

Municipal District of Pincher Creek No. 9
MUNICIPAL PLANNING COMMISSION
MD of Pincher Creek Council Chambers
April 1st 2025
6:30 pm
Agenda

- 1. Adoption of Agenda**
- 2. Minutes**
 - a. Meeting Minutes of March 4th, 2025
- 3. Closed Meeting Session**
- 4. Unfinished Business**
 - a. Development Permit 2024-42 - Court of Appeal – Decision & Discussion
- 5. Development Permit Applications**
 - a. Development Permit Application No. 2025-10
Link Builders for Kristopher Tillack
Lot 1, Block 1, Plan 2410864 within NW 35-5-28 W4
Single Detached Residence & Garden Suite
 - b. Development Permit Application No. 2025-12
Kerry Smyke O/A Wood ‘n’ Stuff
Within ptn of NE 27-7-2 W5
Specialty Manufacturing/Cottage Industry, Minor
 - c. Development Permit Application No. 2025-13
Waldron Grazing Co-operative Ltd
NE 13-10-2 W4
Secondary Farm Residence
 - d. Development Permit Application No. 2025-14
Kelly Neufeld
Lot 1, Plan 9111843 within NE 2 & SE 11-8-1 W5
Secondary Farm Residence
- 6. Development Reports**
 - a. Development Officer’s Report
- Report for March 2025
- 7. New Business**
- 8. Correspondence**
- 9. Next Regular Meeting – May 6th, 2025**
- 10. Adjournment**

**Meeting Minutes of the
Municipal Planning Commission
March 4th, 2025 6:30 pm
MC of Pincher Creek Council Chambers**

ATTENDANCE

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

Staff: CAO Roland Milligan, Development Officer Laura McKinnon

Planning
Advisor: ORRSC, Senior Planner Gavin Scott

Absent: Chairperson Jeff Hammond,

Co-Chairperson Laurie Klassen called the meeting to order, the time being 6:31 pm.

1. ADOPTION OF AGENDA

Councillor Jim Welsch 25/016

Moved that the agenda for March 4th, 2025, be approved as presented.

Carried

2. ADOPTION OF MINUTES

Councillor John MacGarva 25/017

Moved that the Municipal Planning Commission Meeting Minutes for February 4th, 2025 be approved as presented.

Carried

3. CLOSED MEETING SESSION

Reeve Rick Lemire 25/018

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 6:32 pm.

Carried

Councillor Dave Cox 25/019

Moved that the Municipal Planning Commission open the meeting to the public, the time being 6:44 pm.

Carried

4. UNFINISHED BUSINESS

5. **DEVELOPMENT PERMIT APPLICATIONS**

- a. **Development Permit Application No. 2025-06**
Jeffery & Allison Schmode
Lot 1, Block 2, Plan 2312282 within NW 34-8-1 W5
Accessory Building – Secondary Suite & Variance

Councillor Jim Welsch

25/020

Moved that Development Permit No. 2025-06, Accessory Building (Art Studio) with Secondary Suite, be approved subject to the following Condition(s):

Condition(s):

1. That this development meets the minimum provisions as required in Land Use Bylaw 1349-23.
2. That this development meet the requirements of a legal suites within the National Building Code – Alberta Edition

Waiver(s):

1. That a 11.7m(38.3ft) Variance be granted from the Minimum Setback from Public Roadways of 30m (98.4ft) to the North for a setback of 18.3m (60.10ft).
2. That a variance be granted from Section 49.5 (b) “in all districts where listed as a permitted or discretionary use, a secondary suite may be considered (as shown in figures below) as a basement suite, a garage suite under the roof of the principle swelling, and as a single story at grade garage suite” and be constructed as a single story at grade accessory building (art studio).

Informative(s):

1. That this development not be used as a tourist home or for short-term rental purposes.

6. **DEVELOPMENT REPORT**

- a. Development Officer’s Report

Councillor Tony Bruder

25/021

Moved that the Development Officer’s Report, for the period February 2025, be received as information.

Carried

7. **CORRESPONDENCE**

None

8. **NEXT MEETING** – April 1st, 2025; 6:30 pm.

MINUTES
Municipal Planning Commission (MPC)
Municipal District of Pincher Creek No. 9
March 4th 2025

9. ADJOURNMENT

Reeve Rick Lemire

25/022

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

Carried

Co-Chairperson Laurie Klassen
Municipal Planning Commission

Development Officer
Laura McKinnon
Municipal Planning Commission

Recommendation to Municipal Planning Commission

TITLE: DEVELOPMENT PERMIT No. 2025-10 Applicant: Link Builders for Kristopher Tillack Location: Lot 1, Block 1, Plan 2410864 within NW 35-5-28 W4 Division: 2 Size of Parcel: 2.43 ha (6.02 Acres) Zoning: Agriculture (A) Development: Single Detached Residence & Garden Suite			
PREPARED BY: Laura McKinnon	DATE: March 27, 2025		
DEPARTMENT: Planning and Development			
Signature:	2025/03/27	ATTACHMENTS: 1. Development Permit Application 2025-10 2. Single Detached Residence Drawings 3. Section 49 - Garden and Secondary Suites 4. Email from Mr. Tillack 5. GIS Site Plan	
APPROVALS:			
		_____ Roland Milligan	
Department Director	Date	CAO	Date

RECOMMENDATION:

That Development Permit Application No. 2025-10, for an Single Detached Residence and change of use to the original primary residence to Garden Suite, be approved subject to the following Condition(s):

Condition(s):

1. That this development meets the minimum provisions as required in Land Use Bylaw 1349-23.
2. That the garden suite be removed once its current use is fulfilled

Waiver(s):

1. That a variance be granted from Section 49.4 "The structure being proposed shall be shown to be readily moveable upon expiry of the approval period" and the garden suite be located in the current fixed residence.

Informative(s):

1. That this development not be used for tourist home or short-term rental purposes.

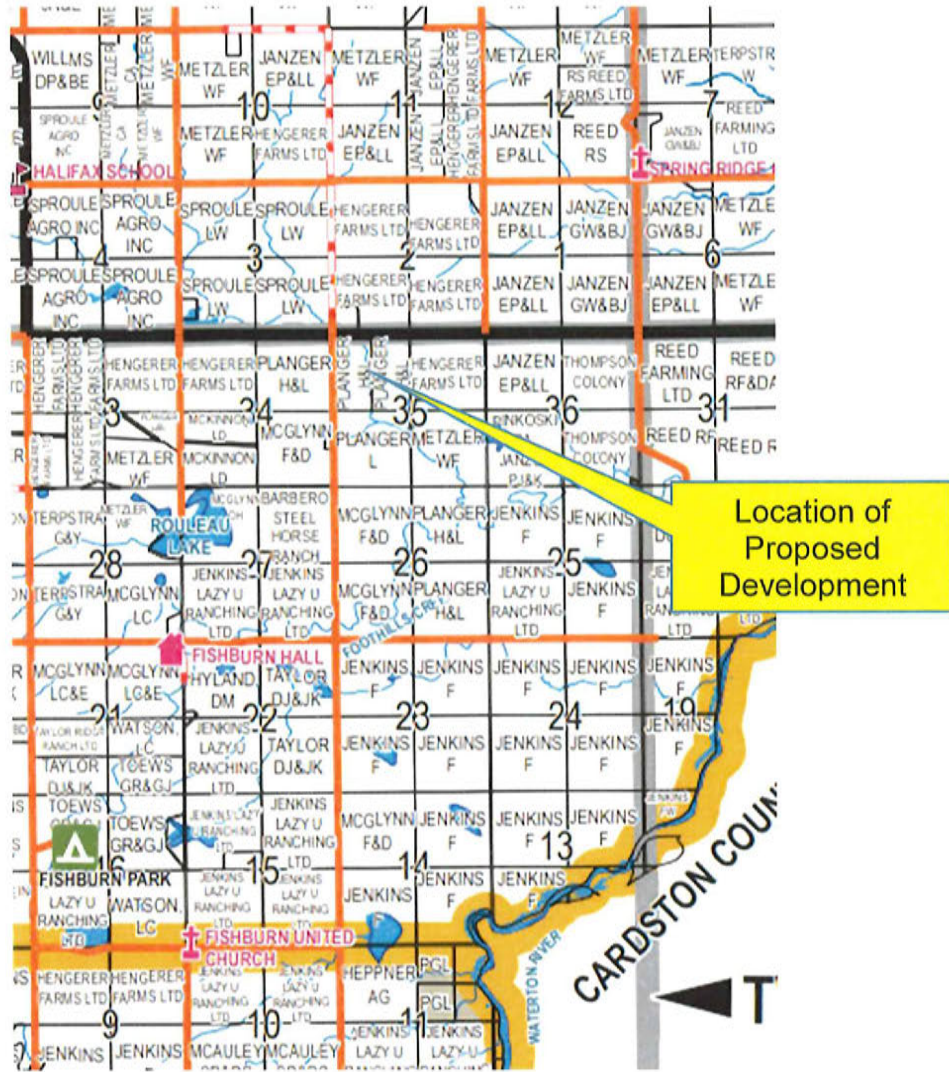
Recommendation to Municipal Planning Commission

BACKGROUND:

- On February 19, 2025, the MD accepted the Development Permit Application No. 2025-10 from applicant Link Builders for Kristopher Tillack. (*Attachment No. 1*).
- This application is to allow a new single detached residence to be built (*Attachment No. 2*) and change the current residence use to garden suite for the applicants parents (*Attachment No. 3*).
- This application is being placed in front of the MPC because:
 - Within the Agriculture (A) Land Use District, a Garden Suite is a Discretionary Use.
- The applicant is requesting garden suite for his parents to continue to live in, until they are no longer able – see email correspondence (*Attachment No. 4*).
- The application was forwarded to the adjacent landowners for comment; no responses were received at the time of this report being written.

Recommendation to Municipal Planning Commission

Location of Proposed Development





Municipal District of Pincher Creek

P.O. Box 279

Pincher Creek, AB T0K 1W0

Phone: 403.627.3130 • Fax: 403.627.5070

DEVELOPMENT PERMIT APPLICATION

All grey areas will be completed by the Planning Authority

DEVELOPMENT PERMIT APPLICATION NO. 2025-10

Date Application Received Feb 19/25

PERMIT FEE \$100 Permitted \$150 Discretionary

Date Application Accepted Mar 11/25

RECEIPT NO. 65861

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: Link Builders

Address: 1055 Elk Avenue Pincher Creek AB T0K-1W0 Box 2650

Telephone: [redacted] Email: clint@linkbuilders.ca

Owner of Land (if different from above): Kristopher James Tillack

Address: 136 Acacia Circle, Leduc AB T9E0C9 Telephone: 7 [redacted]

Interest of Applicant (if not the owner): Contractor

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:

House with attached garage

Legal Description: Lot(s) _____

Block _____

Plan _____

Quarter Section NW1/4 35-5-28-W4M

Estimated Commencement Date: May 1 2025

Estimated Completion Date: Jan 1 2026

SECTION 3: SITE REQUIREMENTS

Land Use District: Agriculture - A Division: 2

Permitted Use Discretionary Use

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

Yes No

Is the proposed development below a licenced dam?

Yes No

Is the proposed development site situated on a slope?

Yes No

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

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

Yes No Don't know Not required

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

Yes No Don't think so

<u>PRINCIPAL BUILDING</u>	Proposed	By Law Requirements	Conforms
(1) Area of Site			
(2) Area of Building	2791 sq ft		
(3) %Site Coverage by Building (within Hamets)	unknown		
(4) Front Yard Setback Direction Facing:	<u>N</u> 220 ish meters	<u>3.0M (98.4F)</u>	<u>Yes</u>
(5) Rear Yard Setback Direction Facing:	<u>S</u> 160 ish meters	<u>7.5M (24.6F)</u>	<u>Yes</u>
(6) Side Yard Setback: Direction Facing:	<u>E</u> 7.5 meters	<u>7.5M (24.6F)</u>	<u>Yes</u>
(7) Side Yard Setback: Direction Facing:	<u>W</u> 35 ish meters	<u>7.5M (24.6F)</u>	<u>Yes</u>
(8) Height of Building	6.21 meters		
(9) Number of Off Street Parking Spaces	5+		

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

Site plan and Building plans attached

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

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

SECTION 4: DEMOLITION

Type of building being demolished : none

Area of size: _____

Type of demolition planned: _____

SECTION 5: SIGNATURES (both signatures required)

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

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

DATE: 19 Feb 2025



Applicant

Kristopher Tillack

Registered Owner

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

IMPORTANT NOTES:

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

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

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

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



MD of Pincher Creek No. 9
P.O Box 279
1037 Herron Avenue
Pincher Creek Alberta T0K 1W0
(403) 627-3130
Website: www.mdpinchercreek.ab.ca
Email: info@mdpinchercreek.ab.ca

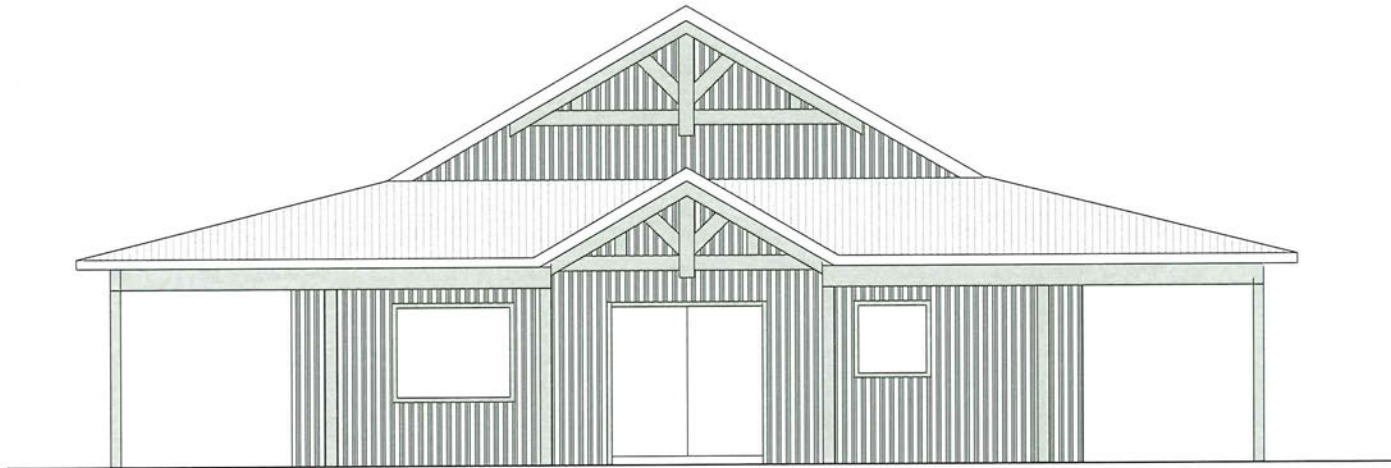
Link Builders

PAYMENT RECEIPT

Receipt Number:	65861
Date:	3/11/2025
Initials:	KO
GST Registration #:	10747347RP

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

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



TILLACK HOUSE

NEW RESIDENCE
 NW 1/4 SEC 35, TWP 5, RGE 28, W 4 M
 MUNICIPAL DISTRICT OF PINCHER CREEK NO. 9

TABLE OF CONTENTS

- A0.0 - COVER PAGE
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- A2.1 - ROOF PLAN
- A2.2 - FOUNDATION PLAN
- A3.0 - EXTERIOR ELEVATIONS
- A4.0 - BUILDING SECTIONS
- A5.0 - ELECTRICAL PLAN



REVISION/ISSUED FOR

NO.	DESCRIPTION	DATE
1	IFR	10/11/2024
1	IFT	12/03/2024

PROJECT:
 TILLACK HOUSE

CLIENT:
 KRISTOPHER
 TILLACK

DRAWN BY:
 ABIGAIL REIMER

DATE:
 12/03/2024

ENGINEERING LOGO:

ENGINEERING STAMP:

DEVELOPMENT PERMIT NO:
 N/A
 BUILDING PERMIT NO:
 N/A

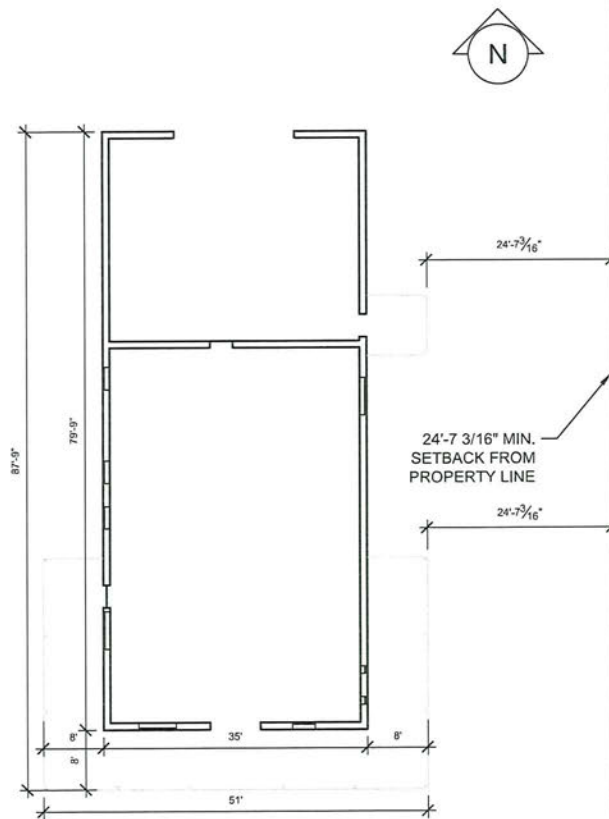
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 COVER PAGE

SHEET NO.:
A0.0

NW 1/4 SEC 35, TWP 5, RGE 28, W 4 M
 MUNICIPAL DISTRICT OF PINCHER CREEK NO. 9



LOCATION
 A1 NTS



SP1 SITE PLAN
 A1 SCALE: 1/16" = 1'-0"



REVISION/ISSUED FOR

NO.	DESCRIPTION	DATE
1	IFR	10/11/2024
1	IFT	12/03/2024

PROJECT:
TILLACK HOUSE

CLIENT:
**KRISTOPHER
 TILLACK**

DRAWN BY:
ABIGAIL REIMER

DATE:
12/03/2024

ENGINEERING LOGO:

ENGINEERING STAMP:

DEVELOPMENT PERMIT NO:
 N/A
 BUILDING PERMIT NO:
 N/A

DRAWING:
SITE PLAN

SHEET NO.:
A1.0



REVISION/ISSUED FOR

NO.	DESCRIPTION	DATE
1	IFR	10/11/2024
1	IFT	12/03/2024

PROJECT:
TILLACK HOUSE

CLIENT:
KRISTOPHER
TILLACK

DRAWN BY:
ABIGAIL REIMER

DATE:
12/03/2024

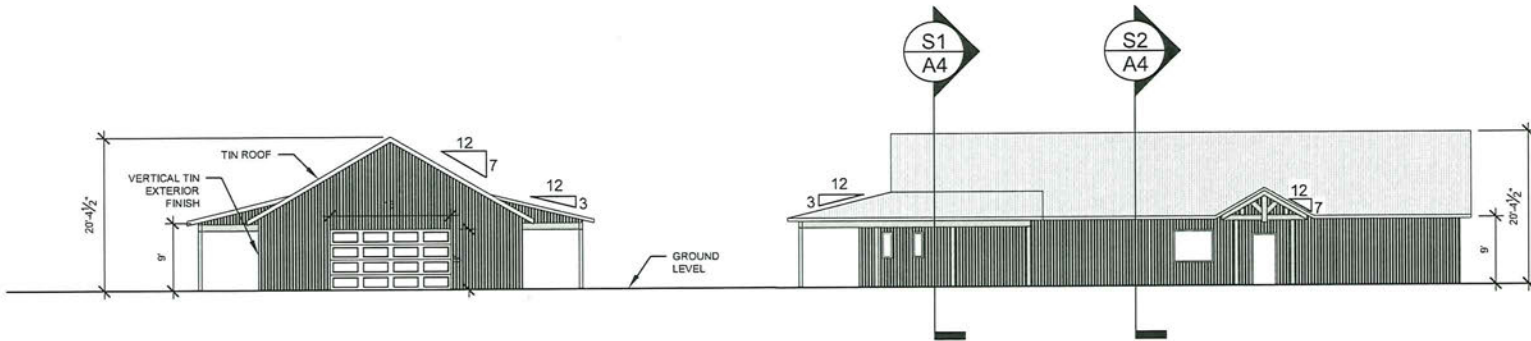
ENGINEERING LOGO:

ENGINEERING STAMP:

DEVELOPMENT PERMIT NO:
N/A
BUILDING PERMIT NO:
N/A

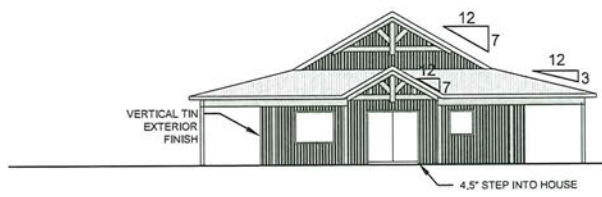
DRAWING:
EXTERIOR
ELEVATIONS

SHEET NO.:
A3.0

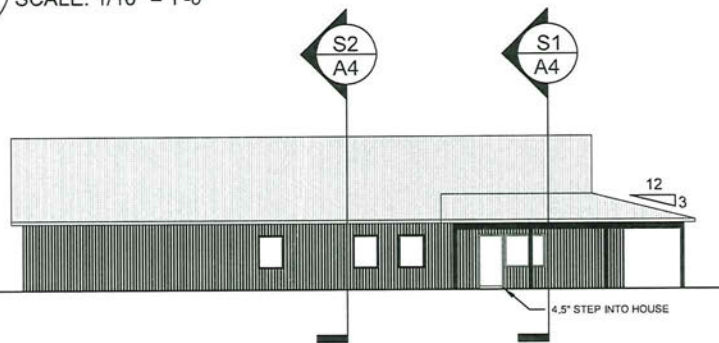


E1 NORTH ELEVATION
A3 SCALE: 1/16" = 1'-0"

E2 EAST ELEVATION
A3 SCALE: 1/16" = 1'-0"



E3 SOUTH ELEVATION
A3 SCALE: 1/16" = 1'-0"



E4 WEST ELEVATION
A3 SCALE: 1/16" = 1'-0"



REVISION/ISSUED FOR

NO.	DESCRIPTION	DATE
1	IFR	10/11/2024
1	IFT	12/03/2024

PROJECT:
TILLACK HOUSE

CLIENT:
KRISTOPHER
TILLACK

DRAWN BY:
ABIGAIL REIMER

DATE:
12/03/2024

ENGINEERING LOGO:

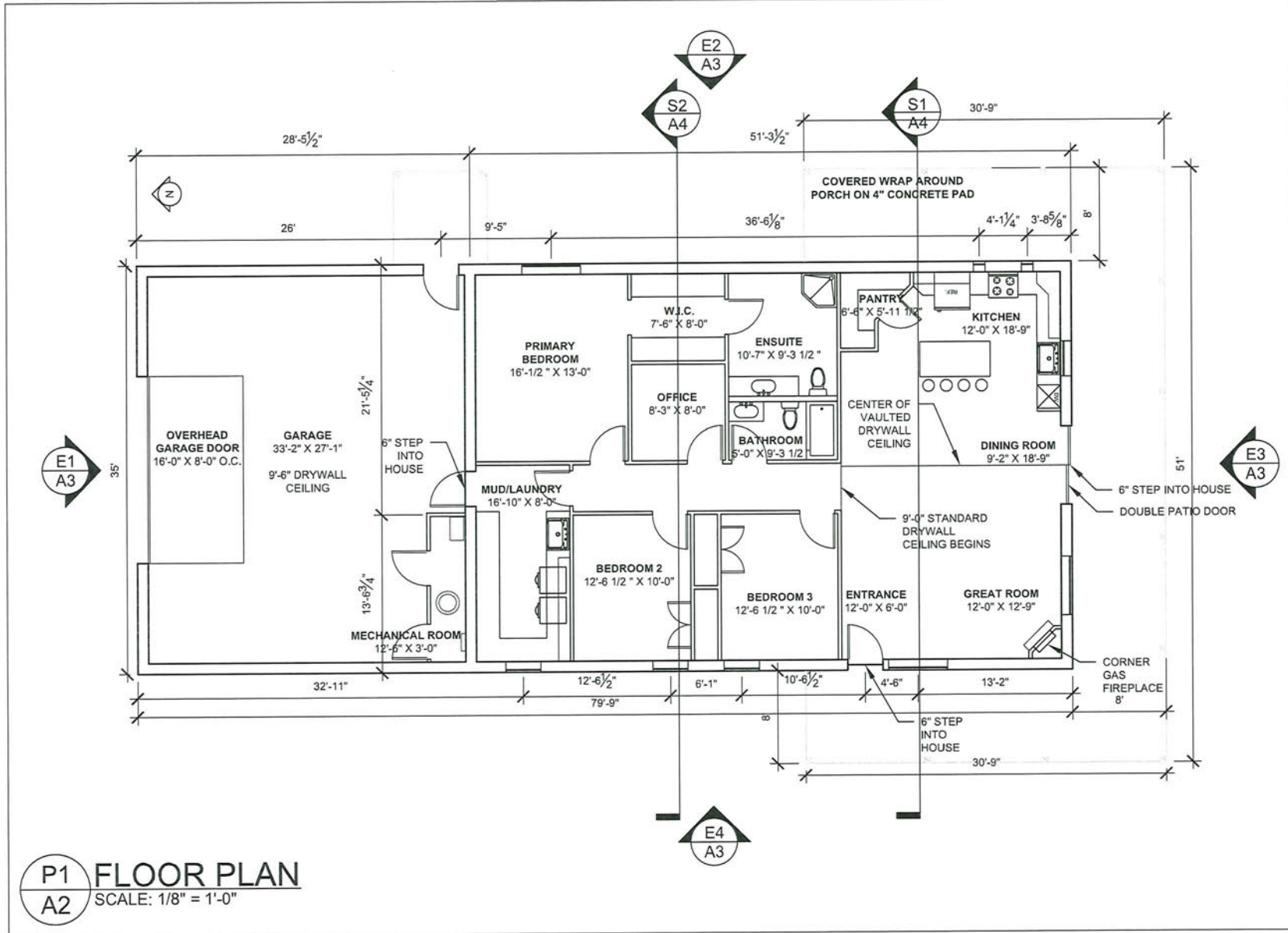
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DEVELOPMENT PERMIT NO:
N/A
BUILDING PERMIT NO:
N/A

DRAWING:
FLOOR PLAN

SHEET NO.:

A2.0





REVISION/ISSUED FOR

NO.	DESCRIPTION	DATE
1	IFR	10/11/2024
1	IFT	12/03/2024

PROJECT:
TILLACK HOUSE

CLIENT:
KRISTOPHER
TILLACK

DRAWN BY:
ABIGAIL REIMER

DATE:
12/03/2024

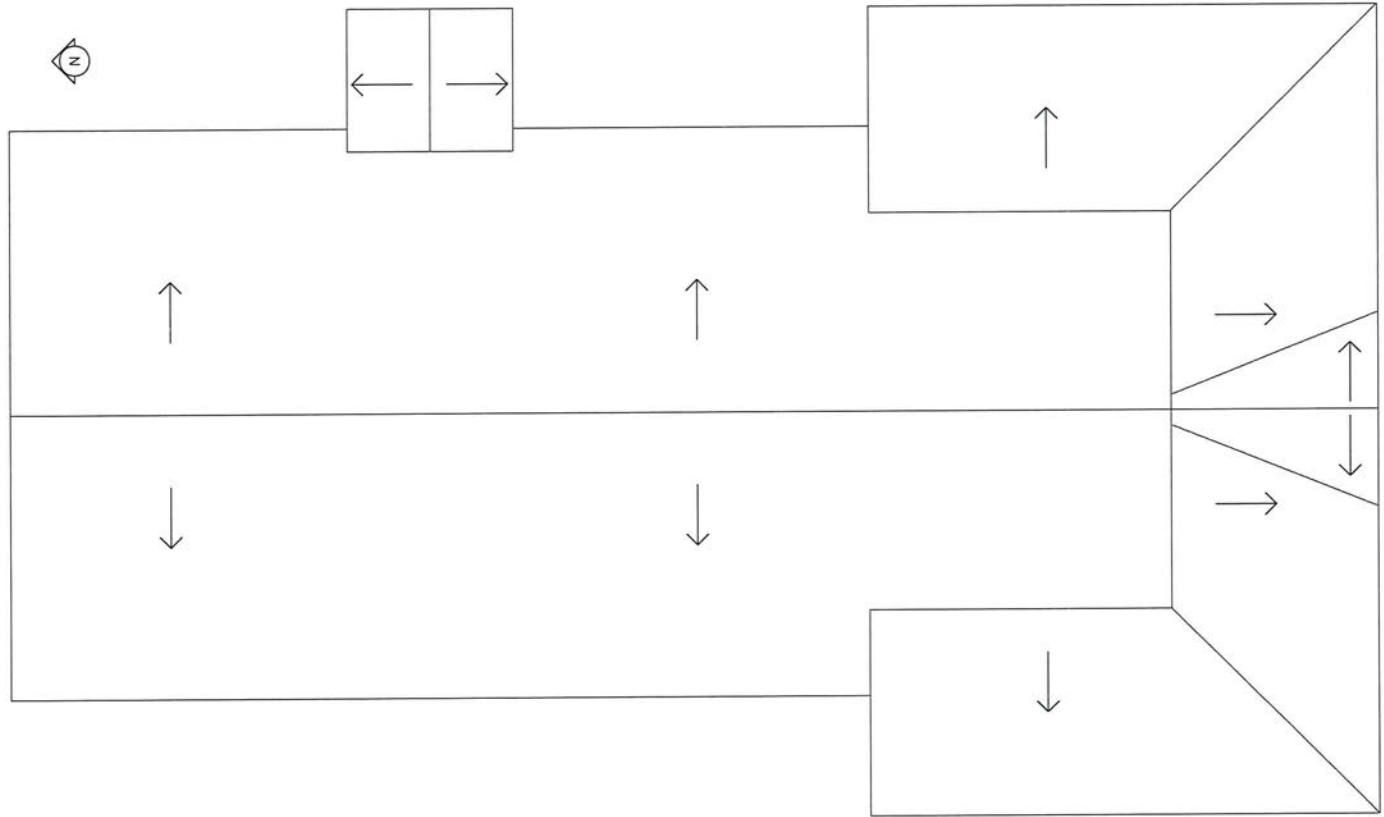
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ENGINEERING STAMP:

DEVELOPMENT PERMIT NO:
N/A
BUILDING PERMIT NO:
N/A

DRAWING:
ROOF PLAN

SHEET NO.:
A2.1



P2 ROOF PLAN
A2 SCALE: 1/8" = 1'-0"



REVISION/ISSUED FOR

NO.	DESCRIPTION	DATE
1	IFR	10/11/2024
1	IFT	12/03/2024

PROJECT:
TILLACK HOUSE

CLIENT:
KRISTOPHER
TILLACK

DRAWN BY:
ABIGAIL REIMER

DATE:
12/03/2024

ENGINEERING LOGO:

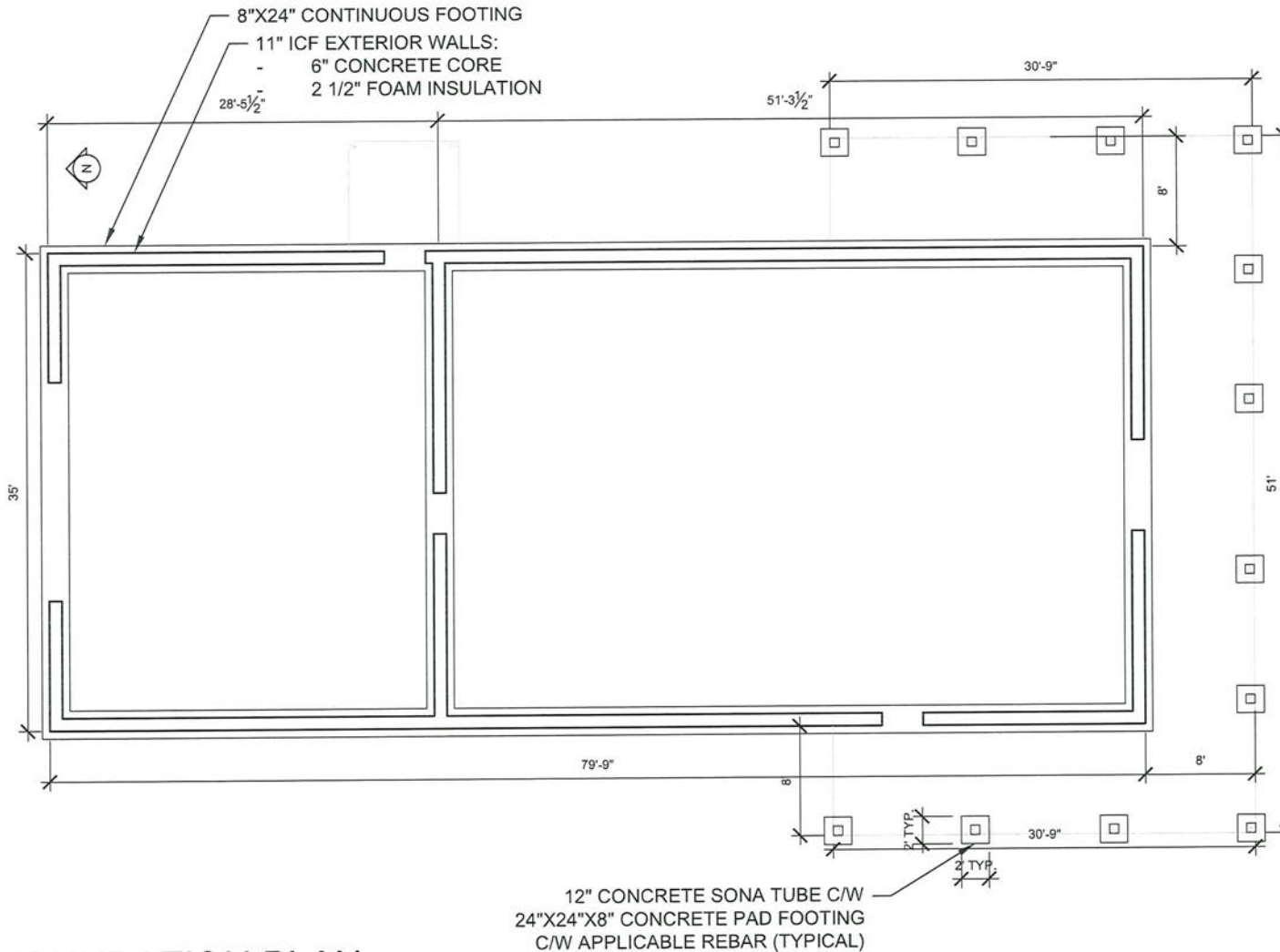
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DEVELOPMENT PERMIT NO:
N/A
BUILDING PERMIT NO:
N/A

DRAWING:
FOUNDATION PLAN

SHEET NO.:

A2.2



P3 FOUNDATION PLAN
A2 SCALE: 1/8" = 1'-0"



REVISION/ISSUED FOR

NO.	DESCRIPTION	DATE
1	IFR	10/11/2024
1	IFT	12/03/2024

PROJECT:
TILLACK HOUSE

CLIENT:
KRISTOPHER
TILLACK

DRAWN BY:
ABIGAIL REIMER

DATE:
12/03/2024

ENGINEERING LOGO:

ENGINEERING STAMP:

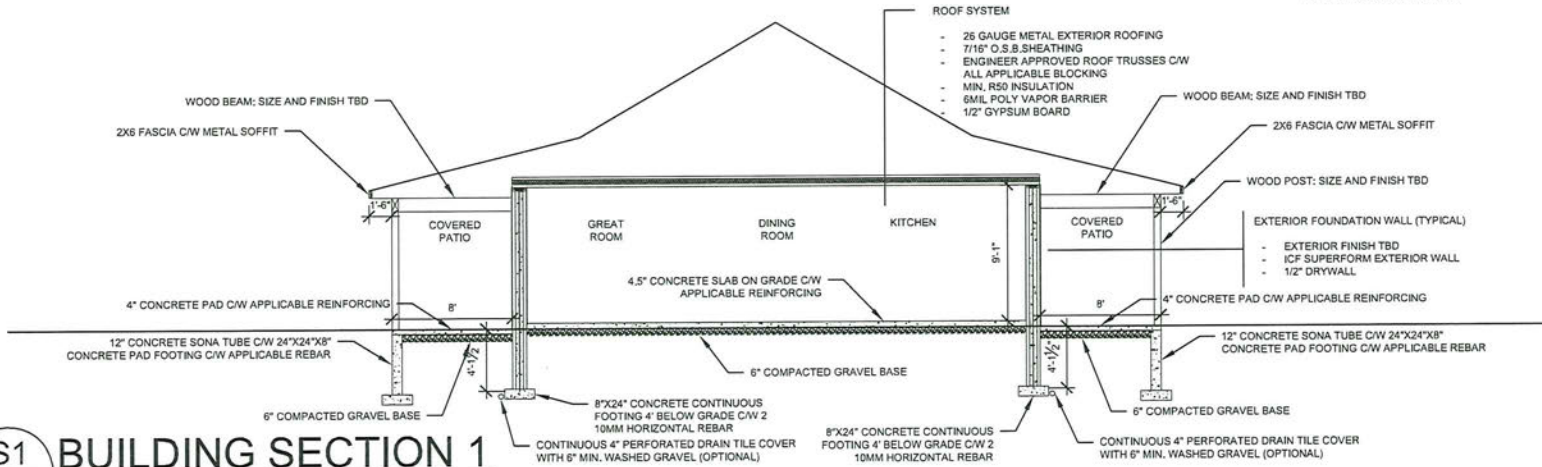
DEVELOPMENT PERMIT NO:
N/A
BUILDING PERMIT NO:
N/A

DRAWING:
BUILDING
SECTIONS

SHEET NO.:

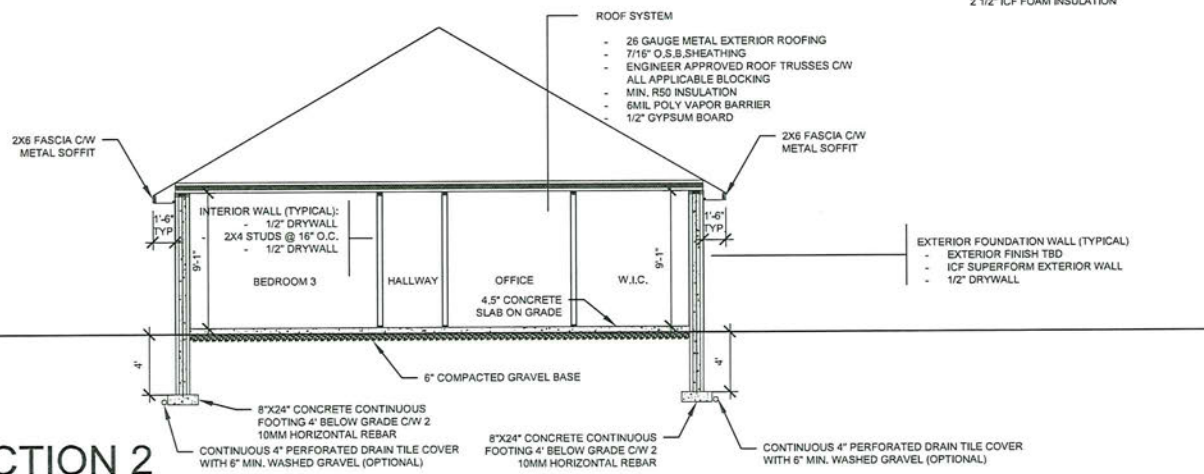
A4.0

ICF WALL MAKEUP:
2 1/2" ICF FOAM INSULATION
6" CONCRETE CORE C/W VERTICAL REBAR
EVERY 48" & HORIZONTAL REBAR EVERY 12"
2 1/2" ICF FOAM INSULATION



ICF WALL MAKEUP:
2 1/2" ICF FOAM INSULATION
6" CONCRETE CORE C/W VERTICAL REBAR
EVERY 48" & HORIZONTAL REBAR EVERY 12"
2 1/2" ICF FOAM INSULATION

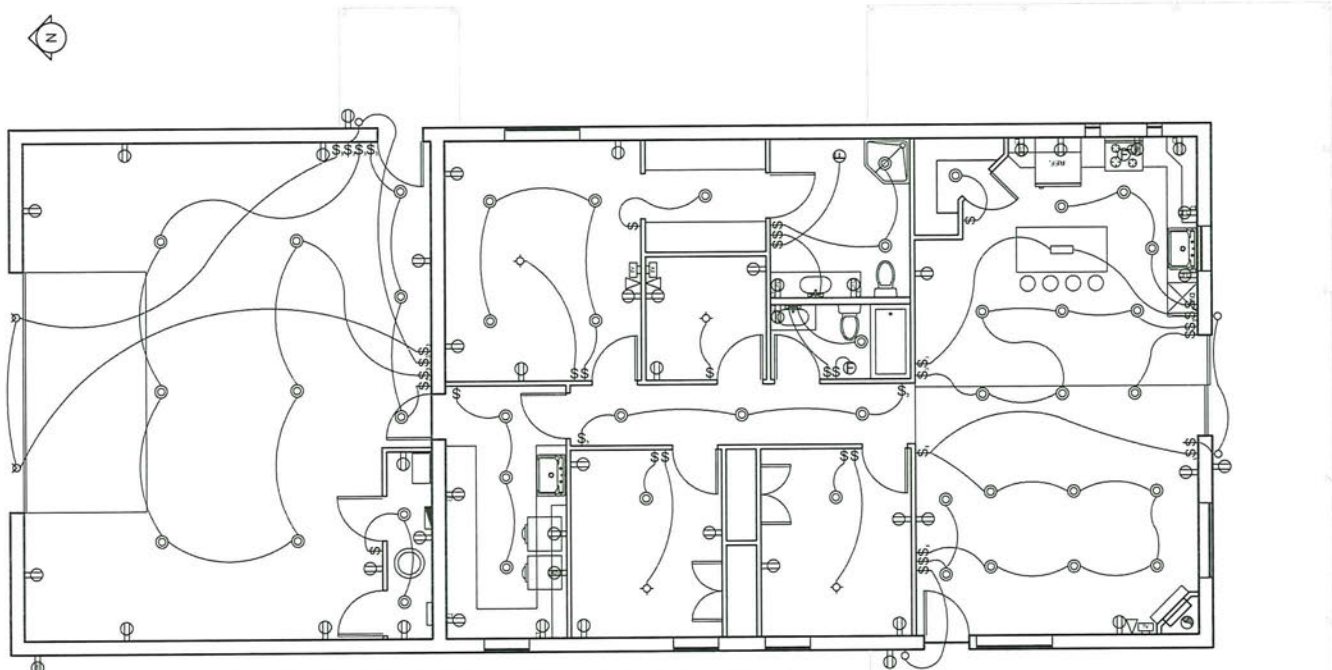
S1
A4 **BUILDING SECTION 1**
SCALE: 1/8" = 1'-0"



S2
A4 **BUILDING SECTION 2**
SCALE: 1/8" = 1'-0"

*CONCEPTUAL ELECTRICAL PLAN ONLY- SUBJECT TO CHANGE WITH ELECTRICIAN'S COMMENTS

*CODE REQUIREMENTS TO OVERRULE ALL SPECIFICATIONS



ELECTRICAL SYMBOLS LEGEND			
⊙	RECESSED POT LIGHT	\$	2-WAY SWITCH
⊕	CEILING-MOUNTED LIGHT W/ FAN	\$	3-WAY SWITCH
⌈	WALL-MOUNTED MULTI-BULB VANITY FIXTURE	\$	4-WAY SWITCH
⊞	CEILING-MOUNTED MULTI-BULB FIXTURE	⊞	EXTERIOR VENTED FAN
⊕	EXTERIOR FLOODLIGHT	⊞	TV
⊕	EXTERIOR WALL SCONCE	⊞	DATA OUTLET
⊕	SMOKE DETECTOR	⊞	DUPLEX RECEPTACLE
⊞		⊞	COUNTERTOP DUPLEX RECEPTACLE
⊞		⊞	240V DUPLEX RECEPTACLE
⊞		⊞	GFCI DUPLEX RECEPTACLE
⊞		⊞	WEATHER RESIST. DUPLEX RECEPTACLE
⊞		⊞	ELECTRICAL PANEL
⊞		⊞	NATURAL GAS



REVISION/ISSUED FOR

NO.	DESCRIPTION	DATE
1	IFR	10/11/2024
1	IFT	12/03/2024

PROJECT:
TILLACK HOUSE

CLIENT:
KRISTOPHER TILLACK

DRAWN BY:
ABIGAIL REIMER

DATE:
12/03/2024

ENGINEERING LOGO:

ENGINEERING STAMP:

DEVELOPMENT PERMIT NO:
N/A

BUILDING PERMIT NO:
N/A

DRAWING:
ELECTRICAL PLAN

SHEET NO.:
A5.0

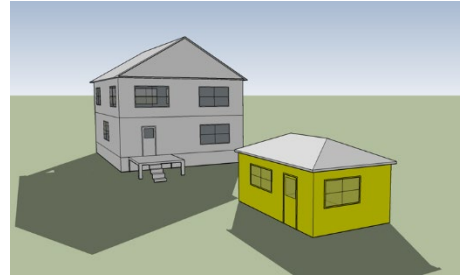
P4
A5 **ELECTRICAL PLAN**
SCALE: 1/8" = 1'-0"

- 48.35 In conjunction with the approved emergency response plan, as a condition of development each individual accommodation site must have an address post equipped with a numbered and color coded sign. Each entrance to the site must contain a key map of the site locations with road names and directional signage.

SECTION 49 GARDEN AND SECONDARY SUITES

GARDEN SUITE

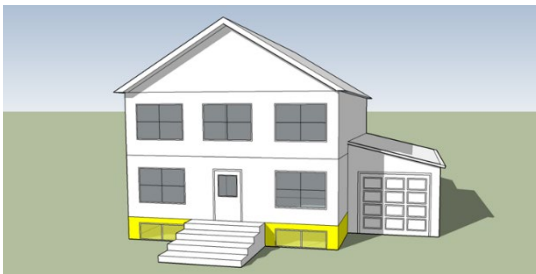
- 49.1 A Garden suite shall:
- (a) not exceed one (1) storey in height;
 - (b) require a development permit which shall expire in 5 years and is renewable once at the discretion of the Development Officer based on the original criteria of the approval and renewable thereafter at the discretion of the Municipal Planning Commission.



- 49.2 A Garden suite shall be used to house individuals providing care to or receiving care from the resident(s) of the principal building.
- 49.3 Garden suites are subject to National Building Code – Alberta Edition.
- 49.4 The structure being proposed shall be shown to be readily moveable upon expiry of the approval period.

SECONDARY SUITE

- 49.5 All secondary suites shall meet the following general requirements:
- (a) only one secondary suite may be developed where a 'Single-detached dwelling', 'Modular home', 'Manufactured home', or 'Moved-in dwelling' has been established;
 - (b) in all districts where listed as a permitted or discretionary use, a secondary suite may be considered (as shown in figures below) as a basement suite, a garage suite under the roof of the principal dwelling, and as a single storey at grade garage suite.



Re: Development Permit Questions

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

Date Tue 2025-03-11 10:32 AM

To Kristopher Tillack <[REDACTED]>

Appreciate the clarification - thank you Kris.

Kindly,

Laura McKinnon, CPT
Development Officer

MD Of Pincher Creek
1037 Herron Avenue
Box 279
Pincher Creek, AB
T0K1W0
Office: 403-627-3130
Email: AdminDevOfr@mdpincercreek.ab.ca

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From: Kristopher Tillack <ktillack2191@hotmail.com>

Sent: March 11, 2025 10:31 AM

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

Subject: Re: Development Permit Questions

Hello again Laura

The key word is eventually. The plan is for my parents to remain in the house for as long as they wish. However eventually life will happen and they will no longer be able to stay there. At that point I will start making plans to remove the old house.

So long story short the plan for now will be to eventually remove the old house but due to the unknown timeline I have no plans to do it soon

Cheers

Kris

Get [Outlook for Android](#)

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

Sent: Tuesday, March 11, 2025 10:11:34 AM

To: ktillack2191@hotmail.com <ktillack2191@hotmail.com>

Subject: Development Permit Questions

Hi Kris,

Reviewing your development permit application that came from Link Builders - I wanted to clarify, is it still your intention to remove the old house off the property eventually?

Kindly,

Laura McKinnon, CPT

Development Officer

MD Of Pincher Creek

1037 Herron Avenue

Box 279

Pincher Creek, AB

T0K1W0

Office: 403-627-3130

Email: AdminDevOfr@mdpincercreek.ab.ca

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2025-10 - Site Plan

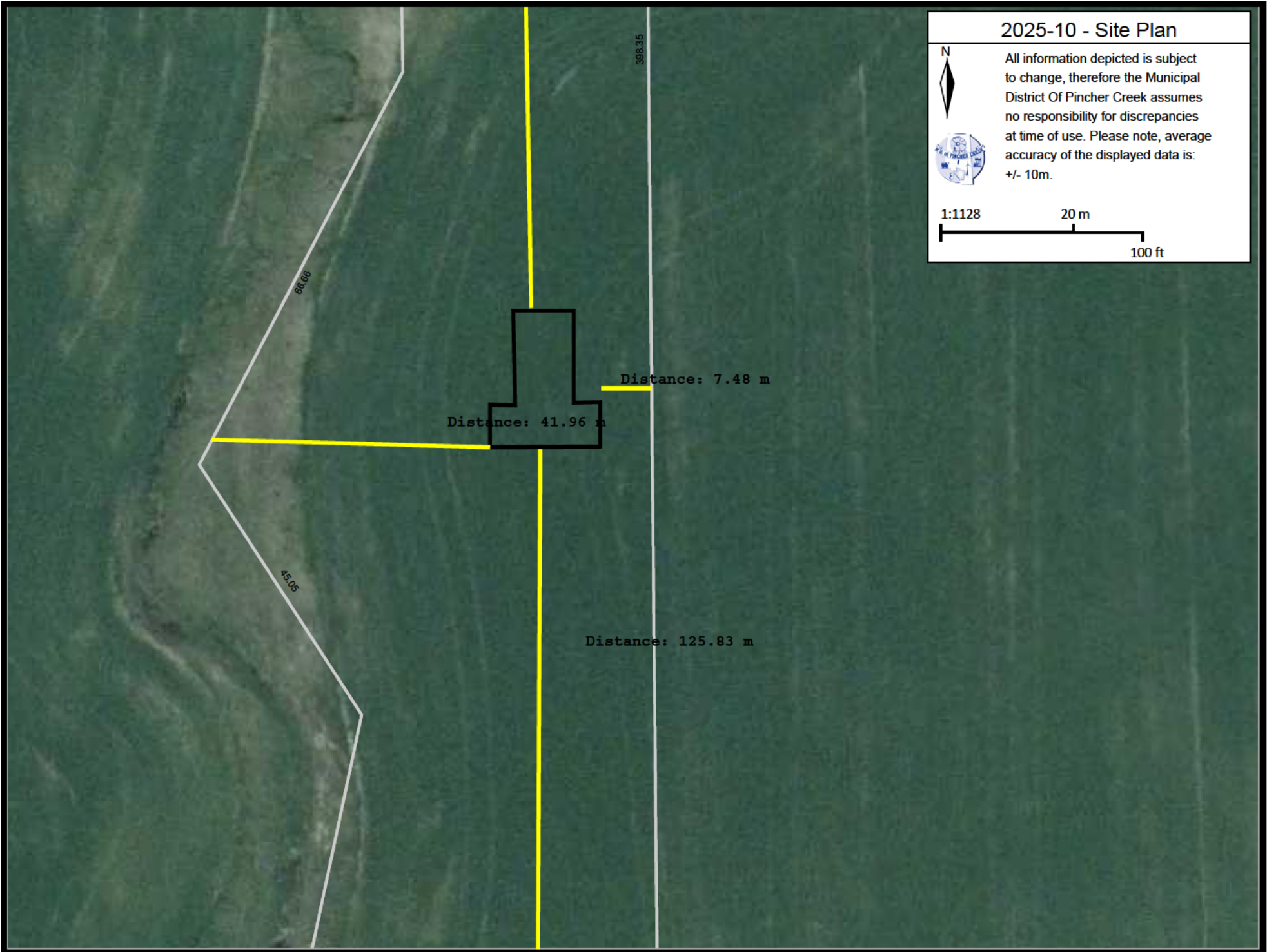


All information depicted is subject to change, therefore the Municipal District Of Pincher Creek assumes no responsibility for discrepancies at time of use. Please note, average accuracy of the displayed data is: +/- 10m.

1:1128

20 m

100 ft



2025-10 - Site Plan



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



1:2256

50 m

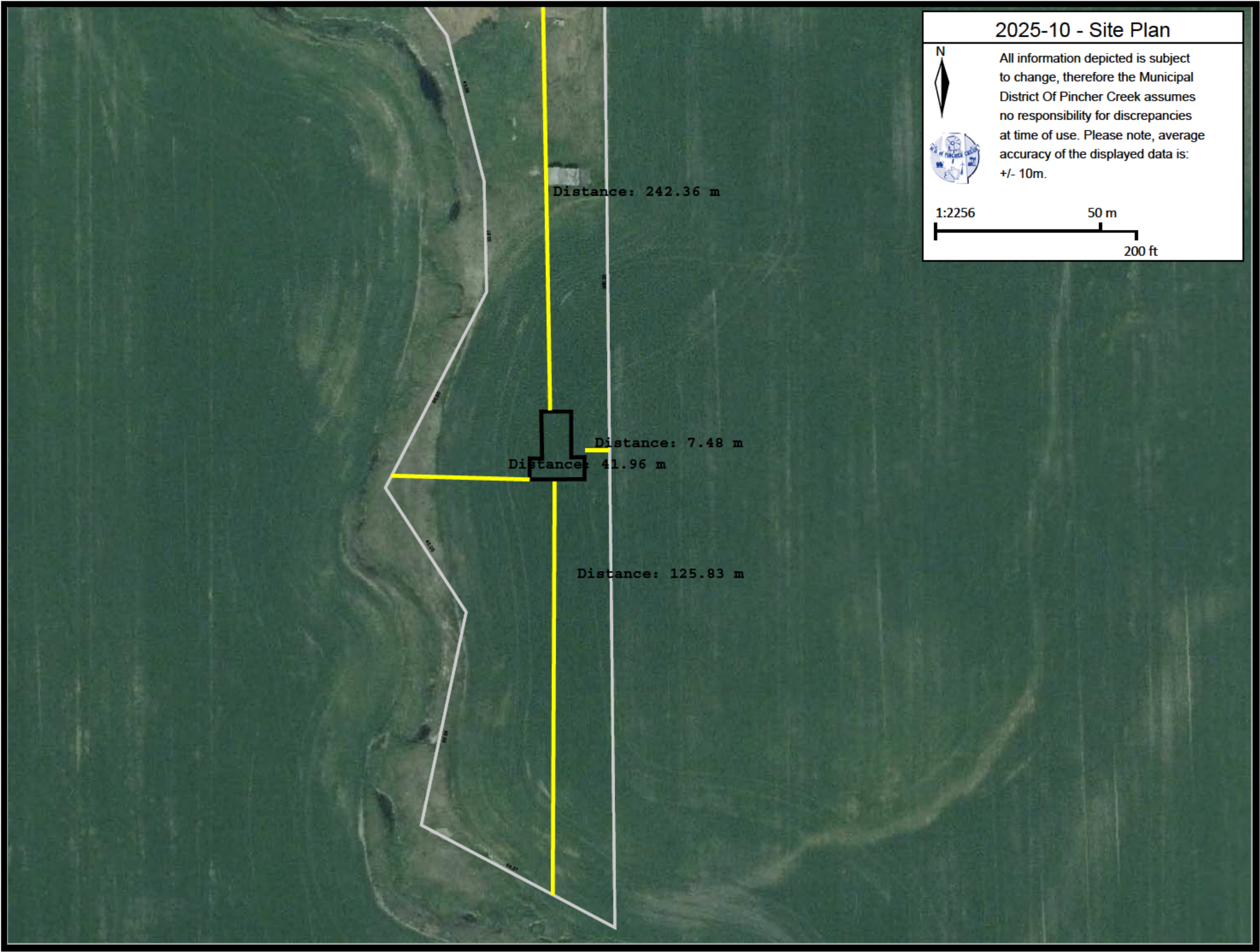
200 ft

Distance: 242.36 m

Distance: 7.48 m

Distance: 41.96 m

Distance: 125.83 m



2025-10 - Site Plan

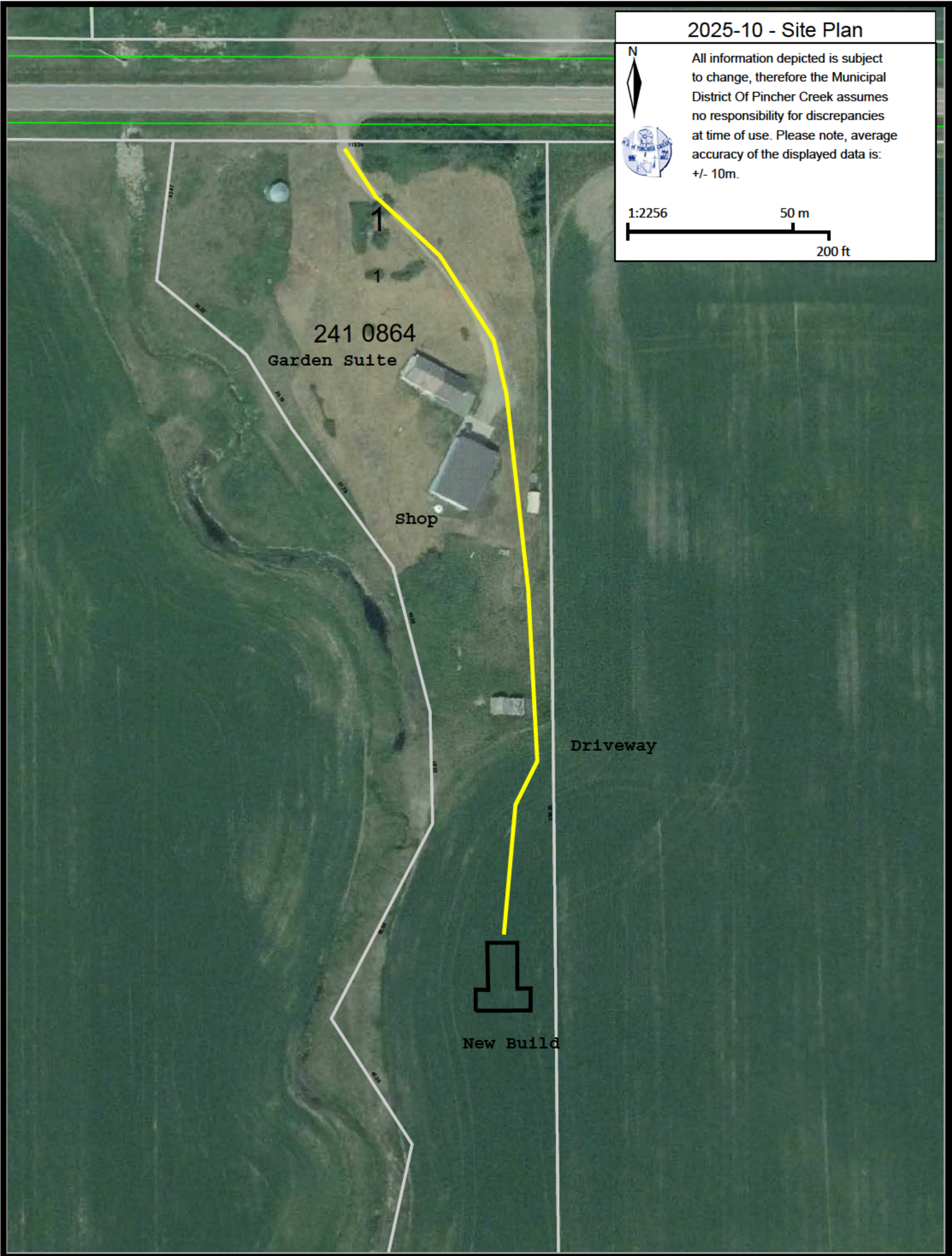


All information depicted is subject to change, therefore the Municipal District Of Pincher Creek assumes no responsibility for discrepancies at time of use. Please note, average accuracy of the displayed data is: +/- 10m.



1:2256

50 m

200 ft



Recommendation to Municipal Planning Commission

TITLE: DEVELOPMENT PERMIT No. 2025-12 Applicant: Kerry Smyke O/A Wood 'n' Stuff Location: Within ptn of NE 27-7-2 W5 Division: 5 Size of Parcel: 4.07 ha (10.05 Acres) Zoning: Agriculture (A) Development: Specialty Manufacturing/Cottage Industry, Minor			
PREPARED BY: Laura McKinnon	DATE: March 27, 2025		
DEPARTMENT: Planning and Development			
Signature:  2025/03/27	ATTACHMENTS: 1. Development Permit Application 2025-12 2. Land Use Bylaw 1349-23 Section 18.10 3. Alberta Transportation Permit 4. GIS Site Plan 5. Adjacent Landowner Correspondence		
APPROVALS:			
_____	_____	_____	_____
Department Director	Date	Roland Milligan	CAO
		_____	Date

RECOMMENDATION:

That the Municipal Planning Commission deem the firewood manufacturing use, as similar to Specialty Manufacturing/Cottage Industry, Minor

AND That Development Permit Application No. 2025-12, for Specialty Manufacturing/Cottage Industry, Minor, be approved subject to the following Condition(s):

Condition(s):

1. That this development meets the minimum provisions as required in Land Use Bylaw 1349-23.
2. That hours of operation cannot extend past 9:00am to 5:00pm (Monday to Friday).
3. That the site must be kept in a neat fashion at all times.
4. That a fence and lockable gate be installed to ensure that public are unable to access the site without approval.

BACKGROUND:

- On March 13, 2025, the MD accepted the Development Permit Application No. 2025-12 from applicant Kerry Smyke o/a Wood 'n' Stuff on land that is owned by Alberta Transportation. (*Attachment No. 1*).
- Firewood manufacturing and storage is not a listed use within the Specialty Manufacturing/Cottage Industry, Minor use in Land Use Bylaw 1349-23

Recommendation to Municipal Planning Commission

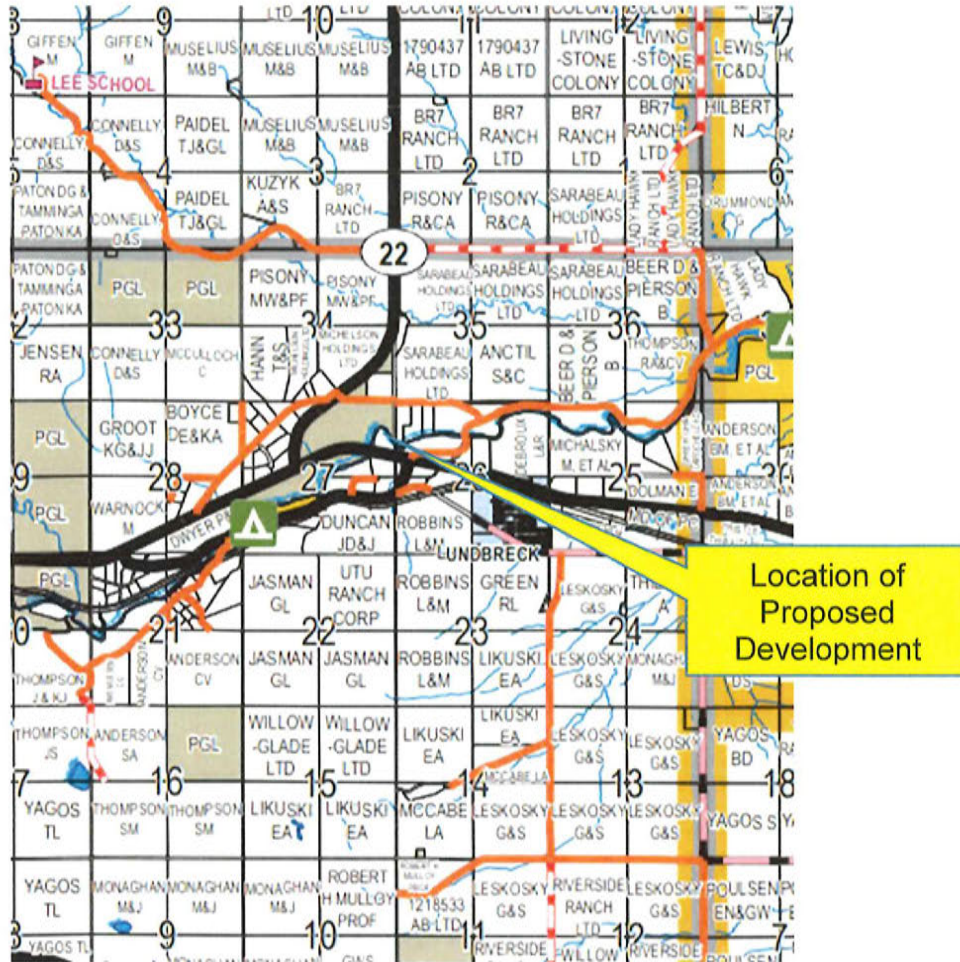
Specialty Manufacturing / Cottage Industry, minor

“Development used for small-scale, on-site production of goods in a building not exceeding a gross floor area of 510 m² (5,490 ft²), including areas devoted to retail sales, display and storage. This use includes, but is not limited to, bakeries and specialty food production facilities, pottery, welding and fabrication and sculpture studios, taxidermists, greenhouses and specialty furniture and cabinet makers.”

- As per Section 18.10 of Land Use Bylaw 1349-23, the Municipal Planning Commission can, if they deem appropriate, accept this use as similar to Specialty Manufacturing/Cottage Industry, Minor (**Attachment No. 2**)
- This application has been approved by Alberta Transportation, as the applicant applied for a lease from Alberta Transportation (**Attachment No. 3**)
- This application is to allow for firewood manufacturing and storage for logs and processed wood, with shipping containers, with a truss system and two small sheds for office space (**Attachment No. 4**).
- This application is being placed in front of the MPC because:
 - Within the Agriculture (A) Land Use District, a Specialty Manufacturing/Cottage Industry, Minor is a Discretionary Use.
- The applicant is requesting the specialty manufacturing/cottage industry, minor, use to operate a small commercial business purchasing logs off site, bringing to site, and processing and bagging for firewood and woodchips. The applicant works full time for Elk Valley Resources and this is a part time side business.
- The application was forwarded to the adjacent landowners for comment; five responses were received at the time of this report being written (**Attachment No. 5**).

Recommendation to Municipal Planning Commission

Location of Proposed Development





Municipal District of Pincher Creek

P.O. Box 279

Pincher Creek, AB T0K 1W0

Phone: 403.627.3130 • Fax: 403.627.5070

DEVELOPMENT PERMIT APPLICATION

All grey areas will be completed by the Planning Authority

DEVELOPMENT PERMIT APPLICATION NO. 2025-12

Date Application Received March 13/25

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

Date Application Accepted March 13/25

RECEIPT NO. 65869

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: Kerry Smyke O/A Wood 'n' Stuff

Address: P.O. Box 265 Lundbreck, AB T0K 1H0

Telephone: _____ Email: _____

Owner of Land (if different from above): Alberta Transportation Properties Division

Address: 609 620-7th Ave SW Calgary, AB T2P 0S8 Telephone: 403-297-6214

Interest of Applicant (if not the owner): leasee / tenant

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:

Firewood Manufacturing & Storage lot for both logs and processed wood.

Legal Description: Lot(s) _____

Block _____

Plan _____

Quarter Section NE 27-7-2-5 2025

Estimated Commencement Date: May 1, 2025

Estimated Completion Date: July 31 / 2025

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	<u>8 acres</u>		
(2) Area of Building	<u>40x40</u>		
(3) %Site Coverage by Building (within Hamets)			
(4) Front Yard Setback Direction Facing:			
(5) Rear Yard Setback Direction Facing:			
(6) Side Yard Setback Direction Facing:			
(7) Side Yard Setback Direction Facing:			
(8) Height of Building	<u>16'</u>		
(9) Number of Off Street Parking Spaces			

as per Alberta Transportation

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

To start with only 1 seacan 9x40', eventually 3 seacans with a roof over top. New permanent structure

ACCESSORY BUILDING	Proposed	By Law Requirements	Conforms
(1) Area of Site	6 acres		
(2) Area of Building	2 - 8'x10'		
(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	8'		
(9) Number of Off Street Parking Spaces			

As per Alberta Transportation

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

2 - 8x10 metal skidded Tool Sheds. Log Storage Area will be Approx 140'x 80' x 14'h. Total Area being used would be Approx 1.5 acres. See Attached Drawings

SECTION 4: DEMOLITION

Type of building being demolished: N/A
 Area of size: N/A
 Type of demolition planned: N/A

SECTION 5: SIGNATURES (both signatures required)

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

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

DATE: March 10/2025



[Signature]
 Applicant
[Signature]
 Registered Owner Leszek Boczek
 Manager Alberta Infrastructure

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

IMPORTANT NOTES:

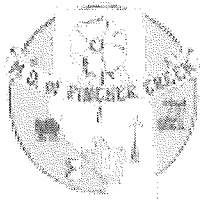
THE DEVELOPMENT OFFICER MAY REFUSE TO ACCEPT AN APPLICATION FOR A DEVELOPMENT PERMIT WHERE THE INFORMATION REQUIRED HAS NOT BEEN SUPPLIED OR WHERE THE QUALITY OF SUCH INFORMATION IS INADEQUATE TO PROPERLY EVALUATE THE APPLICATION.

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

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

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

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



MD of Pincher Creek No. 9

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

Kerry Smyke - Wood 'N' Stuff

PAYMENT RECEIPT

Receipt Number:	65869
Date:	3/12/2025
Initials:	KO
GST Registration #:	10747347RP

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

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

- 18.10 At the request of the applicant, where a use is applied for which is not specifically considered in any land use district, but is similar in character and purpose to another use that is permitted or discretionary in the land use district in which such use is proposed, the following process shall apply:
- (a) the matter shall be referred by the Development Officer to the Municipal Planning Commission;
 - (b) the Municipal Planning Commission shall determine and make a ruling on the proposed use as to its similarity to a permitted or discretionary use in the district;
 - (c) if the use is deemed similar, the proposed use shall be reviewed by the Municipal Planning Commission as a discretionary use for that land use district;
 - (d) given the above, if the application is approved by the Municipal Planning Commission a development permit shall be issued in accordance with Section 21.
- 18.11 The Municipal Planning Commission may refuse, or approve with conditions, any development if, in the opinion of the Municipal Planning Commission, the proposed development will detract from the character or appearance of the general development in the area.

DIRECT CONTROL DISTRICT APPLICATIONS

- 18.12 Upon receipt of a completed application for a development permit in a Direct Control District, the Development Officer shall:
- (a) refer the application to Council for a decision, except where the decision making authority has been delegated to the Municipal Planning Commission or the Development Officer; and
 - (b) notify adjacent landowners and other persons likely to be affected in accordance with Section 19.
 - (c) where the application is referred to Council ensure the notice indicates that public response may be presented in the form of written letter or verbal presentation at the meeting;
 - (d) where the application is delegated to the Development Authority that the responses be received in accordance with Section 19.
- 18.13 After considering any response to notifications issued under Section 19, Council or the delegated decision making authority may:
- (a) approve a development permit with or without conditions; or
 - (b) refuse to approve the development permit, stating reasons.
- 18.14 In accordance with Section 685(4)(a) of the Act, there is no appeal to the Subdivision and Development Appeal Board for a decision on an application for a development permit in a Direct Control District where Council has not subdelegated any part of the decision process to the Development Authority.

VARIANCE PROVISIONS

- 18.15 Notwithstanding Sections 18.1 through 18.5 the Development Officer may, in deciding upon an application for a permitted use, allow a variance:

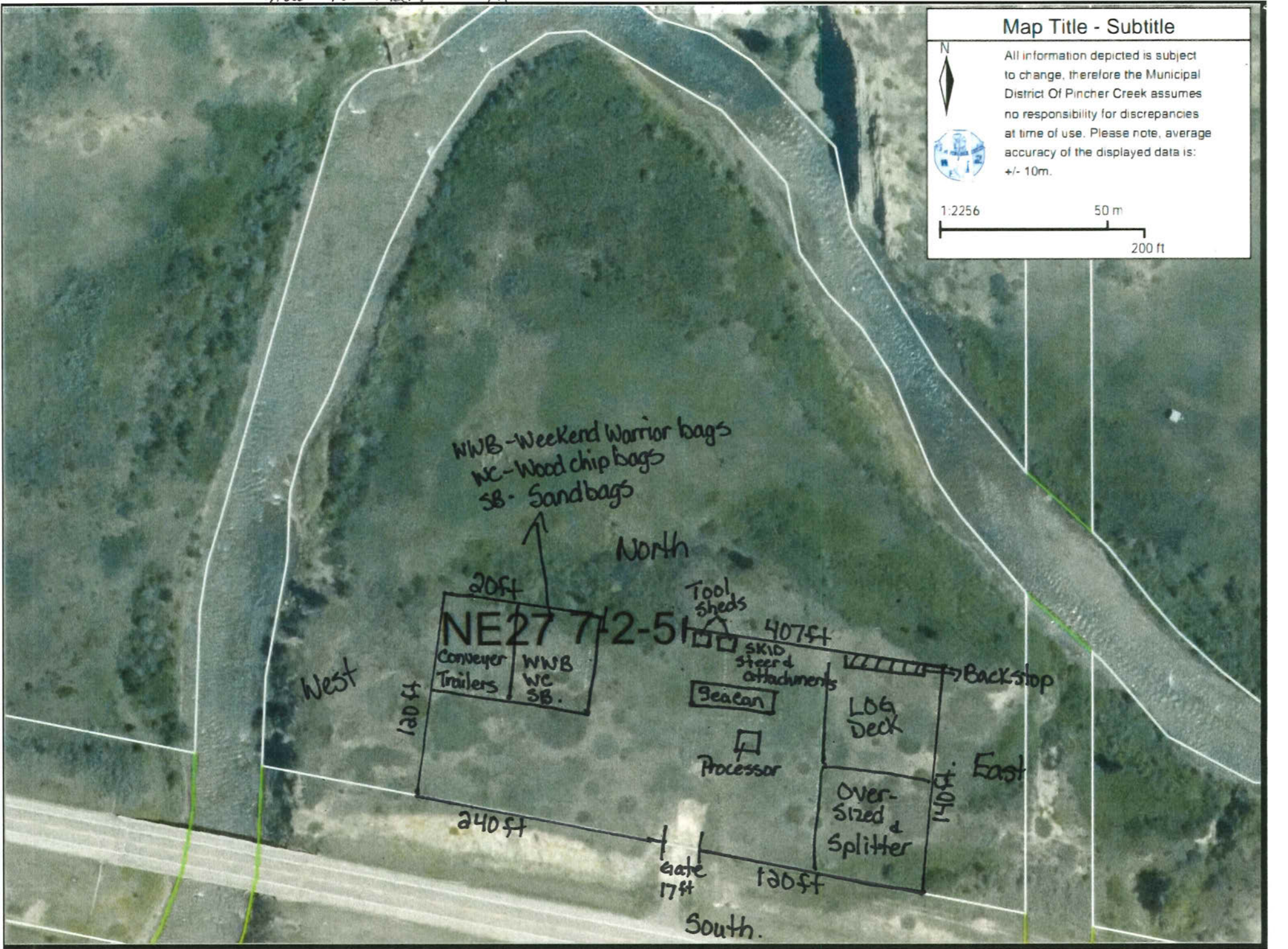


How to start with

Map Title - Subtitle



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



WNB - Weekend Warrior bags
WC - Wood chip bags
SB - Sandbags

NE27 7/2-5
Conveyer Trailers
WNB
WC
SB.

Tool sheds
SKID steer attachments
Beacon

Processor

Log Deck
Back stop

Over-Sized & Splitter

gate 17ft

gate 17ft

South.

West

North

East

130ft

240ft

20ft

407ft

140ft

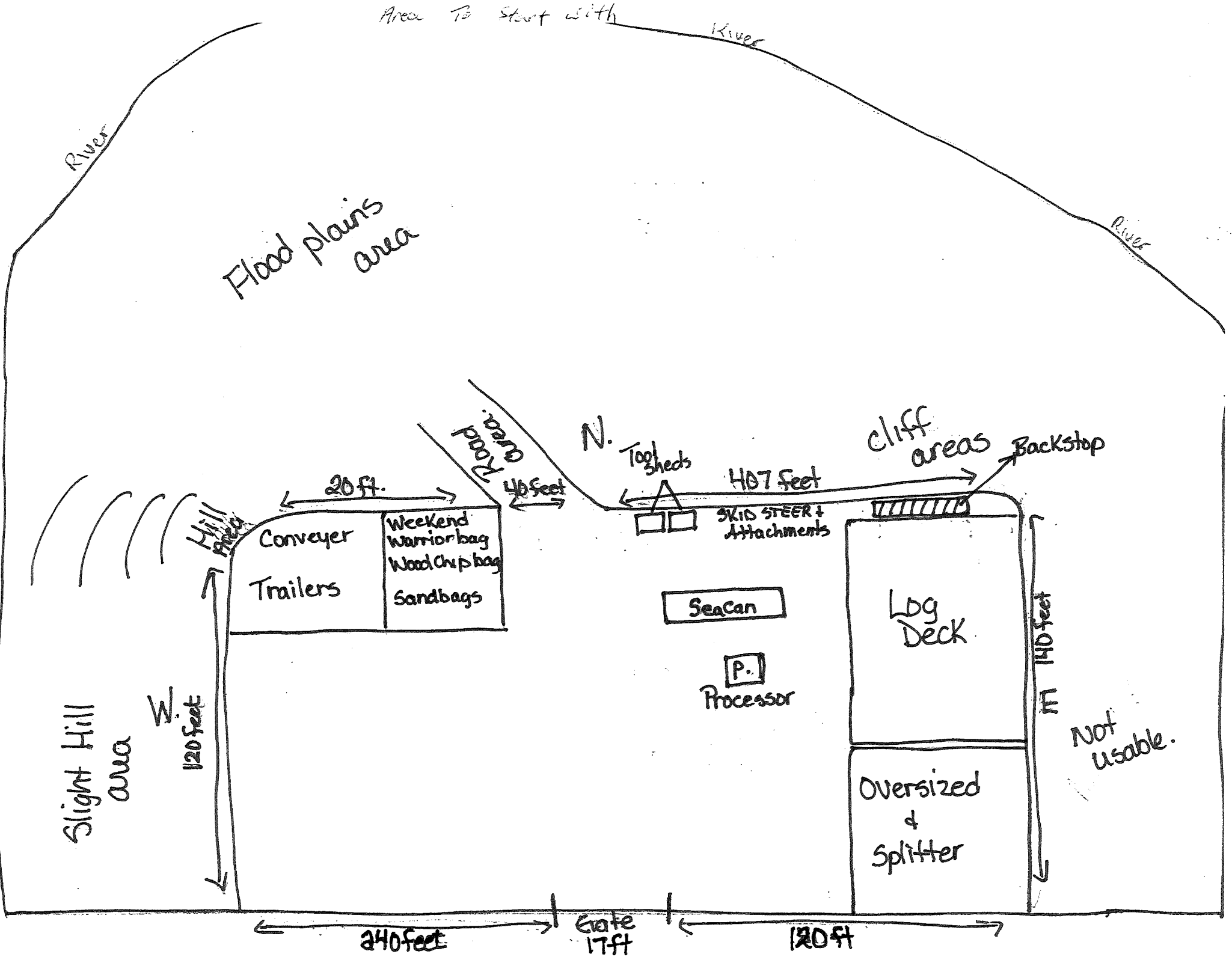
17ft

130ft

1:2256

50 m

200 ft

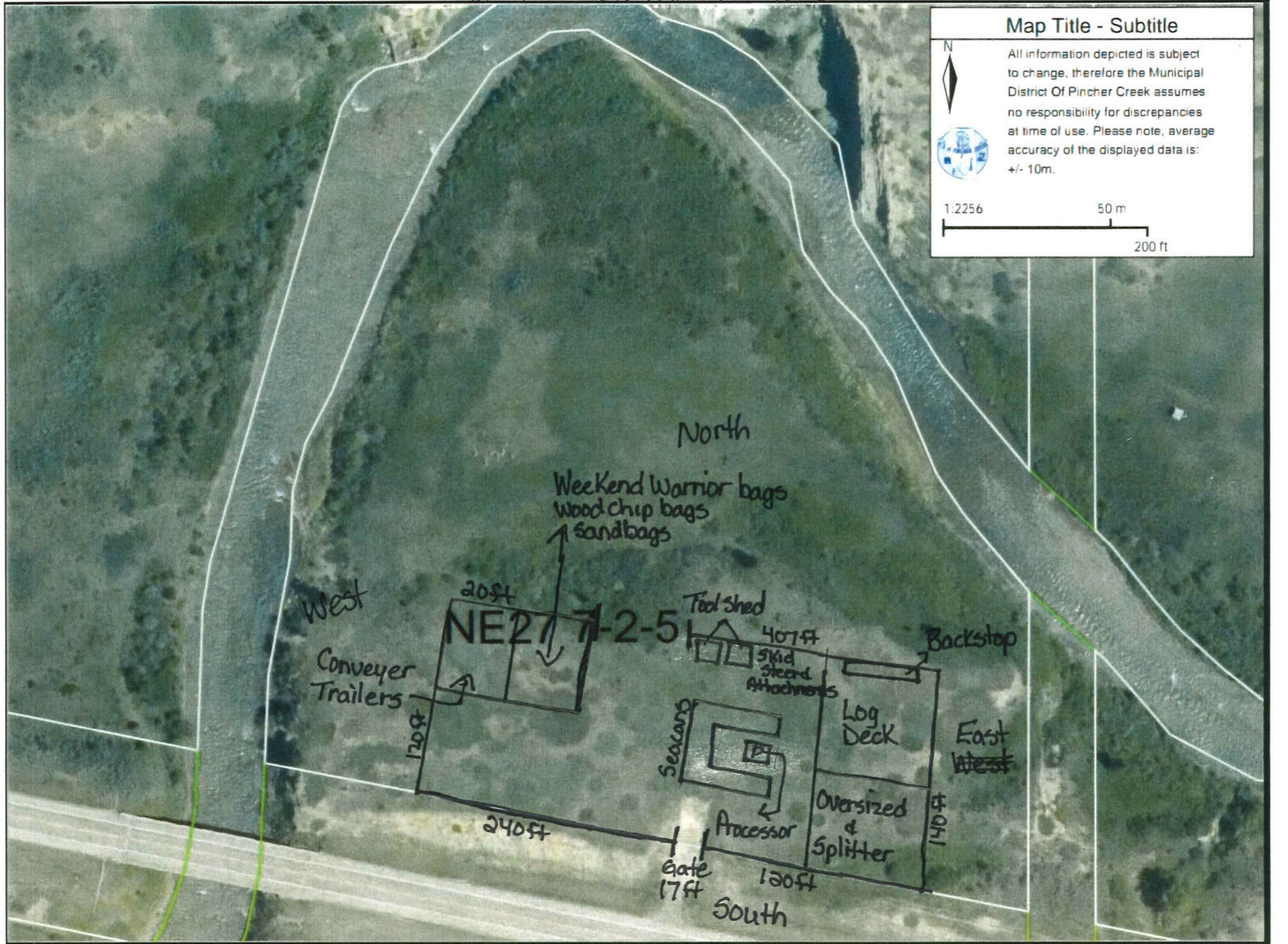


Area with New Permanent Structure

Map Title - Subtitle



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North

Weekend Warrior bags
Wood chip bags
Sandbags

West

NE 217-2-5

Tool shed

407ft

Skid Steer Attachments

Backstop

Conveyer Trailers

150ft

Sealans

Log Deck

East West

240ft

Processor

Oversized & Splitter

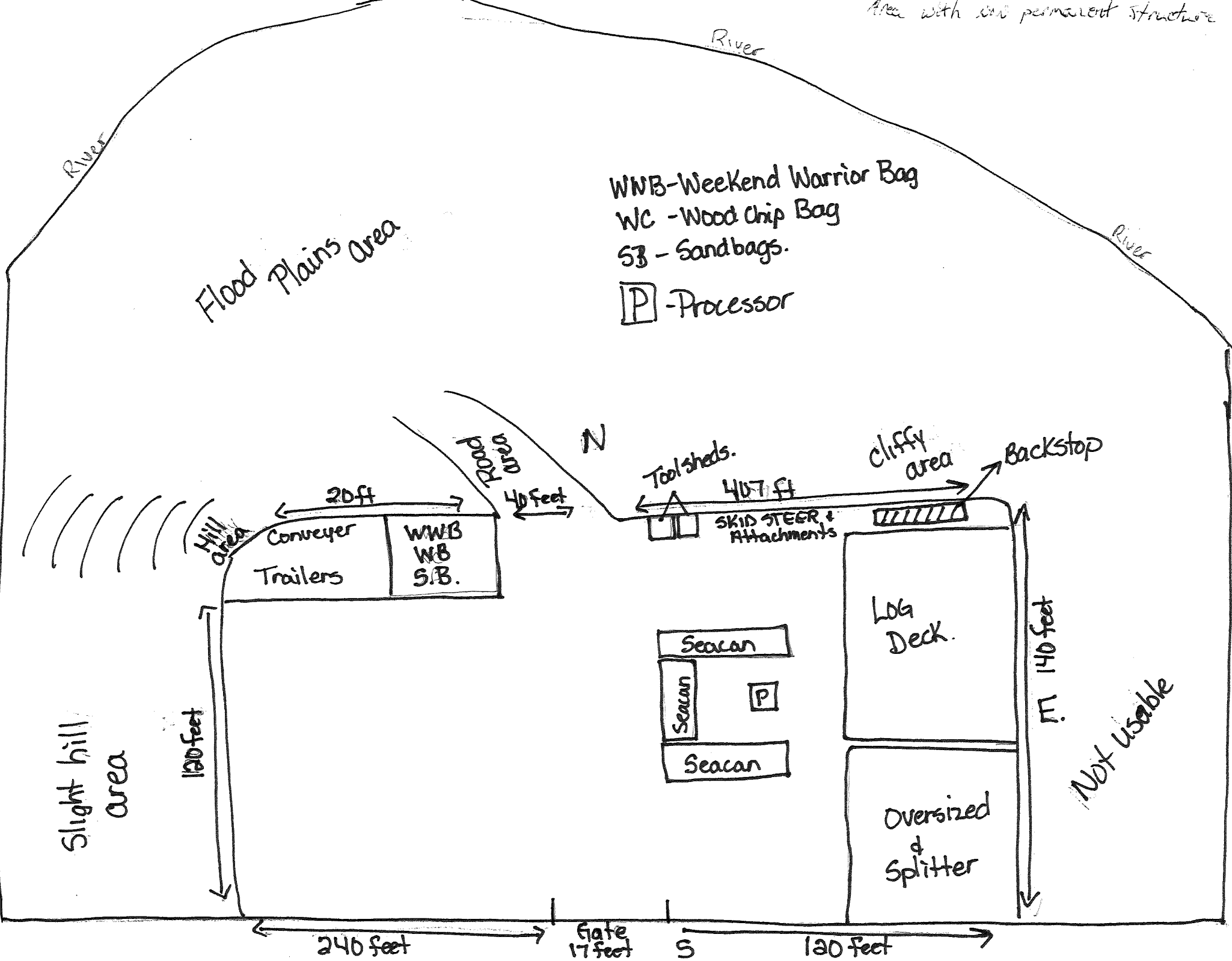
140ft

Gate 17ft

150ft

South

Area with no permanent structure



- WNB - Weekend Warrior Bag
- WC - Wood Chip Bag
- SB - Sandbags.
- [P] - Processor

Slight hill area

120 feet

20ft

40 feet

Toolsheds.

407 ft

Cliffy area

Backstop

Seacan

Seacan

[P]

Seacan

Log Deck

Oversized & Splitter

140 feet

Not usable

240 feet

Gate 17 feet

S

120 feet

River

River

River

Flood Plains Area

N

Hill area

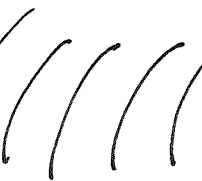
pothole

Conveyer Trailers

WNB
WB
S.B.

SKID STEER & Attachments

[Hatched Box]



Transportation and Economic Corridors Permit
 Request for Development Permit - On Private Property
 in Proximity of a Provincial Highway - **Approved**

Permit Number:	2025-0049394	Highway(s):	22, 3A
Issued to (Permittee):	Kerry Smyke [Redacted]		
Legal Land Location:	QS-NE SEC-27 TWP-007 RGE-02 MER-5	Municipality:	M.D. of Pincher Creek No. 9
Approved By:	Leah Olsen	Issuing Office:	Southern Region / Lethbridge
Issued Date:	March 12, 2025	Expiry Date:	June 29, 2025
Description of Development:	Firewood manufacturing and log storage area.		



Transportation and Economic Corridors Permit No. **2025-0049394** is issued to the above named Permittee under authority of Section 14 of the *Highways Development and Protection Act* (the Act) authorizing the development(s) listed herein, and a further application is required for any changes or additions.

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

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

1. This permit is subject to the provisions of Section 11-19 inclusive of the Highways Development and Protection Act (Chapter H-8.5 2004), amendments thereto, and Highways Development and Protection Regulation (Alberta Regulation 326/2009) and amendments thereto.
2. This permit is issued subject to any other municipal, provincial, or federal approvals that may be required. Issuance of a permit by Transportation and Economic Corridors does not guarantee the permittee will be able to obtain other required approvals and does not excuse violation of any regulation, bylaw, or Act that may affect the proposed development.
3. The Permittee consents to a person designated by Transportation and Economic Corridors to enter upon land during construction and again upon completion of construction for the purpose of inspection to ensure the terms and conditions of this permit are met.
4. All works authorized by this permit shall be constructed, altered, maintained or operated at the sole expense of the Permittee. The permittee expressly waives any right to claim damages or compensation (including injurious affection) for development, signs or other encumbrances that are placed in an area required for future widening of the highway right of way for highway improvement purposes
5. In consideration of the permit issued in respect to this development, the Permittee shall indemnify and hold harmless Transportation and Economic Corridors, its employees and agents from any and all claims, demands, actions and costs whatsoever that may arise, directly or indirectly from anything done or omitted to be done in the construction, maintenance, alteration or operation of the works authorized.
6. The Permittee shall conform to the approved site plan. Failure to conform to the approved site plan without an approved amendment may result in enforcement measures as laid out in the Act
7. The proposed development is to be set back from the highway right of way, as shown on the attached site plan. No encroachment within this setback distance is permitted without an amendment to this permit.
8. This permit approves only the development contained herein, and a further application is required for any changes or additions.
9. No new direct highway access will be permitted. Access shall be via the local municipal road or existing access.
10. Any yard lights, area lighting or other lights that are considered distracting to the motoring public, or create a traffic hazard, are not permitted.
11. Transportation and Economic Corridors is under no obligation to reissue a permit if the development is not commenced before expiry of this permit.

12. Pursuant to Section 11(2) of the Highways Development and Protection Regulation, a permit for a sign is not required for a business identification sign for this development provided that the sign is located no closer to the highway than the proposed building or is no more than 30m from either side of the building. If a proposed sign does not meet these requirements the landowner shall submit a separate sign application.
13. Transportation and Economic Corridors accepts no responsibility for the noise impacts or other impacts of highway traffic upon any development or occupants thereof.

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

This permit is valid until **June 29, 2025**. If the Permittee wishes to continue the development beyond that date the Permittee must reapply for a new permit. Transportation and Economic Corridors is under no obligation to issue a new permit extending the expiration date.

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



Issued by **Leah Olsen, Development and Planning Tech**, on **March 12, 2025** on behalf of the Minister of Transportation and Economic Corridors pursuant to *Ministerial Order 52/20 – Department of Transportation and Economic Corridors Delegation of Authority*

Area to start with River

River

River

River

Flood plains area

Flood Area

N.

cliff areas

Backstop

20 ft.

40 feet

407 feet

Conveyer
Trailers

Weekend
Warrior bag
Wood Chip bag
Sandbags

Tool sheds

SKID STEER +
Attachments

SeaCan

P.
Processor

Log
Deck

Oversized
&
Splitter

111
140 feet

Not
usable.

Slight Hill
area

W.
120 feet

240 feet

Gate
17ft

120 ft

Area with non permanent structure

Map Title - Subtitle



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1:2256

50 m

200 ft



North

Weekend Warrior bags
Wood chip bags
Sandbags

West

Conveyer Trailers

20ft

NE 2 7-2-5

Tool shed

407ft

Skid Steer Attachments

Backstop

Seacans

Log Deck

East
~~West~~

120ft

240ft

Processor

Oversized & Splitter

140ft

Gate 17ft

120ft

South

Area with no permanent structure

River

River

River

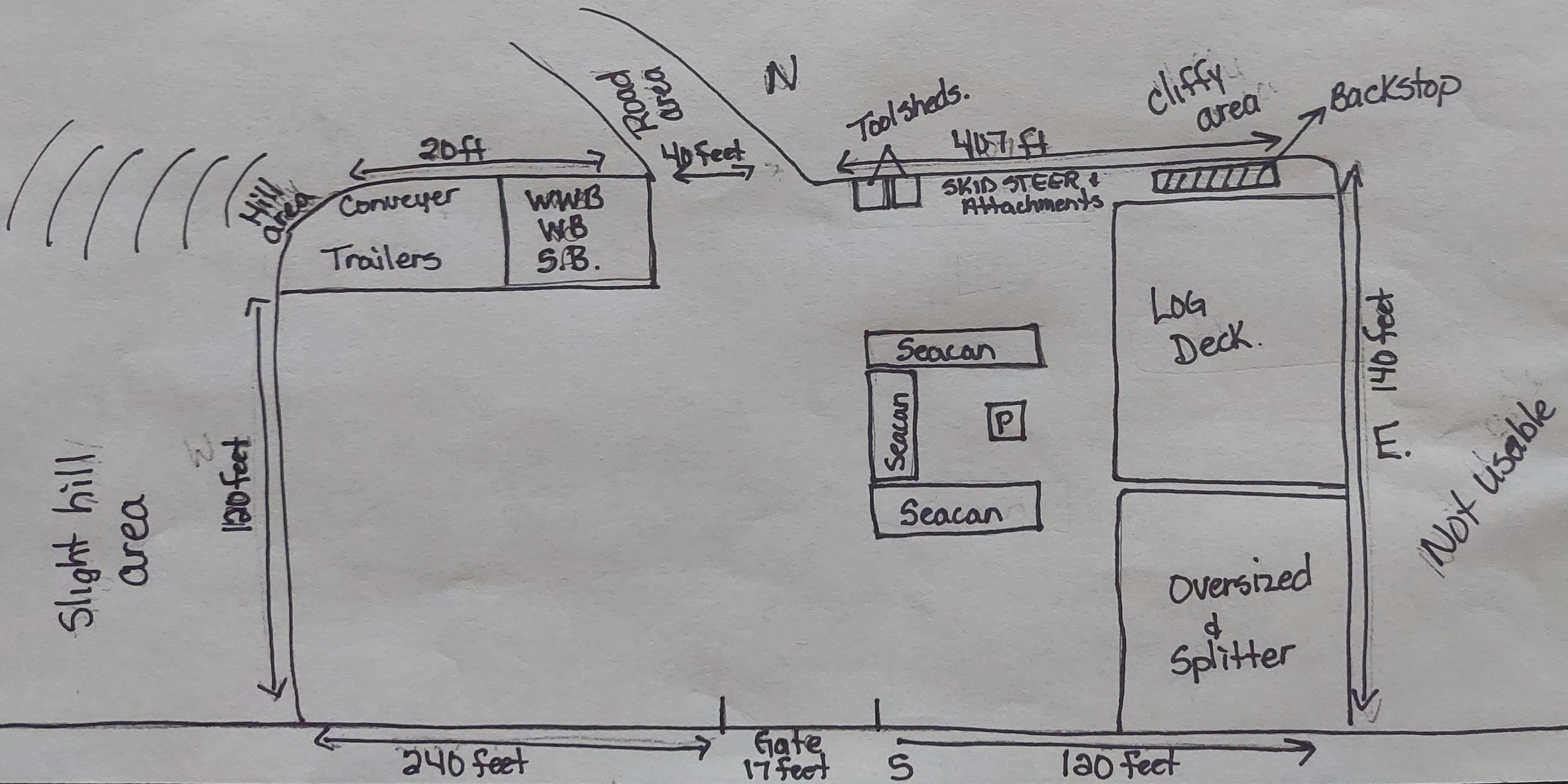
Flood Plains Area

WNB-Weekend Warrior Bag

WC - Wood Chip Bag

SB - Sandbags.

P - Processor

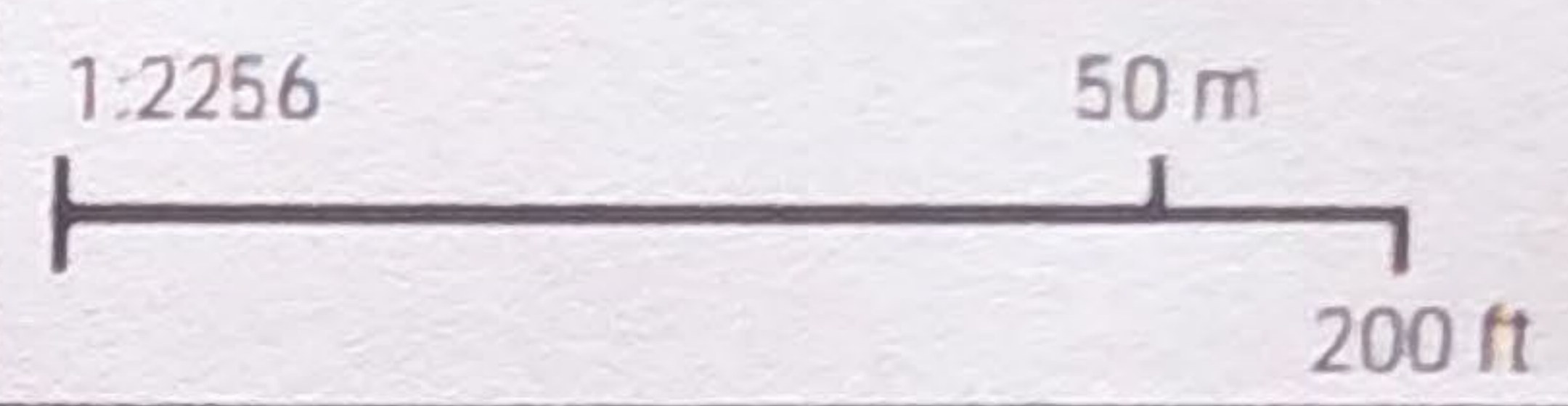


Area To Start with

Map Title - Subtitle



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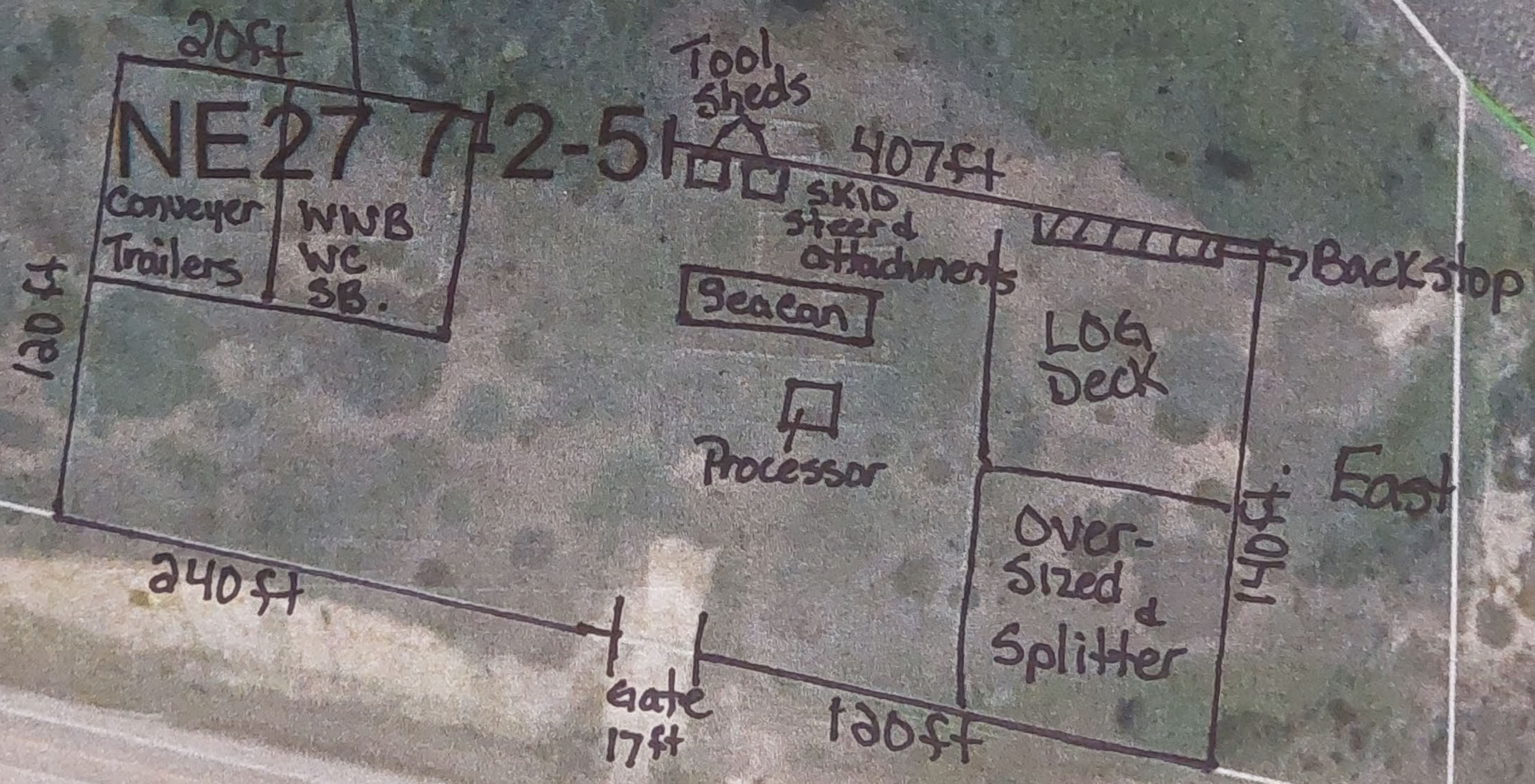


NWB - Weekend Warrior bags
WC - Wood chip bags
SB - Sandbags

North

NE27 7-2-5

West



East

South

Craig and Lesley Lencucha, Cole Lencucha, Jenna
Low



March 25, 2025

Laura McKinnon
MD of Pincher Creek
1037 Herron Ave.
PO Box 279
Pincher Creek Alberta
T0K 1W0

Dear Laura

RE: Development Permit Application No. 2025-12.

Pin of NE 27-7-2 W5

In response to your letter dated March 11, 2025 and as adjacent landowners, we strongly oppose of the proposed development application.

The application is being made within the Agricultural (A) Land Use District, Speciality Manufacturing/Cottage Industry under Discretionary use which we feel does not follow the language set out in paragraph 6.154 and 6.155 as his drawing clearly indicates that there is no building for the production of goods. Also, the application indicates that it will be used for storage lot for both logs and processed wood which clearly falls under the discretionary use of outdoor storage and which is also indicated in the drawing provided. Paragraph 2.4 (a) and (b) Outdoor Storage Use clearly indicates that the proposed application shall not be approved.

6.154 Minor

Development used for small scale, on site production of goods “in a building” not exceeding a gross floor area of 510 m² (5490 square feet) including areas devoted to retail sales display and storage. This use includes but is not limited to, bakeries and speciality food production facilities, pottery, welding and fabrication and sculpture studios, taxidermists, green houses and speciality furniture and cabinet makers.

6.155

Major Development used for larger scale on-site production of goods “in a building” not exceeding a gross floor area of 510M2 (5490 square feet) including areas devoted to retail sales display and storage . This includes but is not limited to, bakeries and speciality food production facilities, pottery welding and fabrication and sculpture studios, taxidermists, green houses and speciality furniture and cabinet makers.

The proposed application and drawings clearly indicate the majority of use will be used for outdoor storage and one questions his intent to circumvent Discretionary use under Section 2.4 (Outdoor Storage), which would not have been approved as it is highly visible both from Highway 3 and our land.

Operations of this design in an agriculture region can severely impact our land, livestock, water quality , personal well being as the predominant winds come from the west passing over the proposed site onto our property elevating our concerns for the following:

- > Fire Hazard
- > Air Pollution
- > Noise
- > Solid waste generation
- > Waste water discharge
- > Vermin/insects such as pine beetles and termites are drawn to wood storage and possible use of chemicals to deter this further impact plant and aquatic life.
- > How this would effect contamination of grazing areas.

We hope The Municipal Planning Commission recognizes our concerns in their decision so we can continue to enjoy the view of the Lundbreck Burris Corridor from our Son’s Memorial Bench.

Craig and Lesley Lencucha

Jenna Low

Cole Lencucha

Development Permit Application No.2025-12

From K and D <[REDACTED]>
Date Wed 2025-03-26 11:14 AM
To Laura McKinnon <AdminDevOfr@mdpincercreek.ab.ca>

To whom it may concern :

This letter is to advise you that we have received a copy of the **Permit Application No. 2025-12** and would like to submit the following :

Our property sits directly across **Highway #3** from the property being considered in this application and was purchased for future use as a

residential property within the **Rustler's Ridge** sub division. .

There is access to the river and we are not that far from the Lundbreck Falls Recreational Area and the hamlet of Lundbreck itself .

In reviewing **Permit Application 2025-12** we would like to submit the following concerns:

The property was purchased with proximity to the river (access) and **residential** use in mind .

With this application it would impact the current natural serene view off our **residential** property looking north, currently an open field with wildlife habitat and the occasional access by fishermen to an **industrial site** with trailers, conveyor's, skid steers, log decks, splitters and Sea Cans.

Noise/dust would be a concern with the coming and going of the log trucks delivering the logs, the processing of the logs into usable wood and perhaps even customer traffic to access the finished product .

All of these would impact our ability to sell this property as **residential** in the future .

Certainly not an expert on traffic flow/access but certainly see concerns on site access both coming down the hill from the east on **Highway #3** with another turn to the north just a few hundred meters before this access and then coming from the west, rounding a corner on **Highway #3** just after the **Highway #22 to Highway #3** major intersection where eastbound traffic is getting up to speed then having to slow to a stop then cross the **Highway #3** westbound lane that is just coming down a hill. No turn lanes currently in either direction, which could be concerning in ideal conditions, dangerous in less than ideal weather conditions in regards to traffic flow.

If you ever experienced turning off **Highway # 3** , crossing the other lane onto a secondary roadway without the use of a turning lane you would certainly appreciate this concern .

Appreciate your consideration of our concerns in regards to the **Permit Application No. 2025-12** .

Darrell and Kim Hilliard

MD of Pincher Creek
Attn: Laura McKinnon

RE>. Development Permit Application No 2025-12 (Specialty Manufacturing/Cottage Industry)

Ms. McKinnon

A couple of points before I note our objections to this Application.

First, while your letter is dated March 11, we did not receive it until Mar. 24. Your staff could have walked it to Cowley more quickly than that.

This late delivery hardly left us with limited time to review the application and decide if there were reasons to oppose it. This is especially so since pre-planned commitments had us away from home on the 25th.

I might also note that you have us listed as Box 20, Cowley. We have not used that box for several years, now being in possession of Box 256. Interestingly, our tax notices and such are delivered to Box 256. May I suggest that MD staff might look into this and try to ensure that there is only one address for each rate payer.

Now, as to the request, and our concerns.

Our first relates to the fact that it is even being considered. You note that creating fire wood is considered under specialty manufacturing. It seems odd that something many of us do with an axe in the backyard should be considered specialty manufacturing, or even cottage industry.

If we overlook that point, there remain several reasons to object to this Application.

One of the major ones is the proposed twinning of Highway #3 past this location. While I am not aware of detailed plans being available yet, it seems obvious that a second set of lanes must go either uphill or downhill of the existing highway. If the lanes are placed downhill, they will remove a substantial piece of the subject parcel, including much of the area denoted for the actual creation of firewood.

If the lanes go uphill, the changes to the subject parcel are not a problem, but there remains a question about accessing and leaving the firewood area.

The wood will presumably be delivered by logging trucks, which will have to almost stop to turn into the property. That in and of itself will not be a particularly safe maneuver on a high speed highway. Vehicles coming out of the property, including loaded wood delivery vehicles, will have to climb a steep hill immediately on leaving the property if they are heading east. Those heading west will have only a short distance before they too are heading uphill.

The loaded vehicles are likely to be travelling much below the speed limit for a significant distance, and could be a major hazard to traffic on the highway. Unless Alberta Transportation can install lengthy additional acceleration lanes on both sides of the highway, this area could well become a significant hazard for travellers.

Similarly, any loaded vehicles, whether entering or exiting the property, would need to cross the highway if they are travelling east. That will be a slow process at best, and could be hazardous to westbound

travellers who are unlikely to see the turning vehicle until they are descending the hill from Lundbreck. This would be even more hazardous on those days when the hill is covered by snow or ice. Similar concerns would exist, though in a slightly different degree even if the highway is not twinned, and the current three lane set up remains intact.

Should a permit be granted, it would seem prudent to require the applicant to consult with Alberta Transportation about the safety concerns and the need for acceleration lanes, etc. Only if Alberta Transportation can be reassured about the safety issues raised here would development be allowed.

If ingress/egress can be safely established, the traffic to/from the site may be a problem for nearby residents. I recall at least one resident, I believe it was Mr. Whan, raising concerns about the noise from compression brakes under the current conditions. If the firewood vehicles were now trying to actually stop to make the turn, the noise levels are likely to increase. They might well affect more residents.

On the aspect of noise, I note that saws and wood splitters can hardly be described as quiet pieces of equipment. The backup warnings on equipment like a Bobcat are similarly loud. Installing those in an area that is primarily acreages is unlikely to be welcomed by the current and future residents.

Cutting large amounts of firewood will inevitably create large volumes of sawdust. As we are all aware, this particular area is one of the windiest pieces of the Crowsnest Valley. Unless the proponent has a remarkably effective dust collection system, the downwind neighbours are likely to have significant amounts of sawdust deposited on their property.

Again, I would suggest that the proponent be required to install, operate and maintain an effective dust collection system before any Development Permit, should one be issued, could be acted upon. Further, the proponent should be required to have a detailed plan for how they will dispose of the sawdust so that it is not distributed in the neighbourhood.

There is also concern about the likely presence of oil and lubricants on site. There might be substantial volumes to lubricate saws, and other machinery. Should any of that material be spilled, it could flow downhill to the Crowsnest River and hence to the Reservoir. Preventing such an occurrence is important. If a Permit is granted, the proponent must be required to hold all fluids and other lubricants in a secure structure, surrounded by a berm.

Finally, we should note that this area has gradually developed as an acreage enclave. There are two such holdings immediately across the river from this parcel. There are multiple acreages at various stages of development immediately northwest of the Junction of Highways #3 and #22. There are multiple acreage parcels just upstream of this site, in the Rustler Ridge area. None of these landowners bought their property with the idea that they would be living adjacent to an industrial site. Allowing this development could have significant negative impacts on the value of those land holdings. The MPC should not make a habit of allowing Discretionary Uses to be developed that lower the value of the lands owned by rate payers who bought on the assumption that they were in a typical bucolic rural neighbourhood, not an industrial site.

As a further point, I note that the proponent submitted plans showing a single SeaCan, and limited areas for log storage, firewood storage, and the like. It would be a strongly negative impact if those small areas and limited fixed structures gradually became a series of poorly maintained and sprawling unsightly developments.

In short, I do not believe that this Application should be allowed. If the MPC decides to approve the Application, it must have multiple conditions attached. That should include an ongoing requirement that

the site not become unslightly, that all conditions be adhered to on an ongoing basis, and that the work not create hazard on the highway. It should also be noted that the MD must make frequent checks to ensure that the conditions are adhered to and that violations are immediately rectified.

Respectfully submitted on 26 March, 2025.

Allan Garbutt

Larry Whan

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

March 26, 2025

MD of Pincher Creek

1037 Herron Ave
Pincher Creek, AB
T0K 1W0

Hello Laura

Re: Opposition to Application for Firewood Processing Plant at NE 27-7-2 W5

I hope this letter finds you well. I am writing to express my strong opposition to the proposed application for the establishment of a firewood manufacturing plant near my property, located at the above address. Upon learning about this proposal, I have serious concerns regarding the potential environmental, safety, noise and community impacts that this plant could bring to our area.

Firstly, I am concerned about the potential for increased pollution in the area. The operations involved in processing firewood will generate significant amounts of wood dust pollution from the cutting, chopping and stacking of the finished product. The prevailing westerly wind blows across that location on a daily basis anywhere from 20km to 120km and with no indication of how the company plans to contain the debris and saw dust and prevent it from entering the Crowsnest river that borders the property on 3 sides, or preventing it from landing on the adjacent properties. There is also no indication of how the company plans to dispose of any collected debris? Trucking? Burning? Stock piles?

Noise pollution is also a major concern with this type of manufacturing. Sound travels freely through this corridor and with use of semi tractor trucks, front end loaders, skid steers, chain saws, log splitters, conveyor belts the potential for noise pollution is unlimited. Also the hours of operation have not been addressed in the application which is a major concern.

Either way this proposal would negatively affect the health and well-being of nearby residents, tourists and the environment and the local wildlife. Our area is known for its natural beauty and tranquil atmosphere, which attracts residents and visitors alike. The introduction of such an industrial operation could severely diminish the quality of life and reduce the aesthetic and environmental value of our surroundings

Another major concern is the significant fire hazard posed by such an operation. Firewood processing involves handling and storing large volumes of dry, flammable material, which naturally increases the risk of accidental fires. Given the existing risk of wildfires in our region, the introduction of a firewood processing facility could substantially elevate the potential for devastating fires, putting both the public and the local residents and environment at great risk.

This is a particularly pressing issue for our community, as the fire threat would be magnified by the dry and windy conditions often present in our area.

In addition to fire hazards, I am also deeply concerned about the potential for odours and debris associated with the plant's operations. Firewood processing generates large amounts of sawdust, wood chips, and other debris, which could easily spread to neighbouring properties, creating a significant nuisance and making the area less pleasant for residents and visitors. Not to mention the Crowsnest river borders the site on 3 sides and the potential for wood debris and saw dust to end up in the river is guaranteed.

The accumulation of debris could also pose safety risks, as it may increase the likelihood of fire and attract pests. Moreover, the odours emanating from the facility, particularly if the wood has a high moisture content, could significantly impact the quality of life for residents nearby. These smells could be pervasive and unpleasant, especially during warm weather when outdoor activities are common.

Pest and wildlife issues are also a major concern. The facility could attract rodents and other pests due to the abundant wood piles, creating the potential for infestations in surrounding areas. The disturbance caused by the plant's operations could disrupt the local wildlife, causing them to abandon their habitats or migrate through populated areas, which could lead to negative interactions between wildlife and humans. Furthermore, the increased human activity and noise could displace wildlife species and potentially threaten their populations in the area.

Additionally, I am concerned about the environmental impact of the plant's operations. The dust, noise, and emissions generated by the processing plant could negatively affect air and water quality, which would not only be harmful to the environment but could also have adverse effects on the health of residents. Long-term exposure to such pollutants could reduce the quality of life and damage the local ecosystem.

The proposed firewood processing plant would also lead to increased traffic and road safety risks. The heavy trucks and machinery required for the facility would put additional strain on highway 3, in both East and West bound lanes, increasing the likelihood of accidents and creating safety concerns for residents and motorists alike. With no turning lane in either direction, if there is oncoming traffic the loaded trucks will have no option but to come to a full stop on a major highway potentially causing an accident. The additional traffic would also cause wear and tear on the roads, leading to higher maintenance and repair costs for the community.

Lastly, I am concerned that the establishment of this industrial facility would negatively affect property values in the area. Many of us have chosen to live here because of the peaceful, rural environment, and the introduction of an industrial operation could change the character of our community. This could make the area less desirable for prospective residents and potentially lower property values for those of us who have invested in this neighbourhood.

In light of these concerns, I urge you to carefully consider the potential impacts of this proposed firewood manufacturing plant on our community and deny the application. I ask that you take the time to fully evaluate the risks it poses to the environment, public health, and quality of life for

residents. Our community values its safety, tranquility, and natural beauty, and I believe it is vital to preserve these aspects for current and future generations.

Thank you for your attention to this matter. I look forward to hearing your response and hope that you will take the concerns of the community into account as you make your decision.

Sincerely,

Larry Whan

Trout Wrangler Lodge Ltd

BB Ranching
Corrina & Shawn Anctil



MD of Pincher Creek No. 9
1037 Herron Ave.
Pincher Creek, AB T0K 1H0
c/o Laura McKinnon

March 26, 2025

Re: Development Permit Application No. 2025-12

Dear Members of the Municipal Planning Commission and Counsellors of the MD of Pincher Creek No. 9.

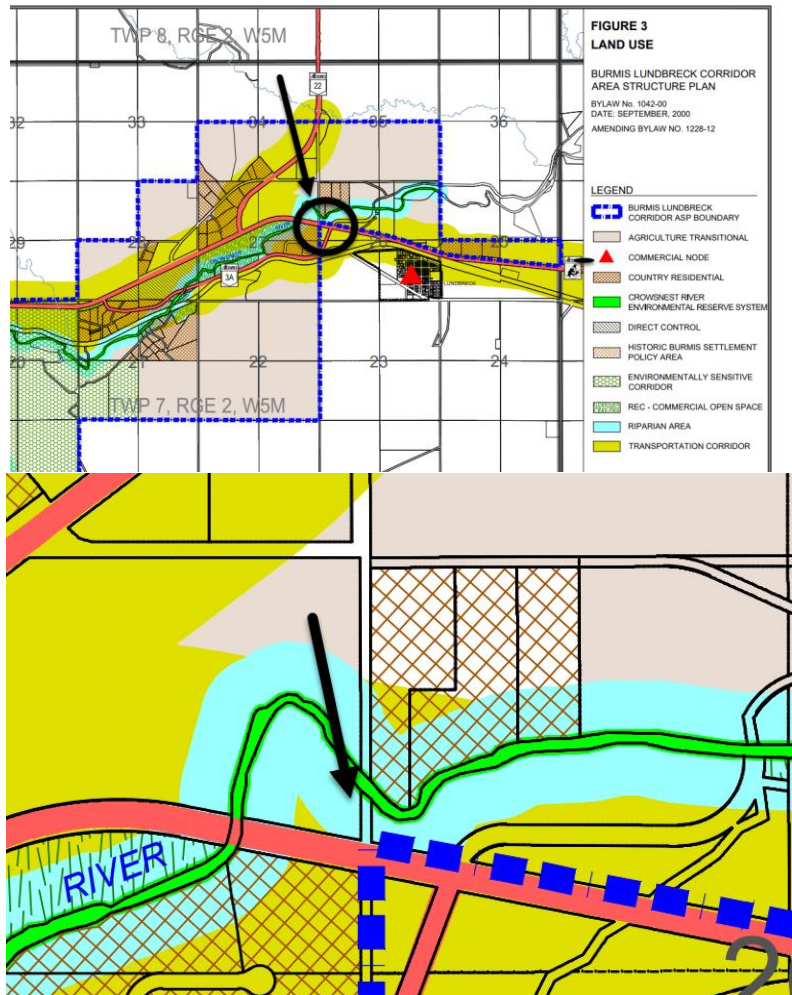
We are writing to express our concerns regarding the Development Permit Application submitted by Kerry Smyke, the owner and operator of Wood 'n' Stuff, for the operation of a firewood manufacturing and storage lot, as well as tree removal services, in the Burmis Lundbreck Corridor.

We have reviewed the letter submitted by Mr. Larry Whan and share the same concerns he has raised about the increase in noise and debris pollution, the fire hazard posed by this operation, and the threat to local habitats and wildlife.

In addition to these concerns, we would like to draw your attention to the following issues.

Environmental Concerns

The proposed location for this business falls within the Environmentally Sensitive Corridor and Riparian Area, as outlined in the Burmis Lundbreck Corridor Area Structure Plan and MD of Pincher Creek No. 9 Bylaw 1042-00, Amended Bylaw 1228-12. Specifically, Section 5.2 of the Crowsnest River Environment Reserve System and Section 5.3.2 of the Policies to Preserve the Natural Environment emphasize the importance of protecting these areas. The primary function of Wood 'n' Stuff, which includes firewood manufacturing and storage, poses a significant risk to these sensitive environments.



Compliance with Local Bylaws

The application does not appear to align with the vision, goals, and objectives of the Burmis Lundbreck Corridor Area Structure Plan. The plan aims to preserve and enhance environmentally significant areas through mechanisms such as Conservation Easements and Land Trusts. Allowing this business to operate in the proposed location would contradict these policies and potentially harm the natural environment.

Small-Scale Commercial Land Uses

The Burmis Lundbreck Corridor Area Structure Plan section 4.5.a “Commercial Land Use Polices” states, in part, that small-scale commercial land uses may be appropriate in the Plan Area provided they promote amenity and diversity while being compatible with adjacent uses. Commercial uses should be small-scale and provide services to the local residential and agricultural communities, as well as to business area residents. Small-scale commercial uses include those found within the Agriculture – A, Rural Recreational 1 – RR1, and Grouped Country Residential – GCR land use bylaw districts.

However, the proposed business does not seem to fit within these guidelines, as the application is being made under Agriculture – A, Land Use District, Specialty, Manufacturing/Cottage Industry, under discretionary use.

Visual Impact

Additionally, the operation of this business will have a significant visual impact from the highway and visual corridors. The presence of commercial logging trucks and bundles of logs sitting on the ground will detract from the natural beauty of the area and could negatively affect the visual appeal for both residents and visitors.

Road Access and Safety Risks

The road access to this property is via the main Highway 3, which presents a significant safety risk to motorists. The entry of commercial logging trucks could result in increased traffic hazards and accidents, jeopardizing the safety of those traveling on this busy highway.

Request for Action

I strongly urge the MD of Pincher Creek No. 9 to reject this application. Should it proceed to further evaluation, a comprehensive environmental impact assessment is essential to gauge the potential consequences of this business on sensitive areas, as stipulated in section 5.2.a of the Burmis Lundbreck Corridor Area Structure Plan and the MD of Pincher Creek No. 9 Bylaw 1042-00, Amended Bylaw 1228-12.

Thank you for addressing our concerns. I trust that the MD will take the necessary measures to safeguard our environment and adhere to the principles stated in the Burmis Lundbreck Corridor Area Structure Plan.

Sincerely,

A handwritten signature in black ink, appearing to read "Shawn & Corrina Ancitil". The signature is written in a cursive, flowing style.

Shawn & Corrina Ancitil

Recommendation to Municipal Planning Commission

TITLE: DEVELOPMENT PERMIT No. 2025-13 Applicant: Waldron Grazing Co-operative Ltd Location: NE 13-10-2 W4 Division: 5 Size of Parcel: 25.91 ha (64.03 Acres) Zoning: Agriculture (A) Development: Secondary Farm Residence	
PREPARED BY: Laura McKinnon	DATE: March 27, 2025
DEPARTMENT: Planning and Development	
Signature:	ATTACHMENTS:
 2025/03/27	1. Development Permit Application 2025-13 2. Single Detached Residence Drawings 3. GIS Site Plan 4. Letter from Applicant
APPROVALS:	
_____	_____
Department Director	Roland Milligan
Date	Date

RECOMMENDATION:

That Development Permit Application No. 2025-13, 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 applicant adhere to conditions set forth within the required Alberta Transportation Roadside Development Permit, to be attached to and form part of this permit.

Waiver(s):

1. That a waiver be granted from Land Use Bylaw 1349-23, Section 42.3 “one or more additional dwelling units may be located on a parcel provided that: (a) all such dwellings are secondary farm residences on a parcel that has an area greater than 32.4 ha(80 acres) and this use is a permitted or discretionary use in the applicable district” for a secondary farm residence on a 25.91 ha (64.03 ac) parcel.

BACKGROUND:

- On March 14, 2025, the MD accepted the Development Permit Application No. 2025-13 from applicant the Waldron Grazing Co-operative Ltd. (*Attachment No. 1*).

Recommendation to Municipal Planning Commission

- This application is to allow for a secondary farm residence at the “South Ranch Buildings” (*Attachment No. 2*). Located in the same farmyard as the other two small original ranch houses (*Attachment No. 3*).
- This application is being placed in front of the MPC because:
 - Within the Agriculture (A) Land Use District, a Secondary Farm Residence is a Discretionary Use.
- The applicant has submitted a written request, explaining the reasoning for requesting this secondary farm residence (*Attachment No. 3*). Additionally, they have requested a water line to be installed underneath the road allowance to the East, to reach the corrals. The Public Works Manager and Development Officer have no major concerns with this request, but a separate utility permit will need to be applied for with further drawings and inspections.
- The applicant owns all adjacent lands, so no notifications were required.

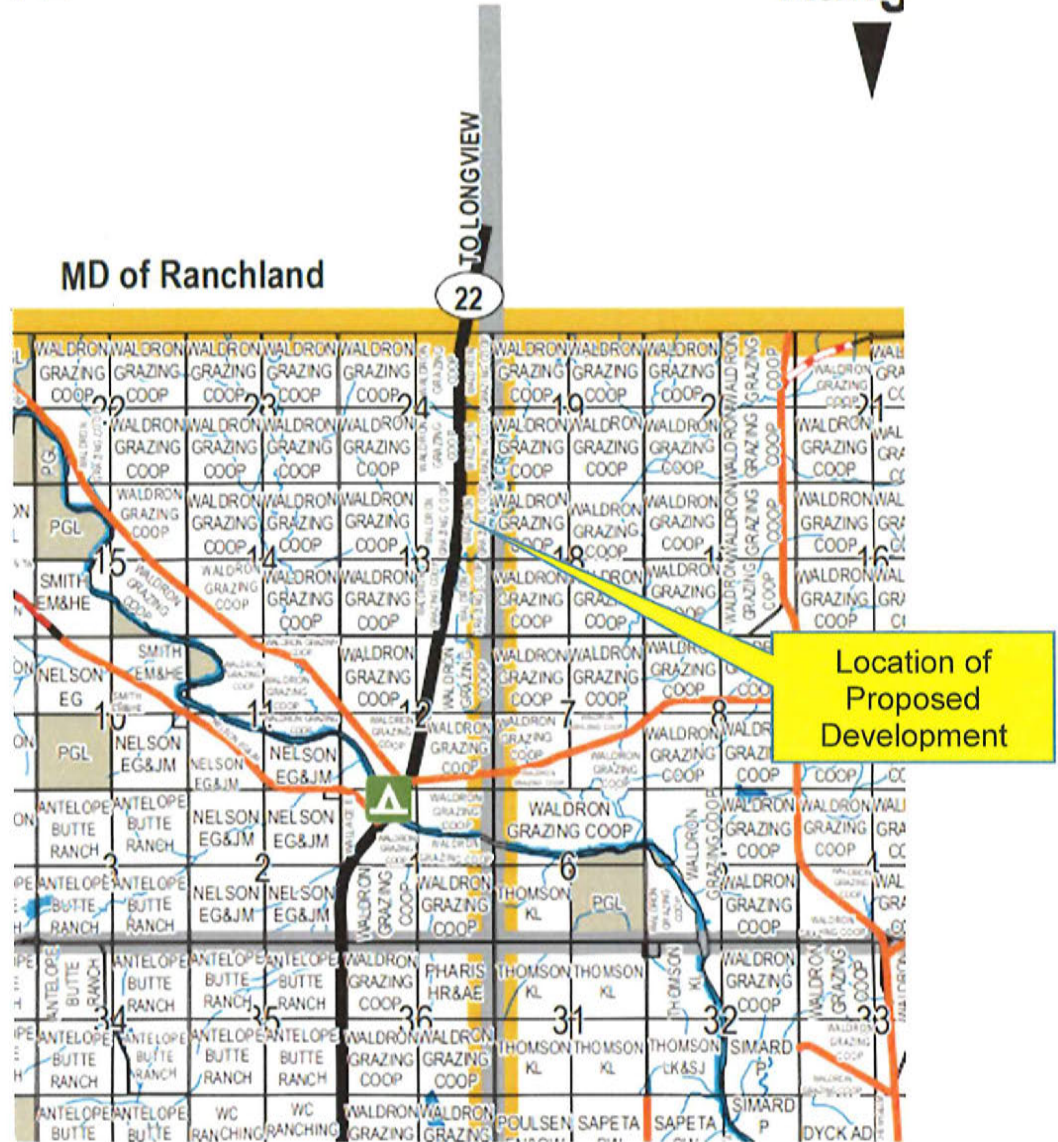
Location of Proposed Development

Recommendation to Municipal Planning Commission

Location of Proposed Development

2

Rang





DEVELOPMENT PERMIT APPLICATION

All grey areas will be completed by the Planning Authority

DEVELOPMENT PERMIT APPLICATION NO. 2025-13

Date Application Received March 4/25

PERMIT FEE \$150 Discretionary

Date Application Accepted March 14/25

RECEIPT NO. 65882

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: WALDRON GRAZING CO-OPERATIVE LTD

Address: Box 13K NANTON, ALBERTA TOLIRO

Telephone: [REDACTED] (STEPHEN) Email: [REDACTED]

Owner of Land (if different from above): SAME

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:

LOCATE A NELSON READY TO MOVE HOME AT AN EXISTING RANCH SITE FOR A RESIDENCE OF THE RANCH GENERAL MANAGER. THE HOUSE WILL HAVE A WALK OUT BASEMENT.

Legal Description: Lot(s) _____

Block _____

Plan _____

Quarter Section NE 13-10-2-W5

Estimated Commencement Date: ASAP

Estimated Completion Date: JUNE 1-30, 2025

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? 1 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
x (1) Area of Site			
(2) Area of Building	1363 SQ FT		
x (3) %Site Coverage by Building (within Hamets)			
(4) Front Yard Setback Direction Facing: S	6.36M	7.5M (24.6A)	Yes
(5) Rear Yard Setback Direction Facing: N	7.41M	7.5M (24.6A)	Yes!
(6) Side Yard Setback: Direction Facing: E	4.5M	3.0M (98.4A)	Yes
(7) Side Yard Setback: Direction Facing: W	2.40M	3.0M (98.4A)	Yes
(8) Height of Building	15'-7"		
x (9) Number of Off Street Parking Spaces			

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

SITE PLAN, ARCHITECTURAL DRAWINGS AND
SUMMARY OF PROJECT

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:	N/A		
(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: Mar 14/25

[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.



MD of Pincher Creek No. 9

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

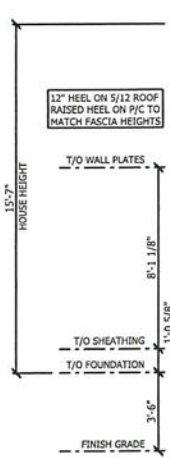
Waldron Grazing COOP Ltd.
Stephen Sundquist
PO Box 1314
Nanton AB T0L 1R0

PAYMENT RECEIPT

Receipt Number:	65882
Date:	3/14/2025
Initials:	KO
GST Registration #:	10747347RP

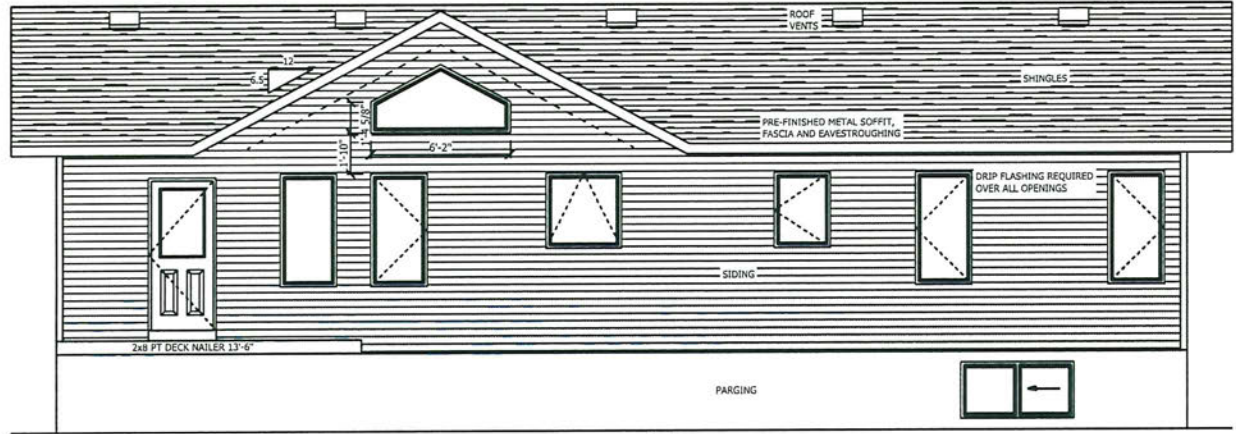
Receipt Type	Roll/Account	Description	QTY	Amount	Amount Owing
General	DEVE	Development Application Fees	N/A	\$150.00	\$0.00

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



FRONT ELEVATION
SCALE: 3/16" = 1'-0"

GRADE IS ONLY SUGGESTED AND MUST BE ADJUSTED TO SUIT INDIVIDUAL SITE CONDITIONS



REAR ELEVATION

REVISION	DATE	BY

THESE DRAWINGS ARE THE SOLE PROPERTY OF NELSON HOMES AND CAN BE USED FOR COMPLETION OF THIS PROJECT ONLY. DO NOT COPY, MODIFY OR REDISTRIBUTE THESE DRAWINGS WITHOUT WRITTEN CONSENT FROM NELSON HOMES.

ALL CONSTRUCTION TO MEET OR EXCEED ALL LOCAL AND NATIONAL BUILDING CODES.

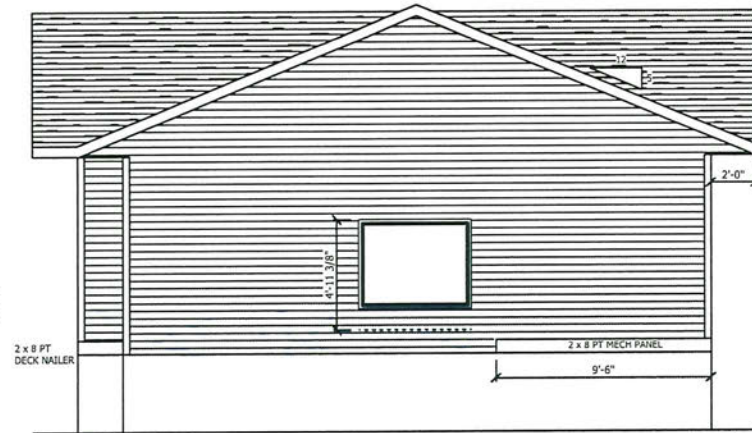
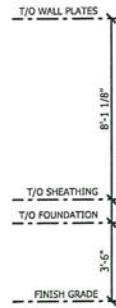
CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS, SPECIFICATIONS AND METHODS OF CONSTRUCTION.

DO NOT SCALE DRAWINGS. REPORT ALL ERRORS OR OMISSIONS TO THE OWNER BEFORE PROCEEDING.

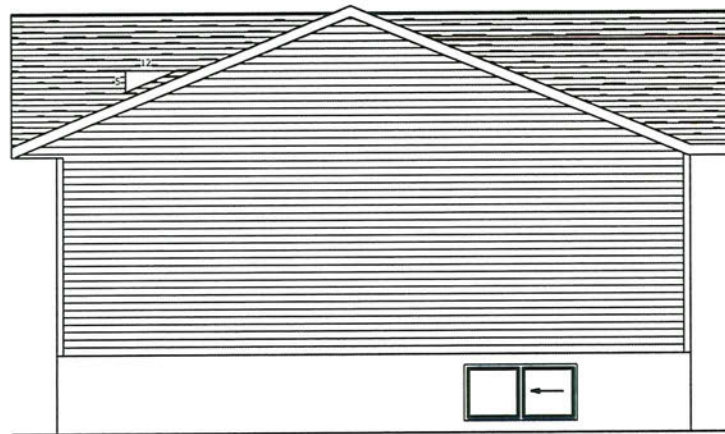
Nelson HOMES
Trusted Quality and Service Since 1949
Head Office: Highway 16 West & RR 15
Mail: 6609-44 St. Lloydminster, AB T9V 2X1
www.nhc.ca

BLUE RIDGE SPEC	
NH PROJECT No: HR1334	
LOCATION: TBD ZONE 6/7A	
SIZE: 1363 SQ FT	1 OF 7
06/19/2023	

12" HEEL ON 5/12 ROOF
RAISED HEEL ON P/C TO
MATCH FASCIA HEIGHTS



LEFT ELEVATION
SCALE: 3/16" = 1'-0"



RIGHT ELEVATION

REVISION	DATE	BY

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ALL CONSTRUCTION TO MEET OR EXCEED ALL LOCAL AND NATIONAL BUILDING CODES.

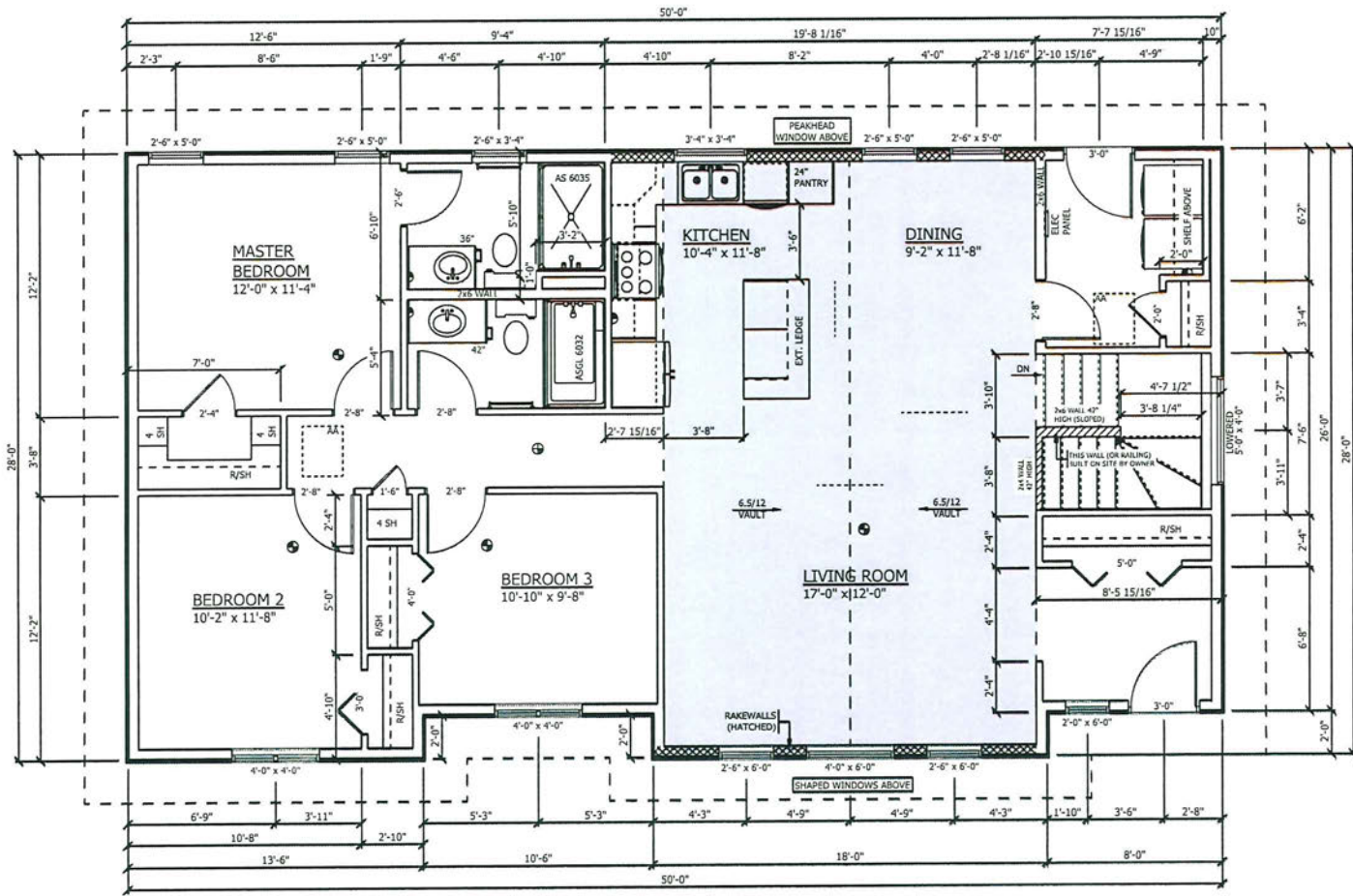
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BLUE RIDGE SPEC	
NH PROJECT No: HR1334	
LOCATION: TBD ZONE 6/7A	
SIZE: 1363 SQ FT	2 OF 7
06/19/2023	



MAIN FLOOR PLAN
SCALE: 3/16" = 1'-0"

REVISION	DATE	BY

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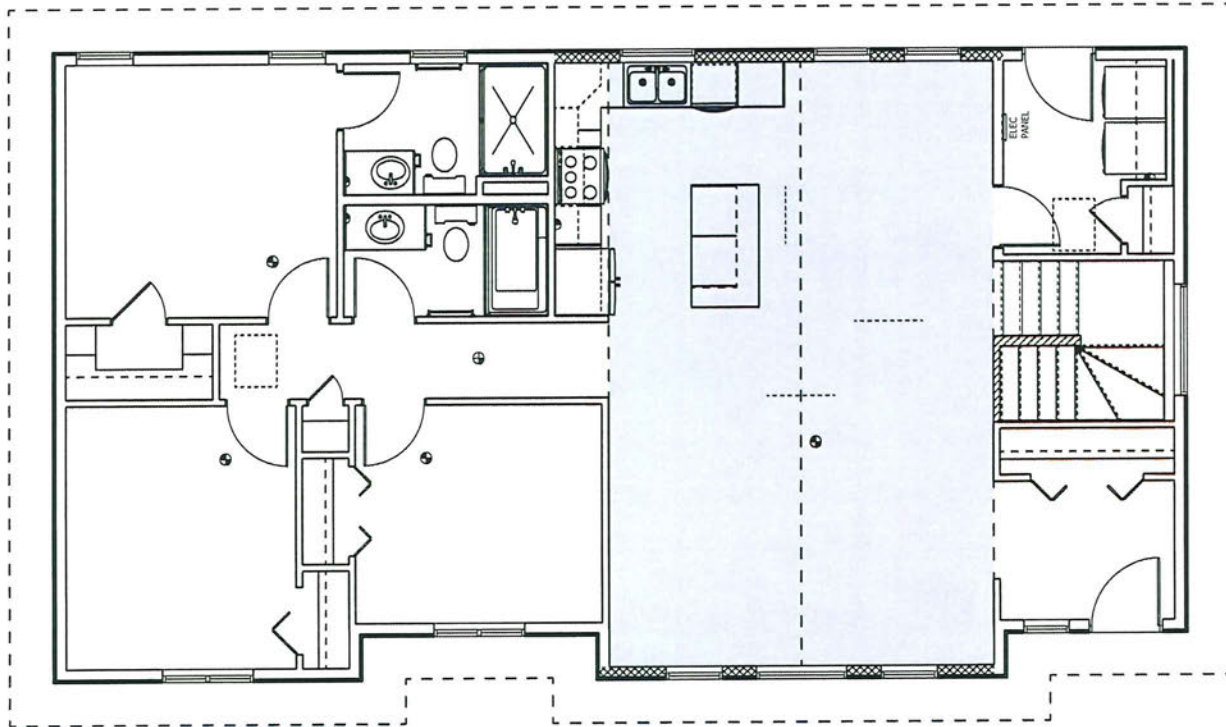
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BLUE RIDGE SPEC	3 OF 7
NH PROJECT No: HR1334	
LOCATION: TBD ZONE 6/7A	
SIZE: 1363 SQ FT 06/19/2023	



ELECTRICAL LAYOUT
SCALE: 3/16" = 1'-0"

ELECTRICAL LAYOUT TO BE DETERMINED ON SITE

REVISION	DATE	BY

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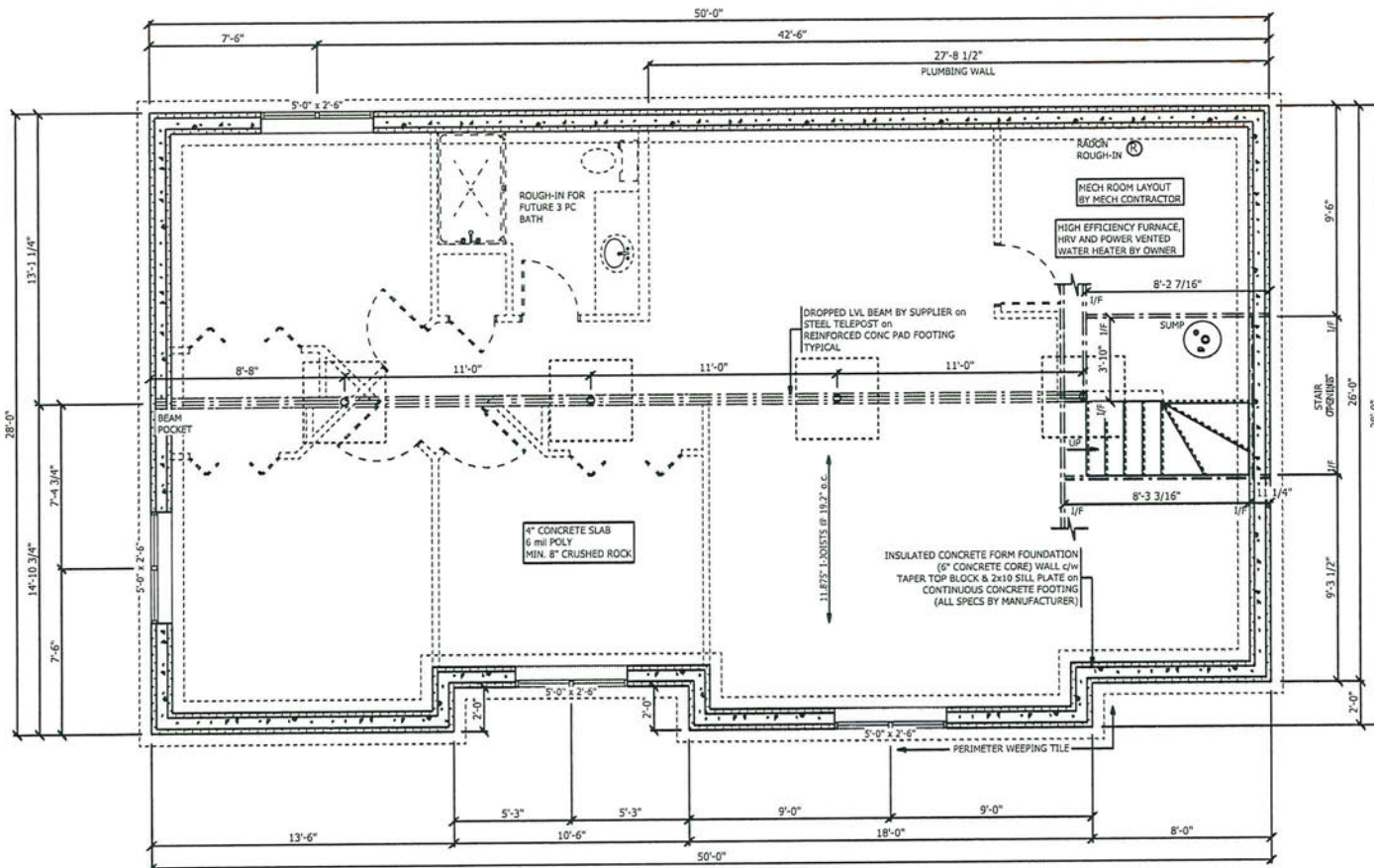
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ELECTRICAL LEGEND	
ELECTRICAL	SYMBOL
Electrical Panel	⌚
Smoke & CO Detector	⊕
Smoke Detector	⊙
Vent	⬆
Electrical Panel	⌚
Smoke Detector	⊙

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BLUE RIDGE SPEC
NH PROJECT No: HR1334
LOCATION: TBD ZONE 6/7A
SIZE: 1363 SQ FT
06/19/2023



FOUNDATION PLAN
SCALE: 3/16" = 1'-0"

9'-1 1/2" ICF FOUNDATION (INCLUDES SILL PLATE)

THE FOUNDATION DESIGN AND ALL SPECIFICATIONS MUST BE CONFIRMED BY A PROFESSIONAL ENGINEER AND/OR LOCAL BUILDING OFFICIALS BASED ON LOCAL SOIL CONDITIONS.

REVISION	DATE	BY

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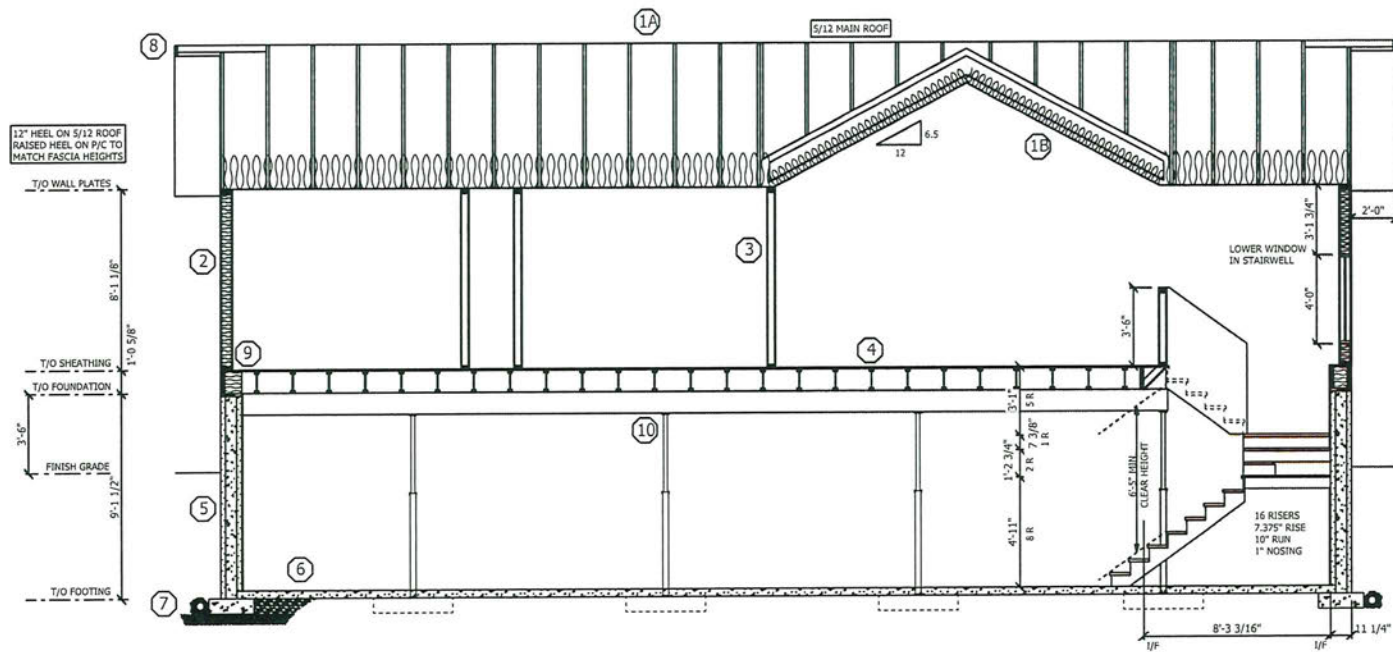
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BLUE RIDGE SPEC	5 OF 7
NH PROJECT No: HRI1334	
LOCATION: TBD ZONE 6/7A	
SIZE: 1363 SQ FT	
06/19/2023	



STAIR/VAULT SECTION
SCALE: 3/16" = 1'-0"

1A ROOF SYSTEM

SHINGLES
30# FELT ROLL ROOFING EAVE PROTECTION
(MIN. 48" UP ROOF)
7/16" OSB ROOF SHEATHING c/w H-CLIPS
PRE-ENGINEERED TRUSSES @ 24" o.c.
TRUSS BRACING AS PER MANUFACTURER
R62 BLOWN IN INSULATION
CARDBOARD INSULATION STOPS @ EAVES
6 mil POLY V.B.
1/2" CD DRYWALL

1B VAULTED ROOF SYSTEM

SHINGLES
30# FELT ROLL ROOFING EAVE PROTECTION
(MIN. 48" UP ROOF)
7/16" ROOF SHEATHING c/w H-CLIPS
PRE-ENGINEERED TRUSSES @ 24" o.c.
TRUSS BRACING AS PER MANUFACTURER
R32 BATT INSULATION
CARDBOARD INSULATION STOPS @ EAVES
6 mil POLY V.B.
1/2" CD DRYWALL

2 EXTERIOR WALL

EXTERIOR FINISH AS SHOWN
BUILDING PAPER or HOUSEWRAP
7/16" OSB WALL SHEATHING
2x6 STUDS @ 16" o.c.
R24 BATT INSULATION
6 mil POLY V.B.
1/2" DRYWALL

3 INTERIOR WALL

1/2" DRYWALL
2x4 or 2x6 STUDS @ 16" o.c.
1/2" DRYWALL

4 TYP. FLOOR SYSTEM

FINISHED FLOORING
3/8" U-LAY IN LINO AREAS
3/4" T & G PLYWOOD FLOOR SHEATHING
(SCREWED AND GLUED)
11 7/8" I-JOISTS @ 19.2" o.c.

5 FOUNDATION WALL

DAMP-PROOF EXTERIOR BELOW GRADE
PARGING ABOVE GRADE
INSULATED CONCRETE FORM FOUNDATION
(6" CONCRETE CORE) c/w
TAPER TOP BLOCK & 2x10 MIN. SILL PLATE on
CONTINUOUS CONCRETE FOOTING
(REINFORCING AND ALL SPECIFICATIONS
AS PER MANUFACTURERS RECOMMENDATIONS)
1/2" DRYWALL

6 CONCRETE SLAB

4" CONCRETE SLAB
6 mil POLY
MIN. 8" CRUSHED ROCK
(SLOPE EXCAVATION TO SUMP)

7 WEEPING TILE

4" DIA. SOCKED WEEPING TILE IN
6" CRUSHED STONE (CLEAR)
CONNECTED TO SUMP PUMP
(SLOPE EXCAVATION TO SUMP)

8 EAVES

2x6 FASCIA BOARD
PRE-FINISHED METAL SOFFIT,
FASCIA AND EAVESTROUGHS

9 RIM JOIST INSULATION

SPRAYFOAM INSULATION c/w FIREGUARD
IN ALL PERIMETER JOIST SPACES.
CONTRACTOR TO ENSURE CONTINUITY OF
INSULATION & AVS REQUIREMENTS ARE MET.

10 BEAM/POST/PAD

BEAM AS PER PLAN on
STEEL TELEPOST on
REINFORCED CONC. PAD FOOTING BY OTHERS

REVISION	DATE	BY

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Mail: 6609-44 St. Lloydminster, AB T9V 2X1
www.nhc.ca

BLUE RIDGE SPEC

NH PROJECT No: HR1334

LOCATION: TBD
ZONE 6/7A

SIZE: 1363 SQ FT

06/19/2023

HIGHWAY 22

NE 13-10-2-W5

EXISTING HOUSE

EXISTING HOUSE

DEWEYWAY

FUTURE RANCH OFFICE LOCATION

EXISTING SHELTERBELT

PARKING

EXISTING QUONSET

GATE

NEW 1362 SFT BUNGALOW 28' x 50'

900'

EXISTING FENCE LINE (BOUNDARY OF BUILDING ENVELOPE)

NEW SEPTIC FIELD

WEST EDGE OF ROAD ALLOWANCE

TO CORRALS

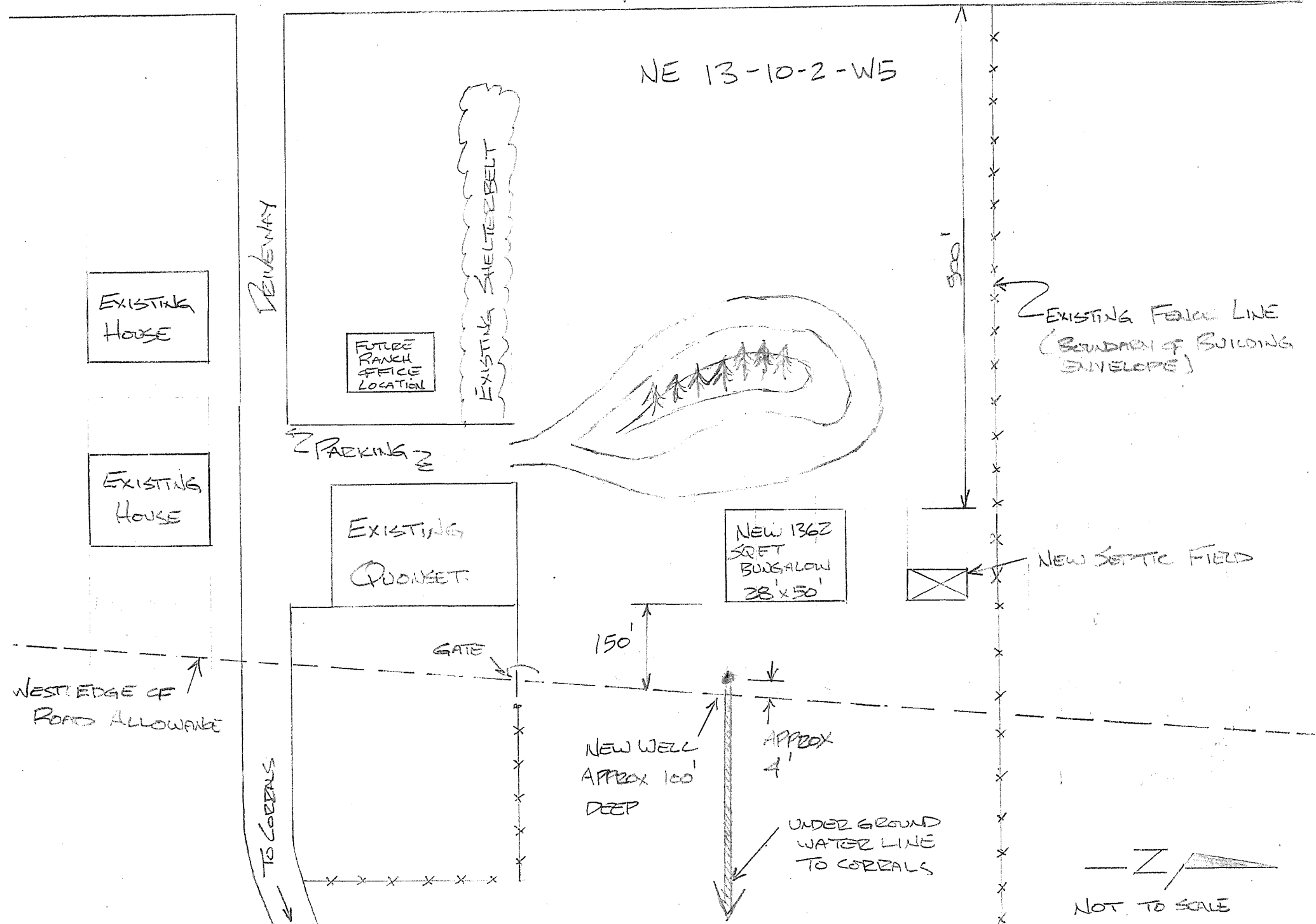
150'

NEW WELL APPROX 100' DEEP

APPROX 4'

UNDER GROUND WATER LINE TO CORRALS

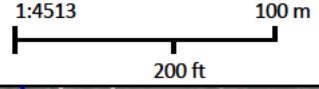
NOT TO SCALE



2025-13 - Site Plan



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841 0433

Highway 22

Distance: 141.38 m

New House Location

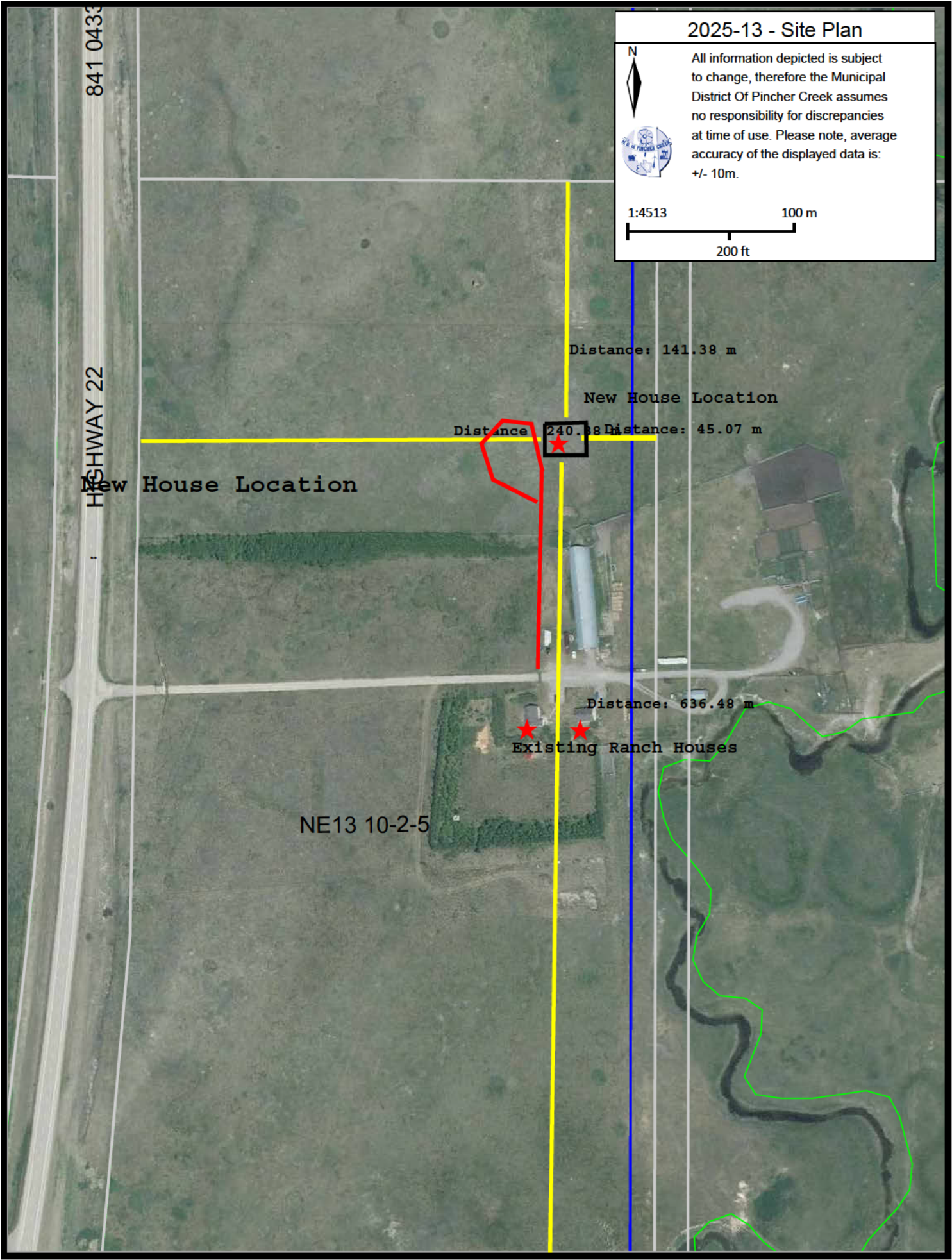
Distance: 240.88 m

New House Location

Distance: 636.48 m

Existing Ranch Houses

NE13 10-2-5

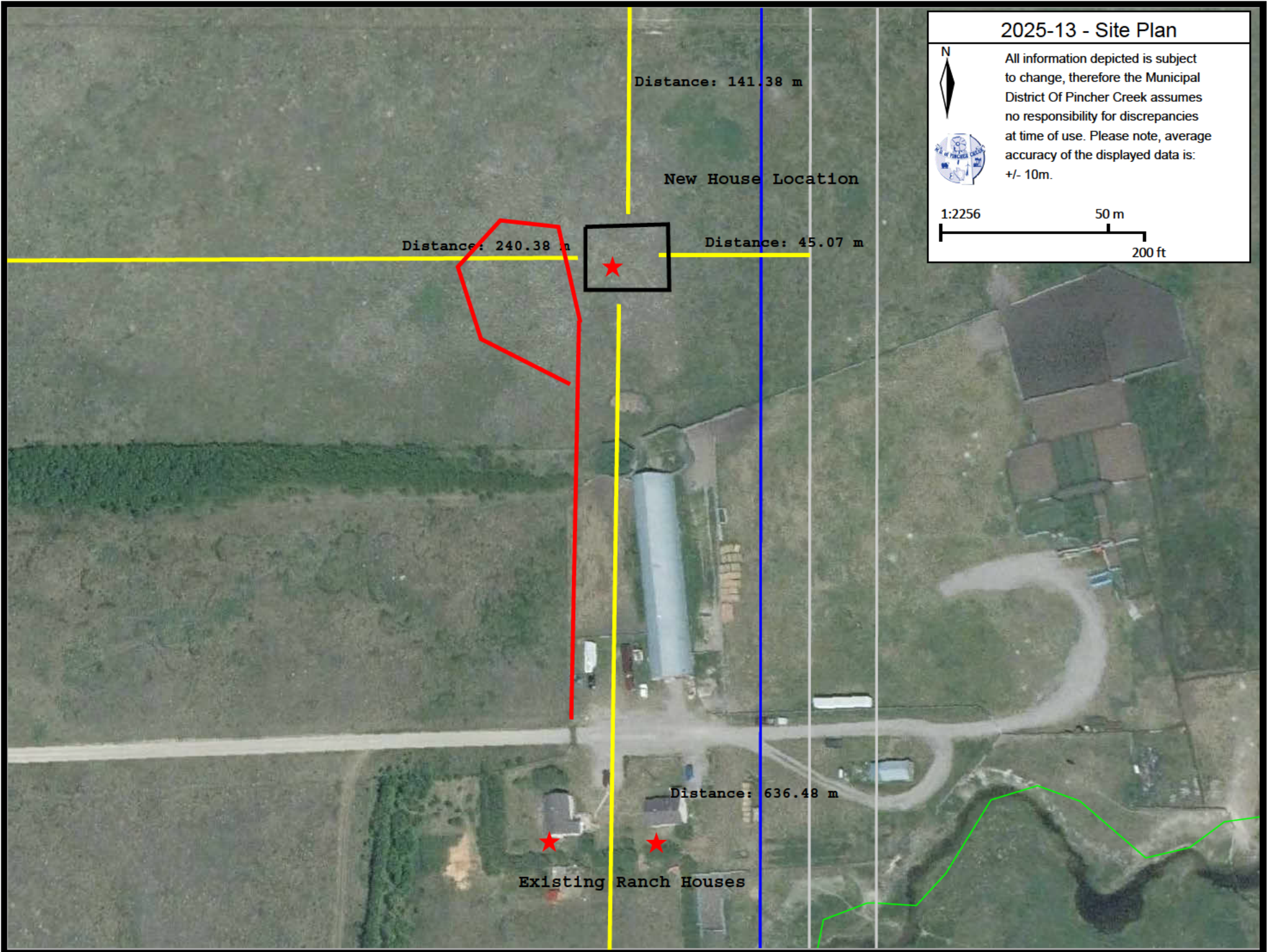
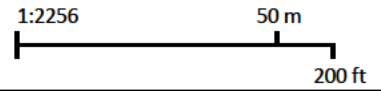


2025-13 - Site Plan



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1:2256



WALDRON GRAZING CO-OPERATIVE LTD. DEVELOPMENT APPLICATION

This summary is to accompany our Development application on the NE 13-10-2-W5.

After the Waldron acquired the Bob Creek Ranch, we have been experiencing the need for a more organized management team and more staff housing. We will be hiring another management member therefore we will require another residence.

We have chosen what we call the South Ranch Buildings as our location for this residence because it is the most central building site on the ranch. We would like to make this site the center of our operations. This residence will house our new general manager and as you can see on our site plan eventually, we would like to erect an office at this location as well. We picked this location for the house because we wanted some separation from the employee housing and the day to day ranch activities.



When the Waldron signed the easement with the NCC, we were allowed to create building envelopes to create infrastructure. We will have to stay within these boundaries. The existing fence line north of the new house is that boundary.

There is a road allowance that also runs through the property. We have drilled a very good (60+ gals/min) water well which is just off the west edge of the road allowance. We are requesting your permission to trench in an underground water line across the road allowance so we can get water to the corrals. If we can get water to them there is grant funding available for that.

Thank you for your consideration on this matter.

Sincerely,
Stephen Sundquist
Director,
Waldron Grazing Co-operative Ltd.

Recommendation to Municipal Planning Commission

TITLE: DEVELOPMENT PERMIT No. 2025-14 Applicant: Kelly Neufeld Location: Lot 1, Plan 9111843 within NE 2 & SE 11-8-1 W5 Division: 4 Size of Parcel: 33.72 ha (83.32 Acres) Zoning: Agriculture (A) Development: Secondary Farm Residence			
PREPARED BY: Laura McKinnon	DATE: March 27, 2025		
DEPARTMENT: Planning and Development			
Signature:	 _____	ATTACHMENTS: 1. Development Permit Application 2025-14 2. Single Detached Residence Drawings 3. GIS Site Plan	
APPROVALS:			
		_____ Roland Milligan	
Department Director	Date	CAO	Date

RECOMMENDATION:

That Development Permit Application No. 2025-14, for a Secondary Farm Residence, be approved subject to the following Condition(s):

Condition(s):

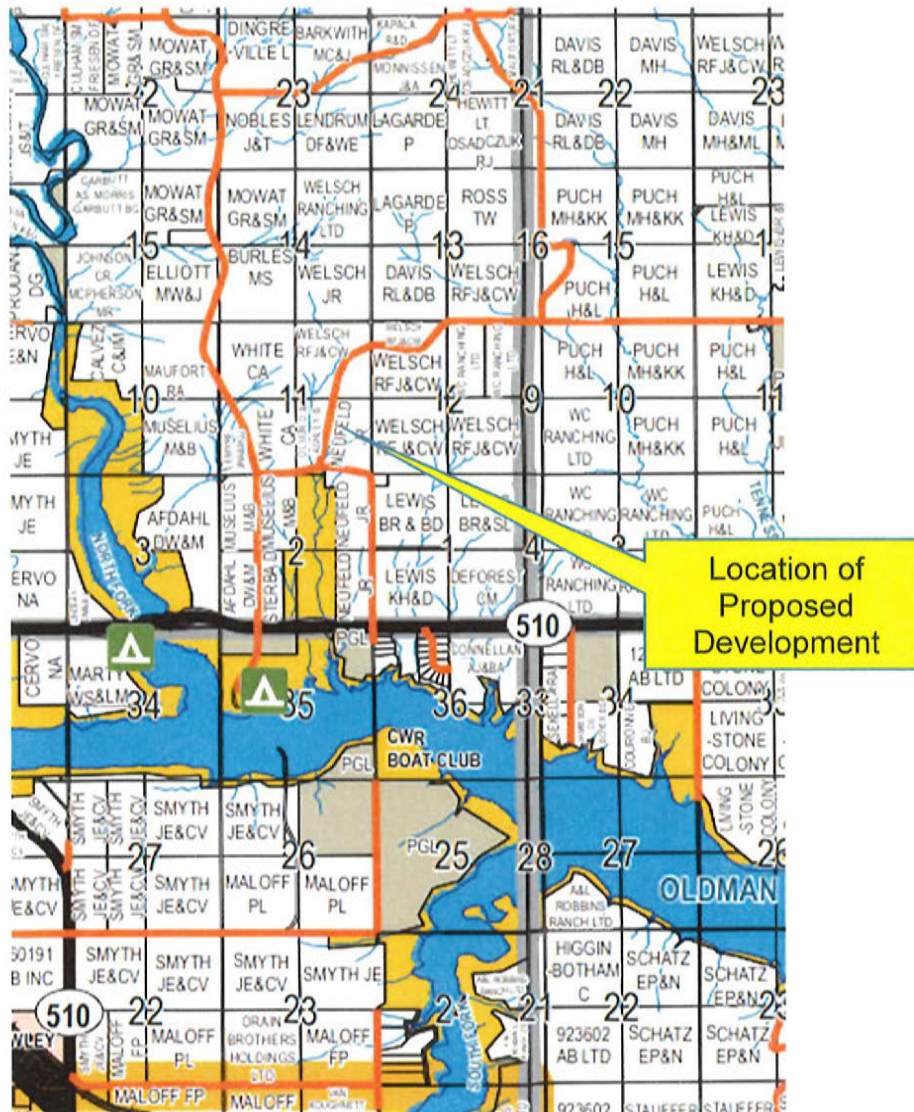
1. That this development meets the minimum provisions as required in Land Use Bylaw 1349-23.

BACKGROUND:

- On March 18, 2025, the MD accepted the Development Permit Application No. 2025-14 from applicant Kelly Neufeld. (*Attachment No. 1*). Kelly is the son of John Neufeld, landowner, and does have proof of Power of Attorney that the Development Officer has confirmed.
- This application is to allow for a secondary farm residence, in the same yard as the other existing farm house.
- This application is being placed in front of the MPC because:
 - Within the Agriculture (A) Land Use District, a Secondary Farm Residence is a Discretionary Use.
- The applicant advises that this is the exact location of the original ranch house that was in place 30 yrs prior (*Attachment No.3*). The intent is for family members to move into this new house.
- 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. 2025-14

Date Application Received March 18/25

PERMIT FEE \$100 Permitted
\$150 Discretionary

Date Application Accepted March 18/25

RECEIPT NO. 65924

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: John R. Neufeld

Address: Box 1448 Pincher-Creek Alb.

Telephone: [REDACTED] Email: [REDACTED]

Owner of Land (if different from above): _____

Address: _____ Telephone: _____

Interest of Applicant (if not the owner): John Kelly Neufeld (son and P.O.A. Included)

SECTION 2: PROPOSED DEVELOPMENT

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

A brief description of the proposed development is as follows:

To move IN A RTM Home onto property
There WAS approx. 30 years ago A RTM Home WAS
at this location with all permits to do so.

Legal Description: Lot(s) _____

Block _____

Plan _____

Quarter Section _____

Estimated Commencement Date: want to order. RTM IN 1st week
of April 2025 & have permit in place to order home

Estimated Completion Date: Late Summer, early fall 2025

SECTION 3: SITE REQUIREMENTS

Land Use District: Agriculture - A Division: 4

Permitted Use Discretionary Use

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

Yes No

Is the proposed development below a licenced dam?

Yes No

Is the proposed development site situated on a slope?

Yes No

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

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

Yes No Don't know Not required

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

Yes No Don't think so

<u>PRINCIPAL BUILDING</u>	Proposed	By Law Requirements	Conforms
(1) Area of Site	80 Acres.		
(2) Area of Building	30' x 64' 1920 sq/ft		
(3) %Site Coverage by Building (within Hamets)	80		
(4) Front Yard Setback Direction Facing:	South. 123M	7.5M (24.6ft)	Yes
(5) Rear Yard Setback Direction Facing:	North 79M	30M (98.4ft)	Yes
(6) Side Yard Setback: Direction Facing:	East 17.5M	17.5M (24.6ft)	Yes
(7) Side Yard Setback: Direction Facing:	West 46M	30M (98.4ft)	Yes
(8) Height of Building	15' 2"		
(9) Number of Off Street Parking Spaces	N/A		

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

R.T.M

ACCESSORY BUILDING	Proposed	By Law Requirements	Conforms
(1) Area of Site	N/A		
(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: Mar 18 / 2025

John Kelly Neufelt (P.O.A)
Applicant

John R. Neufelt
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.



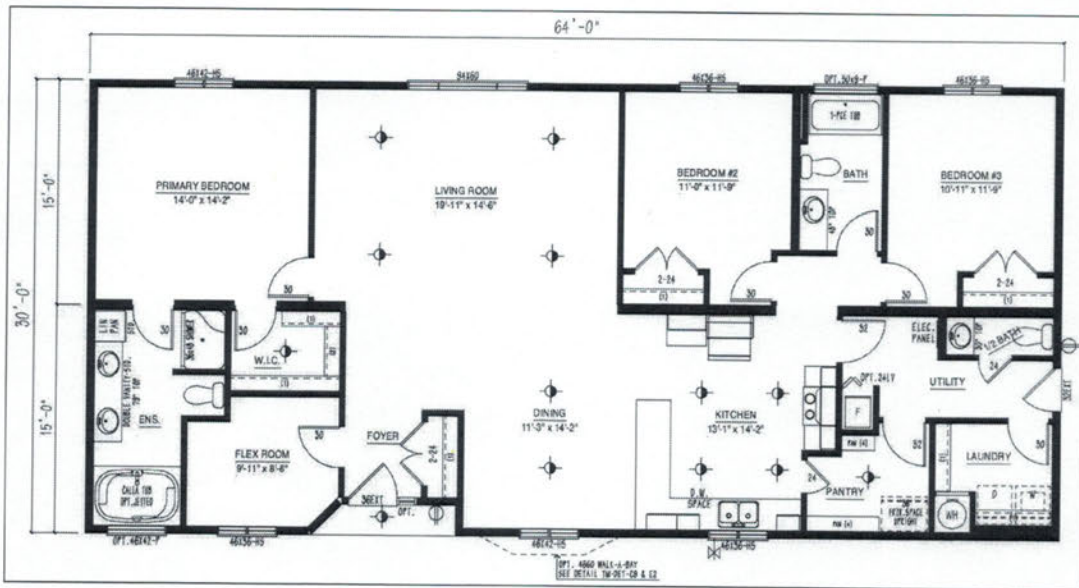
The Chinook

M&K Custom RTM

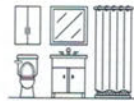
← Go Back

[Download Floor Plan](#) [View Specifications](#)

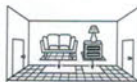
[Basement Version](#)



3
Bedrooms



2.5
Bathrooms



1920
Square Feet

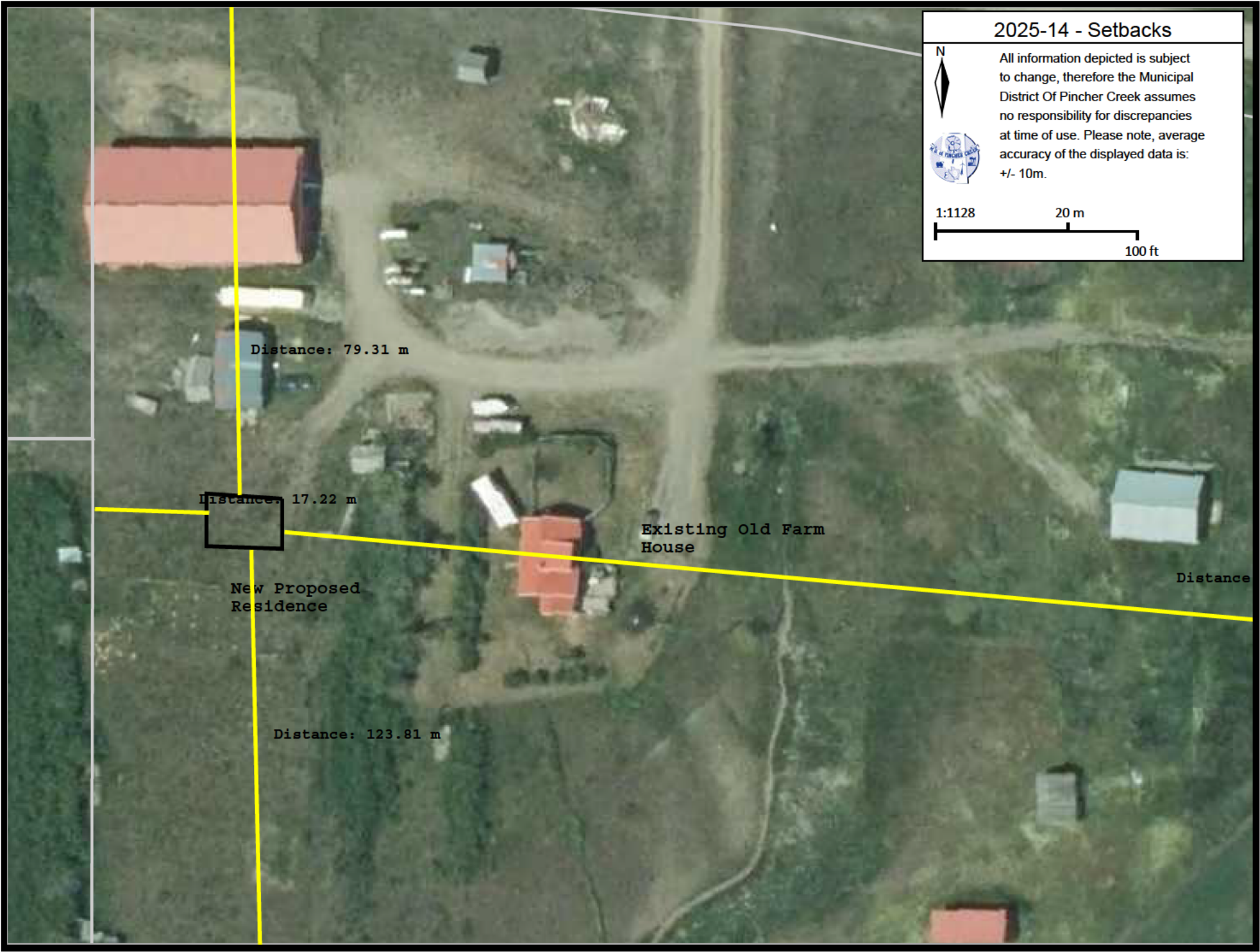
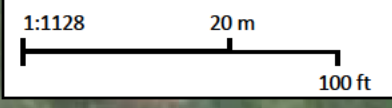


30' x 64'
Dimensions

2025-14 - Setbacks



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Distance: 79.31 m

Distance: 17.22 m

New Proposed Residence

Existing Old Farm House

Distance: 123.81 m

Distance

2025-14 - Setbacks



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1:2256

50 m

200 ft

Distance: 79.31 m

Distance: 17.22 m

New Proposed Residence

Existing Old Farm House

Distance: 464.14 m

Distance: 123.81 m



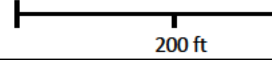
2025-14 - Site Map



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1:4513

100 m



Existing Old Farm
New Proposed
Residence



DEVELOPMENT OFFICER REPORT

March 2025

Development / Community Services Activities include:

- Mar 4 Planning, Subdivision & MPC Meeting
- Mar 9 Flint Rock Ranch Open House
- Mar 11 Committee & Council Meeting
- Mar 12 Subdivision Inquiry Meeting
- Mar 12 MRF Install & Program Meeting (Community Peace Officer)
- Mar 13 Road Concern Meeting – Public Works & Landowner
- Mar 13 South Canadian Rockies Advisory (Travel Alberta) Meeting “Wrap Up”
- Mar 13 Rezoning – Landowners Meeting
- Mar 13 Next Generation & Alberta Parks Meeting
- Mar 17 Motorola - Body/Car Camera Meeting (Community Peace Officer)
- Mar 18 South Canadian Rockies Board Meeting
- Mar 21 Road Upgrade – Landowner Meeting
- Mar 25 Committee & Council Meeting
- Mar 26 Utility Bylaw Open House - Lundbreck
- Mar 27 Administration Safety Meeting
- Mar 27 Appeal Hearing – Court of Appeal
- Mar 27 Motorola – Technical Kickoff Meeting (Community Peace Officer)
- Mar 28 Standard Day Off

PLANNING DEPARTMENT STATISTICS

Development Permits Issued by the Development Officer for March 2025

No.	Applicant	Division	Legal Address	Development
2025-02	Heritage Acres	4	Lot 1, Block 1, Plan 1013180 within SE 21-7-29 W4	Accessory Building
2025-07	Clayton Crawford	3	Within SE 17-6-1 W5	Single Detached Residence
2025-11	Peter Maas	4	Lot 2, Block 2, Plan 2111879 within NE 16-9-1 W5	Accessory Building

Development Permits Issued by Municipal Planning Commission March 2025

2025-06	Jeffery & Allison Schmode	4	Lot 1, Block 2, Plan 2312282 within NW 34-8-1 W5	Single Detached Residence & Accessory Building (Art Studio with Suite)
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Development Statistics to Date

DESCRIPTION		2025 To date (Mar)	2024	2023	2022
Dev Permits Issued	4 – March	9 6 -DO 3 -MPC	54 38 -DO 16 -MPC	49 31 -DO 18 -MPC	48 29 – DO 19 - MPC
Dev Applications Accepted	7 – Mar	16	58	54	49
Utility Permits Issued	7 – Mar	9	23	35	12
Subdivision Applications Approved	1 – Mar	2	12	5	8
Rezoning	0 – Mar		1	0	5
DESCRIPTION		2025 to Date (Mar)	2024	2023	2022
Compliance Cert	0 – Mar	0	34	21	32

RECOMMENDATION:

That the report for the period ending March 28, 2025, be received as information.

Prepared by: Laura McKinnon, Development Officer

Date: March 27, 2025

Respectfully Submitted to: Municipal Planning Commission