

Municipal District of Pincher Creek No. 9
MUNICIPAL PLANNING COMMISSION
Council Chambers
June 4th, 2024
6:30 pm
Agenda

- 1. Adoption of Agenda**
- 2. Minutes**
 - a. Meeting Minutes of May 7th, 2024
- 3. Closed Meeting Session**
- 4. Unfinished Business**
- 5. Development Permit Applications**
 - a. Development Permit Application No. 2024-23 Mike Vidricaire for Pribanics
Portion of 13;; 29-3-28 W4
Secondary Suite
 - b. Development Permit Application No. 2024-25
Brianna Morrison
Within NE 20-6-1 W5
Recreational Accommodation – Commercial Resort
 - c. Development Permit Application No. 2024-26 Sheila and Mike Pratchler
Lot 15, Block 1, Plan 2310716 within NE 12-7-3 W5
Secondary Farm Residence
- 6. Development Reports**
 - a. Development Officer's Report
- Report for May 2024
- 7. Correspondence**
 - a. **ADOA May Communicator**
- 8. New Business**
- 9. Next Regular Meeting – July 2nd 2024**
- 10. Adjournment**

**Meeting Minutes of the
Municipal Planning Commission
May 7th, 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 6:34 pm.

1. ADOPTION OF AGENDA

Councillor Jim Welsch 24/028

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

Carried

2. ADOPTION OF MINUTES

Reeve Dave Cox 24/029

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

Carried

3. CLOSED MEETING SESSION

Councillor Rick Lemire 24/030

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 6:35 pm.

Carried

Councillor Jim Welsch 24/031

Moved that the Municipal Planning Commission open the meeting to the public, the time being 7:46 pm.

Carried

4. **UNFINISHED BUSINESS**

5. **DEVELOPMENT PERMIT APPLICATIONS**

- a. **Development Permit Application No. 2024-11**
Andre McGaughey
Lot 1, Block 1, Plan 0814776 within NE 25-7-2 W4
Farm Building

Councillor John MacGarva

24/032

Moved that Development Permit No. 2024-11, for a Farm Building, be approved subject to the following Condition(s):

Condition(s):

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

Waiver(s):

1. That a shipping container be permitted use for storage within the Farm Building

- b. **Development Permit Application No. 2024-14**
Fred MacKinnon
Lot 21, Block 17, Plan 7610822 within Lundbreck
Accessory Building

Councillor Tony Bruder

24/033

Moved that Development Permit No. 2024-14, for an Accessory Building, be denied subject to the following Reasons(s):

Reasons(s):

1. In accordance with Land Use Bylaw 1349-23 Administration Section 18.1(n), the MPC is of the opinion that there is insufficient information to determine the suitability of the proposed building and an adequate means of stormwater disposal. The MPC requires a full drainage plan presented to ensure that the placement and grading of the accessory building would not adversely affect both neighbouring properties. A grading and drainage plan must ensure proper drainage into both Municipal rights-of-way.
2. In accordance with Land Use Bylaw 1349-23 Administration Section 18.1(o), the MPC determined that the requested height exceeds the Maximum Building Height within the Hamlet Residential 2 district of 4.6m (15.1ft). The 1.2m (4.1ft) variance requested could not be approved without assurance that grade is not significantly increased in the backyard.

**c. Development Permit Application No. 2024-15
James MacKinnon & Katarina Oczkowski
Lot 2, Block 3, Plan 1013229 within ptn of 4-7-29 W4
Secondary Farm Residence**

Councillor Jim Weslch

24/034

Moved that Development Permit No. 2024-09, 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 original manufactured home be removed after occupancy of the new manufactured home occurs.
3. That the home be finished from the floor level to the ground within 90 days of placement. All finish material shall either be factory fabricated or of equivalent quality, so that the design and construction complements the swelling to the satisfaction of the development authority.
4. That the home be placed on a permanent foundation (e.g. grade beam), or a basement which satisfies the requirements of the National Building Code – Alberta Edition.

**d. Development Permit Application No. 2024-17
Robert Stillman and Sharlene Williamson
SE 1-6-2 W5
Secondary Farm Residence**

Reeve Dave Cox

24/035

Moved that Development Permit No. 2024-17, for a Secondary Farm Residence, be approved subject to the following Condition(s):

Condition(s):

1. That this development meets the minimum provisions as required in Land Use Bylaw 1349-23
2. That the existing home be converted for use as an accessory building and not a secondary suite.
3. That the home be finished from the floor level to the ground within 90 days of placement. All finish material shall either be factory fabricated or of equivalent quality, so that the design and construction complements the swelling to the satisfaction of the development authority.
4. That the home be placed on a permanent foundation (e.g. grade beam), or a basement which satisfies the requirements of the National Building Code – Alberta edition.

**e. Development Permit Application No. 2024-19
Glenda Kettles O/A Dam Campground
Lot A, Block OT, Plan 2320 JK within NE 27-4-28 W4
Free Standing Sign and Recreational Accommodation – Commercial Highway**

Councillor Tony Bruder

24/036

Moved that Development Permit No. 2024-19, for a 1.4m² (15ft²) Free Standing Sign and 10 additional campsites (20 total), 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 campsites be organized as depicted in the site plan and that trailers all face the same direction
3. That all access into the Waterton Dam Public Day Use Area via the PRA is agreed upon with Alberta Parks.

6. DEVELOPMENT REPORT

a. Development Officer's Report

Councillor John MacGarva

24/037

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

Carried

7. CORRESPONDENCE

a. ORRSC Spring Periodical

Member at Large Laurie Klassen

24/038

Moved that the correspondence be received as information.

8. NEW BUSINESS

None

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

10. ADJOURNMENT

Councillor John MacGarva

24/039

MINUTES
Municipal Planning Commission (MPC)
Municipal District of Pincher Creek No. 9
May 7, 2024

Moved that the meeting adjourn, the time being 7:55 pm.

Carried

Co-Chairperson Tony Bruder
Municipal Planning Commission

Development Officer
Laura McKinnon
Municipal Planning Commission

Recommendation to Municipal Planning Commission

TITLE: DEVELOPMENT PERMIT No. 2024-23 Applicant: Mike Vidricaire for Victor and Jeffrey Pribanic Location: Portion of 13;; 29-3-28 W4 Division: 1 Size of Parcel: 3.55 ha (8.78 Acres) Zoning: Agriculture - A Development: Secondary Suite	
PREPARED BY: Laura McKinnon	DATE: May 28, 2024
DEPARTMENT: Planning and Development	
Signature: 	ATTACHMENTS: 1. Development Permit Application 2024-23 2. Development Permit 2024-05 3. GIS Site Plan
APPROVALS:	
	 _____ Roland Milligan
_____ Department Director	_____ CAO
_____ Date	 _____ Date

RECOMMENDATION:

That Development Permit Application 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 1289-18.

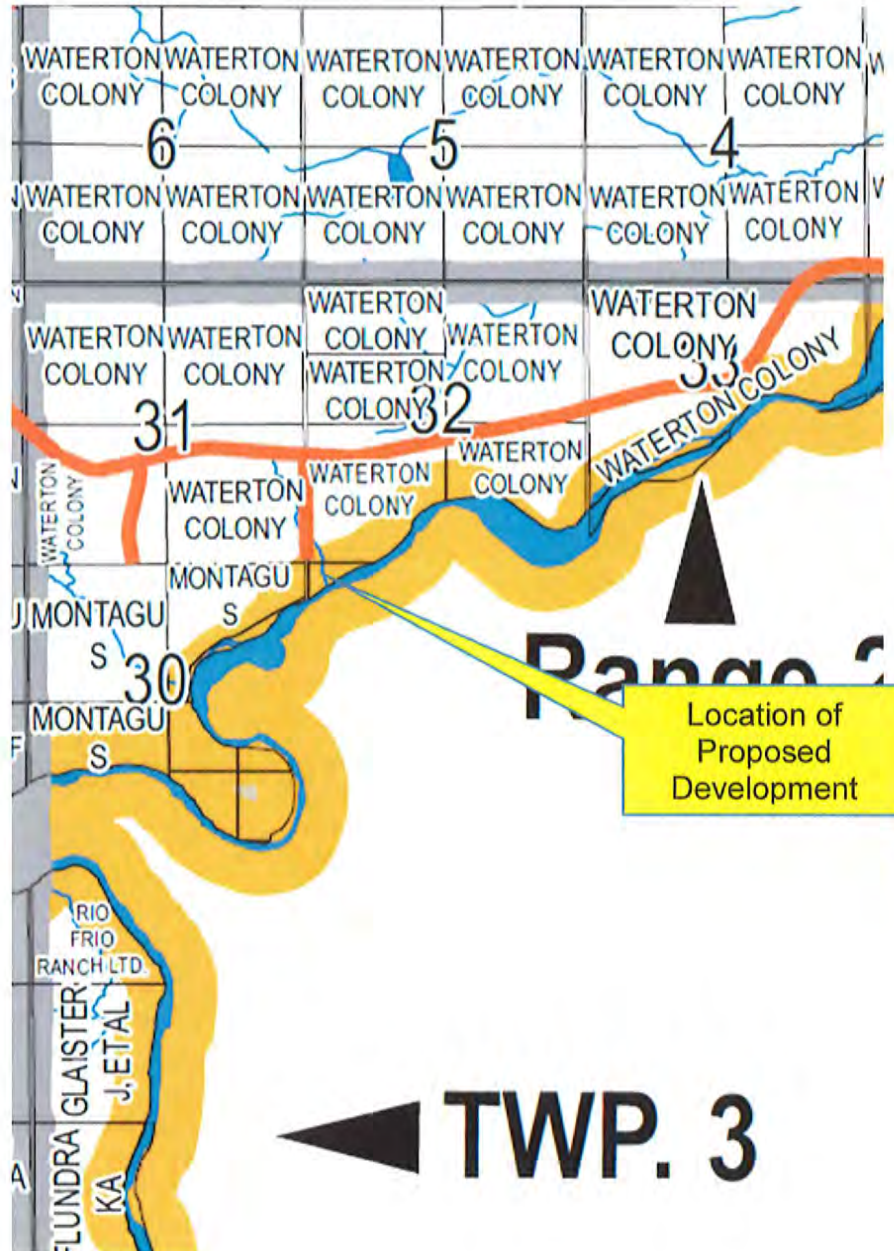
BACKGROUND:

- On May 7, 2024, the MD accepted the Development Permit Application No. 2024-23 from applicants Mike Vidricaire on behalf of Victor and Jeffrey Pribanic. (*Attachment No. 1*).
- This application is to allow for a Secondary Suite on an Agricultural parcel within a previously approved Accessory Building.
- This application is being placed in front of the MPC because:
 - Within the Agriculture - A Land Use District, a Secondary Suite is a Discretionary Use.
- Development Permit 2024-05 was approved on January 25, 2024 as an accessory building with dog kennels, for personal hunting dogs when the property owners come up from the USA (*Attachment No. 2*).
- The purpose of the secondary suite is primarily for surveillance when the owners are in the USA, but also for guests of the owners when hunting here.
- The location of the Accessory Building meets all required setbacks. (*Attachment No. 3*)

Recommendation to Municipal Planning Commission

- The application was forwarded to the adjacent landowners for comment; no responses were received at the time of this report being written. Cardston County has no concerns.

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. 2024-23

Date Application Received May 3/24
Date Application Accepted May 7/24
Tax Roll # _____

PERMIT FEE \$100
RECEIPT NO. _____

(DISCLAIMER) 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 documents will become available to the public and are subject to the provisions of the Freedom of Information and Protection of Privacy Act (FOIPA). If you have any questions about this collection of this information, please contact the Municipal District of Pincher Creek No. 4.

SECTION 1: GENERAL INFORMATION

Applicant: M. D. VIDRIKAIRE
Telephone: _____ Email: MIKEV-AIS6@SHAW.CA
Owner of Land (if different from above): VICTOR PRIBANIC
Address: _____ Telephone: _____
Interest of Applicant (if not the owner): ADMINISTRATOR FOR V. PRIBANIC

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:

REQUEST APPROVAL FOR 52' x 40' ACCESSORY BUILDING TO INCLUDE PERSONAL USE KENNELS, STORAGE, SHOP SPACE & DBB BATH & CARETAKER'S SUITE

Legal Description: Lot(s) M4-R2B-T003-532-SW
Block THAT PORTION OF LEGAL SUBDIVISION 13, AS SHOWN ON
Plan TOWNSHIP PLAN DATED 1922 (MARCH 15, 1922)
Quarter Section NW 1/4 SEC. 29, TWP. 3, W. 4TH MERIDIAN

Estimated Commencement Date: JUNE 4, 2024
Estimated Completion Date: DECEMBER 4, 2024

SECTION J: SITE REQUIREMENTS

Land Use District: Agriculture - A Division: 1
 Permitted Use Discretionary Use

Is the proposed development site within 100 metres of a swamp, gully, ravine, coulee, natural drainage course or floodplain?
 Yes No

Is the proposed development below a licenced dam?
 Yes No

Is the proposed development site situated on a slope?
 Yes No
 If yes, approximately how many degrees of slope? N/A degrees

Has the applicant or a previous registered owner undertaken a slope stability study or geotechnical evaluation of the proposed development site?
 Yes No Don't know Not required

Could the proposed development be impacted by a geographic feature or a waterbody?
 Yes No Don't think so

PRINCIPAL BUILDING	Proposed	By Law Requirements	Conforms
NO CHANGES REQUIRED			
(1) Area of Site	N/C		
(2) Area of Building	N/C		
(3) %Site Coverage by Building (within Hamets)	N/C		
(4) Front Yard Setback Direction Facing:	N/C		
(5) Rear Yard Setback Direction Facing:	N/C		
(6) Side Yard Setback Direction Facing:	N/C		
(7) Side Yard Setback Direction Facing:	N/C		
(8) Height of Building	N/C		
(9) Number of Off Street Parking Spaces	N/A		

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

ACCESSORY BUILDING	Proposed	By Law Requirements	Conforms
(1) Area of Site	10.3 ACRES		
(2) Area of Building 52'x40'	2080 SQUARE FT		
(3) % Site Coverage by Building (within Hamlets)			
(4) Front Yard Setback Direction Facing: WEST	106 METERS	7.5M	yes
(5) Rear Yard Setback Direction Facing: EAST	106 METERS	7.5M	yes
(6) Side Yard Setback Direction Facing: SOUTH	6 METERS	7.5M	yes
(7) Side Yard Setback Direction Facing: NORTH	15 METERS	7.5M	yes
(8) Height of Building	6 METERS		
(9) Number of Off Street Parking Spaces	N/A		

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

• DRAWINGS FOR LOG BUILDING (52'x40') WITH COVERED DECK/KENNELS (50x8)

SECTION 4: DEMOLITION

Type of building being demolished : N/A

Area of size: _____

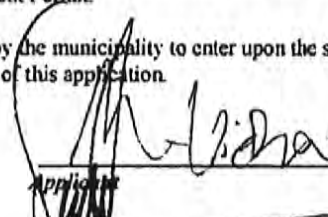
Type of demolition planned: _____

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: 4-27-24



 Applicant

 Registered Owner

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

IMPORTANT NOTES:

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

1. In addition to completing this application form in its entirety, an application for a development permit shall be accompanied by the following information, where relevant:
 - (a) a lot plan at scale to the satisfaction of the Development Officer showing the size and shape of the lot, the front, rear and side yards, any provision for off-street loading and vehicle parking, access to the site, and the location of public utility lines, waterbodies and treed areas.
 - (b) a scaled floor plan and elevations where construction is proposed;
 - (c) at the discretion of the Development Officer, a Real Property Report as proof of location of existing development and a copy of the Duplicate Certificate of Title indicating ownership and encumbrances;
 - (d) if the applicant is not the registered owner, a written statement, signed by the registered owner consenting to the application and approving the applicant as the agent for the registered owner
2. A non-refundable processing fee of an amount determined by Council shall accompany every application for a development permit.
3. Failure to complete the application form fully and supply the required information, plans and fee may cause delays in processing the application.
4. All development permits shall contain the following informative:

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

A decision on a completed application must be made within 40 days. After the 40-day period the applicant may deem the application refused and file an appeal within 21 days, of the expiry of the decision date
6. Every approach to a residence is entitled to a civic address sign, supplied by the municipality. If your location does not already have a sign, please contact the MD Administration Office to make arrangements as soon as your approach has been constructed.

#150.00



MD of Pincher Creek No. 9

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

Dancing Rivers Fly Fishing Cor
 Terri Vidricaire

PAYMENT RECEIPT

Receipt Number:	61853
Date:	5/3/2024
Initials:	SLM
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







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

**MUNICIPAL DISTRICT OF PINCHER CREEK NO. 9
DEVELOPMENT PERMIT
DEVELOPMENT PERMIT No. 2024-5**

This development permit is hereby issued to:

**NAME: Michel Vidricaire acting for Victor & Jeffrey Pribanic
ADDRESS: 324 Monterey Dr SE
High River AB T1V 0J7**

In respect of works consisting of: • **Accessory Building 148.65 m² (1600 ft²)
 Covered Lean-To 37.15 m² (400 ft²)**

On land located at: **within 13;; 29-3-28 W4**
and as described on plans submitted by the applicant.

This permit refers only to works outlined in Development Application No. **2024-5**
and is subject to the Condition(s) contained herein:

Condition(s):

1. That this development meets the minimum provisions as required in Land Use Bylaw 1289-18.

Informative(s):

1. That the approval does not include the use of a residence within the Accessory Building

This permit becomes effective the **25th day of January 2024**, unless an appeal pursuant to section 686(1) of the *Municipal Government Act* is lodged within twenty one (21) days.

SIGNED: 
**Laura McKinnon
Development Officer**

IMPORTANT – See Attached

THIS IS NOT A BUILDING PERMIT

The development outlined above is subject to the following conditions:

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

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

Inspection Information

To obtain the necessary Safety Code permits, please contact:

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

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



Municipal District of Pincher Creek
 P.O. Box 279
 Pincher Creek, AB T0K 1W0
 Phone: 403.627.3130 • Fax: 403.627.5070

DEVELOPMENT PERMIT APPLICATION

All grey areas will be completed by the Planning Authority

DEVELOPMENT PERMIT APPLICATION NO. 2024-5

Date Application Received Jan 22/24

PERMIT FEE \$100 Permitted
\$150 Discretionary

Date Application Accepted Jan 22/24

RECEIPT NO. 61000

Tax Roll # 0587-000

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: M. D. VIDRIČAIRE

Address: [REDACTED]

Telephone: [REDACTED] Email: M [REDACTED]

Owner of Land (if different from above): VICTOR PRIBANIC

Address: [REDACTED] Telephone: [REDACTED]

Interest of Applicant (if not the owner): ADMINISTRATOR FOR V. PRIBANIC, #

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:

REQUEST APPROVAL FOR 50' x 32' ACCESSORY BUILDING TO INCLUDE PERSONAL USE KENNELS, STORAGE, SHOP SPACE & DBB BATH

Legal Description: Lot(s) M4-R2B-T003-S32-SW

Block THAT PORTION OF LEGAL SUBDIVISION 13, AS SHOWN ON

Plan TOWNSHIP PLAN DATED 1922 (MARCH 15, 1922)

Quarter Section NW 1/4 SEC. 29, TWP. 3, W. 4th MERIDIAN

Estimated Commencement Date: AUGUST 4, 2024

Estimated Completion Date: DECEMBER 4, 2024

SECTION 3: SITE REQUIREMENTS

Land Use District: Agriculture - A Division: 1
 Permitted Use Discretionary Use

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

Yes No

Is the proposed development below a licenced dam?

Yes No

Is the proposed development site situated on a slope?

Yes No

If yes, approximately how many degrees of slope? N/A 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> NO CHANGES	Proposed	By Law Requirements	Conforms
(1) Area of Site REQUIRED	N/C		
(2) Area of Building	N/C		
(3) %Site Coverage by Building (within Hamets)	N/C		
(4) Front Yard Setback Direction Facing:	N/C		
(5) Rear Yard Setback Direction Facing:	N/C		
(6) Side Yard Setback: Direction Facing:	N/C		
(7) Side Yard Setback: Direction Facing:	N/C		
(8) Height of Building	N/C		
(9) Number of Off Street Parking Spaces	N/A		

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

ACCESSORY BUILDING	Proposed	By Law Requirements	Conforms
(1) Area of Site	10.3 ACRES		
(2) Area of Building 50' x 32'	1600 SQUARE FT		
(3) % Site Coverage by Building (within Hamlets)			
(4) Front Yard Setback Direction Facing: WEST	106 METERS	30M	yes
(5) Rear Yard Setback Direction Facing: EAST	106 METERS	7.5M	yes
(6) Side Yard Setback: Direction Facing: SOUTH	66 METERS	7.5M	yes
(7) Side Yard Setback: Direction Facing: NORTH	15 METERS	7.5M	yes
(8) Height of Building	5 METERS		
(9) Number of Off Street Parking Spaces	N/A		

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

- DRAWINGS FOR LOG BUILDING (50' x 32') WITH COVERED DECK/KENNELS (50x8)

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: 1-19-24

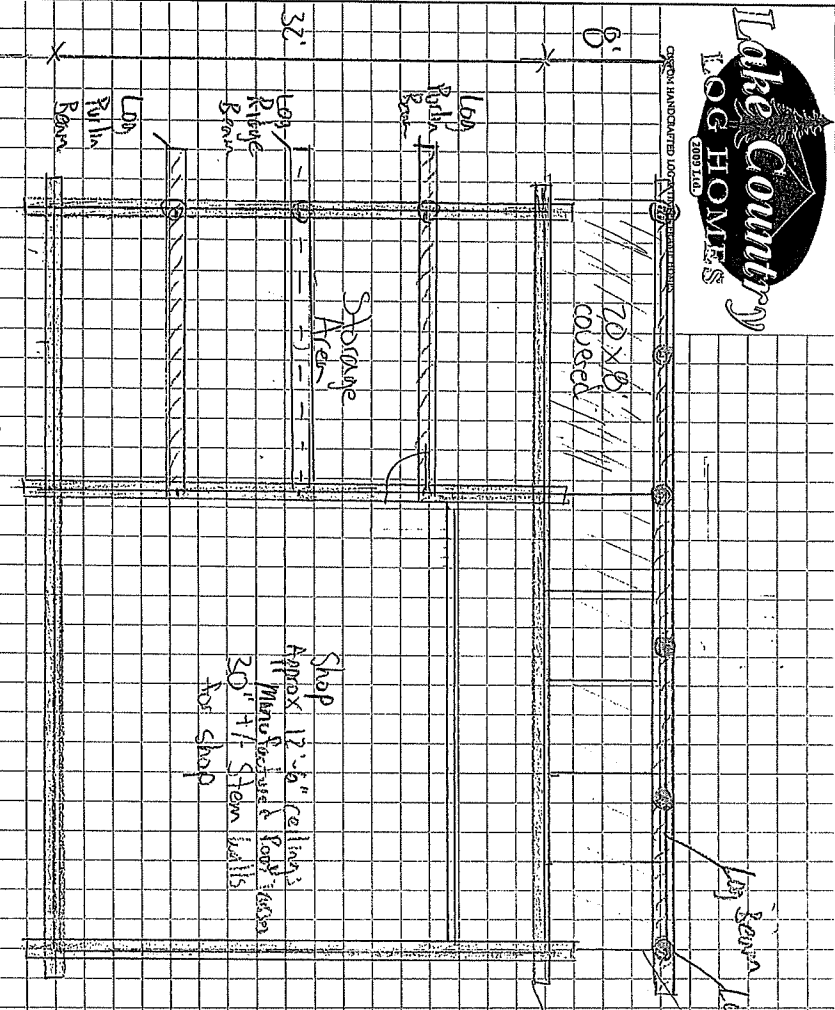
[Signature]
Applicant

[Signature]
Registered Owner

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

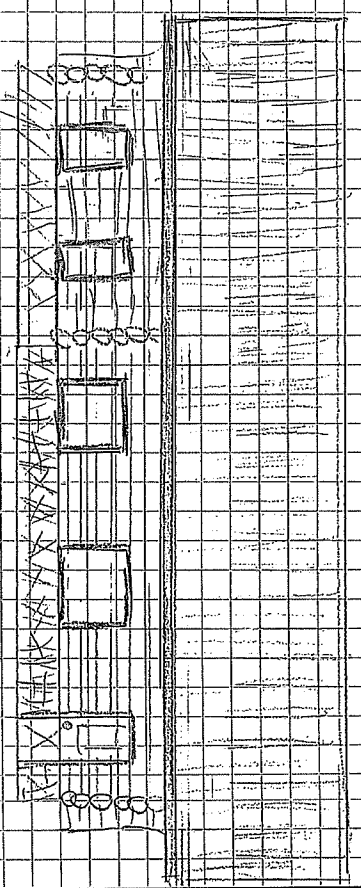
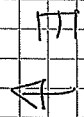


ORIGINAL UNADORNED LOG CABIN



Shed Roof
covered Dog kennel

Shed Roof
on west side

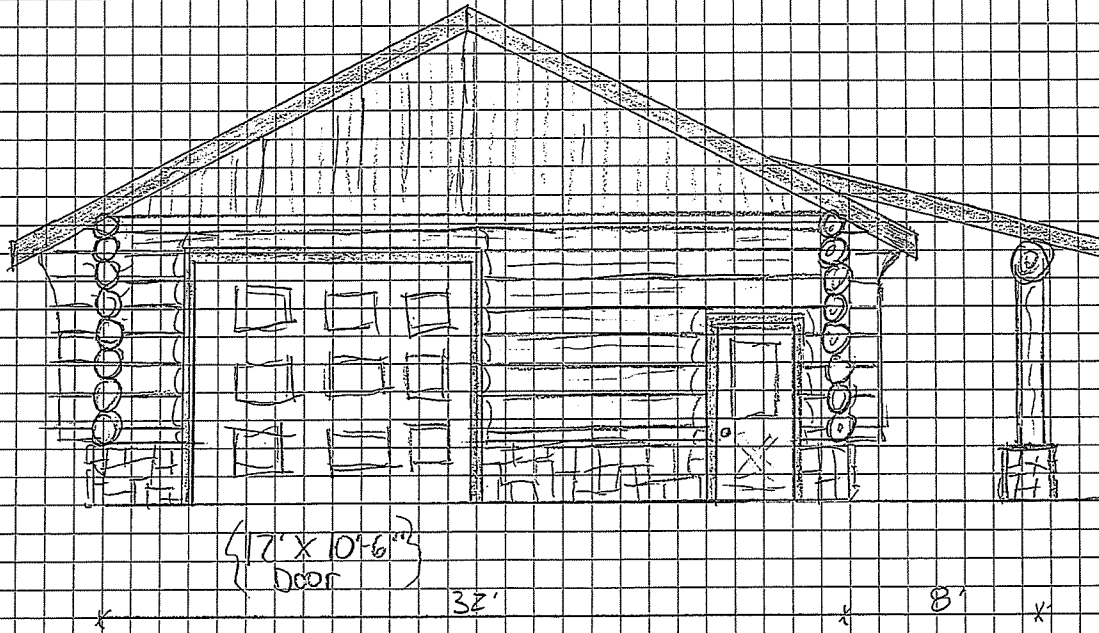


Example
only for
windows
& doors

East Elevation

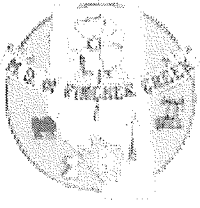
Square Footage	201	*	301	*
Main Floor:				
Upper Floor:				
Covered Decks:				
Total Log Package SF:				

Lake Country Log Homes 2009 Ltd.
 www.lakecountrylog.com
 P: (250) 836-3854
 F: (250) 836-3874
 T: (250) 554-8881
 Client: Victor Pridmore
 Sketch: #2
 Date: 01/16/24



Square Footage	
Main Floor:	
Upper Floor:	
Covered Decks:	
Total Log Package SF:	

Lake Country Log Homes 2009 Ltd.
 www.lakecountrylog.com
 P: (250) 836-3854 Client: Pribanic
 F: (250) 836-3874 Sketch: North Elevation
 T: (250) 554-8881 Date: 01/17/24



MD of Pincher Creek No. 9

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

Dancing Waters Fly Fishing Cor

PAYMENT RECEIPT

Receipt Number:	61000
Date:	1/22/2024
Initials:	SLM
GST Registration #:	10747347RP



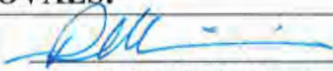

Receipt Type	Roll/Account	Description	QTY	Amount	Amount Owng
General	DEVE	Development Application Fees	N/A	\$100.00	\$0.00

Subtotal:	\$100.00
Discount	\$0.00
GST	\$0.00
Total Receipt:	\$100.00
Visa:	\$100.00
Total Amount Received:	\$100.00





Recommendation to Municipal Planning Commission

TITLE: DEVELOPMENT PERMIT No. 2024-25 Applicant: Brianna Morrison Location: Within NE 20-6-1 W5 Division: 3 Size of Parcel: 31.87 ha (78.76 Acres) Rezoned area – 7.96 ha (19.67 ac) Zoning: Rural Recreation 2 – RR-2 Development: Recreational Accommodation – Commercial Resort	
PREPARED BY: Laura McKinnon	DATE: May 28, 2024
DEPARTMENT: Planning and Development	
Signature:	ATTACHMENTS:
	1. Development Permit Application 2024-25 2. Development Permit 2023-43 3. Saddle Hill Ranch Houses Proposal 4. GIS Site Plan – New 5. GIS of Road
APPROVALS:	
	 Roland Milligan
	 Date
Department Director	CAO

RECOMMENDATION:

That Development Permit Application No. 2024-25, for 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 1289-18.
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.

BACKGROUND:

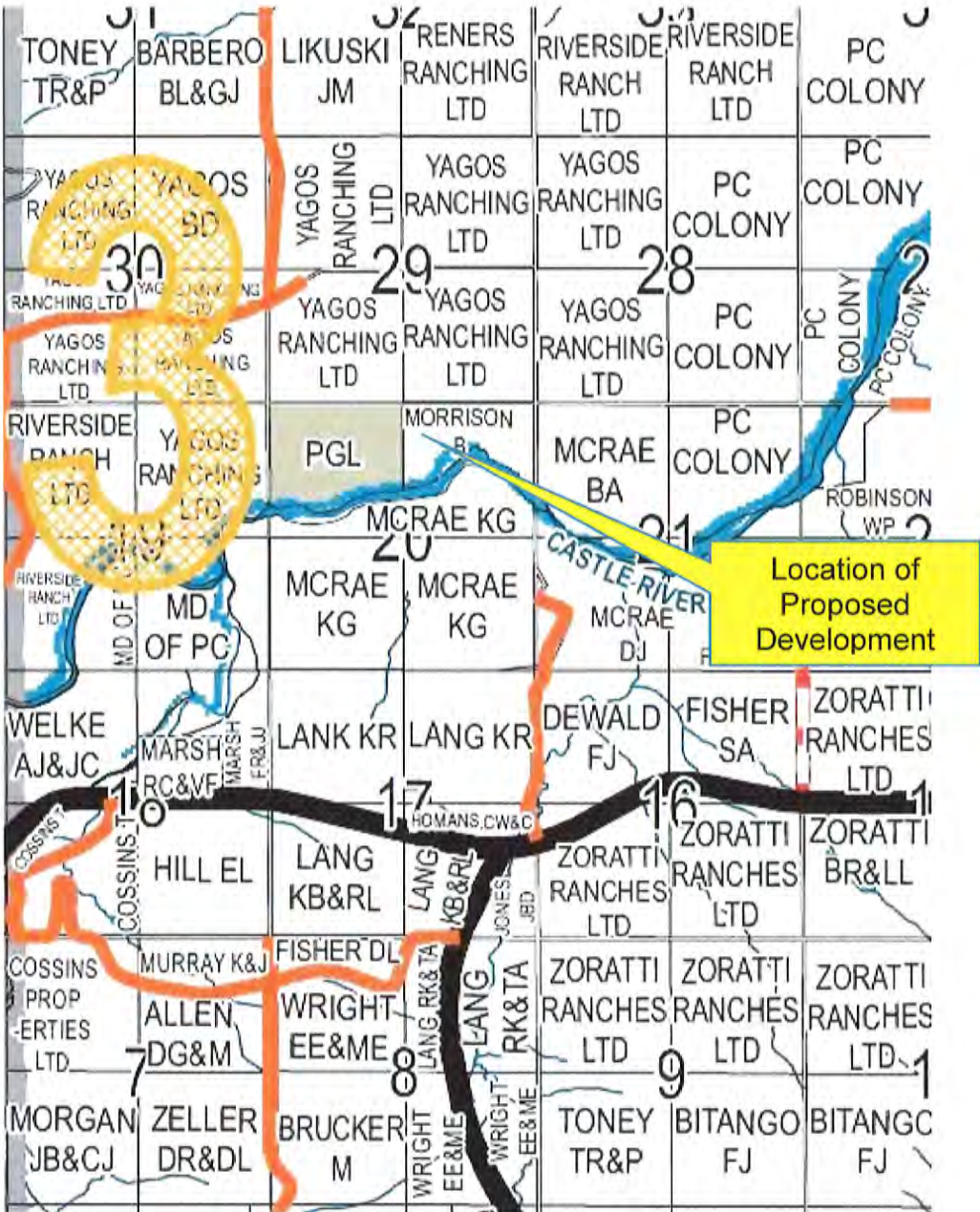
- On May 2, 2024, the MD accepted the Development Permit Application No. 2024-25 from applicant Brianna Morrison. (*Attachment No. 1*).
- This application is to allow for an additional two (2) silo units, totalling five (5) for Recreational Accommodation purposes on an Rural Recreation 2 parcel
- This application is being placed in front of the MPC because:

Recommendation to Municipal Planning Commission

- Within the Rural Recreation 2 – RR-2 Land Use District, Recreational Accommodation, Commercial Resort is a Discretionary Use.
- Development Permit 2023-43 was approved on September 6, 2024 for three (3) silo units (*Attachment No. 2*).
- The additional two units will bring the applicant to the total maximum number of units, being five (5) allowed according to the rezoning approval, along with the applicants proposal (*Attachment No. 3*)
- The location of all the silo units is within the rezoned area (*Attachment No. 4*).
- All actions previously taken by the applicant to mitigate impact on neighbours will be upheld for these additional silo units.
- The applicant's currently have a development agreement registered on title regarding road use on the undeveloped road allowance (*Attachment No. 5*) and will be required to maintain this for potential additional road use.
- 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. 2024-25

Date Application Received May 2 2024

PERMIT FEE \$100 Permitted / \$150 Discretionary

Date Application Accepted May 2 2024

RECEIPT NO. _____

Tax Roll # _____

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

SECTION 1: GENERAL INFORMATION

Applicant: Breanna Morrison

Address: Box 2608, Pincher Creek, 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:
construction of remaining 2 renovated grain bin cabins as per
approval through the MD of Pincher Creek in January 2023

Legal Description: Lot(s) _____

Block _____

Plan _____

Quarter Section NE 20-6-1 W5

Estimated Commencement Date: July 01, 2024

Estimated Completion Date: Dec 31, 2024

SECTION 3: SITE REQUIREMENTS

Land Use District: Rural Recreation 2 RR-2 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

PRINCIPAL BUILDING	Proposed	By Law Requirements	Conforms
(1) Area of Site	20 acres		
(2) Area of Building	350 sq ft		
(3) %Site Coverage by Building (within Hamets)	N/A		
(4) Front Yard Setback Direction Facing:	SW		
(5) Rear Yard Setback Direction Facing:	N		
(6) Side Yard Setback: Direction Facing:			
(7) Side Yard Setback: Direction Facing:			
(8) Height of Building	18 ft		
(9) Number of Off Street Parking Spaces	N/A		

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

original MD proposal

updated Aerial Zone outlining locations of proposed cabins

<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 : _____

Area of size: _____

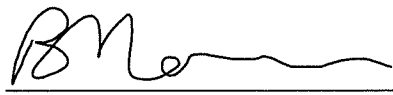
Type of demolition planned: _____

SECTION 5: SIGNATURES (both signatures required)

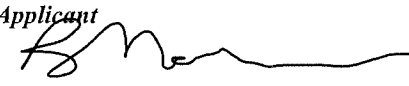
The information given on this form is full and complete and is, to the best of my knowledge, a true statement of the facts in relation to this application for a Development Permit.

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 02, 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.



1037 Herron Ave.
PO Box 279
Pincher Creek, T0K 1W0
p. 403.627.3130
www.mdpinchercreek.ab.ca

MUNICIPAL DISTRICT OF PINCHER CREEK NO. 9
DEVELOPMENT PERMIT
DEVELOPMENT PERMIT No. 2023-42

This development permit is hereby issued to:

NAME: **Breanna Morrison**

ADDRESS: **P.O. Box 2608 Pincher Creek, Alberta, T0K 1W0**

In respect of works consisting of: • **Recreational Accommodation Units – Saddle Hill Ranch House**
 - **3 Grain Silos for Accommodation Purposes**

On land located at: within NE 20-6-1 W5
and as described on plans submitted by the applicant.

This permit refers only to works outlined in Development Application No. **2023-42**
and is subject to the Condition(s) contained herein:

Condition(s):

1. That this development meets the minimum provisions as required in Land Use Bylaw 1289-18.
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

This permit becomes effective the **6st day of September, 2023**, unless an appeal pursuant to section 686(1) of the *Municipal Government Act* is lodged within fourteen (14) days

SIGNED: 
Laura McKinnon
Development Officer

IMPORTANT – See Attached

THIS IS NOT A BUILDING PERMIT

The development outlined above is subject to the following conditions:

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

<p>NOTE: Information provided in this application or generated by this application may be considered at a public meeting.</p>
--

Inspection Information

To obtain the necessary Safety Code permits, please contact:

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

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



Municipal District of Pincher Creek

P.O. Box 279

Pincher Creek, AB T0K 1W0

Phone: 403.627.3130 • Fax: 403.627.5070

DEVELOPMENT PERMIT APPLICATION

All grey areas will be completed by the Planning Authority

DEVELOPMENT PERMIT APPLICATION NO. 2023-42

Date Application Received 2023/08/09

PERMIT FEE ^{\$100 Permitted} ~~\$150 Discretionary~~

Date Application Accepted Aug 9 2023

RECEIPT NO. 59765

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: Breanna Morrison

Address: Box 2608, Pincher Creek, 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:

constructing 3 renovated Grain Bin Cabins as per approval through
the MD of Pincher Creek in January

Legal Description: Lot(s) _____

Block _____

Plan _____

Quarter Section NE 20-6-1 W5

Estimated Commencement Date: September 01, 2023

Estimated Completion Date: November 01, 2023

SECTION 3: SITE REQUIREMENTS

Land Use District: Rural Recreation-2 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	20 acres		
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(3) %Site Coverage by Building (within Hamets)	N/A		
(4) Front Yard Setback Direction Facing:	SW	<i>As determined by MR</i>	
(5) Rear Yard Setback Direction Facing:	N		
(6) Side Yard Setback: Direction Facing:			
(7) Side Yard Setback: Direction Facing:			
(8) Height of Building	18 Feet		
(9) Number of Off Street Parking Spaces	N/A		

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

architectural drawings for grain bin silo (Principal Building x 3 for 3 Cabins)

MD Proposal outlining proposed locations of cabins

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

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

SECTION 4: DEMOLITION

Type of building being demolished : N/A

Area of size: _____

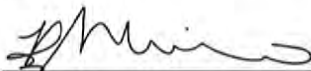
Type of demolition planned: _____

SECTION 5: SIGNATURES (both signatures required)

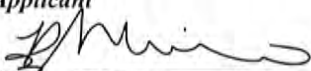
The information given on this form is full and complete and is, to the best of my knowledge, a true statement of the facts in relation to this application for a Development Permit.

I also consent to an authorized person designated by the municipality to enter upon the subject land and buildings for the purpose of an inspection during the processing of this application.

DATE: July 04, 2023



Applicant



Registered Owner

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

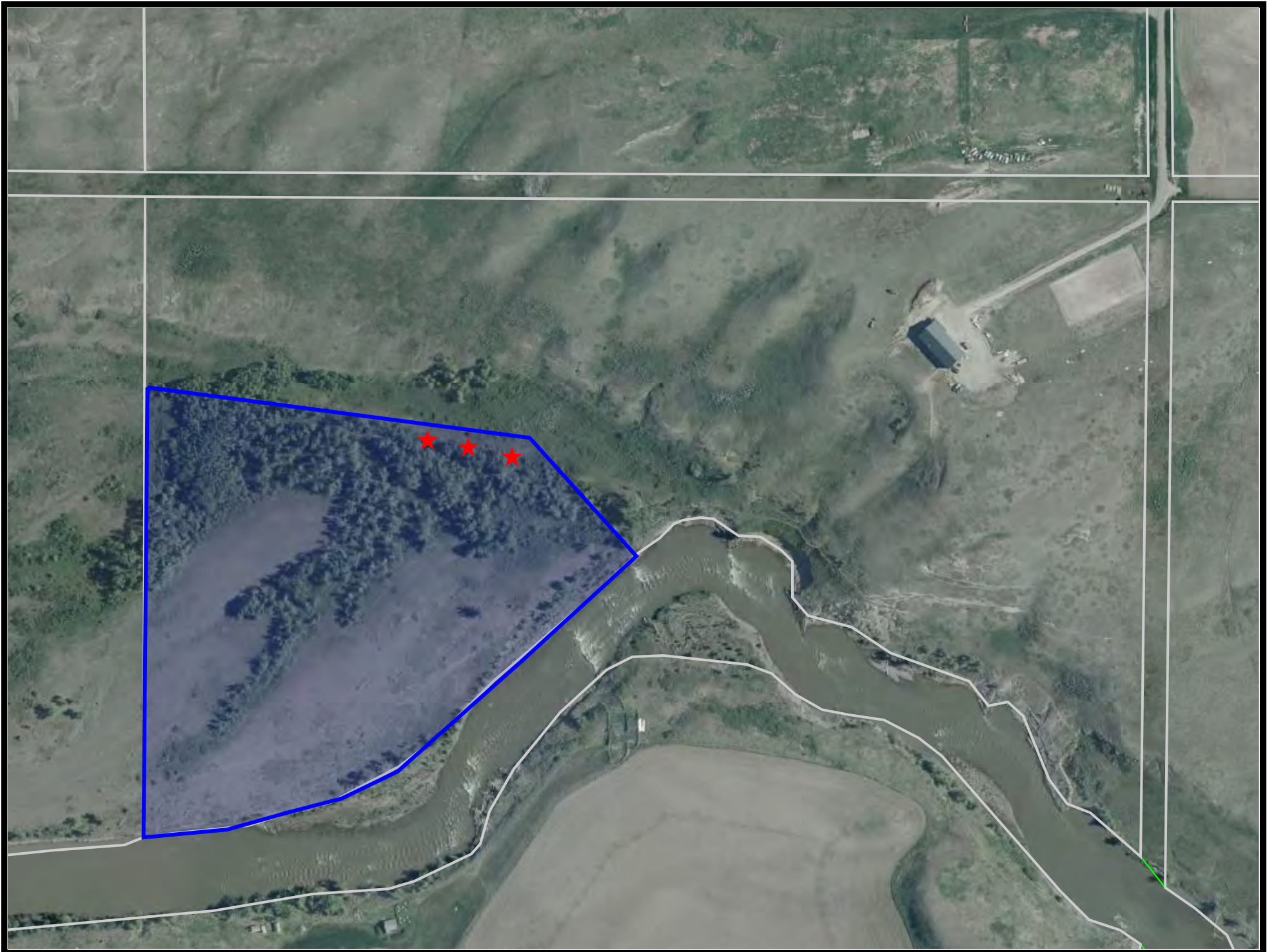
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 - (b) a scaled floor plan and elevations where construction is proposed;
 - (c) at the discretion of the Development Officer, a Real Property Report as proof of location of existing development and a copy of the Duplicate Certificate of Title indicating 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.
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MD of Pincher Creek No. 9
 P.O Box 279
 1037 Herron Avenue
 Pincher Creek Alberta T0K 1W0
 (403) 627-3130
 Website: www.mdpinchercreek.ab.ca
 Email: info@mdpinchercreek.ab.ca

Morrison, Brendon

PAYMENT RECEIPT

Receipt Number:	59765
Date:	8/9/2023
Initials:	SLM
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

Saddle Hill Ranch Houses

Located NE-20-6-1 W5
Prepared for M.D. of Pincher Creek No. 9 Council
August 25, 2023



"A unique vacation experience in beautiful Southern Alberta"

Business Concept:

The purpose of this business plan is to identify the opportunity and potential rewards with a relaxing, unique vacation possibility. Secluded in the country, mountain views and private access to Castle River.

Market Summary:

The location (NE 20-6-1 W5) is approximately 20 minutes outside of Pincher Creek. Pincher Creek is a central sweet spot for tourism year-round, close to Waterton National Park, Castle Mountain Ski Resort and the Crowsnest Pass. The adventure and outdoor activities are limitless year round from hiking to skiing to having private access to Castle River where you can kayak, fish, swim and tube.

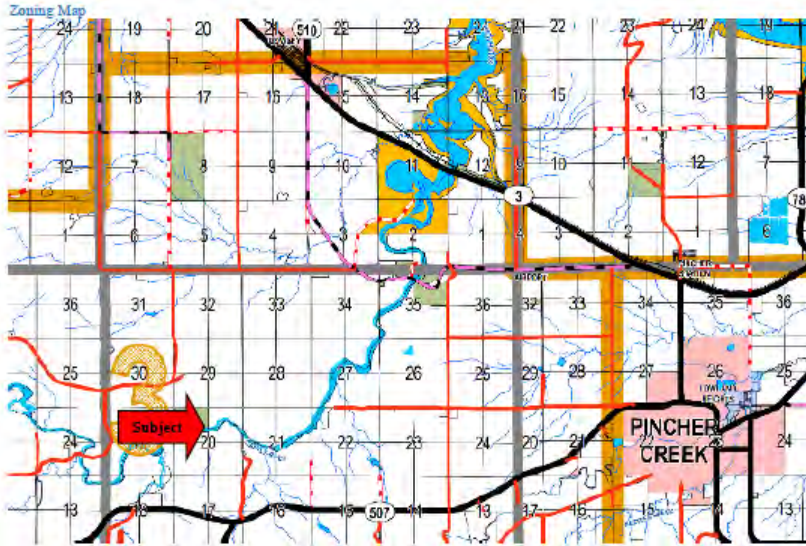


Purpose:

The purpose of this proposal is to re-zone the parcel of land (NE-20-6-1 W5) from agriculture to rural recreation. The land has been subdivided and the parcel is approx. 83 acres, however we are proposing 20 acres to be re-zoned as rural recreational for the purpose of the silo cabins.

Location:

The location is 20 minutes outside of Pincher Creek between Lundbreck and Beaver Mines. There is 83 acres and a shop house that was constructed in 2020. The potential location for the silos is approximately 20 acres located near the river. The land is unusable for agriculture, no hay can be planted and the grazing is minimal as grass is fairly bare. The road and area will be fully fenced so cattle can still be grazed on the remainder of the land. The cabins would be using a 'free space' without taking away from the agriculture use of the entire property.



The above google maps image shows the rezoned 20 acres as rural recreational, as well as the locations of the cabins.

Team Members:

Meet Dylan & Breanna Morrison:

Dylan and Breanna Morrison have been together for nearly 10 years. They have built the business 2127540 Alberta Ltd. from the ground up and are looking to expand into other opportunities that take advantage of their inherited land.

Dylan is a Heavy-Duty Mechanic who contracts to several different companies but currently works at the mines in Elkford, B.C. He is highly proficient, organized and has nearly 18 years of experience. He is a 'handy-man'; growing up building houses with his dad he is capable of doing electrical, plumbing and framing. Therefore the majority of the labor for constructing the silos can be done themselves and therefore much more cost efficient.

Breanna Morrison is a Commercial Bank Manager for CIBC. She holds a Bachelors Degree in Management and has worked in Corporate Finance for nearly 7 years. She is ready to take on a business venture with the necessary leadership, management and financial tools to make it a success. She was gifted 83 acres of land outside Pincher Creek, which is currently utilized for agriculture and where they built their forever home.

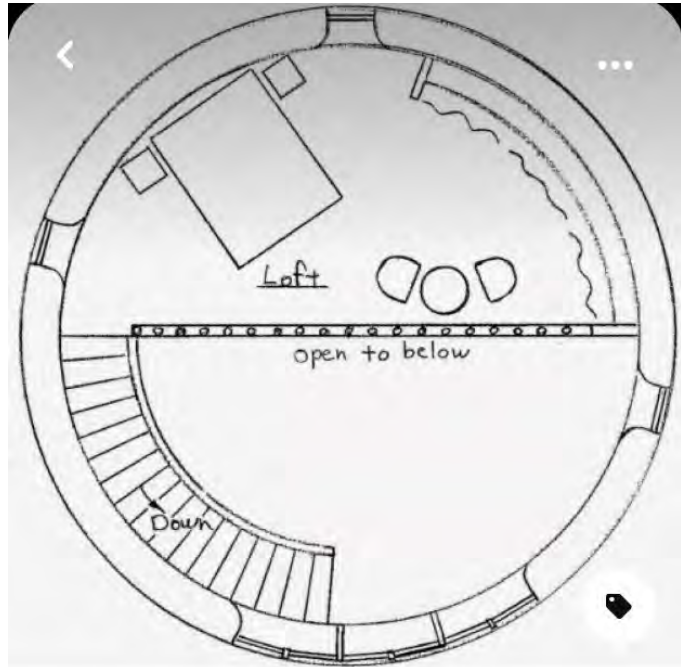
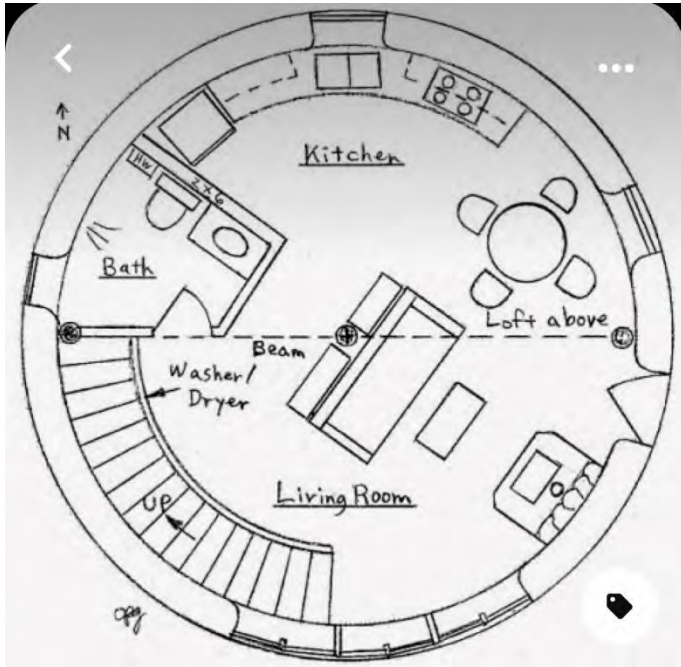
The potential location for the guest cabins is down the hill from the house and secluded in its own area surrounded by trees and the river. There would be complete privacy for both areas but still having someone on the property should any problems or situations arise with the guest cabins.

The Cabins

The guest cabins are to be renovated grain silos. This in itself is a very unique and one of a kind structure. There will be 5 potential cabins however we are starting the project with 3. Each cabin will provide the usual amenities.

The amenities for the 3 standard cabins will include the following:

- 600 square feet of room (more than a standard hotel room)
- 1 king bed
- 1 bathroom including 1 sink and shower
- 1 kitchen including sink, fridge and microwave
- 1 electric fireplace
- 1 air conditioning unit
- 1 front porch deck that seats 2



The property itself will have plenty of availability for parking, as well as a shipping container for storage. This will store river activity equipment including tubes, etc. that can be used by customers should they choose. This will also have 2 washing machines and dryers to be shared between the cabins and will provide more efficiency for the cleaners.

Each cabin will have an electric fireplace and an air conditioning unit to provide hot and cold air making the cabins livable year round.

Each cabin will have its own electrical panel with full 120v service, and all the structures will be built to be in code according to the *Alberta Building Code Requirements*.

Impacts as applicable (Per Recreation and Tourism development according to M.D. of Pincher Creek)

Site Plannings and Drawings

As per above there are sketches outlining the basic blueprints of the silo's.

Google maps overview that shows re-zoned property and approximate silo locations

Compliance with all provincial policies

Potential locations of the silos are greater than 100m from the river. Within guidelines of *STEPPING BACK FROM THE WATER*. The silos are far enough away from the floodways, there is no slope as the land is flat, there is no risk for groundwater contamination or shoreline migration. Since the properties are far enough setback from the floodway the bank stability is not applicable.

Silos will be constructed by licensed contractors and be up to code according to Superior Safety Codes in Lethbridge, AB.

We will utilize Alberta FireSmart resources and provide the information to our guests when booking. There will also be resources provided in each silo cabin for guests to have access to as well as on our website.

Growing up in the area we understand the importance of safety when it comes to bears for both the guests and the animals. We will provide the guests with the necessary resources from Alberta BearSmart Guide and these will also be provided in each silo cabin as well as on our website. We will have bear bins that will be dumped monthly.

River Bend Ranch Cabins are fully committed to following all regulations and policies outlined by provincial and municipal legislations

Neighbor concerns

Based on the public forum and letters from neighbors we would like to address the following. We are trying to make this as simple a process as possible with the least amount of impact on our neighbors in our community.

- There has been a large concern about free ranging dogs. We are not making these cabins dog friendly as we do not want to deal with pets. With that being said if people choose to leave their dogs tied up outside they will be required to be on a leash. If they have their dogs on the property at all we will require them to be on a leash. We have dogs as

well and I recognize the concern. We will do our best to maintain this but there are no more cattle being leased on our property and all neighboring houses are several km away so we do not foresee this as a problem. There will probably be no dogs in the winter as people will not want to leave them outside in the cold.

- Trespassing on neighboring lands: the property is entirely fenced, we will post no trespassing signs but we do not believe people will be trying to trespass while staying at our rentals. They will be at the river during the summer and the ski hill in the winter. We aren't advertising any trails or activities to do on the property. We do not believe this will be an issue and will have signs posted in each cabin that says to stay within the property fence lines.
- Garbage management – we already have a dumpster service provided by a business in town. We will have bear bins for the cabins to adhere to all provincial BearSmart regulations. These will be dumped on a monthly basis.

Identification of hazards

As the land borders the river there is risk of flood plains, however the silo cabins will be far enough away that no risks are involved.

As the cabins will be within all guidelines there are no environmental risks to Castle river

Sewer system

Each silo cabin will be tied into a common sewage head connected into 1 large underground tank. This certified septic tank is equipped with a level alarm and will be pumped out. We will NOT be using a discharge system and this will have no impact on adjacent properties or Castle River.

Domestic water

The water system will be hauled water stored in a cistern. This will be contained in the shipping container used for storage and will provide fresh water for showers, washroom and kitchen use.

Roadways and access points

The access road is a gravel road between Lundbreck Dump and Blue Bridge. Although it is currently gravel there is potential that it could be paved in the future.

The remaining of the roadway is private land access past the personal home to get down the hill to the location. The road has already been constructed within accordance to the MD requirements that was required with our own driveway and was constructed by Reviere Construction Ltd.

Provision for other utilities and services

Power poles will be ran to the location from a paralleling line. There will be approximately 4 poles with a transformer feeding the underground services.

Water will be hauled and stored in a cistern.

The sewage system is a certified septic tank that will be pumped out, it is NOT a discharge system and is in accordance with regulations. This will have no impact with adjacent properties or Castle River.

Stormwater surface drainage control

Each silo cabin will have proper eavestroughs that will drain into water barrels. This water will be emptied and utilized on the property without disrupting the adjacent parcel or Castle River.

Landscaping and appearance

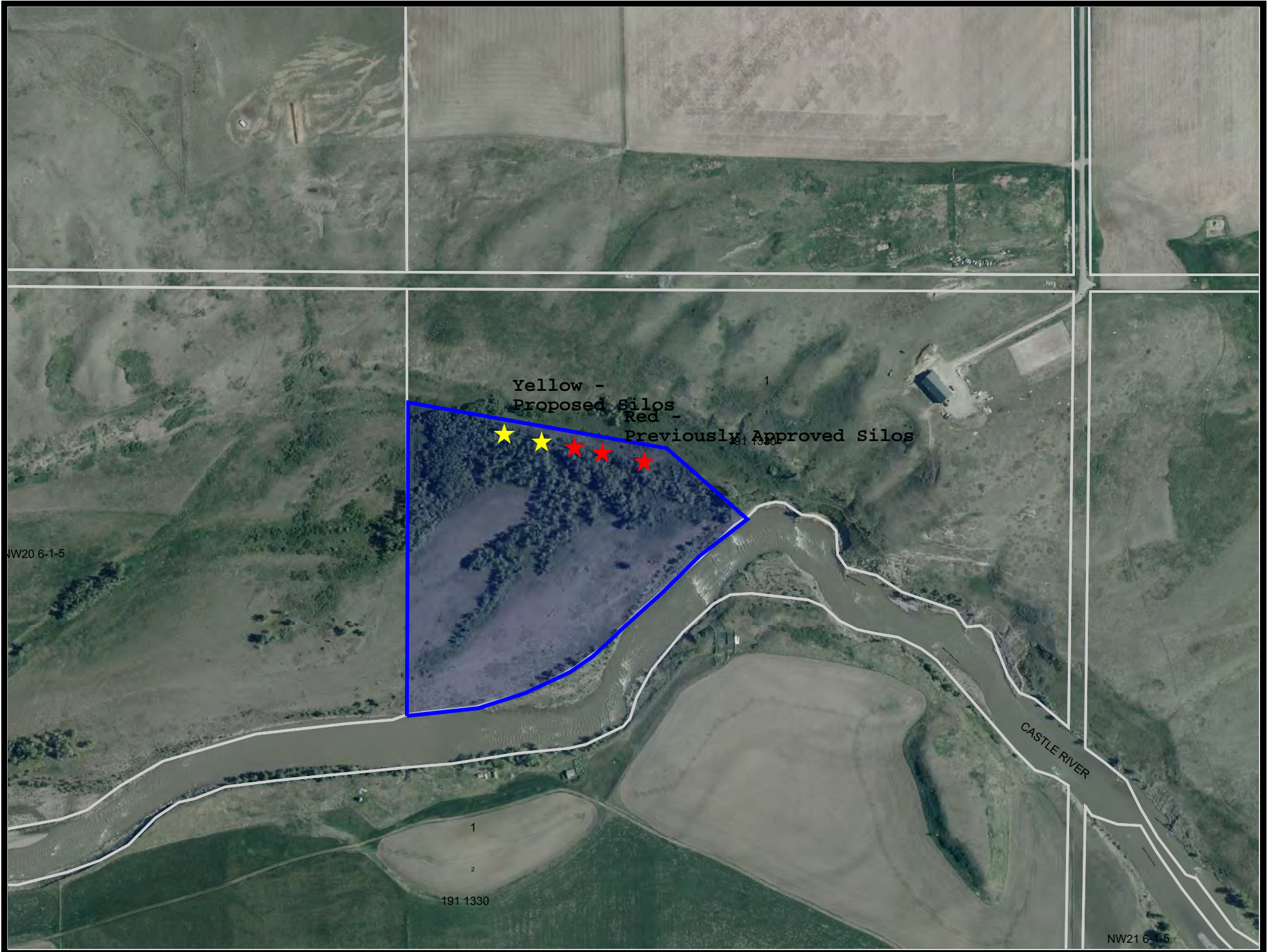
The silo cabins will match the agricultural aesthetic in the area, they are also located in a secluded area surrounded by trees, therefore have limited impact to the landscape of the area. There is also no impact to the views accessed by adjacent parcels.

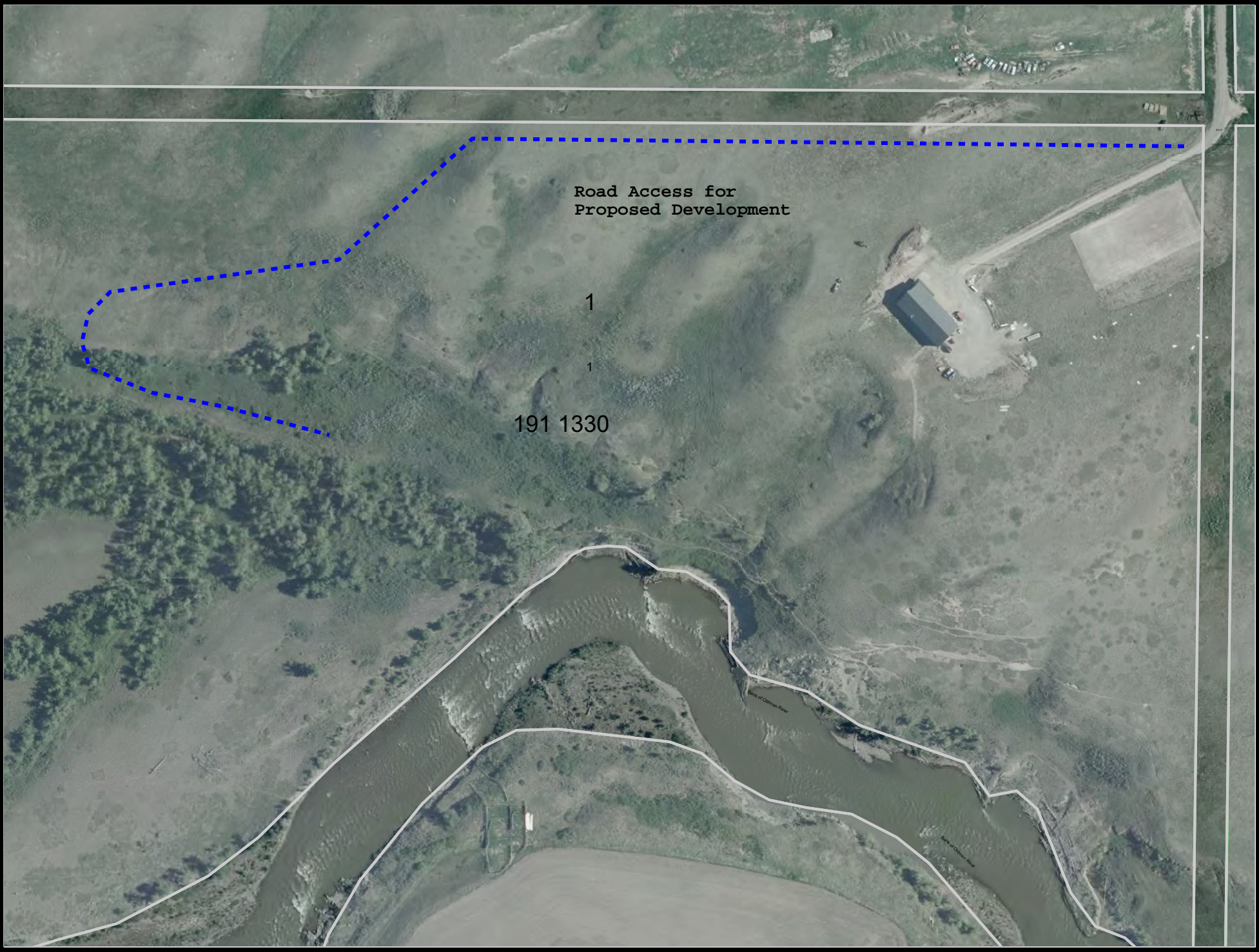
Yellow -
Proposed Silos

Red -
Previously Approved Silos

191 1330







Road Access for
Proposed Development

1


1

191 1330

Bank of Ogman River


Bank of Ogman River

Recommendation to Municipal Planning Commission

TITLE: DEVELOPMENT PERMIT No. 2024-26 Applicant: Sheila & Mike Pratchler Location: Lot 15, Block 1, Plan 310716 within NE 12-7-3 W5 Division: 5 Size of Parcel: 33.21 ha (82.06 Acres) Zoning: Agriculture - A Development: Secondary Farm Residence and Secondary Suite	
---	---

PREPARED BY: Laura McKinnon	DATE: May 29, 2024
------------------------------------	---------------------------

DEPARTMENT: Planning and Development

Signature: 	ATTACHMENTS: 1. Development Permit Application 2024-26 2. Modular Home Drawing 3. GIS Site Plan
---	---

APPROVALS:			
		 Roland Milligan	 2024/05/30
Department Director	Date	CAO	Date

RECOMMENDATION:

That Development Permit Application No. 2024-26, for a Secondary Farm Residence and 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 1289-18.
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.

BACKGROUND:

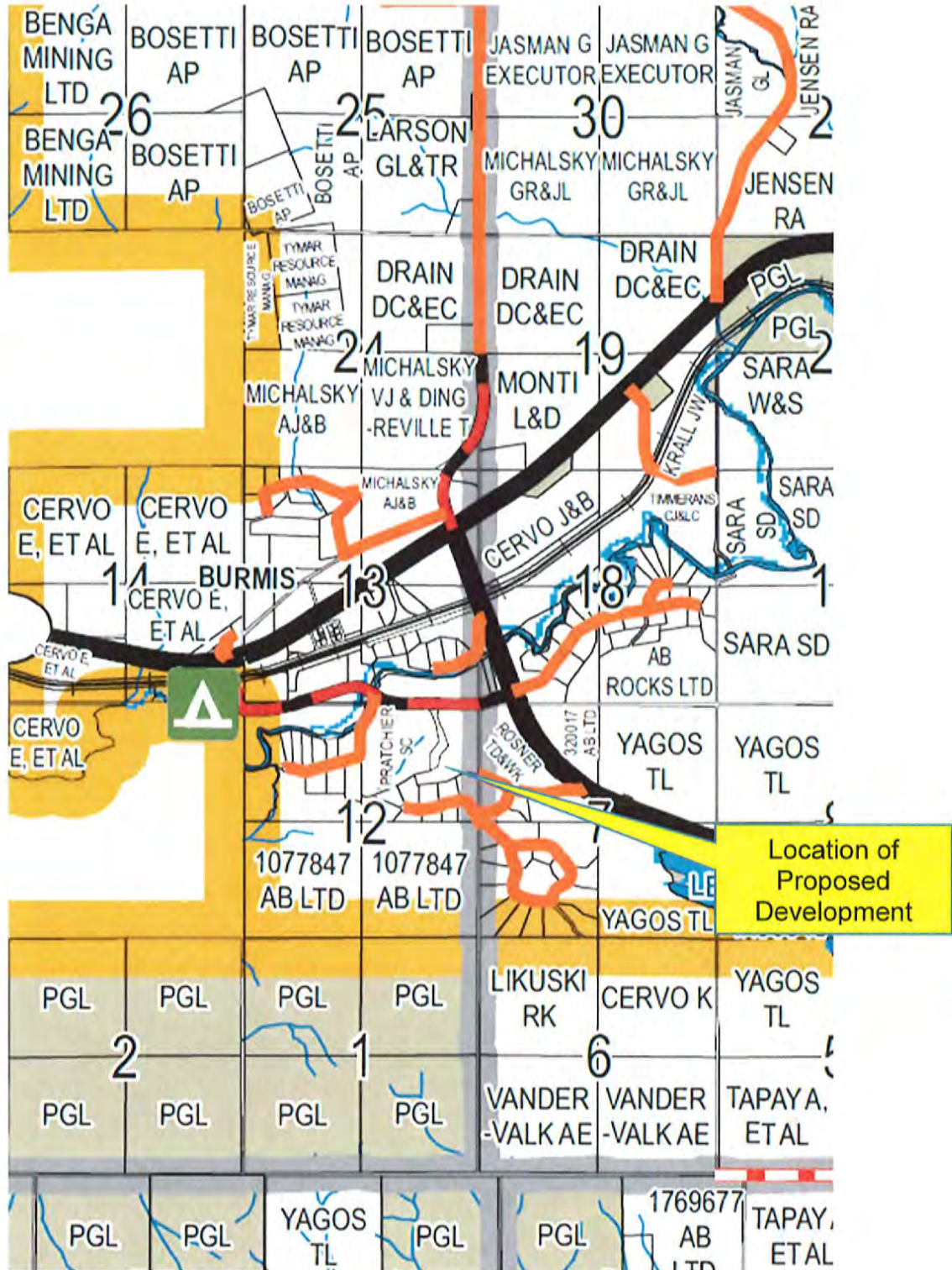
- On May 9, 2024, the MD accepted the Development Permit Application No. 2024-26 from applicants Sheila and Mike Pratchler. (*Attachment No. 1*).
- This application is to allow for a Secondary Farm Residence on a Agricultural parcel, along with changing the use of the current residence (shop with living quarters) to a secondary suite
- This application is being placed in front of the MPC because:
 - Within the Agriculture - A Land Use District, a Secondary Farm Residence and Secondary Suite is a Discretionary Use.
- The applicant intends to move on a modular home as the permanent residence for Mike and Sheila. (*Attachment No. 2*)
- In the NW corner of the property, Sheila’s son and daughter-in-law live in the original homestead.

Recommendation to Municipal Planning Commission

- The living quarters in the shop would be converted to a secondary suite for guests, as it is surrounded by the applicants personal property. They have no intention of renting it out.
- The proposed location of the Secondary Farm Residence meets all required setbacks. (*Attachment No. 3*)
- The application was forwarded to the adjacent landowners for comment; no responses were received at the time of this report being written.

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. 2024-26

Date Application Received May 9/24

PERMIT FEE ^{\$100 Permitted} ~~\$150 Discretionary~~

Date Application Accepted May 9/24

RECEIPT NO. 62034

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: Shiela Pratchler + Mike Pratchler

Address: Box 296 Lundbreck AB T0K 1H0

Telephone: _____ Email: _____

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:

New modular home move on change use to residence in shop to secondary suite

Legal Description: Lot(s) 15

Block 1

Plan 2310716

Quarter Section NE 12-7-3 W5

Estimated Commencement Date: Aug 2024

Estimated Completion Date: ASAP

SECTION 3: SITE REQUIREMENTS

Land Use District: Agriculture - A Division: 5

Permitted Use Discretionary Use

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

Yes No

Is the proposed development below a licenced dam?

Yes No

Is the proposed development site situated on a slope?

Yes No

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

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

Yes No Don't know Not required

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

Yes No Don't think so

<u>PRINCIPAL BUILDING</u>	Proposed	By Law Requirements	Conforms
(1) Area of Site			
(2) Area of Building	1716 sq/A	—	
(3) %Site Coverage by Building (within Hamets)		—	
(4) Front Yard Setback Direction Facing: S	109 m	7.5m (94.6A) 30m (98.4A)	Yes
(5) Rear Yard Setback Direction Facing: N	369 m	30m (98.4A)	Yes
(6) Side Yard Setback: Direction Facing: E	136 m	30M (98.4A)	Yes
(7) Side Yard Setback: Direction Facing: W	519 m	7.5m (94.6A)	Yes
(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 (within Hamlets)			
(4) Front Yard Setback Direction Facing:			
(5) Rear Yard Setback Direction Facing:			
(6) Side Yard Setback: Direction Facing:			
(7) Side Yard Setback: Direction Facing:			
(8) Height of Building			
(9) Number of Off Street Parking Spaces			

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

SECTION 4: DEMOLITION

Type of building being demolished : _____

Area of size: _____

Type of demolition planned: _____

SECTION 5: SIGNATURES (both signatures required)

The information given on this form is full and complete and is, to the best of my knowledge, a true statement of the facts in relation to this application for a Development Permit.

I also consent to an authorized person designated by the municipality to enter upon the subject land and buildings for the purpose of an inspection during the processing of this application.

DATE: May 9/24

[Signature]
Applicant

[Signature]
Registered Owner

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

IMPORTANT NOTES:

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

1. In addition to completing this application form in its entirety, an application for a development permit shall be accompanied by the following information, where relevant:
 - (a) a lot plan at scale to the satisfaction of the Development Officer showing the size and shape of the lot, the front, rear and side yards, any provision for off-street loading and vehicle parking, access to the site, and the location of public utility lines, waterbodies and treed areas;
 - (b) a scaled floor plan and elevations where construction is proposed;
 - (c) at the discretion of the Development Officer, a Real Property Report as proof of location of existing development and a copy of the Duplicate Certificate of Title indicating ownership and encumbrances;
 - (d) if the applicant is not the registered owner, a written statement, signed by the registered owner consenting to the application and approving the applicant as the agent for the registered owner.

2. A non-refundable processing fee of an amount determined by Council shall accompany every application for a development permit.
3. Failure to complete the application form fully and supply the required information, plans and fee may cause delays in processing the application.

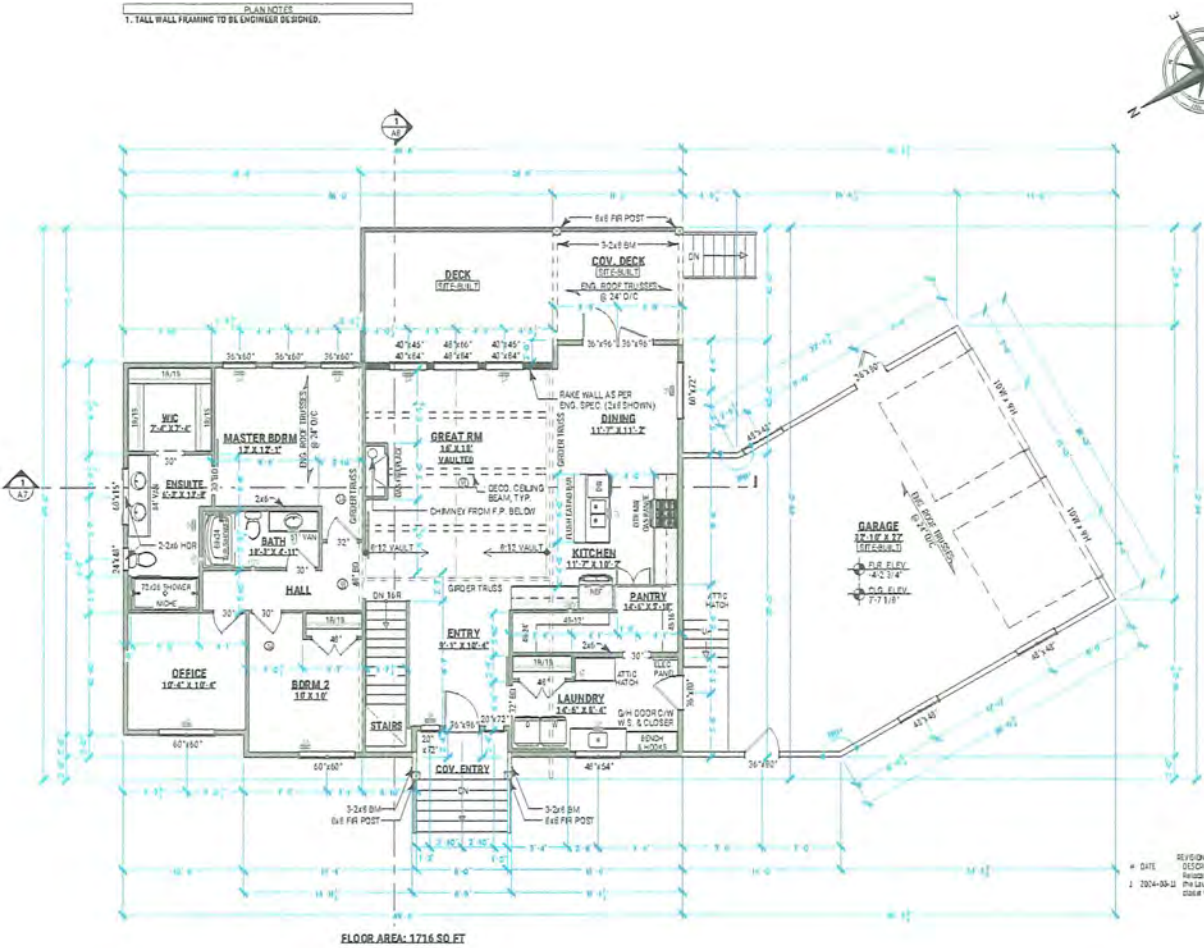
4. All development permits shall contain the following informative:

“ANY DEVELOPMENT CARRIED OUT PRIOR TO THE EFFECTIVE DATE OF THE APPROPRIATE DEVELOPMENT PERMIT IS DONE SOLELY AT THE RISK OF THE APPLICANT AND/OR LANDOWNER.”

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

A decision on a completed application must be made within 40 days. After the 40-day period the applicant may deem the application refused and file an appeal within 21 days, of the expiry of the decision date.

6. Every approach to a residence is entitled to a civic address sign, supplied by the municipality. If your location does not already have a sign, please contact the MD Administration Office to make arrangements as soon as your approach has been constructed.



PLAN NOTES
1. TALL WALL FRAMING TO BE ENGINEER DESIGNED.



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email: robert.idyck@gmail.com

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- A1 GENERAL NOTES
- A2 ELEVATIONS
- A3 ELEVATIONS
- A4 FOUNDATION PLAN
- A5 1ST FLOOR PLAN
- A6 ROOF PLAN
- A7 SECTIONS
- A8 SECTIONS
- A9 SECTIONS
- A10 ASSEMBLY SCHEDULE
- A11 DETAILS
- A12 DETAILS

JadeHomes
Get ready to move.

ADDRESS

1ST FLOOR PLAN

#	DATE	PHASE
1	2024-05-01	REVIEW
2	2024-05-01	REVIEW
3	2024-05-22	REVIEW
4	2024-05-24	REVIEW
5	2024-05-27	REVIEW
6	2024-05-28	REVIEW
7	2024-05-28	REVIEW
8	2024-05-27	PERMIT / CONS
9	2024-05-24	PERMIT / CONS

NO	JADE #548
SCALE	1/8" = 1'
REV	20240524
PAGE	A5 / 12

REVISION TABLE
DESCRIPTION
1. 2024-05-24
Revised the new layout in the laundry room to the date with.

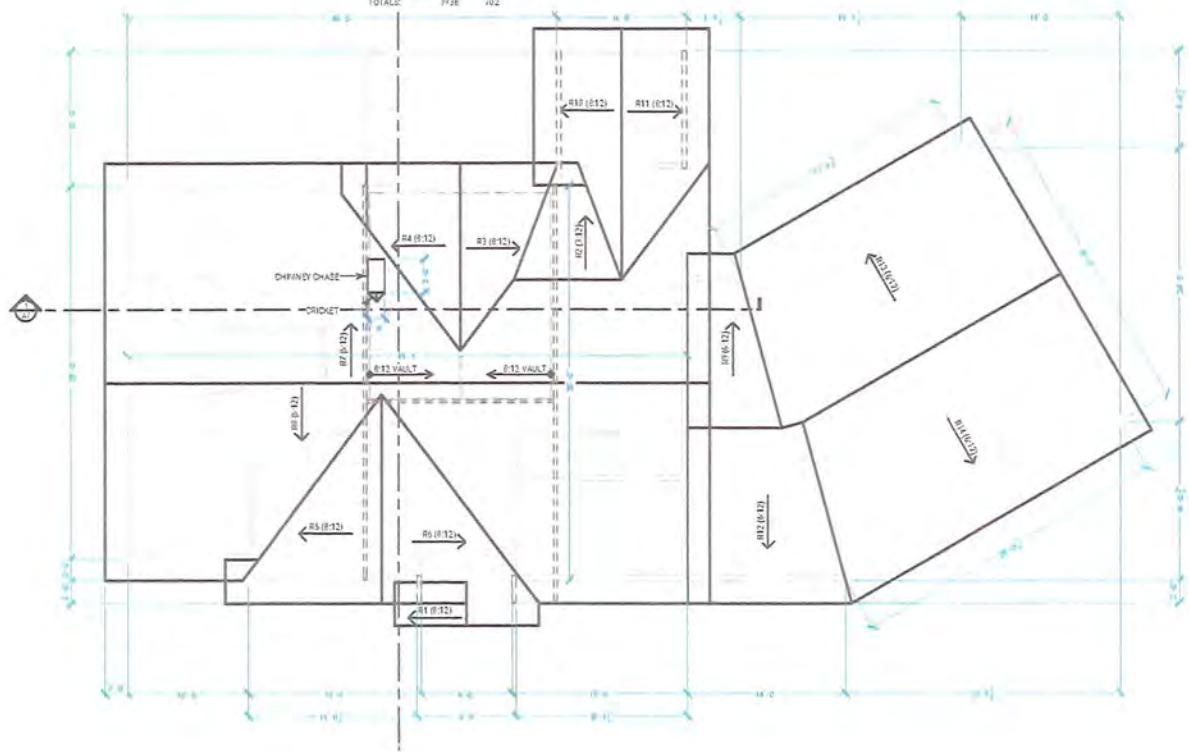
FLOOR AREA: 1716 SQ. FT.

ROOF PLAN NOTES

1. ALL OVERHANGS TO BE 2" O.M.D.
2. ALL SUR FASCIAS TO BE 2x6 LUMBER W/ALD
3. TYPICAL HEEL HEIGHT FOR HOUSE TRUSSES TO BE 12"
4. TYPICAL HEEL HEIGHT FOR GARAGE TRUSSES TO BE 7 1/2"

ROOF SCHEDULE		EAVE		COMMENTS	HEEL HEIGHT
#	PITCH	SURFACE AREA (FT ²)	AREA (FT ²)		
R1	0:12	28	31"		16"
R2	2:12	65	2		21"
R3	0:12	122	30		N/A
R4	0:12	112	25		N/A
R5	0:12	103	39		16"
R6	0:12	109	36		16"
R7	0:12	436	129		12" / 24"
R8	0:12	694	171	SPE-BUILT	12" / 24"
R9	0:12	106	9		7 1/2"
R10	0:12	146	44	SPE-BUILT	16"
R11	0:12	160	40	SPE-BUILT	16"
R12	0:12	246	32	SPE-BUILT	7 1/2"
R13	0:12	480	63	SPE-BUILT	7 1/2"
R14	0:12	509	64	SPE-BUILT	7 1/2"
TOTALS:		3936	702		

NOTE:
 QUANTITIES SHOWN ARE FOR PLANNING PURPOSES ONLY.
 BUILDERS / SUPPLIERS SHALL PERFORM THEIR OWN
 CALCULATIONS AND COVER ALL QUANTITIES PRIOR TO
 ORDERING MATERIALS.



ph: 402 504 4569
 email: robert.dyck@gmail.com

- BLUE BOOK**
- A1 GENERAL NOTES
 - A2 ELEVATIONS
 - A3 ELEVATIONS
 - A4 FOUNDATION PLAN
 - A5 1ST FLOOR PLAN
 - A6 ROOF PLAN
 - A7 SECTIONS
 - A8 SECTIONS
 - A9 SECTIONS
 - A10 ASSEMBLY SCHEDULE
 - ALL DETAILS
 - A12 DETAILS



ADDRESS

ROOF PLAN

#	DATE	PHASE
1	2018-01-27	REVIEW
2	2018-01-27	REVIEW
3	2018-01-24	REVIEW
4	2018-01-24	REVIEW
5	2018-01-27	REVIEW
6	2018-01-11	REVIEW
7	2018-01-11	REVIEW
8	2018-01-27	PERMIT / CONST
9	2018-03-14	PERMIT / CONST

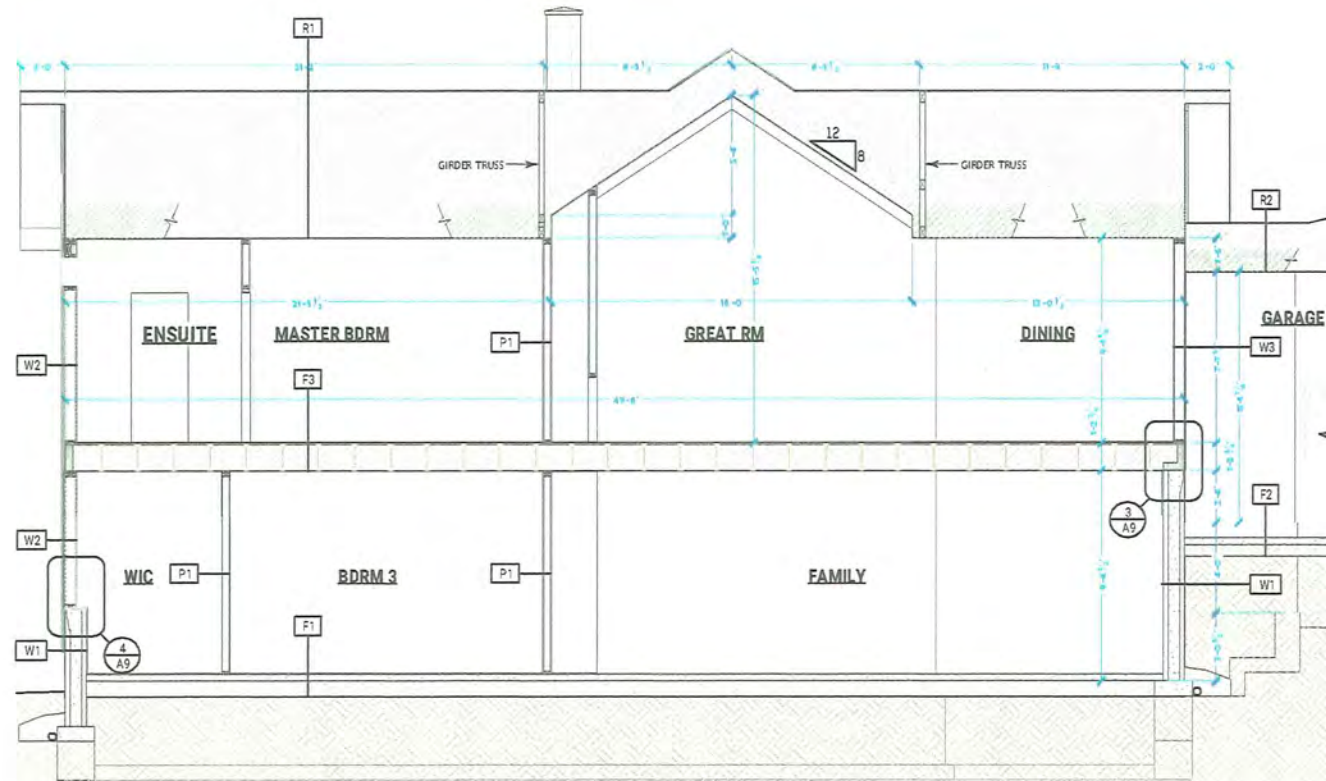
ID	JADE #548
SCALE	1/8" = 1'
FILE	JAD02181-048
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ph: 433 264 6569
 email: robert.dyck@gmail.com

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A9	SECTIONS
A10	ASSEMBLY SCHEDULE
A11	DETAILS
A12	DETAILS



1 SECTION A
 1/4 in = 1 ft

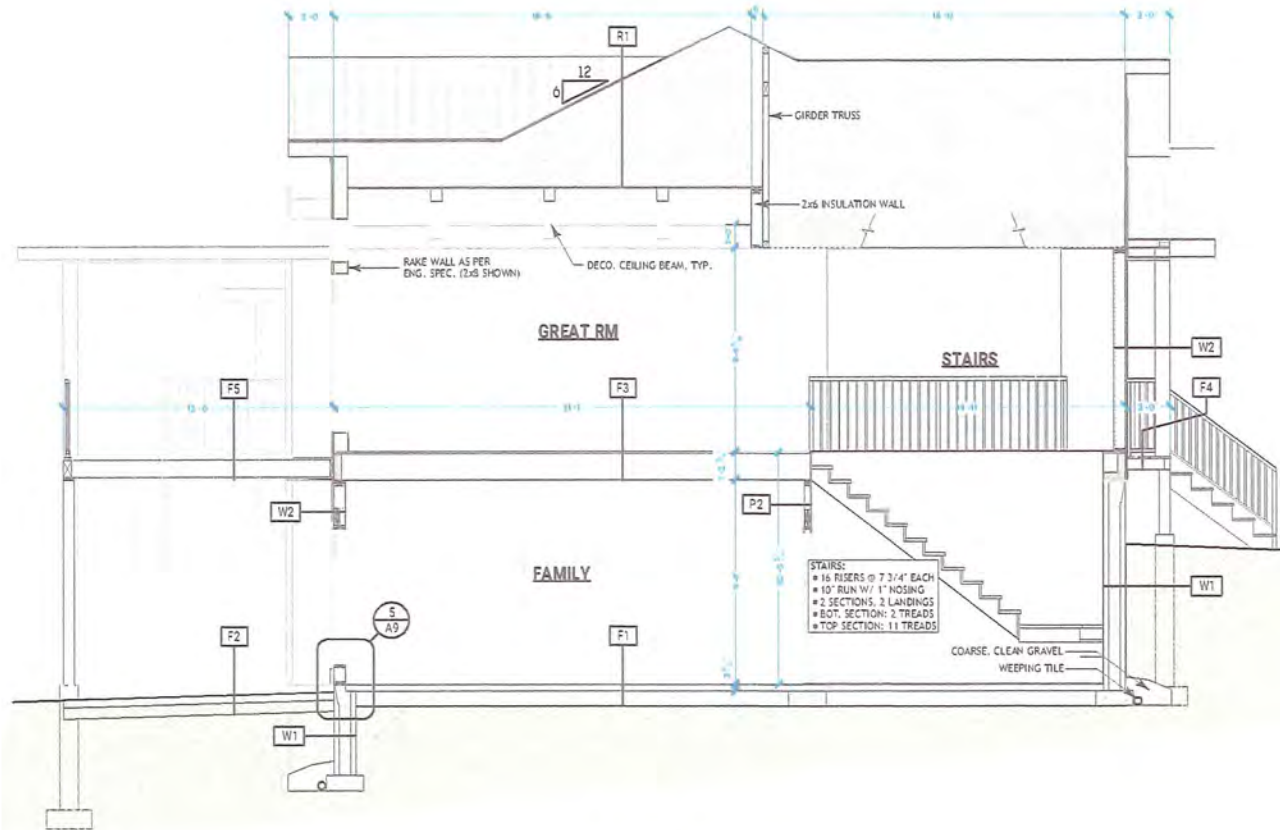
JadeHomes
 Get ready to move.

ADDRESS

SECTIONS

#	DATE	PHASE
1	2008-01-07	REVIEW
2	2008-01-07	REVIEW
3	2008-01-27	REVIEW
4	2008-01-24	REVIEW
5	2008-01-25	REVIEW
6	2008-01-12	REVIEW
7	2008-01-13	REVIEW
8	2008-01-27	PERMIT / CONST
9	2008-02-14	PERMIT / CONST

ID	JADE #549
NOTE	AS NOTED
REV	project-04
PAGE	A7 12



1 SECTION B
1/4 in = 1 ft



ph: 403 584 8049
email: robert.dyck@gmail.com

#	DATE	PHASE
A1		GENERAL NOTES
A2		ELEVATIONS
A3		ELEVATIONS
A4		FOUNDATION PLAN
A5		1ST FLOOR PLAN
A6		ROOF PLAN
A7		SECTION
A8		SECTION
A9		SECTION
A10		ASSEMBLY SCHEDULE
A11		DETAILS
A12		DETAILS

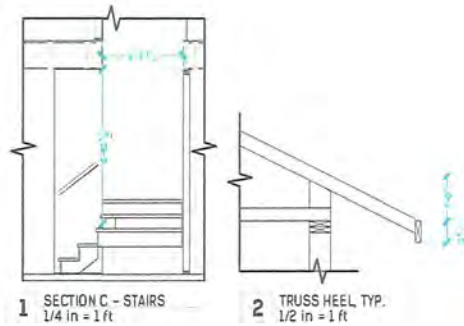
JadeHomes
Get ready to move.

ADDRESS

SECTIONS

#	DATE	PHASE
1	2008-01-07	REVIEW
2	2008-01-07	REVIEW
3	2008-01-21	REVIEW
4	2008-01-24	REVIEW
5	2008-01-27	REVIEW
6	2008-01-27	REVIEW
7	2008-01-27	REVIEW
8	2008-01-27	PERMIT / CONST
9	2008-03-19	PERMIT / CONST

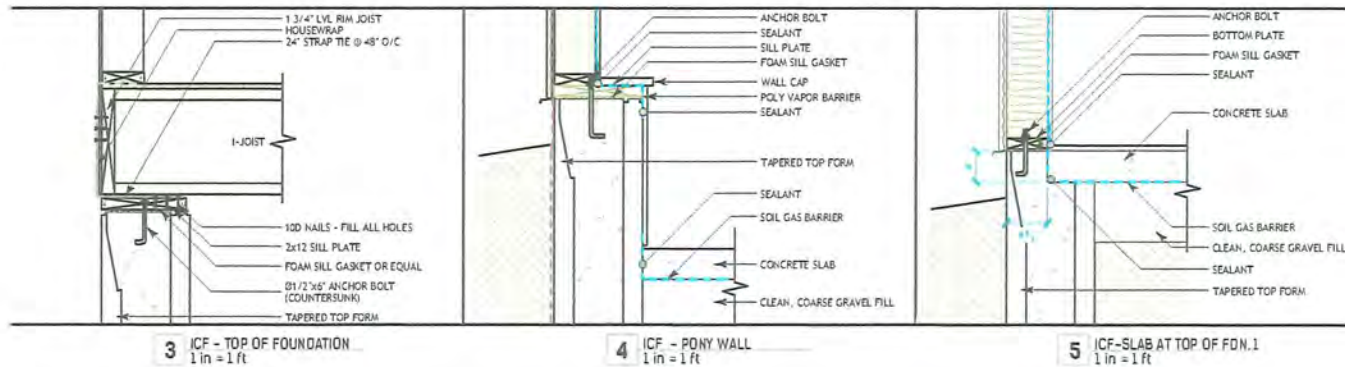
ID	JADE #548
SCALE	AS NOTED
File	JADE0205-048
Page	A8 of 12



ph: 403 564 4569
email: robert.dyck@gmail.com

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A1	GENERAL NOTES
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A3	ELEVATIONS
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A7	SECTIONS
A8	SECTION
A9	SECTIONS
A10	ASSEMBLY SCHEDULE
A11	DETAILS
A12	DETAILS

JadeHomes
Get ready to move.



ADDRESS

SECTIONS

#	DATE	PHASE
1	2008-01-07	REVIEW
2	2008-01-07	REVIEW
3	2008-01-21	REVIEW
4	2008-01-24	REVIEW
5	2008-01-27	REVIEW
6	2008-01-27	REVIEW
7	2008-01-27	REVIEW
8	2008-01-27	PERMIT / CONST
9	2008-02-14	PERMIT / CONST

ID	JADE #548
NOTE	AS NOTED
FILE	100001048
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FLOOR ASSEMBLIES	
REFER TO ENERGY ADVISOR'S REPORT FOR ALL INSULATION VALUES	
F1	BASEMENT FLOOR SLAB • AVG. 3 1/2" CONCRETE THICKNESS • 6 MIL POLY SOIL GAS BARRIER SEALED AT ALL EDGES, JOINTS, PENETRATIONS • MIN. 6" CLEAN, COARSE GRAVEL FILL
F2	GARAGE & EXTERIOR SLABS • MIN. 4" CONCRETE THICKNESS • 10M REBAR @ 24" O/C C/W • MIN. 6" COMPACTED GRAVEL FILL
F3	1ST FLOOR • FINISH FLOORING • 23/32" T&G OSB SHEATHING: GLUED & NAILED / SCREWED • 1/4" ENG. 1-JOISTS AS PER MANUFACTURER SPECIFICATIONS • 1/2" DIRECTLY APPLIED GYPSUM BOARD CEILING
F4	EXTERIOR DECK • COMPOSITE DECK PLANKS • JOISTS AS PER PLAN
F5	EXTERIOR DECK • VINYL DECKING MEMBRANE • 3/4" T&G FR PLYWOOD: GLUED & NAILED / SCREWED • SPF#2&BTR JOISTS AS PER PLAN • 1x4 STRAPPING @ 24" O/C • PRE-FINISHED ALUMINUM SOFFIT

WALL ASSEMBLIES	
REFER TO ENERGY ADVISOR'S REPORT FOR ALL INSULATION VALUES	
W1	FOUNDATION WALL • STUCCO PARING ABOVE GRADE • ABOVE GRADE: WEATHER RESISTIVE BARRIER (HOUSEWRAP) • BELOW GRADE: DAMPROOFING AS PER ICF MFR. SPEC. • -2.5/8" EXPANDED POLYSTYRENE • -4" POURED CONCRETE WALL • -2.5/8" EXPANDED POLYSTYRENE • 1/2" GYPSUM BOARD, TAPED • 1 COAT LATEX PRIMER / 2 COATS LATEX PAINT
W1A	GARAGE FOUNDATION WALL • STUCCO PARING ABOVE GRADE • 4" INSULATED CONCRETE FORM WALL • 1/2" PLYWOOD OR EQUAL TO EXPOSED INTERIOR PORTIONS
W2	EXTERIOR WALL • CLADDING AS PER PLAN • WEATHER RESISTIVE BARRIER (HOUSEWRAP) • 3/8" OSB SHEATHING • 2x6 SPF#2&BTR STUDS @ 24" O/C C/W BATT INSULATION • 6 MIL POLY VAPOR BARRIER • 1/2" GYPSUM BOARD, TAPED • 1 COAT LATEX PRIMER / 2 COATS LATEX PAINT
W3	HOUSE-TO-GARAGE WALL • 1/2" GYPSUM BOARD, TAPED • 3/8" OSB SHEATHING • 2x6 SPF#2&BTR STUDS @ 24" O/C C/W BATT INSULATION • 6 MIL POLY VAPOR BARRIER • 1/2" GYPSUM BOARD, TAPED • 1 COAT LATEX PRIMER / 2 COATS LATEX PAINT
W4	GARAGE WALLS • CLADDING AS PER PLAN • WEATHER RESISTIVE BARRIER (HOUSEWRAP) • 3/8" OSB SHEATHING • 2x6 SPF#2&BTR STUDS @ 24" O/C C/W BATT INSULATION • 6 MIL POLY VAPOR BARRIER • 1/2" GYPSUM BOARD, TAPED
P1	PARTITION WALL • 1/2" GYPSUM BOARD, TAPED AND PAINTED • 2x4 / 2x6 SPF#2&BTR STUDS @ 16" O/C • 1/2" GYPSUM BOARD, TAPED AND PAINTED
P2	LOAD BEARING PARTITION WALL • 1/2" GYPSUM BOARD, TAPED AND PAINTED • 2x4 / 2x6 SPF#2&BTR STUDS @ 16" O/C • 1/2" GYPSUM BOARD, TAPED AND PAINTED

ROOF ASSEMBLIES	
REFER TO ENERGY ADVISOR'S REPORT FOR ALL INSULATION VALUES	
R1	HOUSE ROOF ASSEMBLY • ROOF CLADDING AS PER PLAN • SYNTHETIC UNDERLAYMENT • 7/16" OSB C/W H-CLIPS • INSULATION STOPS • ENG. TRUSSES @ 24" O/C C/W LOOSE-FILL INSULATION & BATT INSULATION TO SLOPED CEILING • 6 MIL POLY VAPOR BARRIER • 1/2" C. D. GYPSUM BOARD, TAPED • 1 COAT LATEX PRIMER / SPRAY TEXTURE
R2	GARAGE ROOF • ROOF CLADDING AS PER PLAN • SYNTHETIC UNDERLAYMENT • 7/16" OSB C/W H-CLIPS • INSULATION STOPS • ENG. TRUSSES @ 24" O/C C/W R33 LOOSE-FILL INSULATION • 6 MIL POLY VAPOR BARRIER • 1/2" C. D. GYPSUM BOARD, TAPED • 1 COAT LATEX PRIMER / SPRAY TEXTURE
R3	DECK ROOF • ROOF CLADDING AS PER PLAN • SYNTHETIC UNDERLAYMENT • 7/16" OSB C/W H-CLIPS • ENG. TRUSSES @ 24" O/C • PRE-FINISHED ALUMINUM SOFFIT OR EQUAL



ph: 405.264.8058
 email: robert.j.ayck@gmail.com

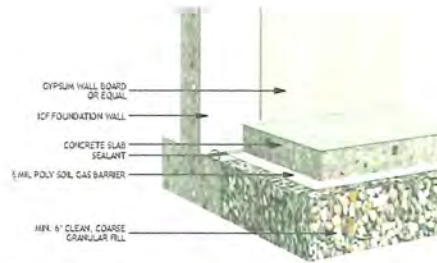
REVISIONS	
41	GENERAL NOTES
42	ELEVATIONS
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45	1ST FLOOR PLAN
46	2ND FLOOR
47	SECTION B
48	SECTION C
49	SECTION D
430	ASSEMBLY SCHEDULE
431	DETAILS
432	DETAILS



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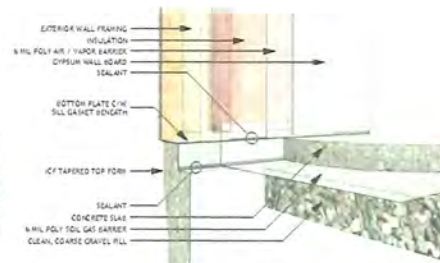
ASSEMBLY SCHEDULE		
NO.	DATE	REVISION
1	2024-04-01	REVISED
2	2024-04-01	REVISED
3	2024-04-23	REVISED
4	2024-04-24	REVISED
5	2024-05-07	REVISED
6	2024-05-14	REVISED
7	2024-05-14	REVISED
8	2024-05-17	REVISED / CORRECT
9	2024-05-24	REVISED / CORRECT

PROJECT	JADE #548
ADDRESS	N/A
DATE	2024-04-01
SCALE	A10
	1/2



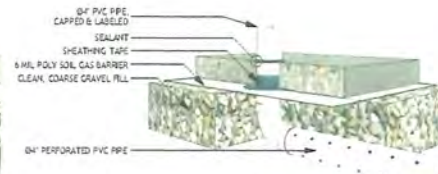
ICF FOUNDATION TO BASEMENT SLAB

NOTE: THE 6 MIL POLY PROVIDES THE SOIL GAS BARRIER AND SHALL BE SEALED AT ALL JUNCTIONS, JOINTS AND PENETRATIONS.



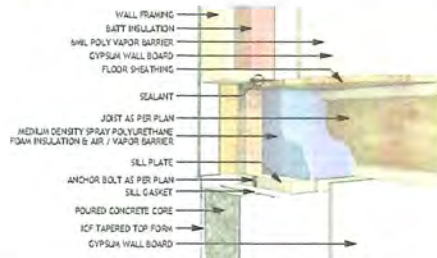
CONCRETE SLAB AT TOP OF ICF FOUNDATION

NOTE: THE 6 MIL POLY PROVIDES THE SOIL GAS BARRIER AND CONNECTS TO THE INTERIOR 6 MIL POLY AIR/VAPOR BARRIER SYSTEM WITH THE USE OF APPROVED SEALANTS.



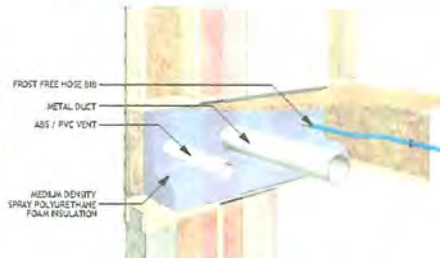
RADON VENT PIPE

NOTE: THE 6 MIL POLY SOIL GAS BARRIER SHALL BE SEALED AT ALL EDGES, JOINTS, AND PENETRATIONS.



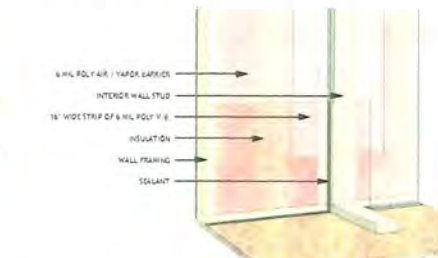
I-JOISTS AT ICF FOUNDATION

NOTE: THE SPRAY FOAM INSULATION SERVES AS THE THERMAL BARRIER, AIR BARRIER, AND VAPOR BARRIER AND CONNECTS THE ASSEMBLY PROVIDING A CONTINUOUS SEAL TO THE ADJACENT STRUCTURAL COMPONENTS.



TYPICAL PENETRATIONS THROUGH FLOOR PERIMETER

NOTE: FOUNDATION AS PER PLAN (MAY NOT BE AS ILLUSTRATED)



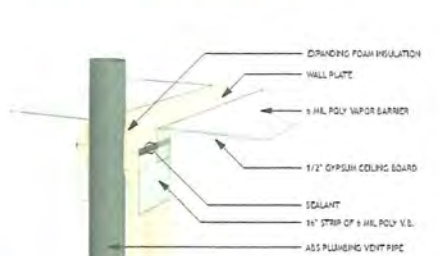
INTERIOR WALL INTERFACE AT EXTERIOR WALL

NOTE:



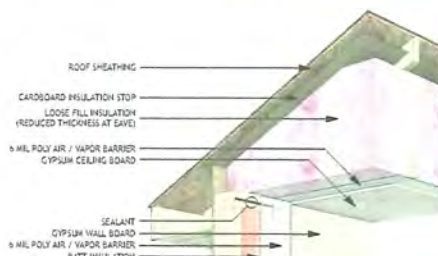
ELECTRICAL BOX INTERFACE

NOTE: PENETRATIONS INTO THE ELECTRICAL BOX SHOULD BE SEALED WITH AN APPROVED SEALANT AFTER WIRING IS INSTALLED.



VERTICAL PENETRATION THROUGH WALL FRAMING

NOTE:



WALL TO CEILING

NOTE: INTERIOR AIR BARRIER SYSTEM MADE CONTINUOUS BY OVERLAPPING 6 MIL POLYETHYLENE VAPOR BARRIER AT WALL AND CEILING AND SEALED WITH APPROVED SEALANT AT JOINT IN PLATES



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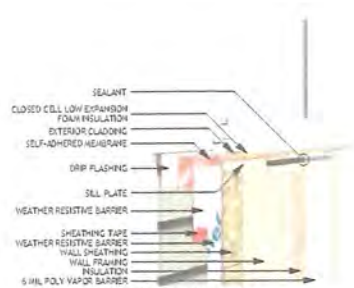
JadeHomes
Get ready to move.

ADDRESS

DETAILS

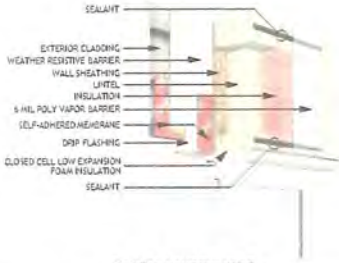
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1	2018-01-17	REVIEW
2	2018-01-23	REVISE
3	2018-01-25	REVIEW
4	2018-01-24	REVIEW
5	2018-01-27	REVIEW
6	2018-01-27	REVIEW
7	2018-01-23	REVIEW
8	2018-01-27	PERMIT / CONST
9	2018-02-04	PERMIT / CONST

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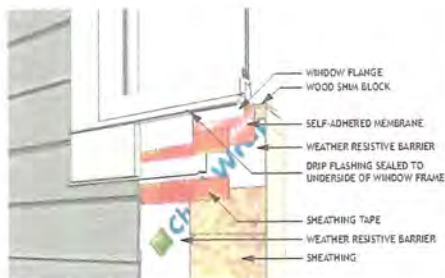
TYPICAL WINDOW SILL

NOTE: THE STRUCTURAL COMPONENTS ARE COVERED WITH 6 MIL POLY AND SEALED TO THE FRAMING WITH SEALANT, THEN TO THE WINDOW WITH CLOSED CELL FOAM INSULATION.

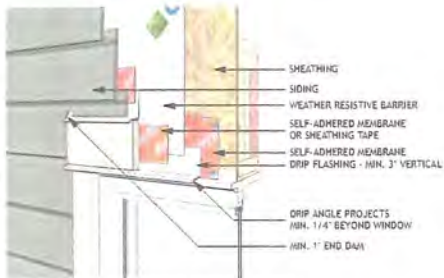


TYPICAL WINDOW HEAD

NOTE: THE STRUCTURAL COMPONENTS ARE COVERED WITH 6 MIL POLY AND SEALED TO THE FRAMING WITH SEALANT, THEN TO THE WINDOW WITH CLOSED CELL FOAM INSULATION.



**FLASHING AT WINDOW SILL
GENERIC DETAIL: ALL TRIM AS PER PLAN**



**FLASHING AT WINDOW HEAD
GENERIC DETAIL: ALL TRIM AS PER PLAN**



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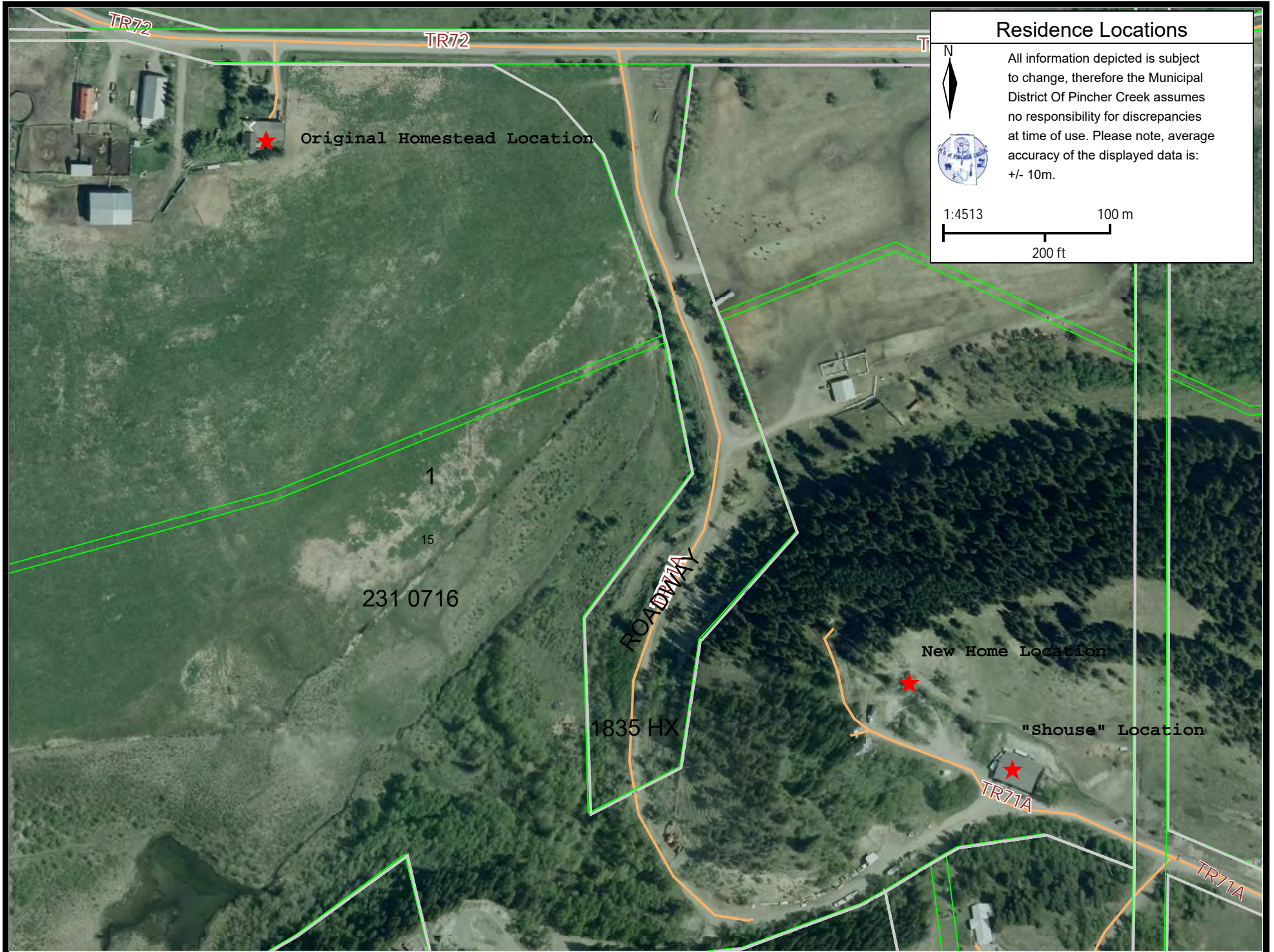
JadeHomes
Get ready to move.

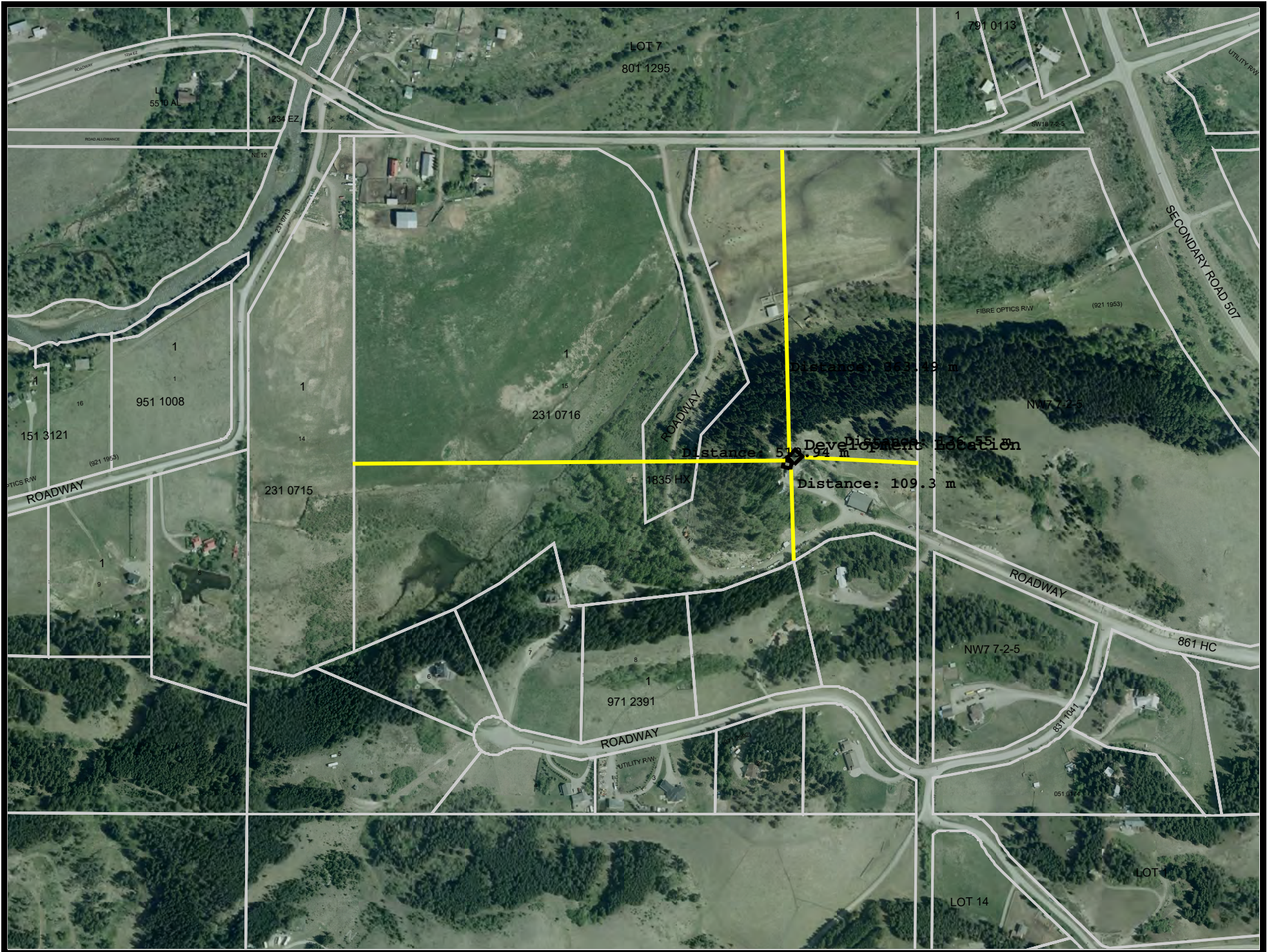
ADDRESS

DETAILS

#	DATE	PHASE
1	2024-01-17	REVIEW
2	2024-01-17	REVIEW
3	2024-01-21	REVIEW
4	2024-01-24	REVIEW
5	2024-01-27	REVIEW
6	2024-01-12	REVIEW
7	2024-01-13	REVIEW
8	2024-01-17	PERMIT / CONST
9	2024-01-19	PERMIT / CONST

ID	JADE #548
DATE	N/A
NO	0000000000
DATE	A12
	12







ROADWAY

1835 HX

Distance: 363.49 m

Distance: 519.94 m

Distance: 136.55 m
Development Location

Distance: 109.3 m

28838

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DEVELOPMENT OFFICER REPORT

May 2024

Development / Community Services Activities includes:

- May 6 Canadian Bio Gas Meeting
- May 7 Subdivision & MPC Meeting
- May 8 Landowner Meeting
- May 9 South Canadian Rockies Tourism Night
- May 24 SDO
- May 28 Landowner Meeting w/ ORRSC
- May 28 South Canadian Rockies AGM
- May 28 Council Committee and Regular Council Meeting
- May 30 Administration Safety Meeting

PLANNING DEPARTMENT STATISTICS

Development Permits Issued by the Development Officer for May 2024

No.	Applicant	Division	Legal Address	Development
2024-24	Trent & Dena Lewis	4	SW 7-8-1 W5	Home Occupation
2024-27	Cassidy & Brett Mayer	3	Lot 2, Block 1, Plan 0913700 within SW 8-6-1 W5	Accessory Building

Development Permits Issued by Municipal Planning Commission May 2024

2024-11	Andre McGaughey	5	Lot 1, Block 1, Plan 0814776 within NE 25-7-2 W4	Farm Building
2024-15	James MacKinnon & Katarina Oczkowski	4	Lot 2, Block 3, Plan 1013229 within ptn of 4-7-29 W4	Secondary Farm Residence
2024-17	Robert Stillman and Sharlene Williamson	3	SE-1-6-2 W5	Secondary Farm Residence
2024-19	Glenda Kettles	1	Lot A, Block OT, Plan 2320 JK within NE 27-4-28 W4	Free Standing Sign & 10 Campsties

Development Statistics to Date

DESCRIPTION		2024 To date (June)	2023	2022	2021
Dev Permits Issued	6 – May	24 15 -DO 9 -MPC	49 31 -DO 18 -MPC	48 29 – DO 19 - MPC	68 46-DO 19-MPC
Dev Applications Accepted	5 – May	27	54	49	70
Utility Permits Issued	Now under control of PW	12	35	12	31
Subdivision Applications Approved	3 – May	4	5	8	20
Rezoning		0	0	5	0
DESCRIPTION		2024 to Date (June)	2023	2022	2021
Compliance Cert	0 – May	13	21	32	41

RECOMMENDATION:

That the report for the period ending May 30, 2024, be received as information.



Prepared by: Laura McKinnon, Development Officer

Date: May 30, 2024

Respectfully Submitted to: Municipal Planning Commission



THE COMMUNICATOR

Alberta Development Officers Association (ADOA)

May 2024

Spring Issue

In this Issue:

- Words from Editor
- Brownlee LLP—AUC Renewable Energy
- Education Subsidy
- Inspections Group



Photo Rebecca Arndt

Words from the Editor

The committee has been working endlessly planning an amazing 40 year anniversary conference. We have fun swag bags, great door prizes, yummy food and a lovely hotel that you can book your reservation anytime, Premier Best Western Calgary Plaza Hotel and Conference Centre, 1316-33 Street NE, 1-800-780-7234. Reminding you of the date, September 25, 26 and 27 in Calgary with the meet and greet on the evening of September 24, 2024.

Dig deep in your closet for your banquet outfit, 80's attire is the theme. And of course your dancing shoes as well. Hopefully we have some breakdancers in the mix!

Please remember to bring a silent auction item from your municipality or yourself. The charity is Alberta Dreams which is for the kids all over Alberta that need our help to get them their dream.

Watch for emails from Diane regarding registration and details up to the event.





BROWNLEE LLP
Barristers & Solicitors

**ALBERTA UTILITIES
COMMISSION'S
RENEWABLES INQUIRY:**

**A MUNICIPAL
PERSPECTIVE**

ALBERTA UTILITIES **COMMISSION'S**
RENEWABLES INQUIRY: A MUNICIPAL
PERSPECTIVE

BACKGROUND [1]

On the eve of the expiry of the Generation Approval Pause Regulation, which put in place a pause on approvals of applications for new renewable generation power plants, the Minister of Affordability and Utilities, Nathan Neudorf (the "Minister"), announced the Government of Alberta's intention to bring forward changes relating to the approval of renewable generation power plants throughout the Province. This announcement comes after the Alberta Utilities Commission (the "AUC"), completed a consultation process which culminated in the issuance of the AUC's Module A Report to the Minister on January 31, 2024. Module A was the first part of a two-part module process that the AUC undertook to address renewable generation power plant issues identified by the Alberta government during their Order in Council on August 2, 2023. [2]

The AUC's Module A Report focused on the following factors:

- Development of power plants on specific types or classes of agricultural or environmental land;
- Impact of power plant development on Alberta's pristine viewsapes;

- Consideration of implementing mandatory reclamation security requirements for power plants; and
- Consideration for development of power plants on lands held by the Crown in Right of Alberta.

The stated goal of this consultation process is to ensure Albertans have an electricity grid that is reliable, affordable and sustainable. The AUC's work is meant to provide the groundwork for new government policy that provides consistency and clarity for investors, municipalities and landowners alike. The policy changes and alterations being made to AUC's approval process will be applied to all power plants going forward, but they will not be applied retroactively to previously approved power plants.

Brownlee Comments:

It is not clear how the policy changes will apply to applications that are pending before the AUC (for example, where a hearing has occurred, but the approval has not yet been issued). The Government of Alberta's announcement provides a summary only; further analysis will be required when more details become available. Our Brownlee planning team has outlined below a municipal perspective respecting the Minister's announcement.

1. AGRICULTURE FIRST APPROACH

Government of Alberta Statement:

The Government of Alberta states it is committed to an agriculture first approach in making decisions relating to the best use of agricultural lands involved in proposed renewable developments.

Proposed Changes:

Starting on March 1, 2024, the Government of Alberta has directed the AUC to no longer allow renewable power plants on Class 1 or Class 2 agricultural lands, based on the Alberta Land Suitability Rating System. However, an exception has been put in place where the proponent of a renewable development is able to demonstrate that the crops and/or livestock are able to coexist with the renewable power plant. The Government of Alberta will also be establishing tools necessary to ensure native grasslands, irrigable lands and productive lands continue to be available for agricultural production.

Brownlee Comments:

Clearly this policy change provides some protection respecting agricultural lands – the AUC had previously approved some renewable power plants including solar power plants on prime agricultural land (citing landowner rights), without full consideration respecting long term impacts of taking these lands out of agricultural production.

There are a number of factors creating a demand to use high quality agricultural lands for renewable power plants. The same qualities that make lands desirable for solar power plants

(extensive sunlight, relatively level land), also make those lands desirable for agricultural production. Historical settlement of land in Alberta has (not surprisingly) occurred in areas of Alberta where high-quality agricultural lands exist (including the Highway 2 corridor); transmission lines have capacity in these areas. The demand for solar power plants has resulted in landowners receiving higher compensation (to lease lands to a solar power plant proponent) than the landowner could receive on the open market for agricultural purposes.

Note that the reference in the Government of Alberta statements to Class 1 lands warrants further comment. The Land Suitability Rating System (LSRS) is a national system, and is somewhat nuanced. It is possible that there are no Class 1 lands in Alberta.

More details will be required to fully evaluate this policy change; for example, it will be necessary to consider further details on the actual integration of crops/livestock required to satisfy the “ability to coexist” requirement in a proposed renewable power plant.

It is possible that certain lands in Alberta otherwise under a Class 2 could be classified as Class 1. For this article, we will work off the premise that there are no Class 1 lands in Alberta. The coexistence will be different depending on whether the power plant is solar or wind. A wind tower has a relatively small footprint and can readily allow pasture or cereal crops around it. However, we anticipate that this policy change is largely directed at solar power plants which will apparently be required (if located on Class 2 lands) to incorporate agrivoltaics, i.e. the simultaneous use of areas of land for both solar panels and agriculture. Agrivoltaics is also called co-location, agrophotovoltaics, agri-solar or dual-use solar. The intent of agrivoltaics is that the two uses (agriculture and solar power plant) complement rather than compete with each other.

Agrivoltaics (in terms of practical application on a commercial scale) is in its relative infancy in Alberta. An example that comes to mind contemplates raised solar panels with animals grazing below them. However, agrivoltaics has a broader scope and would also include: solar panels with space between for crops or pollinator habitat; and greenhouses with semi-transparent solar panels. Some questions raised by this policy change include:

- To what extent (on Class 2 lands) will lands historically used for cereal crop production be required to maintain cereal crop production?
- What technical specifications (such as density of panels) will be ideal to address “ability to co-exist”?
- Will the requirement for “ability to coexist” on Class 2 lands result in increased demand for solar power plants on Class 3 and lower classes?
- Will options for “ability to co-exist” still be a factor for the AUC to consider for lands within Class 3 and lower classes?

2. RECLAMATION SECURITY

Government of Alberta Commitment:

The Government of Alberta states it is committed to developing and implementing the necessary policy and legislative tools to ensure adequate security is provided for land reclamation on future renewable power plants.

Proposed Changes:

Developers will be responsible for reclamation costs through either bond or security. Payment will be made to the Alberta government or negotiated directly with affected landowners if sufficient evidence is provided to the AUC.

It is expected that the actual security amounts and timing of payments will be set by the end of 2024, following consultation between the Ministry of Environment and Protected Areas and the Ministry of Affordability and Utilities. However, the requirements set will apply to all approvals issued by the AUC on or after March 1, 2024.

Brownlee Comments

Again, this policy change is a step in the right direction, and will need to be further analyzed when more details become available. Clearly, this policy change is designed to address the extensive problem with lack of proper reclamation in the oil & gas industry; the Alberta government is trying to ensure that this regulatory failure is not repeated in the renewable energy industry. To date, renewable power plant proponents have pushed back against reclamation security given the additional costs of carrying security. Further, proponents have asserted they cannot disclose agreements with landowners referencing confidentiality requirements on privacy grounds.

One benefit of having security addressed at the provincial level rather than the municipal (development permit) level is that provincial requirements can more readily be changed over time; this flexibility would help ensure, for example, that security thresholds keep up with the pace of inflation. The risk respecting lack of proper reclamation is exacerbated here because the overwhelming number of proponents (for renewable energy) are only leasing lands from the landowner; the proponents are rarely the landowner.

Some questions raised by this policy change include:

- Will the Alberta Government be satisfied with reclamation obligations contained in the agreements (i.e. the private agreement between the proponent and the landowner) or will additional security be required to be deposited with Alberta Environment and Protected Areas?
- Will there be a transparent and regulated methodology to calculate security required to decommission the site and reclaim to prior or equivalent standards?

3. PROTECTING PRISTINE VIEWSCAPES

Government of Alberta Statement:

The Government of Alberta states it is committed to developing the necessary policy and legislative tools to maintain Alberta's pristine viewscapes and other protected areas.

Proposed Changes:

To establish buffer zones, of a minimum 35 km, around protected areas or other “pristine viewscapes” as designated by the province. Within these buffer zones new wind power plants will no longer be allowed. Additionally, other proposed developments within the buffer zone may require a visual impact assessment provided to the appropriate regulating party for consideration before power plant approval is granted.

Brownlee Comments:

Premier Danielle Smith referenced Alberta’s UNESCO Sites when commenting on these provisions. Alberta has 6 UNESCO world heritage sites: Canadian Rocky Mountain Parks; Dinosaur Provincial Park; Head-Smashed in Buffalo Jump; Waterton-Glacier International Peace Park; Wood Buffalo National Park; and Writing-On-Stone or Aisinai’pi Provincial Park.

Note that visual impact assessments may be required for other developments within the buffer zone; therefore, any proponent applying for a solar power plant may need to ensure that the locations do not negatively impact these viewscapes.

Some questions raised by this policy change include:

- What locations within the province will be delineated as “pristine viewscapes” (only UNESCO sites, or others)?
- When an area is designated, what additional requirements (visual impact assessments) will be imposed (for example, siting solar power plants)?

4. CROWN LANDS**Government of Alberta Statement:**

The Government of Alberta states it is committed to developing the necessary policy and legislative tools to properly address renewable power plants on Alberta’s Crown Lands.

Proposed Changes:

Due to a vast amount of competing interests surrounding Alberta’s Crown Land resources, meaningful public engagement will be required before changes to Crown Land access can be implemented. These proposed policy changes would not come into effect until late 2025. Further, any development of renewable plants on Crown Lands will be assessed on a case-by-case basis.

Brownlee Comments:

To date, the Government of Alberta has not allowed renewable power plants on Crown lands. The renewable energy industry has been pressuring government to remove this restriction, to access a larger land base for renewable power plants. Note that “Crown lands” simply refers to the status of the owner, i.e. the provincial Crown. Only some of the “Crown lands” will be environmentally sensitive.

If industry is going to have access to Crown lands for a commercial purpose, important policy choices will need to be made by the Government of Alberta respecting the terms for such contracts.

Some questions raised by this policy change include:

- If the Government of Alberta is going to agree to allow renewable power plants on provincial Crown lands will there be a “level playing field” (i.e. will market value compensation be paid to the Government of Alberta)?
- Will existing dispositions on Crown lands (e.g. grazing leases) be terminated to make way for renewable power plants?

5. TRANSMISSION REGULATION

Government of Alberta Statement:

The Government of Alberta has advised that future changes to Alberta’s Transmission Regulation are coming.

Proposed Changes:

Changes are expected in the coming months to Alberta’s Transmission Regulation, following the Transmission Green Paper. These upcoming changes are expected to change the allocation of transmission costs with renewable power plants. Full details on these changes are expected to be released as the consultation process with the AUC continues.

Brownlee Comments:

We will provide more information when more details become available.

6. MUNICIPAL PARTICIPATION

Government of Alberta Statement:

The Government of Alberta states its strong support for the AUC’s commitments towards increasing the involvement of municipalities, following the AUC’s findings in the Module A Report.

Proposed Changes:

In conjunction with the commitments made by the Government to clarify the rules surrounding renewable power plants, the AUC has stated it is committed to a number of initiatives involving municipalities during the process.

Going forward the AUC will automatically grant municipalities the right to participate in AUC hearings. Further, an expansion of eligible costs recovery measures for municipalities will be implemented. The expansion of recoverable costs will apply in circumstances where the municipalities intend to file expert evidence or arguments that will assist the AUC. Lastly, the AUC will allow municipalities to review the rules related to municipal submission requirements while clarifying consultation requirements.

Brownlee Comments:

To date, when a municipality applied to participate in the AUC hearing process for renewable power plants, the AUC has shown a range of responses, from very limited participation to more fulsome participation. Never, to date, has the AUC gone so far as to allow a municipality to claim intervener

funding respecting what the AUC calls facility approvals for renewable power plants; only neighbouring landowners were able to access intervener funding. The AUC's intervener framework is prescribed in Rule 009. The funding model for facility approvals contemplates that interveners may apply to the Commission for a costs award (payable by the proponent) in relation to a hearing or other proceeding.

The scale of costs is limited by the Rule, and includes both legal costs and consultant costs. Whether an intervener will be awarded costs depends on a number of factors including whether the intervener acted responsibly, and contributed to a better understanding of the issues before the AUC.

Granting municipalities intervenor status, with the ability to claim costs awards, is a major and positive policy change. This will give municipalities an opportunity to voice their concerns; whether the AUC listens to municipalities remains to be seen.

Some questions raised by this policy change include:

- Will cost recovery for municipalities (legal and consulting expenses) be available through the AUC process if the municipality takes a proactive approach and is able to resolve concerns with the proponent prior to a hearing process?
- Will the AUC work up Rules respecting standard conditions/commitments to address common municipal concerns like: development agreements; road use agreements; crossing agreements; emergency management plans (including appropriate design controls to address wildfires); waste management plans; weed control; soil management plans; and dust control?
- Given the regulatory failures in the oil & gas industry (respecting non-payment of municipal property taxes), will the AUC or the Government of Alberta develop a stronger regulatory framework to ensure that municipal property taxes are kept current in relation to renewable power plants?

7. SETBACKS AND SITE VISIT RULES

Government of Alberta Statement:

The Government of Alberta states that the AUC is undergoing a process to consider appropriate setbacks of renewable infrastructure.

Proposed Changes:

The AUC has committed to conducting a proceeding or other process to determine the appropriate setbacks of renewable infrastructure from neighboring residences and other important infrastructure. The timeline to implement this proposed procedure has not been specified. Additionally, the AUC has committed to developing rules for mandatory site visits for proposed renewable power plants.

Brownlee Comments:

Setbacks are an issue not only for residences or other receptors but also in other situations, such as aerodromes. Many municipalities own or operate aerodromes; there are complex technical issues respecting height (wind power plants) and glare and turbulence (solar power plants). Setbacks are also considered by the AUC in relation to Noise Control (Rule 012).

WHAT CAN MY MUNICIPALITY DO?

First, municipalities should update their land use bylaws. While a comprehensive analysis respecting land use bylaw amendments is beyond the scope of this article, a municipality should consider the following key themes:

- “use” definitions should be referenced and ideally dovetail with provincial terminology;
- determine whether the preferred approach is a use within a conventional district (with reliance on a discretionary use rather than a permitted use) or a direct control district; and
- develop and adopt standards to address key municipal concerns, such as separation distances, necessary agreements with the municipality (development, road use and crossing), waste management plans, emergency management plans, dust mitigation plans, etc.

While the AUC has the jurisdiction to override a Municipal Council’s policy choices in the land use bylaw or elsewhere, the results of the pause clearly indicate the AUC has been directed to pay more attention to municipal concerns. Consideration should also be given to revising fees and charges provisions (either in the land use bylaw or elsewhere) to enhance a municipality’s ability to ensure the proponent pays for municipal expenses (including legal and consultant expenses) related to reviewing and processing applications.

Second, and concurrent with any update to the land use bylaw, municipalities should ensure their statutory plans and other relevant planning documents support and align with the land use bylaw. Additionally, this may require municipalities to retain legal counsel and other consultants to assist with drafting planning documents that address issues specific to renewable power plants such as aviation studies (for wind power plants) and soil classification mapping (for solar power plants).

Third, municipalities should participate in appropriate early communications with potential proponents. This will allow the municipality, through its administration, to better understand the proposed power plant, retain legal and other experts if needed, and negotiate possible resolutions to municipal concerns outside the AUC process. Municipalities who are aware of power plants in their jurisdiction should sign up for AUC notifications and ensure that if they are sent information packages as part of the Participant Involvement Program created by the developer, they respond proactively and fully, outlining any questions or concerns they have about the proposed power plant.

Fourth, municipalities may wish to review its community standards bylaw and noise bylaws to ensure they align with the aesthetic and noise standards in the land use bylaw.

Fifth, municipalities should participate in the AUC proceedings. The Government has provided that the AUC will automatically grant municipalities intervener status to participate but municipalities may still have to register on the AUC website. Registration will give municipalities access to the application, which should be reviewed by municipal staff to assess the compatibility of the proposed power plant with the municipality's bylaws. The municipality should participate by preparing both written and oral submissions, if necessary.

CONCLUSION

The specific details arising from these policy changes will become apparent over time. Brownlee will remain on the lookout for the implementation of the proposed legislative tools by the Government of Alberta and their potential impacts on municipalities in practice. If you have any questions regarding the implications these policy developments, please contact these members of Brownlee's Planning Group.

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[1] In this document, the Brownlee LLP Planning Team comments on the Government of Alberta policy announcements as of February 28th, 2024. Statements from the Government of Alberta are outlined using blue boxes, followed by Brownlee's comments.

[2] Order in Council: https://kings-printer.alberta.ca/documents/Orders/Orders_in_Council/2023/2023_171.pdf

TERRY TOPOLNITSKY EDUCATION SUBSIDY

APPLICATION DEADLINE - JULY 31.

The Terry Topolnitsky Education Subsidy is meant to recognize and provide funds to Members enrolled in a recognized educational program that is dedicated to their profession and their educational advancement.

**SUBMIT YOUR
APPLICATION NOW!**

[HTTPS://ADOA.NET/EDUCATION/](https://adoa.net/education/)



Alberta Development Officer Newsletter - May

At last - it seems Spring is here to stay and as such, the construction season is well underway as is the new National Building Code- 2023 Alberta Edition. When the National Building Code was released, it included new building classifications for farm buildings and greenhouses. Alberta continues to work towards harmonization with the National Code, however we will not be seeing these new occupancy's in the National Building Code- 2023 Alberta Edition.



Although Building Code requirements likely don't necessarily impact your role within Planning and Development, it is interesting to see the changes within the industry and the evolution of Code development. An awareness of certain requirements can assist when evaluating various applications or in encouraging ratepayers or builders to consult with your Safety Codes Officer.

The changes we see in this code cycle are not monumental, they do include a variety of details requiring builders and contractors to be aware of new minimum requirements. Some of these adjustments applicable for residential occupancy's include:

- allowing stairs with open risers in residential homes but eliminating that provision from commercial buildings
- second floor windows were permitted at floor level in residential homes. Now, windows within 600mm of the floor require windows to be protected by a guard or mechanism requiring special knowledge (non egress)
- requirement for basement insulation increased from a minimum of 2ft below grade to the full wall
- increase for the minimum distance between fresh air intake and exhaust

Over the years we have seen an increase to the number of homes providing various care services. A new occupancy has been added to the Code to facilitate residential care occupancy. Previously care occupancy's would fall under a different part of the code which resulted in significant code requirements that were challenging to achieve. This new occupancy has different requirements based on the number of occupants and allow for such uses with greater flexibility.

We have seen significant changes in construction since the introduction of energy code requirements since 2014. As we move to further harmonize to the National Code, the 2023 Code includes moving to the tier based energy code, with this code cycle placing us at tier 1. This change includes the requirement of HRV units- this is no longer optional. There are a total of 4 tiers that we will continue to work towards, with tier 4 being a net zero ready home.

Part 3 or commercial buildings see several changes such as:

- an increase to minimum width of doorways in exit corridors and pathways
- roof mounted HVAC equipment previously required stairs for access, however this has been changed back to ladders being acceptable means of roof accessibility
- section has been added for engineers to address roof design with solar panels

Of particular note in rural areas, previously campgrounds with 30 sites or more required a service building for laundry and washroom facilities. This requirement has been removed, there is no requirement for service buildings for campgrounds, however if one is being constructed it will need to meet the applicable minimum code requirements.

Another change we will begin to see is in universal washrooms and barrier free access. There is an increase to the required space as well as requirements to include adult sized change tables. Assembly occupancy's will require assistive listening devices where goods and services are provided / public service counters. This includes screens, microphones, Bluetooth hearing aids etc.

The above items summarized above are not intended to be a comprehensive list of all changes or specify under what circumstances they would apply. We always encourage communication with your Safety Codes Officer when evaluating Code requirements and specific site considerations. The Building Code is available as a pdf, free of charge. Copies of the National Building Code – 2023 Alberta Edition as well as other Code information can be found at <https://www.alberta.ca/building-codes-and-standards>



2022-2023 Board of Directors

Board Member	Role	Municipality	Contact
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Contact Us

Send us an e-mail or give us a call for more information about our membership and our non-profit group.

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