

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

Virtual via Microsoft Teams

**July 2<sup>nd</sup> 2025**

**6:30 pm**

**Agenda**

- 1. Adoption of Agenda**
- 2. Minutes**
  - a. Meeting Minutes of June 3<sup>rd</sup>, 2025
- 3. Closed Meeting Session**
- 4. Unfinished Business**
- 5. Development Permit Applications**
  - a. Development Permit Applications No. 2025-34  
David and Tiffany Delooff  
SE 5-6-1 W5  
Moved-In Residential Meeting, Moved-In Accessory Building & Secondary Suite
- 6. Development Reports**
  - a. Development Officer's Report
    - Report for June 2025
- 7. New Business**
- 8. Correspondence**
- 9. Next Regular Meeting – September 2<sup>nd</sup>, 2025**
- 10. Adjournment**

**Meeting Minutes of the  
Municipal Planning Commission  
June 3<sup>rd</sup>, 2025 6:30 pm  
MD of Pincher Creek Council Chambers**

**ATTENDANCE**

Commission: Chairperson Jeff Hammond, Member at Large Laurie Klassen, 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 called the meeting to order, the time being 6:30 pm.

**1. ADOPTION OF AGENDA**

Councillor Dave Cox 25/043

Moved that the agenda for June 3<sup>rd</sup>, 2025, be approved as presented.

Carried

**2. ADOPTION OF MINUTES**

Member at Large Laurie Klassen 25/044

Moved that the Municipal Planning Commission Meeting Minutes for May 6<sup>th</sup>, 2025 be approved as amended.

Carried

**3. CLOSED MEETING SESSION**

Councillor Jim Welsch 25/045

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

Carried

Reeve Rick Lemire 25/046

Moved that the Municipal Planning Commission open the meeting to the public, the time being 7:10 pm.

Carried

4. **UNFINISHED BUSINESS**

- a. Development Permit Application No. 2025-09  
Glenda Kettles o/a Dam Campground  
Block OT; Plan 2420JK within NE 27-4-28 W4  
Recreational Accommodation – Commercial Highway & Accessory Building**

Councillor Tony Bruder

24/047

Moved that Development Permit No 2025-09, for Recreational Accommodation – Commercial Highway & Accessory Building, be approved subject to the following Condition(s):

**Condition(s):**

1. That Development Permits 2023-16 and 2024-19 be rescinded.
2. That this development meets the minimum requirements as required in Land Use Bylaw 1349-23.
3. That garbage storage is required to be in bear proof containers
4. That this development meets the National Building Code – Alberta Edition for Campground Washroom requirements.
5. 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.
6. That the campsites be organized as depicted in the site plan and that all trailers face in the same direction.
7. That each lot be limited to one accessory building for either storage or outdoor kitchen purposes, that does not exceed 9.29 m<sup>2</sup> (100 ft<sup>2</sup>).
8. That this development is seasonal (May – October) and that the storage of RV's on site is prohibited in the off season.
9. That this development be constructed and operated as per the submitted and approved plans.
10. That all current and future provincial approvals regarding this development be submitted to the Development Officer.
11. That no underground waterlines, potable or non-potable, be developed without approval.
12. That one 9.29m<sup>2</sup> (100 ft<sup>2</sup>) deck per trailer be permitted for either single or double occupancy lots, to a maximum of 2 decks per lot.

5. **DEVELOPMENT PERMIT APPLICATIONS**

- b. Development Permit Application No. 2025-08  
Castle Mountain Resort  
Block 2, Plan 9711993 within CMR  
Recreational Accommodation – Commercial Highway & Wash House**

Councillor Dave Cox

25/048

Moved that Development Permit No. 2025-08, for Recreational Accommodation – Commercial Highway for 42 year-round RV Sites & Wash House, be approved subject to the following Condition(s):

**MINUTES**  
**Municipal Planning Commission (MPC)**  
**Municipal District of Pincher Creek No. 9**  
**May 6<sup>th</sup> 2025**

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 and form part of this permit.
3. That the campsites be organized as depicted in the site plan and that all trailers face in the same direction.
4. That this development be constructed and operated as per the submitted and approved plans.
5. That all current and future provincial approvals regarding this development be submitted to the Development Officer.

**c. Development Permit Application No. 2025-27**  
**Jeffery & Kim Fortin**  
**Lot 2, Block 7, Plan 8410592 within Beaver Mines**  
**Tourist Home**

Councillor Dave Cox

25/049

Moved that Development Permit No. 2025-27, for a Tourist Home, be approved subject to the following Condition(s):

**Condition(s):**

1. That this development meets the minimum provisions as required in Land Use Bylaw 1349-23.
2. That the applicant adhere to conditions set forth within the required Alberta Transportation Roadside Development Permit, to be attached and form part of this permit.

**d. Development Permit Application No. 2025-30**  
**Ataya Zeller**  
**SE 7-6-1 W5**  
**Secondary Farm Residence**

Councillor Dave Cox

25/040

Moved that Development Permit No. 2025-30, for 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.

**e. Development Permit Application No. 2025-31**  
**Henry Hofer for The Hutterian Brethren Church of Waterton**  
**SW 3-4-28 W4**  
**Secondary Farm Residence**

Councillor Tony Bruder

25/041



**MINUTES**  
**Municipal Planning Commission (MPC)**  
**Municipal District of Pincher Creek No. 9**  
**May 6<sup>th</sup> 2025**

Moved that Development Permit No. 2025-31, 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.

**6. DEVELOPMENT REPORT**

- a. Development Officer's Report

Councillor Tony Bruder

25/042

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

Carried

**7. NEW BUSINESS**

**8. CORRESPONDENCE**

- a. May 2025 Communicator
- b. ORRSC Periodical Spring 2025

**9. NEXT MEETING – July 2<sup>nd</sup>, 2025; 6:30 pm.**

**10. ADJOURNMENT**

Member at Large Laurie Klassen

25/043

Moved that the meeting adjourn, the time being 7:17 pm.

Carried






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Chairperson Jeff Hammond  
Municipal Planning Commission

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Development Officer  
Laura McKinnon  
Municipal Planning Commission

## Recommendation to Municipal Planning Commission

<b>TITLE:</b> DEVELOPMENT PERMIT No. 2025-34 <b>Applicant:</b> David & Tiffany Delooff <b>Location:</b> SE 5-6-1 W5 <b>Division:</b> 3 <b>Size of Parcel:</b> 44.58 ha (110.16 Acres) <b>Zoning:</b> Agriculture (A) <b>Development:</b> Moved-In Residential Building, Moved-In Accessory Building & Secondary Suite		
<b>PREPARED BY:</b> Laura McKinnon		<b>DATE:</b> June 25, 2025
<b>DEPARTMENT:</b> Planning and Development		
<b>Signature:</b> 		<b>ATTACHMENTS:</b> 1. Development Permit Application 2025-34 2. Secondary Suite Drawing 3. House Photos 4. Section 49 – Garden and Secondary Suites 5. GIS Aerial
<b>APPROVALS:</b>		
		 <b>Roland Milligan</b>
Department Director	Date	 Date

### RECOMMENDATION:

That Development Permit Application No. 2025-34, for a Moved-In Residential Building, Moved-In Accessory Building and Secondary Suite, be approved subject to the following Condition(s):

#### Condition(s):

1. That this development meets the minimum provisions 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 and form part of this permit.

#### Informative(s):

1. That the secondary suite may not be used for a tourist home or for short-term rental.

### BACKGROUND:

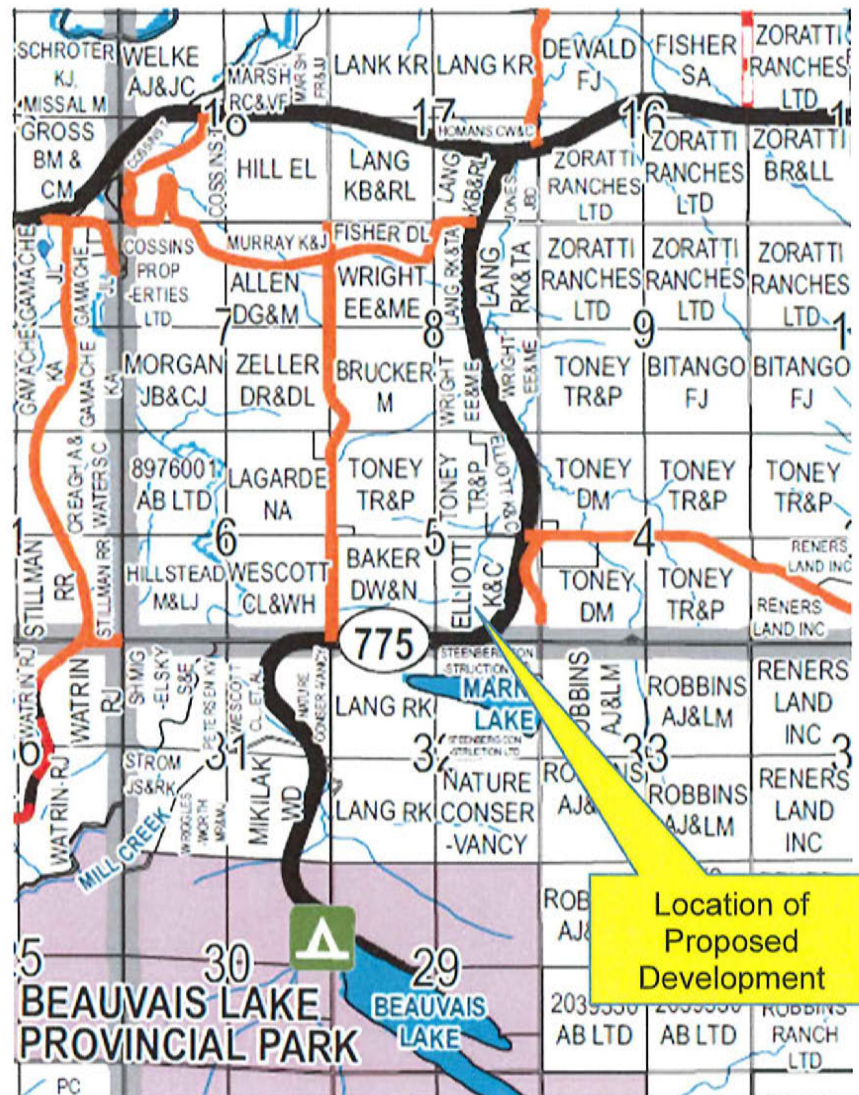
- On June 13, 2025, the MD accepted the Development Permit Application No. 2025-25 from applicants David and Tiffany Delooff. (*Attachment No. 1*).
- This property was provided a permit in 2024 for a 371.61 m<sup>2</sup> (4000ft<sup>2</sup>) building, which 278 m<sup>2</sup> (3000ft<sup>2</sup>) is shop and 92.90 m<sup>2</sup> (1000ft<sup>2</sup>) is residence (*Attachment No. 2*). The owners have been living in this space while moving out to their new property.
- This application is being placed in front of the MPC because:

## Recommendation to Municipal Planning Commission

- Within the Agriculture (A) Land Use District, Moved-In Residential Building, Moved-In Accessory Building and Secondary Suite are Discretionary Uses.
- The applicant is intending on moving an older home and detached small garage from BC, to eventually be their primary residence. (*Attachment No. 3*)
- The intention will be for the owners to continue to live in the living quarters in the shop, until renovations are complete with the moved-in building – and then move into that full-time. This would make the moved-in building the primary residence
- The residence in the shop would be then considered the secondary suite, and to be used only for personal use (guests & family). This complies with the Secondary Suite requirements (49.5 (b)) in Land Use Bylaw 1349-23 (*Attachment No. 4*)
- Both the new moved on building and shop with secondary suite would be in the same yard area (*Attachment No. 5*).
- 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





RECEIVED

JUN 13 2025



M.D of Pincher Creek

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. 2025-34

Date Application Received June 13/25

PERMIT FEE \$100 Permitted  
\$150 Discretionary

Date Application Accepted June 17/25

RECEIPT NO. 67627

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: David and Tiffany Delooff

Address: 1414 Highway 775, Pincher Creek, AB T0K 1W0

Telephone: [REDACTED] Email: [REDACTED]

Owner of Land (if different from above): \_\_\_\_\_

Address: \_\_\_\_\_ Telephone: \_\_\_\_\_

Interest of Applicant (if not the owner): \_\_\_\_\_

### SECTION 2: PROPOSED DEVELOPMENT

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

A brief description of the proposed development is as follows:

Moving 100yr old house onto property as future primary dwelling. (Needs renovation)

Legal Description: Lot(s) SE5

Block 6

Plan 1

Quarter Section WSM

Estimated Commencement Date: ~~Sept. 1/25~~ August 15/25

Estimated Completion Date: May 2026

**SECTION 3: SITE REQUIREMENTS**Land Use District: Agriculture - A Division: 3☐ Permitted Use ☒ Discretionary Use

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

☐ Yes ☒ No

Is the proposed development below a licenced dam?

☐ Yes ☒ No

Is the proposed development site situated on a slope?

☐ Yes ☒ No

If yes, approximately how many degrees of slope? \_\_\_\_\_ degrees

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

☐ Yes ☐ No ☐ Don't know ☒ Not required

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

☐ Yes ☒ No ☐ Don't think so

<b>PRINCIPAL BUILDING</b>	<b>Proposed</b>	<b>By Law Requirements</b>	<b>Conforms</b>
(1) Area of Site	<u>110 acres</u>		
(2) Area of Building	<u>2100 sq' (including garage)</u>		
(3) %Site Coverage by Building (within Hamets)			
(4) Front Yard Setback Direction Facing: <u>South</u>	<u>400'</u>	<u>30M (98.6ft)</u>	<u>Yes</u>
(5) Rear Yard Setback Direction Facing: <u>North</u>	<u>3000'</u>	<u>7.5M (24.6ft)</u>	<u>Yes</u>
(6) Side Yard Setback: Direction Facing: <u>West</u>	<u>400'</u>	<u>7.5M (98.6ft)</u>	<u>Yes</u>
(7) Side Yard Setback: Direction Facing: <u>East</u>	<u>2000'</u>	<u>30M (98.6ft)</u>	<u>Yes</u>
(8) Height of Building	<u>24'</u>		
(9) Number of Off Street Parking Spaces	<u>n/a</u>		

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

Site Plan

<b>ACCESSORY BUILDING</b>	<b>Proposed</b>	<b>By Law Requirements</b>	<b>Conforms</b>
(1) Area of Site			
(2) Area of Building	62589/ft		
(3) % Site Coverage by Building (within Hamlets)			
(4) Front Yard Setback Direction Facing:	400'	30M (98.6ft)	Yes
(5) Rear Yard Setback Direction Facing:	3000'	7.5M (24.6ft)	Yes
(6) Side Yard Setback: Direction Facing:	400'	7.5M (98.6ft)	Yes
(7) Side Yard Setback: Direction Facing:	2000'	30M (98.6ft)	Yes
(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: June 9/25

  
Applicant

  
Registered Owner

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

## IMPORTANT NOTES:

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

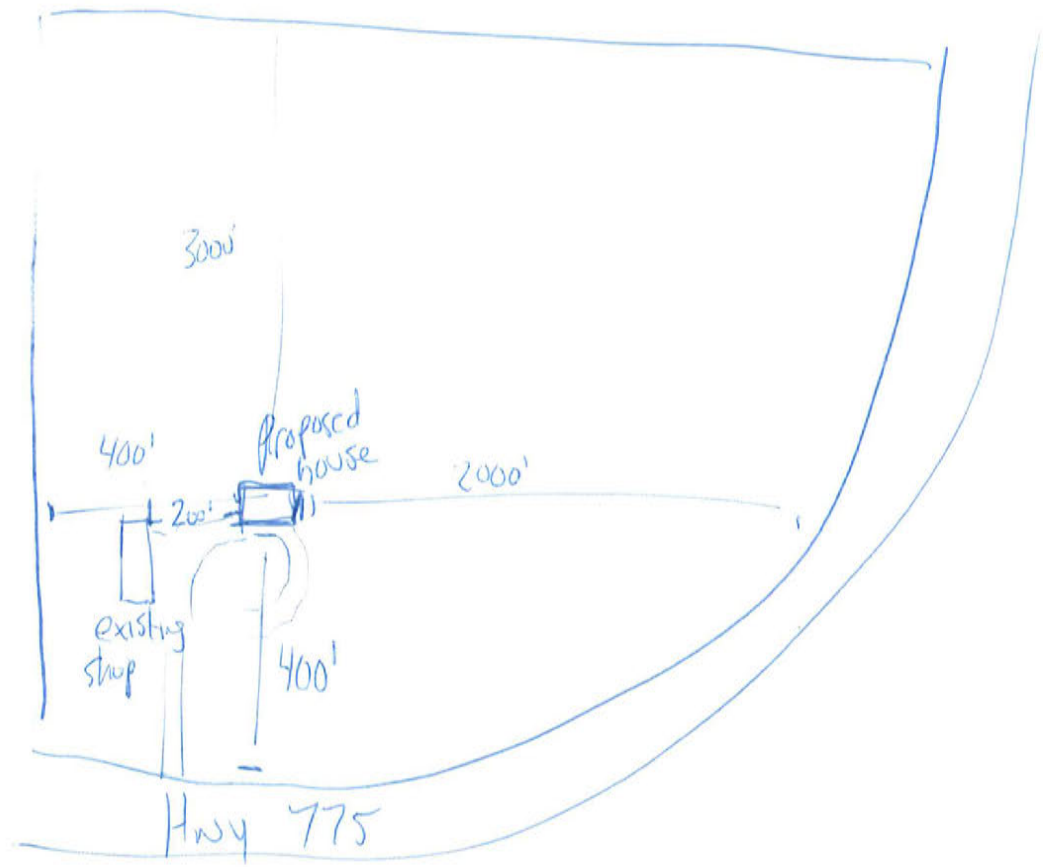
1. In addition to completing this application form in its entirety, an application for a development permit shall be accompanied by the following information, where relevant:
  - (a) a lot plan at scale to the satisfaction of the Development Officer showing the size and shape of the lot, the front, rear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

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

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



North





## 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](http://www.mdpinchercreek.ab.ca)  
Email: [info@mdpinnercreek.ab.ca](mailto:info@mdpinnercreek.ab.ca)

Delooff DEVELOPMENT

### **PAYMENT RECEIPT**

Receipt Number:	67627
Date:	6/13/2025
Initials:	CD
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
Cash:	\$150.00
<b>Total Amount Received:</b>	<b>\$150.00</b>



$\square = 2'2$

West

100'

40'

shop

double 5/8 drywall firestop

sub

North

40

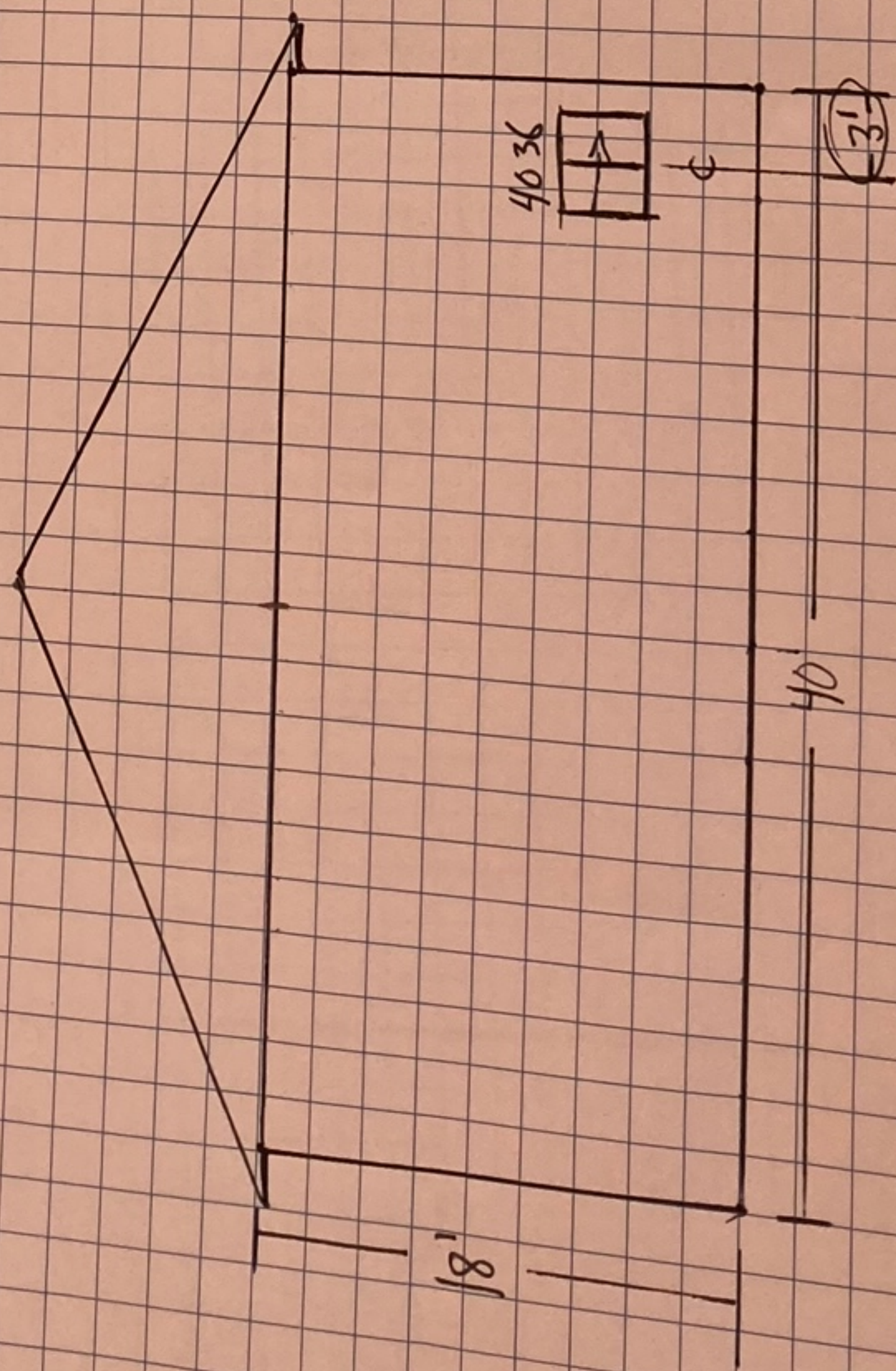
25

100

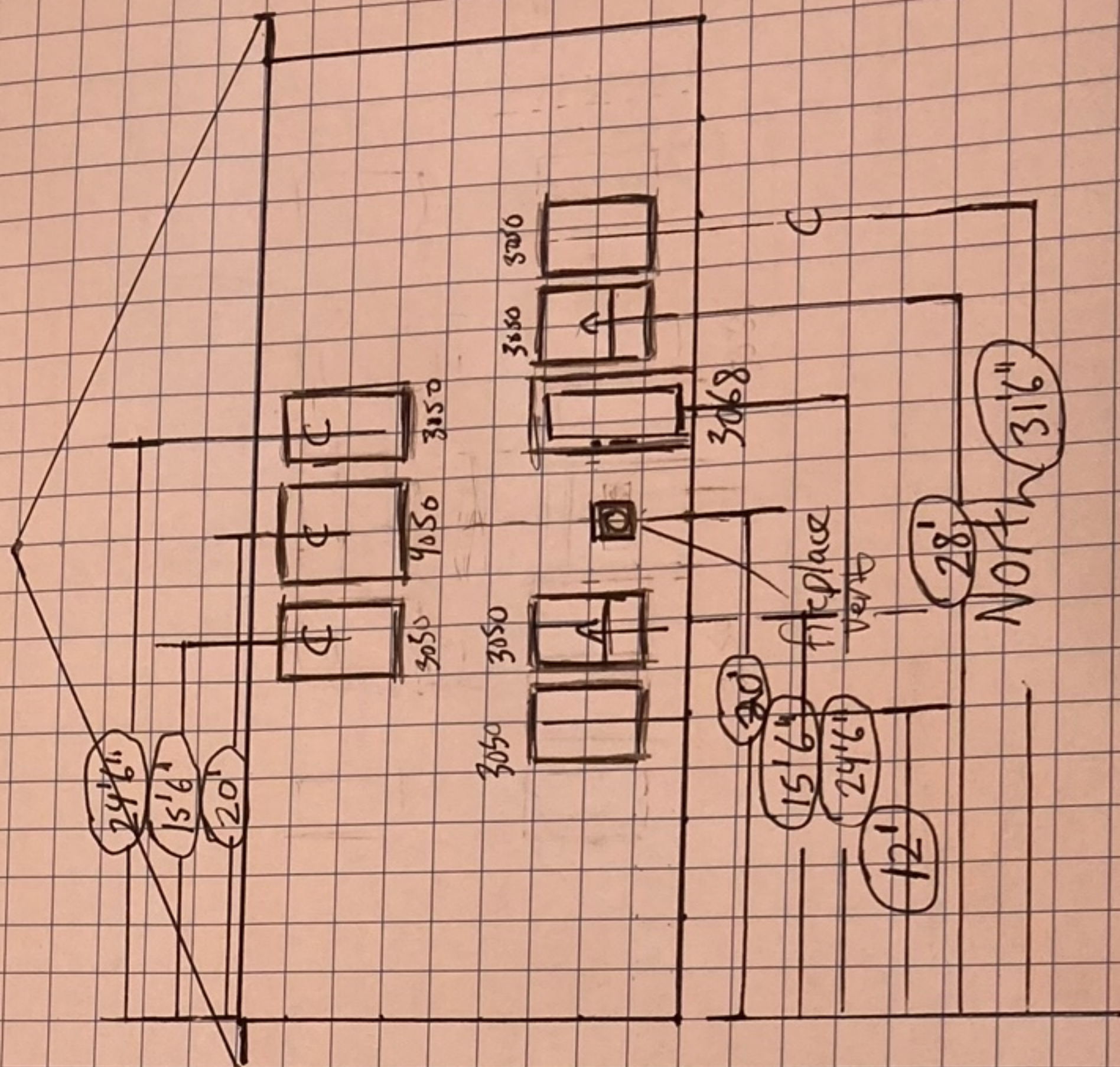
East



2'  
2'



South

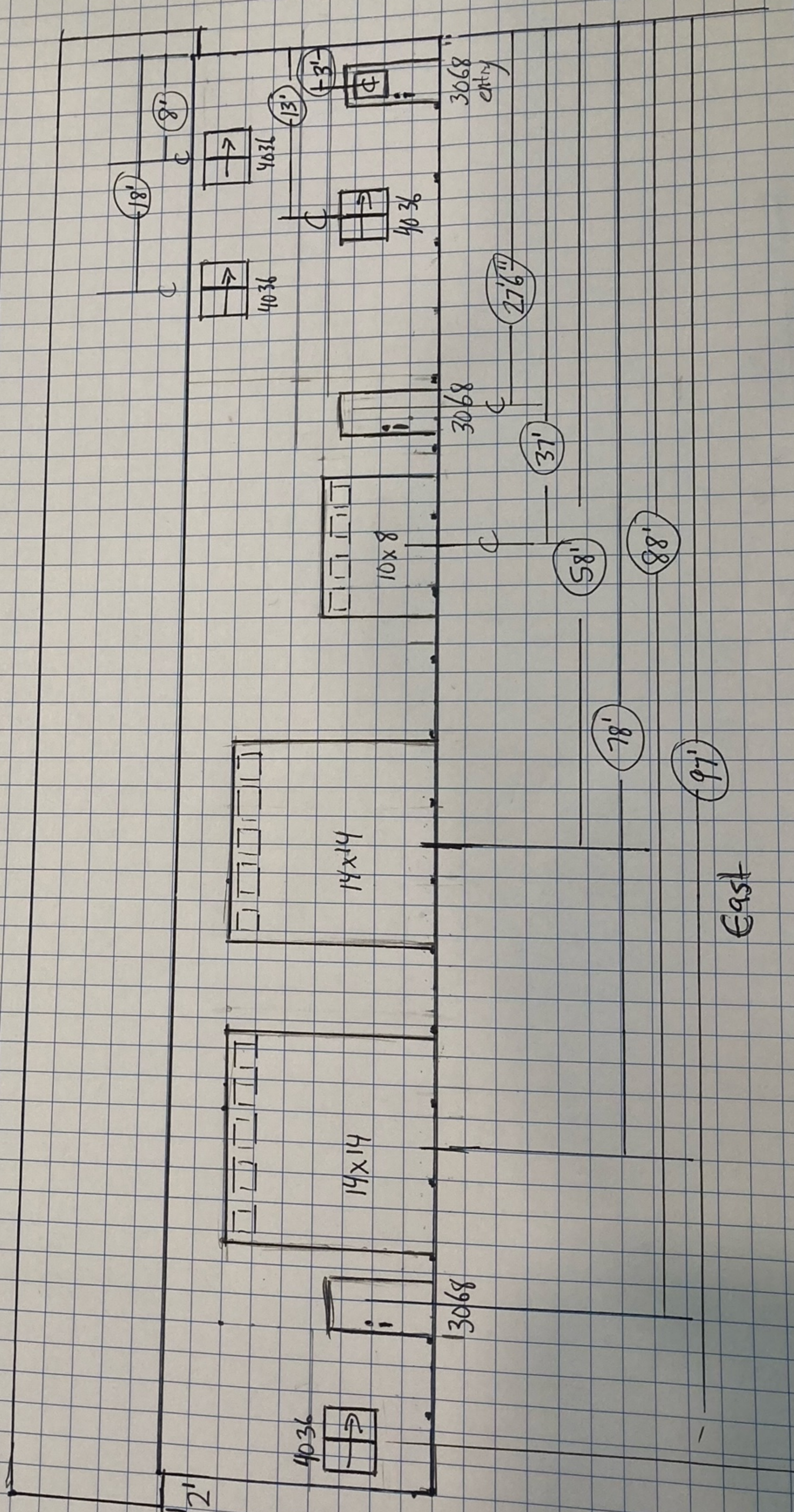


North



2'  
2'

4 or 6 1/2 pitch



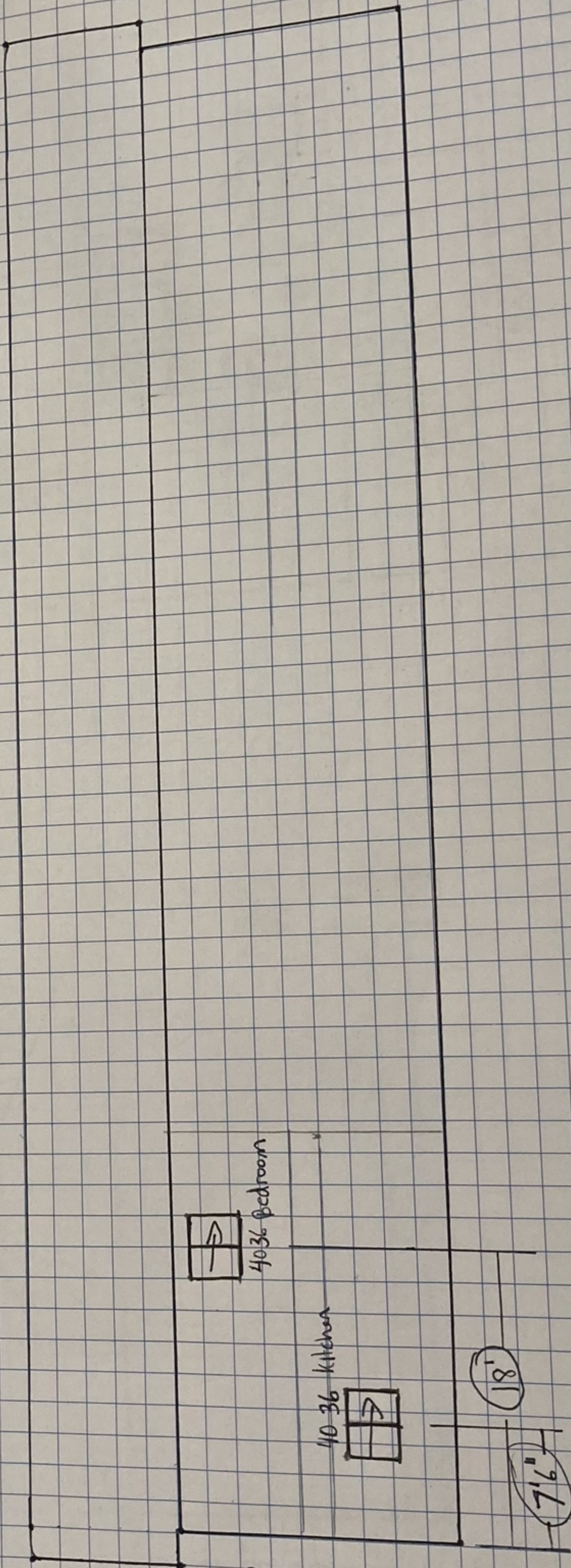


2' 2'

4/12  
or 6 1/2  
pitch

depending  
on cost / engineering

Drawn as 6/12



West























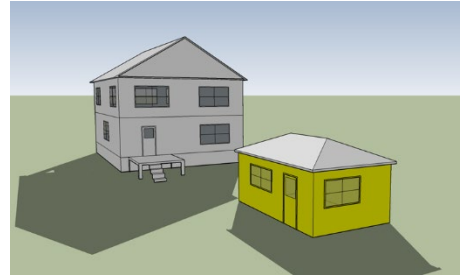
- 48.35 In conjunction with the approved emergency response plan, as a condition of development each individual accommodation site must have an address post equipped with a numbered and color coded sign. Each entrance to the site must contain a key map of the site locations with road names and directional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

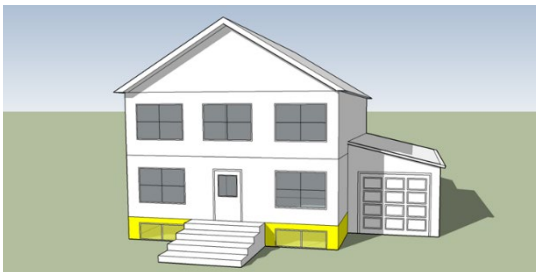


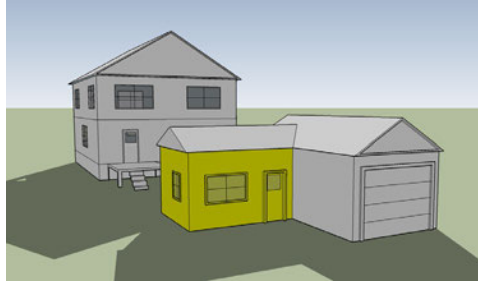
- 49.2 A Garden suite shall be used to house individuals providing care to or receiving care from the resident(s) of the principal building.
- 49.3 Garden suites are subject to National Building Code – Alberta Edition.
- 49.4 The structure being proposed shall be shown to be readily moveable upon expiry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





- (c) in the Agriculture – A, Airport Vicinity Protection – AVP, Grouped Country Residential – GCR, Urban Fringe – UF, Wind Farm Industrial – WFI districts where listed as a permitted or discretionary use, a secondary suite may be considered (as shown in figure below) as a second storey garage suite.



- (d) all required off-street parking shall be designed and developed to the standards set out in Section 56;
- (e) development of a new secondary suite shall meet all requirements of the National Building Code – Alberta Edition and Alberta Fire Code as a condition of approval;
- (f) a secondary suite shall not be separated from the principal dwelling or any part of the title on which the principal dwelling is located through a condominium conversion or subdivision;
- (g) a secondary suite shall not be permitted in a ‘Duplex’, ‘Semi-detached dwelling’, ‘Multi-unit dwelling’, ‘Rowhouse or Townhouse’, ‘Manufactured home park’, or ‘Apartment’;
- (h) the Development Authority, as a condition of approval, may request proof that the utility services to the principal dwelling are capable of carrying the additional load of the proposed secondary suite;
- (i) a secondary suite shall not be developed on the same title as a Home occupation (see Section 47), unless it can be proven to the Development Authority that the impact resulting from the home occupation is limited, adequate parking is provided, and the amenities of the neighbourhood are not negatively affected; and
- (j) the exterior finish of a detached secondary suite, including but not limited to, materials, textures, and colours, shall match or complement the exterior finish of the principal dwelling, to the satisfaction of the Development Authority.

49.6 Existing secondary suites include any suite that existed prior to the passing of this bylaw. In addition to the requirements of Section 49.5 of this Section, excepting thereout the building code requirement of 49.5(d) if it can be proven that the suite was developed prior to December 31, 2006, existing secondary suites shall meet the following requirements;



- (a) an existing secondary suite developed prior to December 31, 2006, shall meet all applicable requirements of the Alberta Fire Code as a condition of approval;
- (b) an existing secondary suite developed after December 31, 2006, shall comply with all National Building Code – Alberta Edition and Alberta Fire Code requirements, including separate heating and ventilation systems for the principal dwelling unit and secondary suite, as a condition of approval;
- (c) an existing secondary suite shall meet all other requirements of this Schedule and any other applicable Section or schedule of this bylaw; and
- (d) should an existing secondary suite be unable to reasonably meet the requirements of this bylaw, to the discretion of the Development Authority, the use of the suite for rental purposes shall not be permitted.

## **SECTION 50 SURVEILLANCE SUITES**

- 50.1 A development permit for a surveillance suite will only be issued if the surveillance suite is clearly compatible with and subordinate to the principal use of the subject parcel. Moreover, in the opinion of the Development Officer or Municipal Planning Commission, as the case may be, the placement of a surveillance suite shall be compatible with all existing, principal development/land uses on adjacent properties and shall not interfere with future principal development/land uses of adjacent properties.
- 50.2 Where a surveillance suite is attached to the building on a site by a roof, an open or enclosed structure, floor or a foundation, it is to be considered a part of the principal building.
- 50.3 The minimum and maximum floor area of any detached surveillance suite shall be 50 m<sup>2</sup> (538 ft<sup>2</sup>) and 102 m<sup>2</sup> (1098 ft<sup>2</sup>) respectively.
- 50.4 Where a surveillance suite is a manufactured home unit, the following shall apply:
  - (a) the unit shall have a Canadian Standards Association certification or equivalent, proof of which shall accompany the development permit application;
  - (b) the unit shall be secured and skirted to the satisfaction of the Development Officer or Municipal Planning Commission, as the case may be.

## **DWELLING UNIT OR SLEEPING UNIT AS AN ACCESSORY USE**

- 50.5 When considering an application for “Dwelling Unit as a secondary use” or “sleeping unit as an accessory use”, the Municipal Planning Commission shall, among other factors, consider:
  - (a) the size of the parcel;
  - (b) the impact of the proposed use on the existing water and sewer systems;
  - (c) side yard setbacks in relation to adjacent uses; and
  - (d) potential traffic generation, and parking requirements.





## 2025-33 - Aerial w/ Measurements



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

1:4513  
100 m  
200 ft

SE5 6-1-5

Distance: 647.75 m

Distance: 116.88 m

Distance: 356.5 m

Distance: 50.87 m Proposed Residence

Existing Shop & Suite

Distance: 108.74 m Distance: 123.49 m



## 2025-33 - Aerial w/ Measurements



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: 116.88 m

Distance: 50.87 m

Existing Shop & Suite

Proposed Residence

Distance: 108.74 m

Distance: 123.49 m





## DEVELOPMENT OFFICER REPORT

**June 2025**

### Development / Community Services Activities include:

- June 3 Ecological Corridors Meeting – Miistakis Institute
- June 3 Planning & MPC Meeting
- June 4 South Canadian Rockies – Annual General Meeting
- June 4 DKR Consulting Meeting (Community Peace Officer)
- June 5 Meeting w/ Livingstone School Range Division
- June 5 Motorola Weekly Meeting (Community Peace Officer)
- June 9 Meeting w/ Nature Conservancy of Canada
- June 10 Committee & Council Meeting
- June 11 DKR Consulting Meeting (Community Peace Officer)
- June 12 Motorola Weekly Meeting (Community Peace Officer)
- June 13 Half SDO
- June 16-18 Land Use & Subdivision Design Course (Full Days– UofA)
- June 17 Livingstone School Range – Engagement Session (Capital Project)
- June 23 Half SDO
- June 24 Committee & Council Meeting
- June 25 South Canadian Rockies – Municipal Outreach Team Meeting
- June 26,27 & 30 Vacation

## PLANNING DEPARTMENT STATISTICS

### Development Permits Issued by the Development Officer for June 2025

No.	Applicant	Division	Legal Address	Development
2025-28	Errol Nystrom	5	Lot 18, Block 15, Plan 0611653 within Lundbreck	Single Detached Residence
2025-31	Ethel McKellar	5	Lot 16, Block 17, Plan 7610822 within Lundbreck	Manufactured home - Singlewide
2025-33	Behn Nystrom	5	Lot 17, Block 15, Plan 0611653	Single Detached Residence
2025-36	Kim Pearson & George Fyfe	5	Lot 1, Block 2, Plan 0310751 within NW 13-7-3 W5	Accessory Building

### Development Permits Issued by Municipal Planning Commission June 2025

2025-08	Castle Mountain Resort	3	Block 2, Plan 9911497 within CMR	Recreational Accommodation – Commercial Highway & Wash House
2025-09	Glenda Kettles o/a Dam Campground	1	Block OT; Plan 2420JK within NE 27-4-28 W4	Recreational Accommodation – Commercial Highway &

				Accessory Buildings
2025-27	Jeffrey & Kim Fortin	3	Tourist Home	Lot 2, Block 7, Plan 8410592 within Beaver Mines
2025-30	Ataya Zeller	3	Secondary Farm Residence	SE 7-6-1 W5
2025-32	Waterton Colony	1	Secondary Farm Residence	SE 3-4-28 W4

**Development Statistics to Date**

DESCRIPTION		2025 To date (June)	2024	2023	2022
Dev Permits Issued	9 – June	32 19 -DO 11 -MPC 1 - Council	54 38 -DO 16 -MPC	49 31 -DO 18 -MPC	48 29 – DO 19 - MPC
Dev Applications Accepted	3 – June	35	58	54	49
Utility Permits Issued	2 – June	26	23	35	12
Subdivision Applications Approved	1 – June	3	12	5	8
Rezoning	0 – June		1	0	5
DESCRIPTION		2025 to Date (June)	2024	2023	2022
Compliance Cert	0 – June	2	34	21	32

**RECOMMENDATION:**

That the report for the period ending June 27, 2025, be received as information.



Prepared by: Laura McKinnon, Development Officer

Date: June 25, 2025

Respectfully Submitted to: Municipal Planning Commission