approval of Fire Pits and Grates.pdf; "AVG certification".txt

Hi Roland,

Here is the planning package I told you I would send you. It is basically just a summary of everything that was already covered in our hearing for the land zoning change but we feel the planning commission may be concerned with or may need to recap. We hope this will answer any questions or concerns the MPC might have since we are not allowed to attend this decision.

Thanks again for all your help in helping us navigate the proper process of this. We look forward to the planning commissions response in regards to our proposal for the development of Castle Valley Campground.

Sincerely,

Lani Carpenter on behalf of Castle Valley Campground
403-394-5471
castlevalleycampground@shaw.ca

Dear Municipal Planning Commission,

In an effort to address any concerns or issues you may have regarding our proposal for the development of Castle Valley Campground (may also be referred to a CVC), in the township of Pincher Creek, we have put together a development package. We hope that this package is thorough enough to more than adequately address and answer any questions or concerns you or the public may have. Please include any other documents previously given or sent to you via email as they may or may not be included in this package. Thank you.

We look forward to working in the future with you.

Sincerely,

Mitch and Lani Carpenter
Ryan Alger and Kristin Middleton-Alger of
Castle Valley Campground Ltd.
castlevalleycampground@shaw.ca
403-795-5080

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Emergency Situations

- Fire
Castle Valley Campground plans to work with Pincher Creek Emergency Services to adopt fire safety and prevention practices within our campground.

We will work with them to ensure that there be adequate supplies on hand such as fire extinguishers and water pump with hose to help extinguish small fires or contain them until proper emergency services arrive.

We have already been in contact with Pincher Creek Emergency Services to inspect and approve our proposed fire pits. The Fire Marshall there has approved both our pits and grates and will be giving us a letter of approval.

- Flood
Castle Valley Campground has thoroughly investigated the potential of this land flooding. Obviously for business reasons it is not somewhere we would want to put a campground if it posed a high risk of flooding. Based on the experience told to us from the previous long time landowner (whose had the land in his family for over 100 years), the visual evidence of 100 year old cedar fence posts that line the river, the installation of 3 monstrous groynes whose purpose serve to deflect the river away from the east side of the bank (where the campground would be located), as well as, prevent the bank from eroding, and the numerous studies that were conducted by ESRD in 2004 before and after the Groynes were installed to ensure the mission was successful, we are extremely confident that a flood here would be extremely unlikely even in the most chaotic of conditions. We of course, will be taking precautionary measures by working with Alberta Environment and watching river levels closely especially during high risk times.
We will have 2 types of hitches on site at all times so that if any trailer is in immediate danger it can be moved to safety quickly. We also will have organized contact records with multiple ways to contact lease holders so they are well aware in advance if any risk to their property is posed. Of course in the event where someone cannot be reached and a high risk is posed we will step in and move their property. In the event of an emergency, recreational units will be able to be stored temporarily on a portion of the upper land in the SE ¼ 2-7-1 W5M until it is safe to return or other arrangements need to be made.

- **Wildlife Interaction**
Castle Valley Campground will work with Alberta Environment to ensure that wildlife interaction is limited at a distance and respected at all times. We will work with Wildlife officials and Conservation Officers to ensure our campers are educated in how to deal with these types of interactions, should they occur.
- **Swimming**
CVC will not be encouraging swimming anywhere on the river where the campground will reside as there will be no life guard on duty and swimming or any other type of water activity will be at ones own risk; however that being said, this is public land and we cannot prevent this from occurring unless there is a government ban in place. We will however encourage our campers and guest to seek safer surrounding environments that are made for those seeking these types of activities.
- **First Aid**
Castle Valley Campground hopes that all our guests come and leave safely however; should an accident occur we plan on being as best prepared as possible, to help in whatever the situation might be. We plan on doing this by being educated and trained in First Aid and having First Aid Kits and cell phones on hand if emergency response is required.

Waste Management

- **Garbage and Bear Bins**
CVC will have bear bins installed to ensure that garbage is properly disposed of and does not attract wildlife to the area. They will be provided and dumped by a local waste management company.
- **Litter**
Castle Valley Campground wants our campers to take pride in their sites as much as we want to take pride in it as a whole. The over all look of Castle Valley Campground is to be clean, pristine and ever green. Any litter that is not properly disposed of by our campers or their guest will be cleaned up by us immediately. Campers that do not respect nature or our rules for a clean and maintained campground do not meet our values and will not be asked to return.
- **Recycling**
There will be a bin for any bottles that campers may accumulate and wish not to take with them. Other items that can be recycled such as cardboard, plastic and paper are being looked into as we are hoping we can help limit the foot print our of campers as much as possible.

- Sewage
Castle Valley Campground will have no in ground sewage services available however a portable service by us or a third party will be available for those who do not want to dump themselves. We will be using Triple T Tanks or alike for sewage / gray water dumping services.

Castle Valley Campground will have above ground porta potties located in and around the campground. We will work with Alberta Health Services to ensure the proper amount. A local third party waste management company will service and maintain these units.

Water

- Where will we get it from and what will it be used for
Water used for trees, grass and plants located at CVC will be taken from the river providing our application for water rights is approved. This application is currently in process and will meet any requirements set by the ESRD.

Castle Valley Campground will not have in ground water service available however a portable service by us or a third party will be available for those who do not want to fill their tanks. This water will come via water tanker and pump from the MD of Pincher Creek.

Noise and Other Disturbances and Nuisances

- Campground Rules and Regulations
CVC has created a preliminary list of rules and regulations. These rules are made to ensure that a peaceful, relaxing time is enjoyed by all. The rules and regulations have been attached for your review. Labeled Index 1 – Castle Valley Campground Rules and Regulations.
- Lease and Renewals
Castle Valley Campground will operate as a seasonal campground meaning campers will need to follow an application process and sign a lease to be approved. This lease will be good for a maximum of 6 months (1st of April – End of September Weather permitting) and will only be renewable at the discretion of Castle Valley Campground. If a camper has continually not respected the rules and regulations in place that protect the harmony of our guests, surrounding neighbours, the campground, nature or the terms of the lease then they will not be given the option of renewal or access to any other spot.

Fire

- Fire Pits

Our fire pits and grating will meet the rules and regulations set forth by Pincher Creek Emergency Services. They have already been approved by Pat Neumann, Deputy Chief Pincher Creek Emergency Services. Once installed they will be reviewed by Pincher Creek Emergency Services to ensure that they centered correctly and free of combustibles. Please see attached letter from the Deputy Chief Labeled Index 2.

Electricity

- If and when it will be going in

Electrical services are planned for Castle Valley Campground but will not be available until likely the 2016 season. We have been in talks with Fortis Alberta and an approved Fortis contractor to have power put in and it looks as this will pose no issue for us providing we have regulatory approval.

Roads

- How and where will they be constructed

The roads will be constructed as per the conceptual design providing our design does not conflict with any historical artifacts located on the land. We will work with the provincial government to ensure we are compliant and our plan is respectful of any artifacts or potential artifacts located on the land.

The roads will be constructed of dirt and gravel and will be approximately 40 feet in width.

Trees

- What and how many trees will be planted

There will be approximately 500 trees indigenous to the area planted. These will be located in and around each site to maximize a sense of privacy, windbreak and shade with out obstructing from the gorgeous view.

Provincial and Federal Mandates

- What is the status of the historical resources value application?

An HRV application was submitted for review April 15th, 2015. It is currently in the screening process and we are awaiting to hear their assessment.

- Other Provincial and Federal Mandates

Castle Valley Campground has been working diligently with the ERCB to ensure that all provincial and federal mandates are met. We are currently in either the process of application, awaiting the results of application or whether or not application is required for all the particular mandates that exist for this proposal.

Castle Valley Campground

Pincher Creek, Alberta

**Located just North of the Castle River Bridge on Paved Highway
#3A on the Castle River**

RV PARK RULES AND REGULATIONS

CONTACT INFORMATION

Ryan or Kristin Alger – 403-795-5080

Mitchell or Lani Carpenter – 403-394-5471

GENERAL PARK RULES

1. No permanent structures of any type are allowed.
2. The campground does not offer security therefore it is recommended that neighbours share the responsibility for each other.
3. No fireworks of any type are permitted as per MD of Pincher Creek by-law.
4. No solicitation of any type is permitted unless approved by management.
5. Unruly behavior is prohibited and will be reported to the RCMP. If behavior is severe or occurs more than once it may result in an immediate eviction from the campsite with no returns of money. Respect for others and the nature is expected at all times when staying at Castle Valley Campground. You are not only responsible for your behavior but that of any guests you may have. Remind them of the rules and the consequences you may face for their actions.
6. No firearms are allowed on the premises unless approved so by management. No discharge of firearms is allowed on the campground at any time unless directed by fish and wildlife.
7. All RV units are to be removed from the site immediately if there is any warning of flooding to occur. If your unit is not moved within a timely manner, it will be moved by management at a cost to you.
8. No outdoor privies or toilets are to be constructed. If you would like an outdoor facility it must be approved by management first. All approved must be rented and maintained by South Western Waste Management if approved.
9. The resident is responsible for any vehicle or other personal property parked or stored on the campground facility. Only one vehicle per trailer. Any other vehicles are to be parked in the specified parking area. No vehicle repairs or changing oil, in the campground.
10. No off- road vehicles are permitted anywhere in campground unless you are management.
11. No vehicles allowed in rec areas at any time.
12. Other considerations- music, rc cars, drones, fires, fishing, swimming.

DRIVING AND PARKING

Speed limits throughout our park are 20 kms/hour. No one is allowed to park on or at a vacant site overnight. RV units must be backed into spaces to not obstruct road with it or other parked vehicles but may be positioned according to your desires.

TRASH AND APPEARANCE

Trash is to be disposed of in the dumpsters provided. No trash is to be left outside at any time. Residents are responsible for the upkeep of their lots including weed control and mowing. Any storage around your RV must be kept neat and tidy. Do not allow things to pile up. Failure to comply with these rules could result excess charges for maintenance of your site. Multiple infractions or failure to pay for maintenance costs could also lead to your eviction from Castle Valley campground or the possibility of not being able to renew your lease.

GENERATORS OR ELECTRICAL DEVICES

Generators must be muffled to a level of 65 decibels or less (See manufactures stated sound level). Vehicle motors may not be left running to generate electricity.

NOISE AND DISTURBANCE

To ensure the peaceful, harmonious atmosphere Castle Valley Campground wants its campers to experience during their stay with us a daily noise curfew from 11:00 pm to 8 am will be in place. Music volume must also not affect your neighbors. Continuous barking dogs will also not be tolerated, please take steps to ensure barking is kept to a minimum and that dogs are not left outside to bark, especially during quiet hours. For those with children please remind them that while playing, laughing and giggling is highly encouraged and welcomed, screaming non-stop isn't. Please remind them that there are other people are around them trying to have a relaxing time and in order to play at Castle Valley Campground, they need to be respectful of others at all times. We feel these rules will ensure a harmonious and peaceful atmosphere for all, however failure to comply with these rules can result in the eviction or un-renewal of your lease.

RV PARK ACCESS

Vehicle access to the campground is not limited, however quiet times are asked to be respected and should only be ignored in emergency situations. Move ins are discouraged after 9:00pm.

BLACK GRAY AND TREATED POTABLE WATER

Black and gray water removal is the responsibility of the camper as no facilities are provided. There is to be absolutely no dumping of effluent of any kind in the camp area. Doing so will result in immediate no-refund eviction from the campsite as well as any associated clean up costs.

There will be an optional black and gray water removal service available on a weekly basis. Payment for this service must be made in advance of service being provided. Delivery of treated potable water from the M.D of Pincher Creek will also be available on a weekly basis for an additional fee. Payment for this additional service must be made in advance of service being provided as well.

OVERNIGHT GUESTS

Overnight guests are restricted. They must stay in your RV unit with you. The site resident must always be present when guests are visiting. Family guests may stay in a tent, adjacent to your R.V for a maximum of three days each month. There is no charge for the tent. A second RV unit may also be placed on your site, for a maximum of 2 days each week / 3 days on long weekends. For the safety of our campers, registration is required for all over night visitors staying in their own tent/ rv. Any stay over the allowed days must be approved by management and a charge may be incurred.

OPEN FIRES

All fires must be in an above ground metal fire pit with a spark screen unless restricted by County Fire Hazard Regulations. No fire of any type can be built on the ground. No fire is ever to be left unattended under any circumstances. All fires must be totally extinguished with water prior to leaving your site. Firewood will be available from the Campground for a fee.

TREES AND FOLIAGE

To maintain our park there is to be no cutting of live trees or bushes. Cutting of dead trees must be cleared with management prior to removal. Maintenance of the grass in and around your site is your responsibility. Failure to keep a neat and tidy appearance will result in a maintenance fee. Lawn maintenance services are available at an additional cost.

LIABILITY

All persons on or about Castle Valley Campground assume all responsibility for risk of injury to themselves, their property, and all liability to others for their actions while on this premises. It is the residents responsibility to supervise your camp site, use of the river, use of roadways and any other related venue. Any campground hazardous or unsafe condition should be reported to management immediately.

PETS

All pets must be kept under control at all times. Pets may be kenneled or tethered securely. When exercised, pets must be leashed at all times. No pet may be left alone without being kenneled. Aggressive, Noisy and unruly pets or those that create a nuisance or disturb other campers shall not be allowed to remain in the RV Park. Residents shall be responsible for the immediate cleaning up after their pets. Pet owners are liable and totally responsible for any and all damages caused by their pets.

RENT AND PAYMENT

Rental payment is annual and renewable – the season runs mid April – through mid October weather permitting. A deposit will be taken in the fall with full payment due by January for the following season. Rental fees are dependent on site location and how many trailers will be on site. Please inquire for a rate.

All of these rules have been created to protect our guests, nature and the harmonious, peaceful, tranquil environment we want Castle Valley Campground to project. Although we do not want to ever be put in a situation where we need to evict someone or not be able to re-new someone's lease it is a measure Management reserves the right to take in situations where we feel necessary. The protection of our guests, staff, nature, the land on which the campground resides, and the reputation and atmosphere of Castle Valley Campground is of utmost importance to management, therefore all measures necessary to ensure a safe, respectable, fun, family friendly environment will be taken.

Date _____ Site # _____ GST # _____

I accept these rules and regulations as listed above and accept this as a binding agreement for annual Site rental.

Resident
Phone No. _____
Address _____

Management of Castle Valley Campground
email: _____

(Apr 1 2015)

Note: Separate Family Reunion or large group camping facilities may be available, please inquire for details.

These rules and regulations are subject to change.

Fire pit design and approval

From : Pat Neumann <pat@pincherfire.com>

Thu, Apr 30, 2015 03:00 PM

Subject : Fire pit design and approval

To : castlevalleycampground@shaw.ca

Reply To : pat@pincherfire.com

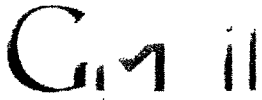
Hello Mitch

After looking at and chatting with you your fire pits and grating should work well, the expanded mesh will control the sparks and ember well. As per our conversation once you have a site built I would be more than happy to come out and have a look at the layout. You had stated that they are roughly centered in the site and are free of combustibles.

Thank you and if you have any question or queries please feel free to give me a call.

Pat Neumann
Deputy Chief Pincher Creek Emergency Services,
Deputy Director PCCEMA (Pincher Creek Community Emergency Management Agency)
Fire Inspection, Fire Prevention

E-Mail pat@pincherfire.com
Phone (403) 627-5333
Cell (403) 627-77734



Floodplain Information Request for SE2-7-1-WM5 MD of Pincher Creek

ESRD Flood <ESRD.Flood@gov.ab.ca>

Fri, Feb 13, 2015 at 3:57 PM

To: La Carps <mitch.lani@gmail.com>

Cc: ESRD Flood <ESRD.Flood@gov.ab.ca>

Unfortunately Environment and Sustainable Resource Development has not undertaken any flood hazard mapping studies along the Castle River. I have checked our files and other than issues related to past bank erosion concerns at your location, we have no flood information. You may wish to contact Alberta Transportation to see if they have any flood information in their bridge design files. The presence of a campground does not mean that a flood study would have been completed. Campgrounds are often located in floodplain areas as they generally do not have a lot of permanent infrastructure associated with them.

Current and historical flow data for the Castle River can be found at the Water Survey of Canada website here http://wateroffice.ec.gc.ca/search/search_e.html?sType=h2oArc

Patricia Stevenson, B.Sc.(Geog.)
River Forecast Section

Operations Infrastructure

Environment and Sustainable Resource Development

From: La Carps [mailto:mitch.lani@gmail.com]**Sent:** January 26, 2015 14:23**To:** ESRD Flood**Subject:** Floodplain Information Request for SE2-7-1-WM5 MD of Pincher Creek

[Quoted text hidden]

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MD OF PINCHER CREEK

April 29, 2015

TO: Municipal Planning Commission
 FROM: Roland Milligan, Development Officer
 SUBJECT: Development Permit Application No. 2015-24

1. Application Information

Applicant: Art Trent
Location: Private Hangar #6, NE 36-6-1 W5M
Division: 3
Size of Parcel: 0.039ha (0.096 acres)
Zoning: Airport Vicinity Protection - AVP
Development: Accessory Use to Existing Primary Use –
 Operate an Upholstery Business

2. Background/Comment

- On April 15, 2015, the MD received the complete application for the request to operate an Upholstery Business within Private Hanger No. 6 at the MD Airport. (Enclosure No. 1).
- The application is in front of the MPC because:
 - a. Within the Airport Vicinity Protection Land Use District, Accessory Use to a Primary Use is a discretionary use.
- The application was circulated to the adjacent landowners with no responses being returned at the time of preparing this report.
- The application was circulated to the Director of Operations, his concerns are enclosed (Enclosure No. 2)
-

3. Discussion/Comment

- The applicant states that primary use of the hanger will remain aircraft storage. The applicant has an ultralight aircraft he wishes to store there.
- The applicant states that it is intent to keep the business small.
- It will be a one man operation with a relatively small amount of projects at one time.
- He intends on upholstering aircraft, motorhome, boats, and general upholstery and upholstery repairs.
- He states that he would be bringing the projects to the hanger and that the intent is not to have the public attending the location. The applicant would use it as a workshop and not a commercial business location.
- He has been informed that there will be no outdoor storage of material and equipment and he has himself stated that there will be no signs placed on the hanger.

- The applicant states that he has a waste trailer for material scraps and garbage. He states that this will be stored outside and regularly hauled to the landfill when required.
- The applicant is in the process of purchasing the hanger from the current owner. Along with the current owner's signature, a copy of the purchase agreement was supplied with the application. Once the applicant secures ownership of the hanger he will have to enter into the lease agreement with the MD.

Recommendation No. 1:

That Development Permit Application No. 2015-24 be approved subject to the following Condition(s):

Condition(s):

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

Recommendation No. 2:

That Development Permit Application No. 2015-24 be approved subject to any conditions as determined by the Municipal Planning Commission.

Recommendation No. 3:

That Development Permit Application No. 2015-24 be denied because in the opinion of the Municipal Planning Commission, the proposed development does not meet the requirements of the Land Use Bylaw.

4. Enclosures

Supporting Documents:

Enclosure No. 1 Development Permit Application No. 2015-24 and supporting documents

Respectfully Submitted,



Roland Milligan

Reviewed by: Wendy Kay, CAO



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. 2014-24

Date Application Received 2015-04-15

PERMIT FEE \$100 ~~\$150~~

Date Application Accepted 2015-04-15

RECEIPT NO. 20800

Tax Roll # 3379.100

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: DOUGLAS A (ART) TRENT

Address: P.O. BOX 159, COWLEY, AB. T0K0P0

Telephone: 403/628-3722 Email: artcraftcowley@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: SUPPLEMENTARY TO AIRCRAFT
STORAGE

AIRCRAFT, MOTORHOMES, BENTS AND GENERAL
UPHOLSTERY & UPHOLSTERY REPAIRS

Legal Description: Lot(s) 6 PRIVATE LOT P6

Block _____

Plan _____

Quarter Section NE 1/4 36-6-1 W5M

Estimated Commencement Date: MAY 1, 2015

Estimated Completion Date: _____

SECTION 3: SITE REQUIREMENTS

Land Use District: Airport Vicinity Protection 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> <i>EXISTING</i>	Proposed	By Law Requirements	Conforms
(1) Area of Site			
(2) Area of Building			
(3) %Site Coverage by Building			
(4) Front Yard Setback Direction Facing:			
(5) Rear Yard Setback Direction Facing:			
(6) Side Yard Setback: Direction Facing:			
(7) Side Yard Setback: Direction Facing:			
(8) Height of Building			
(9) Number of Off Street Parking Spaces			

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

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

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

SECTION 4: DEMOLITION

Type of building being demolished : _____

Area of size: _____

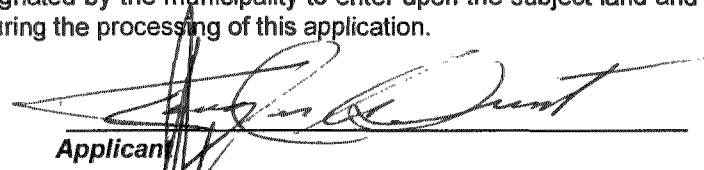
Type of demolition planned: _____

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 12 2015



Applicant

Registered Owner

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



Twp. Rd. 7-0

Private Hanger 6
Location for
Proposed
Development

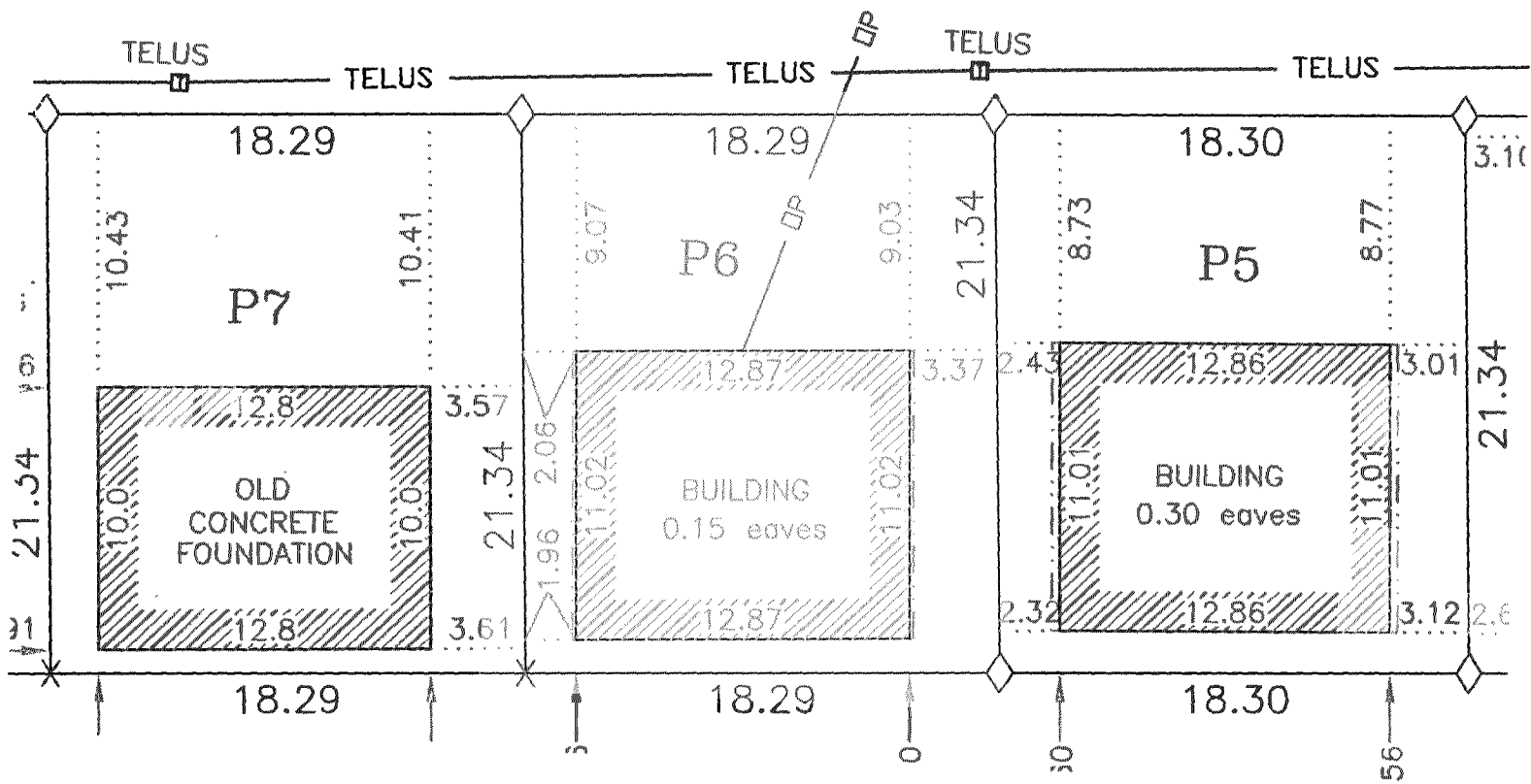
Private Hanger Side

Terminal Building

Commercial
Hangers

Taxiway

Runway



Roland Milligan

From: Leo Reedyk
Sent: Friday, April 17, 2015 2:25 PM
To: Roland Milligan
Cc: Wendy Kay
Subject: Development Permit Application No. 2015-24
Attachments: AVG Certification.txt

Roland, I have a number of questions on the request. The property in question is quite small at 18.29 X 21.34 m. Having a discretionary use at the airport that will require space for parking of vehicles, boats, motorhomes and or aircraft may become an issue for neighbouring lease holders. The lease in question is on the private rather than commercial side and that could result in some issue with others on the private side that have contemplated commercial ventures or that may have additional adjacent traffic. We should not be allowing people who do not understand airport operations drive on the airside of the airport as may be required to get vehicles into the hanger.

An upholstery business of itself does not conflict with airport operations. Given the small building size I wonder if there will still be space for aircraft parking (primary use) within the building when the business is in operation. Has Mr. Trent provided a business plan for his venture? Is signage required?

As Mr. Trent is not the current lease holder, is approval a condition of sale? The lease rates on the airport lots have not been reviewed for a significant time and doing a review to determine best value to the municipality may alter Mr. Trent's thoughts on his application for an upholstery business. Mr. Trent should be advised of a probable lease review as we should be doing one for the whole airport in the near future.

Thanks for the opportunity to provide comment.

L.J. (Leo) Reedyk, A.A.E.
Director of Operations
MD of Pincher Creek No. 9

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DIRECTOR OF DEVELOPMENT AND COMMUNITY SERVICES REPORT
April 2015

Development / Community Services Activities includes:

- April 7 Subdivision Authority Meeting
- April 7 Municipal Planning Committee
- April 7 Joint Health and Safety Meeting
- April 14 Policy and Plans Meeting
- April 14 Council Meeting
- April 16 Staff Meeting
- April 20 Intermunicipal Development Plan Committee Meeting
- April 21 ICS 100 Training
- April 22 ICS 200 Training
- April 28 Policy and Plans Meeting
- April 28 Council Meeting
- April 29 Humane Society Meeting
- April 30 Staff Meeting

PLANNING DEPARTMENT STATISTICS

Development Permits Issued by the Director for April 2015

No.	Applicant	Division	Legal Address	Development
2015-17	Ken Greeno	3	Lot 18, Block 4, Plan 0512644; Castle Mountain	Renovations to Residence
2015-18	Cole Rutledge	5	SW 33-8-2 W5M	Single Detached Residence
2015-19	Vince Anderson	5	SE 21-7-2 W5M	Modular Home
2015-20	Hawkin Everts (Cam Faminow)	3	SW 25-9-3 W5M	Accessory Building - Small Storage Garage
2015-21	1876206 Alberta Ltd. o/a Sky-Line Outpost	5	NW 1-10-2 W5M	Service Station, Restaurant and 2-Room Hotel
2015-25	Russ and Claudette Thompson	5	SE 36-7-2 W5M	Accessory Building

Development Permits Issued by Municipal Planning Commission for April 2015

No.	Applicant	Division	Legal Address	Development
2015-16	William Robinson and Sandra Wilson	4	SW 3-7-30 W4M	Outdoor Storage - RV Storage

Development Statistics to Date

DESCRIPTION	April 2015	2015 to Date	April 2014	2014	2013
Dev Permits Issued	7 6-DO / 1-MPC	23 19-DO / 4-MPC	9 7-DO / 2-MPC	68 47-DO / 21-MPC	67 42-DO / 25-MPC
Dev Applications Accepted	6	26	9	73	66
Utility Permits Issued	4	10	1	23	32
Subdivision Applications Approved	1	2	0	8	9
Rezoning Applications Approved	1	1	0	2	2
Seismic / Oil / Gas	4	10	0	0	3
Compliance Cert	0	7	1	28	19

RECOMMENDATION:

That the Development Officer's Report for the period ending April 30, 2015, be received as information.

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

Date: April 30, 2015

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

Date: April 30, 2015

Submitted to: Municipal Planning Commission

Date: May 5, 2015