

Municipal District of Pincher Creek No. 9
MUNICIPAL PLANNING COMMISSION
MD of Pincher Creek Council Chambers
July 2nd 2025
6:30 pm
Agenda

- 1. Adoption of Agenda**
- 2. Minutes**
 - a. Meeting Minutes of July 2nd, 2025
- 3. Closed Meeting Session**
- 4. Unfinished Business**
- 5. Development Permit Applications**
 - a. Development Permit Application No. 2025-45
Castle Mountain Resort
Lot 112, Block 3, Plan 0913558 within Castle Mountain Resort
Modular Home – Staff Accommodation
 - b. Development Permit Application No. 2025-46
Truwood Homes for Jordan Ramias
Lot 5, Block 1, Plan 0310751 within NW 13-7-3 W5
- 6. Development Reports**
 - a. Development Officer's Report
- Report for July, Aug & September 2025
- 7. New Business**
- 8. Correspondence**
- 9. Next Regular Meeting – November 4th, 2025**
- 10. Adjournment**

**Meeting Minutes of the
Municipal Planning Commission
July 2nd, 2025 6:30 pm
Virtual VIA Microsoft Teams**

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 Jim Welsch 25/043

Moved that the agenda for July 2nd, 2025, be approved as presented.

Carried

2. ADOPTION OF MINUTES

Councillor Dave Cox 25/044

Moved that the Municipal Planning Commission Meeting Minutes for June 3rd, 2025 be approved as presented.

Carried

3. CLOSED MEETING SESSION

Member at Large Laurie Klassen 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

Councillor John MacGarva 25/046

Moved that the Municipal Planning Commission open the meeting to the public, the time being 6:35 pm.

Carried

4. **UNFINISHED BUSINESS**

5. **DEVELOPMENT PERMIT APPLICATIONS**

- a. **Development Permit Application No. 2025-34**
David and Tiffany Delooff
SE 5-6-1 W5
Moved-In Residential Building, Moved-In Accessory Building & Secondary Suite

Councillor Dave Cox

25/047

Moved that Development Permit No. 2025-34, for Moved-In Residential Building, Moved-In Accessory Building and Secondary Suite, be approved subject to the following 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.

Informative(s):

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

6. **DEVELOPMENT REPORT**

- a. Development Officer's Report

Councillor Tony Bruder

25/048

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

Carried

7. **NEW BUSINESS**

8. **CORRESPONDENCE**

9. **NEXT MEETING** – September 3rd, 2025; 6:30 pm.

10. **ADJOURNMENT**

Councillor John MacGarva

25/049

Moved that the meeting adjourn, the time being 6:47 pm.




MINUTES
Municipal Planning Commission (MPC)
Municipal District of Pincher Creek No. 9
July 2nd 2025

Carried

Chairperson Jeff Hammond
Municipal Planning Commission

Development Officer
Laura McKinnon
Municipal Planning Commission

Recommendation to Municipal Planning Commission

| | | |
|---|--|---|
| TITLE: | DEVELOPMENT PERMIT No. 2025-45 |  |
| Applicant: | Castle Mountain Resort | |
| Location: | Lot 112, Block 3, Plan 0913558 within Castle Mountain Resort | |
| Division: | 3 | |
| Size of Parcel: | 0.30 ha (0.75 Acres) | |
| Zoning: | Castle Mountain Resort Medium Density Residential (CMMDR) | |
| Development: | Temporary - Modular Home – Staff Accommodation | |
| PREPARED BY: Laura McKinnon | | DATE: October 2, 2025 |
| DEPARTMENT: Planning and Development | | |
| Signature: | | ATTACHMENTS: |
|  | | 1. Development Permit Application 2025-45 |
| | | 2. Proposed Staff Accommodation |
| | | 3. GIS Aerial |
| | | 4. Parking Location |
| | | 5. Adjacent Landowner Concerns |
| APPROVALS: | | |
| | |  _____ Roland Milligan |
| | | _____ 2025/10/02 |
| Department Director | Date | CAO |
| | | Date |

RECOMMENDATION:

That Development Permit Application No. 2025-45, for a **TEMPORARY** Modular Home (Staff Accommodation), 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 this development is valid for one year only until October 8, 2026.

BACKGROUND:

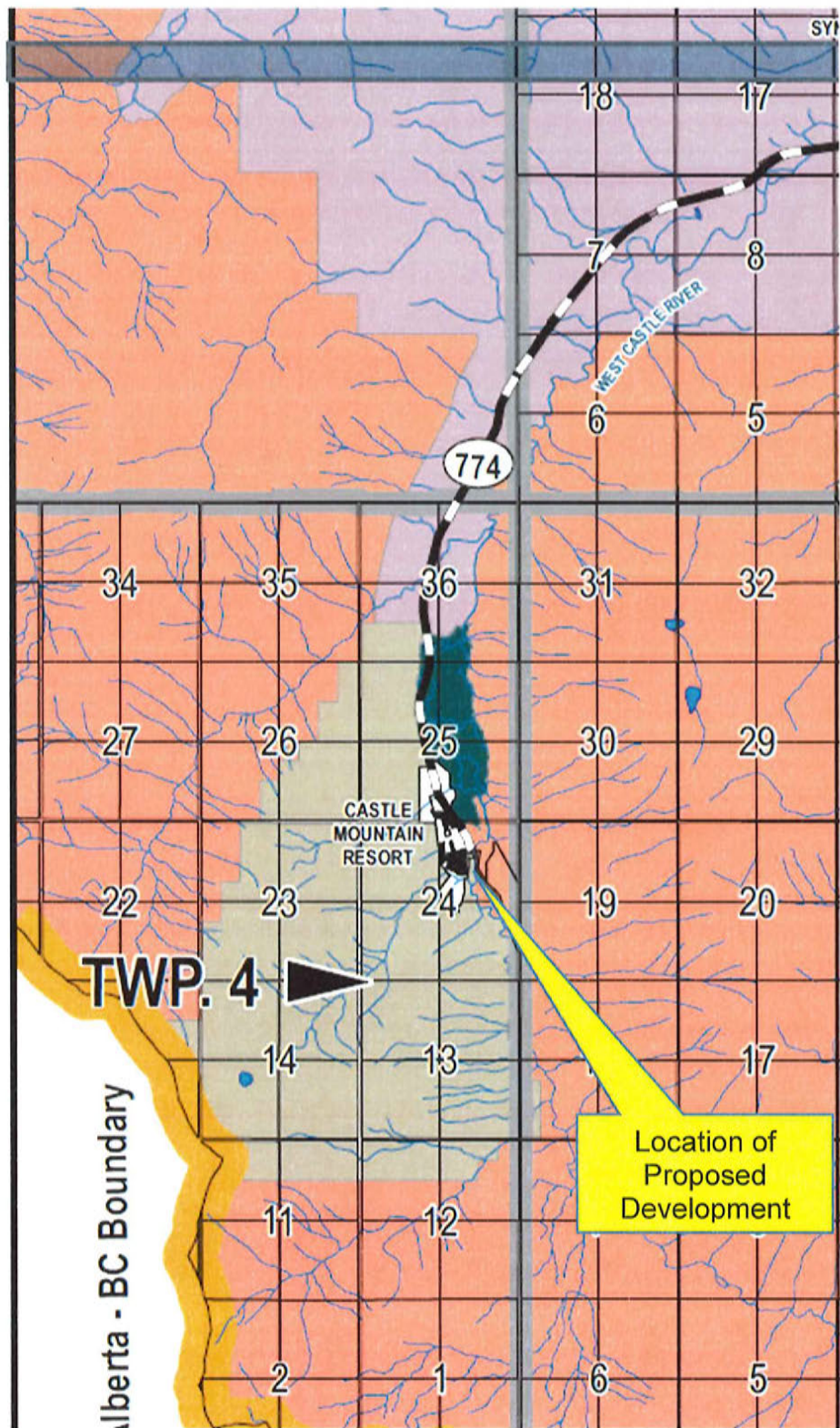
- On September 19, 2025, the MD accepted the Development Permit Application No. 2025-45 from applicant Castle Mountain Resort. (*Attachment No. 1*).
- This application is to allow for a modular unit for staff accommodation purposes with 13 bedrooms to be placed on a Castle Mountain Resort Medium Density Residential (CMMDR) parcel (*Attachment No. 2*).
- This application is being placed in front of the MPC because:
 - Within the Castle Mountain Resort Medium Density Residential (CMMDR) Land Use District, a Modular Home is a Discretionary Use.

Recommendation to Municipal Planning Commission

- The applicant is intending on moving on a new modular unit for staff accommodation purposes, which includes 13 rooms (*Attachment No. 3*).
- The existing staff accommodation is at full capacity, and CMR has no other existing staff accommodation locations.
- Parking for the proposed modular unit will be within the south parking lot, as is the existing staff accommodation parking. CMR Human Resources advised that it is only an estimated 15% of staff that have a personal vehicle. CMR buses staff to and from Pincher Creek to obtain groceries and other necessities (*Attachment No. 4*).
- Housing unit counts for Waste Water Capacity are being reviewed internally by administration, but it was determined by Administration and ORRSC Senior Planner, that the 13 bedrooms on a temporary basis is acceptable.
- The application was forwarded to the adjacent landowners for comment; six responses were received at the time of this report being written. All six responses were the same email but from the following different owners: Devin Weins, Curtis Sinnott, Bill Heidecker, Jay Bruggencate, Curtis Aikens and Dale Steele (*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. 2025-45

Date Application Received Sept. 6/25

PERMIT FEE \$100 Permitted
\$150 Discretionary

Date Application Accepted Sept. 19/25

RECEIPT NO. 69303

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: Castle Mountain Resort

Address: PO Box 610, Pincher Creek Alberta

Telephone: 4036275101 Email: [REDACTED]@skicastle.ca

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:

Installation of a modular 27 bed staff accommodation building to house seasonal workforce.

Legal Description: Lot(s) 1

Block _____

Plan 9911497

Quarter Section _____

Estimated Commencement Date: 10/02/2025

Estimated Completion Date: 11/15/2025

SECTION 3: SITE REQUIREMENTS

Land Use District: Castle Mountain Medium Density Division: 3.
☐ Permitted Use ☒ Discretionary Use CMMDR

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 | 4490sq ft | | |
| (2) Area of Building | 4490sq ft | | |
| (3) %Site Coverage by Building (within Hamets) | | | |
| (4) Front Yard Setback Direction Facing: <u>S</u> | <u>28M</u> | <u>2.5M (8.2ft)</u> | <u>Yes</u> |
| (5) Rear Yard Setback Direction Facing: <u>N</u> | <u>31M</u> | <u>2.5M (8.2ft)</u> | <u>Yes</u> |
| (6) Side Yard Setback: Direction Facing: <u>E</u> | <u>15M</u> | <u>2.5M (8.2ft)</u> | <u>Yes</u> |
| (7) Side Yard Setback: Direction Facing: <u>W</u> | <u>2M</u> | <u>2.5M (8.2ft)</u> | <u>No</u> |
| (8) Height of Building | 10ft | | |
| (9) Number of Off Street Parking Spaces | | | |

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

Site plan, blueprint of building

IMPORTANT NOTES:

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

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

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

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



MD of Pincher Creek No. 9

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

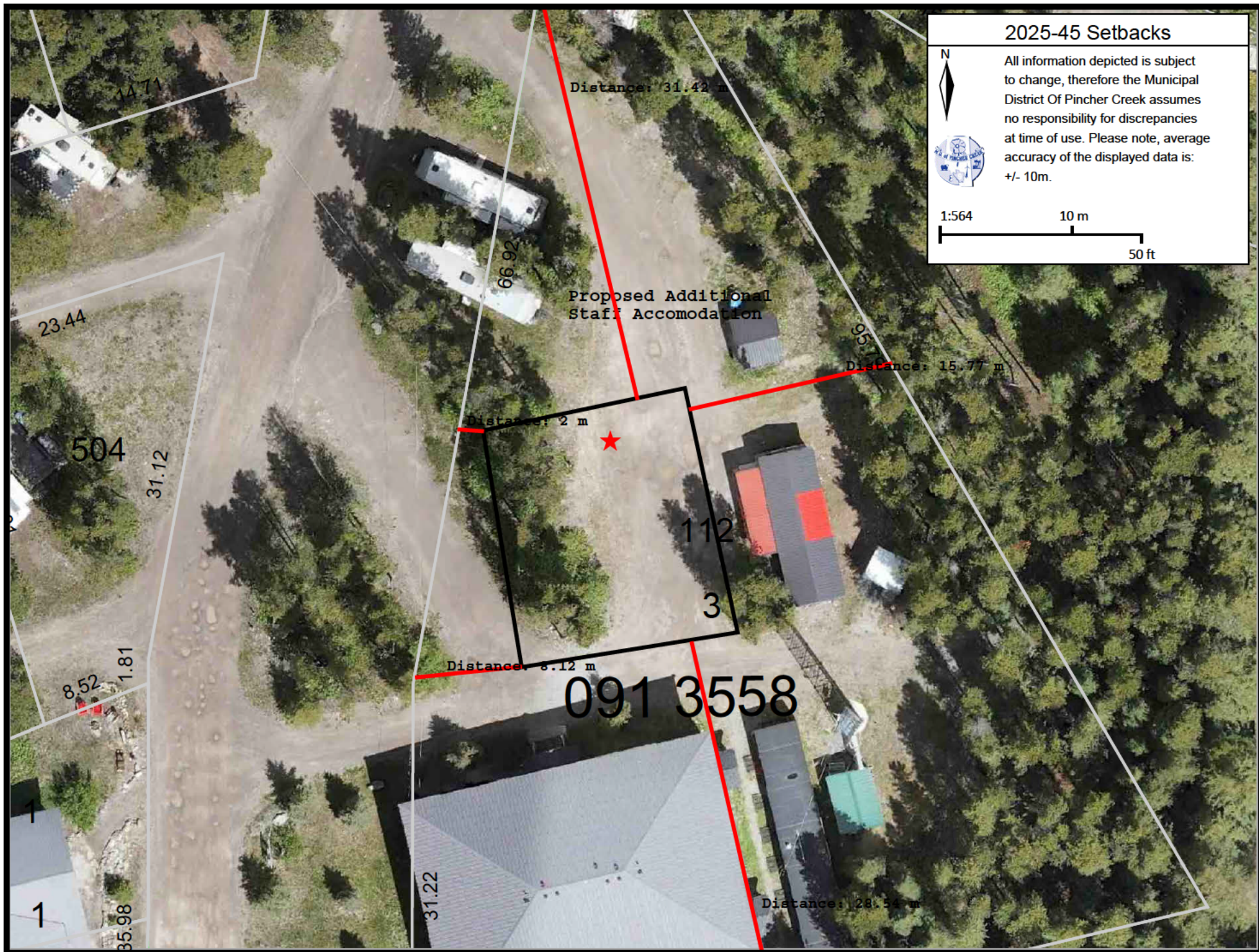
Castle Mountain Resorts

PAYMENT RECEIPT

| | |
|---------------------|------------|
| Receipt Number: | 69303 |
| Date: | 9/19/2025 |
| Initials: | CD |
| GST Registration #: | 10747347RP |

| Receipt Type | Roll/Account | Description | QTY | Amount | Amount Owing |
|--------------|--------------|------------------------------|-----|----------|--------------|
| General | DEVE | Development Application Fees | 1 | \$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 |

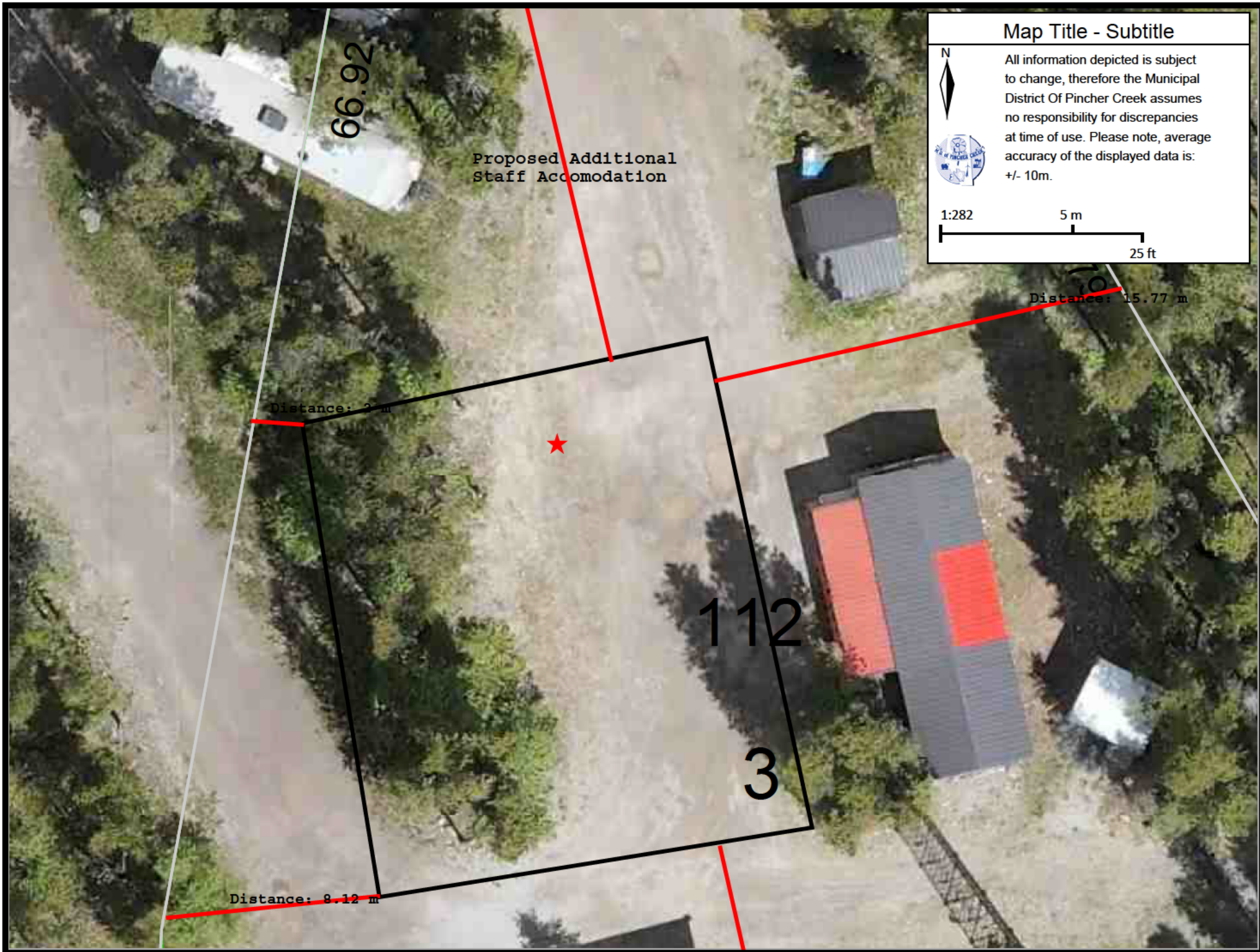


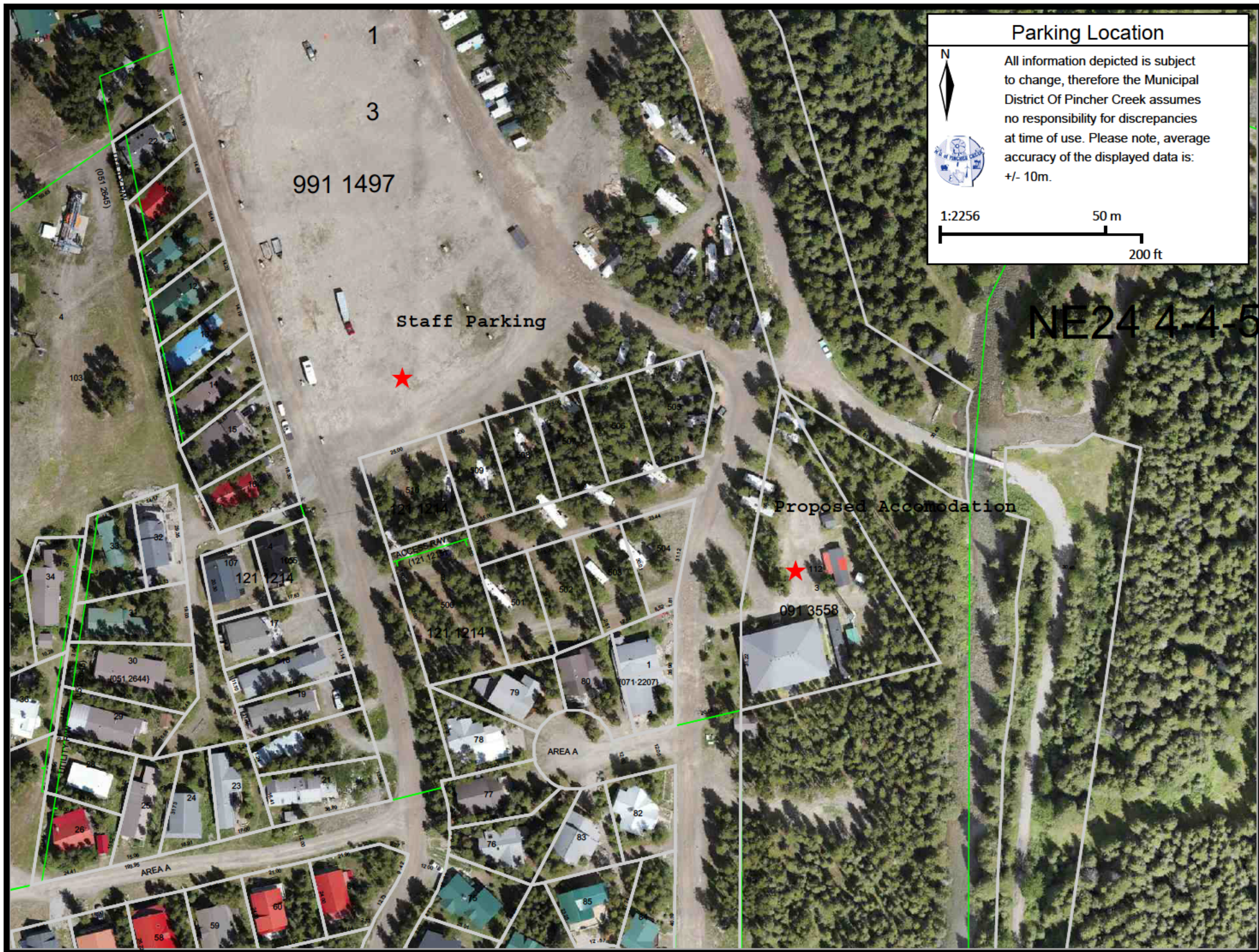
2025-45 Setbacks



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

1:564 10 m 50 ft





Parking Location

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

Adjacent Landowner Comments- Development Permit Application No. 2025-45

From dale.steele@icloud.com <dale.steele@icloud.com>

Date Wed 2025-10-01 1:11 PM

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

 1 attachment (220 KB)

MDP-Phase-5-Update-07-17-2025.pdf;

To Attention of: Laura McKinnon

- **submitted Comments from adjacent landowners: Lot 81A & Lot 81B**

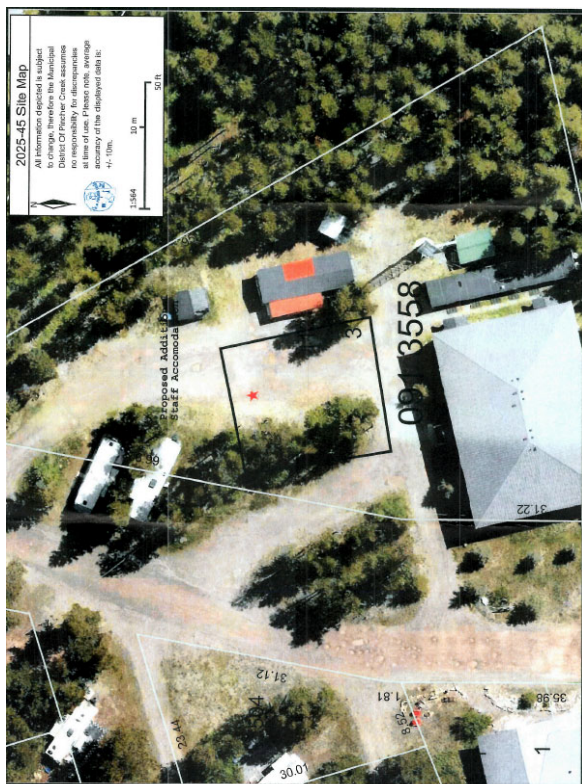
As adjacent landowners, we reviewed the Development Permit Application No. 2025-45 and appreciated this opportunity to provide comments regarding the proposed development and a few questions to clarify necessary resolutions to table this proposed development.

It appears the development application contains incorrect site measurements, notice the white trailers (25-30 ft long) to the left of square in below image... does the square for the proposed build appear too small to accommodate a 56 x75 feet building and required setbacks? Why does this proposed staff accommodation placement appear very close to the current restroom building & staff building?

Given the CMR recent Phase 5 Update commitment to FireSmart & Snow management in planning... is a 5 meter setback enough between to 2 large buildings on the perimeter of the frontline forest area?

CMR also recently stated in the CMR Phase 5 Update, that planning for all new development proposals will be required to include parking spaces in the planning process.

- Can you show where the current parking spaces are located for existing staff housing & current cabins? Where will parking spots be located for the proposed staff housing development?
- Where will parking spots be located for the proposed large multi-family buildings across the street?
- Also, why does this development permit application continue to show outdated Phase 5 Lot plans (11 single family Lots), and not the proposed change to 2 large lots for large multi-family buildings, and the easement committed to maintain the current multi-use trail?



September 19, 2025

RE: Development Permit Application No. 2025-45
Lot 112, Block 3, Plan 0913558 within Castle Mountain Resort

This letter is to advise you that Castle Mountain Resort has submitted Development Permit Application No. 2025-45 (Modular Home). The Applicant is seeking approval to move on a modular unit for additional staff accommodation, located adjacent to the current staff accommodation. This staff accommodation is intended to house an additional 27 staff. A map showing the location is enclosed for your reference.

This application will be reviewed by the Municipal Planning Commission (MPC) on Tuesday October 7, 2025, for the following reason(s):

1. Within the Castle Mountain Resort Medium Density Residential (CMMDR) Land Use District, Modular Home is under Discretionary Use.

The Municipal District of Pincher Creek No. 9 would like to give you, as an adjacent landowner, an opportunity to provide your comments regarding this proposed development. Please submit your written comments to the attention of Laura McKinnon, either in person, fax to 403-627-5070 or email to lmckinnon@mdpincer creek.ab.ca. Kindly submit your comments prior to Thursday October 2, 2025. Please be advised that all written responses forwarded become public documents if they are to be included in the MPC package.

In the event that you have a residence located on your parcel of land that you rent / lease to another individual, please either forward this information on our behalf or contact our office with the contact information so that we can pass this information onto your tenant.

For your information, at any time after **Thursday, October 2, 2025** you may view the entire package of information presented to MPC regarding this application by visiting www.mdpinchercreek.ab.ca.

If you have difficulties downloading this or other documents, please do not hesitate to contact us so we may forward the document to you for your information.

What is the plan for how the addition of 27 staff in a new building without designated parking, and potentially 100+ new people in Phase 5 expansion to larger multi-family buildings with some designated parking to be located beside the current structures?

- Consider that this development application doesn't include planning or consideration for designated parking for what will become the highest density area at Castle Mountain Resort. What is the parking plan to potentially add another 127 people in Phase 5 multi-family & 2nd staff building, to the current 25 room staff building & on-hill rental accommodation at Castles Keep duplex? Will this create chronic parking issues?

- It was stated that all new buildings will need to include parking plans, shouldn't it be shown in this development application?

One advantage of working with a company like Ecosign has been that, while we believed that parking was going to be a growing issue at CMR, as development progressed, we didn't have a way to verify this. Ecosign has confirmed that parking is a limited resource at CMR and that all new buildings will need to include parking. Going forward, we need to maximize the use of the space in the base area. Ecosign's

- It was stated that an easement would be placed on Phase 5 lots for a multi-use trail, shouldn't it be shown in this development application?

year basis. Based on discussion with CMR leadership, Ecosign has included multi-use trail networks throughout the village, including a multi-use trail on the south side of the phase 5 development. Phase 5 development agreements will include an easement for a multi-use trail along the south side of the property.

- It was stated that the updated subdivision plan, for Phase 5 changes from 11 single family to 2 large Lots with 40 multi-family large buildings, shouldn't it be shown on this development application?

When will we get to see Ecosign's MDP? When will the new CMR Master Development Plan that Ecosign is developing be shared with shareholders and leaseholders?

We are working with Ecosign to have our 2025 MDP complete by October 2025. We will be sharing parts of the MDP as we move into the fall and we are closer to the final plan.

- It was stated that FireSmart would be a priority. Is it appropriate to locate a large building with 27 people so close to current staff accommodation with 25 rooms?

FireSmarting is addressed in CMR's current development guidelines and will remain important for future development.

- It was stated that snow management plans would be prepared. How will snow loads be managed on a 56x74 foot side by side camp structure?

retention devices that are designed as an integral part of the roof slope. Entrances and pedestrian routes must be fully protected from snow sheds and icicles. Shedding snow must be deflected from pedestrian areas by dormers, roof angles, canopies or other means. Additionally, a snow management plan prepared by a professional engineer must be submitted as part of the application process. It will include a written explanation and scaled drawings.

- If Phase 5 plan changes are now 10 units x 2 floors x 2 buildings = 40 units x 3 people = potentially 120 people with parking requirements. When will plans be shown of these 2 lots & 40 units & designated parking spots?

CMR is working on a Request for Proposal to gauge developer's interest in the two proposed Phase 5 multi-family lots. The submissions will provide insight into the developer's interest in working with CMR to ensure that all our development guidelines are achieved and will incorporate design work by Ecosign. CMR's ideal building is expected to be two floors with 10 units per floor. The units are expected to be a

- The CMR Phase 5 Update mentions a this below. Lots 79,80,81 were built 25 years ago, with CMR at that time, approving infringements of current 2.5 meter setbacks... it is unreasonable to now state retroactively that structures built 25 years ago be relocated somehow...?

the south side of the phase 5 development is 2.5 meters. This applies to both the CMR owned lots in phase 5 as well as the leaseholder lots backing onto the phase 5 area. Both parties are required to build no closer than 2.5 meters from the property line. Nevertheless, CMR will require developers to provide an easement on the south property line to allow room for a multi-use trail. This trail will eventually

- Below are excerpts from the 2017 CMR Master Development Plan... **stating that parking capacity is an issue back in 2017.** The 2017 CMR plan also contained conflicting/different plans to include 1 or 2 employee housing buildings.

Overnight Accommodation

The existing residential and commercial accommodation facilities at Castle Mountain Resort have evolved over time to coincide with the development of the skiing facilities. The current Area Structure Plan (ASP) allows for the development of 225 accommodation units. However, as Castle Mountain Resorts' reputation as an all season international and regional destination grows, and the CCC and the BRC increase, so too must the ability to provide for overnight visitors. As such, the appropriate number of accommodation units should be increased and tied into the next ASP.

Currently the existing and committed overnight accommodation total 131 units, including 89 single family units, 40 multi-family units, a hotel, and a hostel.

Parking

The day use parking lot at Castle Mountain Resort currently has capacity for about 550 cars, while parking provided by overnight accommodation has space for another 200 vehicles distributed through the resort. At full capacity the parking areas have space for approximately 1,940 visitors per day. Recent experience has shown that this is insufficient to meet current demand. As Castle Mountain Resort grows, parking capacity will have to grow as well.

IX

CASTLE MOUNTAIN RESORT MASTER DEVELOPMENT PLAN • 2017 • EXECUTIVE SUMMARY

parking for 400 destination guests at the resort. In total this results in parking for about 1,940 guests on a full day. Experience shows that the parking lots in their existing configurations are insufficient on busy days. This may be a function of inefficiencies in the size, layout and operations. The new plan will need to address this.

Notice the parking spots plans from the 2017 CMR Master Plan.

- The 2017 CMR Master Plan showed 4 parking spots across from Lot 82, beside the Fire Hall. (see first screenshot image below)
- These parking spots have been utilized by Castles Keep/Lot 81A and Lot 81B parking for 25 years, as parking is not allowed on the main road. Castles Keep duplex has been a rental destination of large groups for 25+ years of on-hill accommodations.
 - Parking availability is especially limited during winter season, as mountains have deep snow and CMR snow plows require access pile snow down beside the Fire Hall beside this designated snow-plow route.



different versions in 2017 Master Plan document

(page 139)





As adjacent Landowners, our request is to table the Development Permit Application 2015-45 until updated plans are provided.

- As existing Landowners, we request that parking spots be assigned to current cabins, to mitigate parking constraints and future parking issues arising from the potential addition of 127 more people in Phase 5 multi-family buildings & 2nd staff building... added to current staff building with 25 rooms & Castles Keep duplex accommodations?
- As duplex owners of 81A & 81B Lots, we request the assignment of 6 designated parking spots beside the Fire Hall (across from Lot 82), before we would agree to this Development Permit Application No.2025-04 request.
 - Below screenshot image from 2017 CMR Master Development Plan - parking spots beside the Fire Hall (across from Lot 82).



Dale Steele P.Ag.
Co-owner **Lot 81A & Lot 81B**

Recommendation to Municipal Planning Commission

| | |
|--|---|
| TITLE: DEVELOPMENT PERMIT No. 2025-46 Applicant: Truwood Homes (Jordan Ramias) Location: SW 13-7-3 W5 Division: 5 Size of Parcel: 2.63 ha (6.51 Acres) Zoning: Grouped Country Residential (GCR) Development: Single Detached Residence & Accessory Building - Variance |  |
| PREPARED BY: Laura McKinnon | DATE: October 2, 2025 |
| DEPARTMENT: Planning and Development | |
| Signature:  | ATTACHMENTS: 1. Development Permit Application 2025-46 2. GIS Aerial House & Accessory Building 3. GIS Aerial House with Contours 4. GIS Aerial Accessory Building |
| APPROVALS: | |
| |  Roland Milligan |
| Department Director | Date |
| |  2025/10/02 |
| CAO | Date |

RECOMMENDATION:

That Development Permit Application No. 2025-46, for a Single Detached Residence and Accessory Building, 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.

Waivers(s):

1. That a 10m (32.8ft) Variance be granted from the Minimum Setback from Public Roadways of 30m (98.4ft) to the North for a setback of 20m (68ft) for the Single Detached Residence.
2. That a 22m (72ft) Variance be granted from the Minimum Setback from Public Roadways of 30m (98.4ft) to the North of a setback of 8m (26ft) for the Accessory Building.

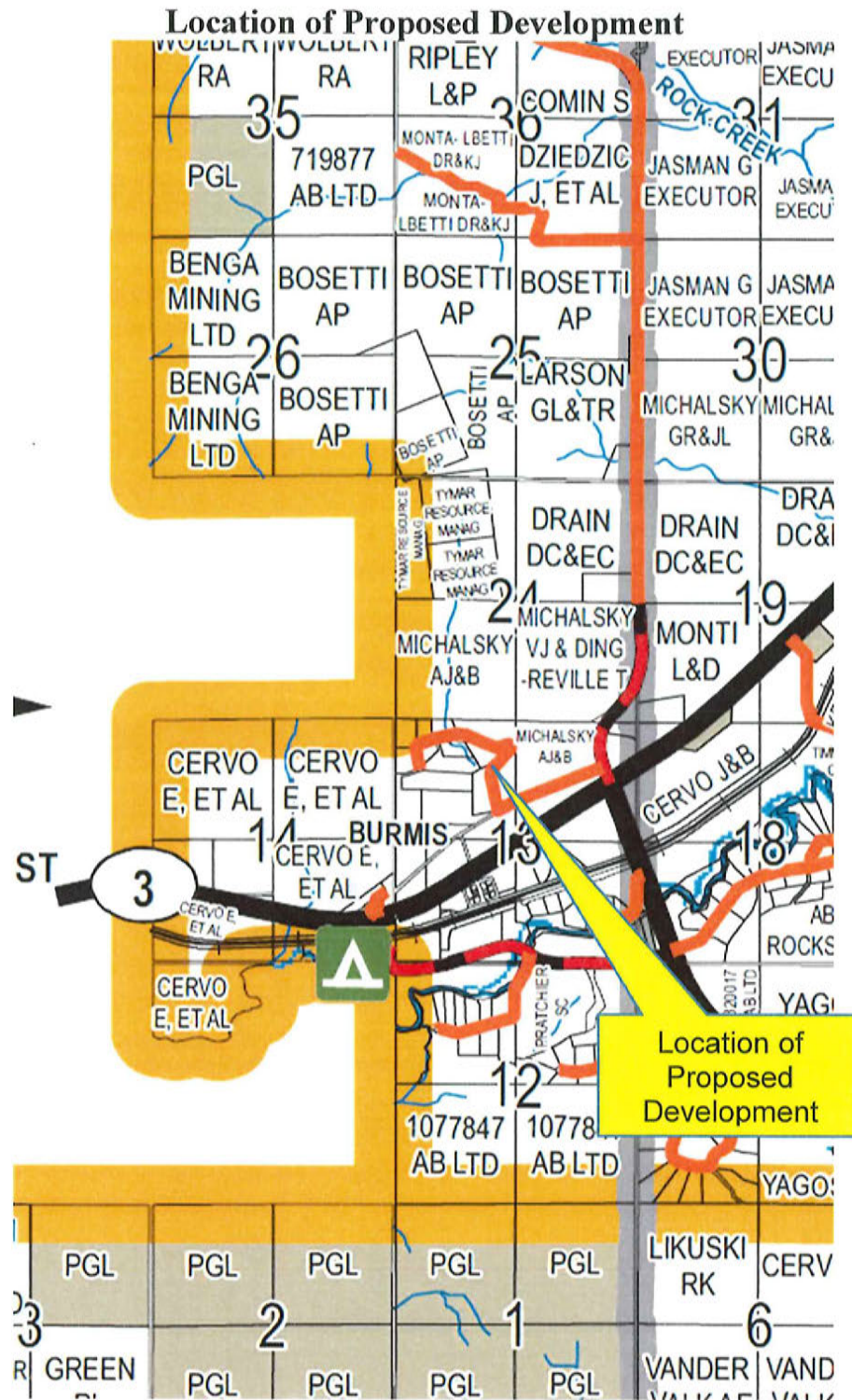
BACKGROUND:

- On September 15, 2025, the MD accepted the Development Permit Application No. 2025-46 from applicant Truwood Homes, on behalf of Jordan Ramias. (*Attachment No. 1*).
- This application is to allow for a single detached residence and accessory building with a setback variance to be placed on a Grouped Country Residential (GCR) parcel (*Attachment No. 2*).
- This application is being placed in front of the MPC because:
 - Within the Grouped Country Residential (GCR) Land Use District, a Variance is a Discretionary Use.

Recommendation to Municipal Planning Commission

- The applicant is intending on building a new residence, but due to topography, the area to build is very limited. The location depicted is the best location without having to remove multiple trees, and build a driveway that may not be passable in the winter (*Attachment No. 3*)
- The accessory building is under the threshold of 113ft² and generally would not require a permit, however, does require a variance. The location for the accessory building is in order to house the main service panel during construction (*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





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. 2025-46

Date Application Received Sept. 15/25

PERMIT FEE \$100 Permitted
\$150 Discretionary

Date Application Accepted Sept. 17/25

RECEIPT NO. 69264

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: Truwood Homes

Address: 71 210044 Hwy 512. LETHBRIDGE County.

[REDACTED] 35. Email: hdtContracting22@gmail.com

Owner of Land (if different from above): Jordan Ramias

Address: Box 1563 Pincher Creek T0K1W0 [REDACTED]

Interest of Applicant (if not the owner): Builder.

SECTION 2: PROPOSED DEVELOPMENT

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

A brief description of the proposed development is as follows:

NEW HOME CONSTRUCTION PRIMARY RESIDENCE
with future out building.

Legal Description: Lot(s) Lot 5

Block Block 1

Plan PLAN 0310751

Quarter Section _____

Estimated Commencement Date: OCT 10 2025

Estimated Completion Date: _____

SECTION 3: SITE REQUIREMENTS

Land Use District: Grouped Cntry Residential - GCR 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

| PRINCIPAL BUILDING | Proposed | By Law Requirements | Conforms |
|--|---------------------------|----------------------------|-----------------|
| (1) Area of Site | <u>53/950</u> | | |
| (2) Area of Building | <u>42/1000</u> | | |
| (3) %Site Coverage by Building (within Hamets) | | | |
| (4) Front Yard Setback Direction Facing: <u>N</u> | <u>20m</u> | <u>30M (98.4 ft)</u> | <u>No</u> |
| (5) Rear Yard Setback Direction Facing: <u>S</u> | <u>125m</u> | <u>30M (98.4 ft)</u> | <u>Yes</u> |
| (6) Side Yard Setback: Direction Facing: <u>W</u> | <u>77m</u> | <u>7.5M (24.6 ft)</u> | <u>Yes</u> |
| (7) Side Yard Setback: Direction Facing: <u>E</u> | <u>94m</u> | <u>30M (98.4 ft)</u> | <u>Yes</u> |
| (8) Height of Building | | | |
| (9) Number of Off Street Parking Spaces | | | |

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

| ACCESSORY BUILDING | Proposed | By Law Requirements | Conforms |
|--|----------|------------------------------------|----------|
| (1) Area of Site | | | |
| (2) Area of Building | 80sq | | |
| (3) % Site Coverage by Building (within Hamlets) | | | |
| (4) Front Yard Setback Direction Facing: N | 8m | 30M (98.4ft) | No. |
| (5) Rear Yard Setback Direction Facing: S | 61m | 30M (98.4ft) | Yes |
| (6) Side Yard Setback: Direction Facing: E | 66m | 30M (98.4ft) | Yes |
| (7) Side Yard Setback: Direction Facing: W | 172m | 7.5M (24.6ft) 21.6ft | 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.

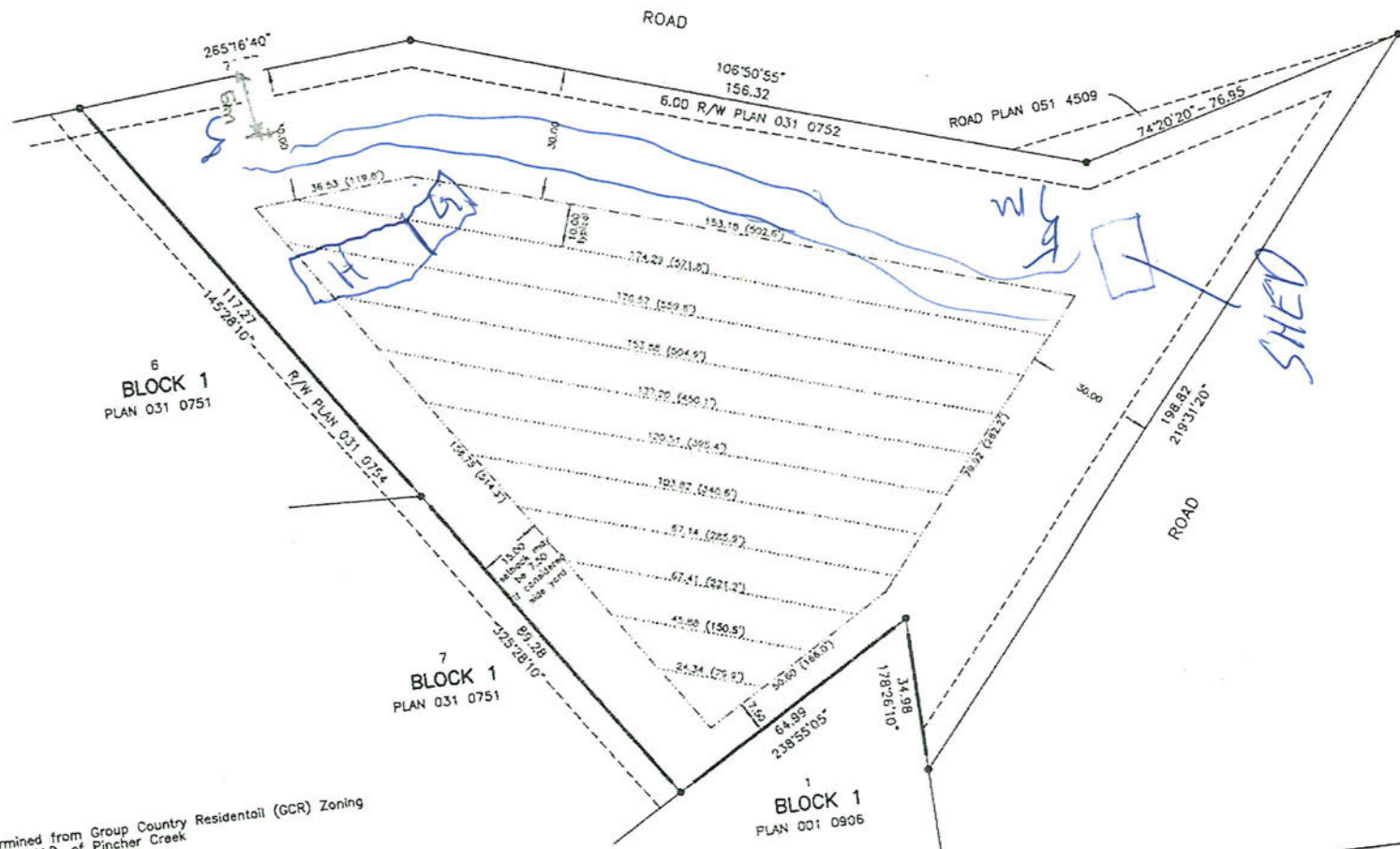
I also consent to an authorized person designated by the municipality to enter upon the subject land and buildings for the purpose of an inspection during the processing of this application.

DATE: Sept 15 2025

TRAVIS THYS
Applicant
[Signature]
Registered Owner

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

SKETCH PLAN SHOWING PROPERTY BOUNDARIES &
POCKET PLAN
FOR
LOT 5, BLOCK 1, PLAN 031 0751
TRUEWOOD HOMES LTD
TALON DRIVE, BURMIS (M.D. OF PINCHER CREEK)

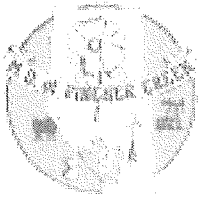


LEGEND:
Development setbacks determined from Group Country Residential (GCR) Zoning
and are shown thus: ————
Setbacks to be verified by the M.D. of Pincher Creek
Property lines were marked on August 11th, 2025

and are shown thus: ————
F.d.l. - Statutory Iron Posts found shown thus: ————
Distances are in metres and decimals thereof
Scale: 1 : 1000 (metric)

| | | |
|--------------------|--------------|--------------------------|
| Drawn: MJ | Checked: ZJP | Scale: 1 : 1000 (metric) |
| Date: AUG 27, 2025 | JOB | 17645 |

Distances are in metres and decimals thereof
brown okamura & associates ltd.
2830 - 12 Avenue North, Lethbridge, Alberta T1H 5J9



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

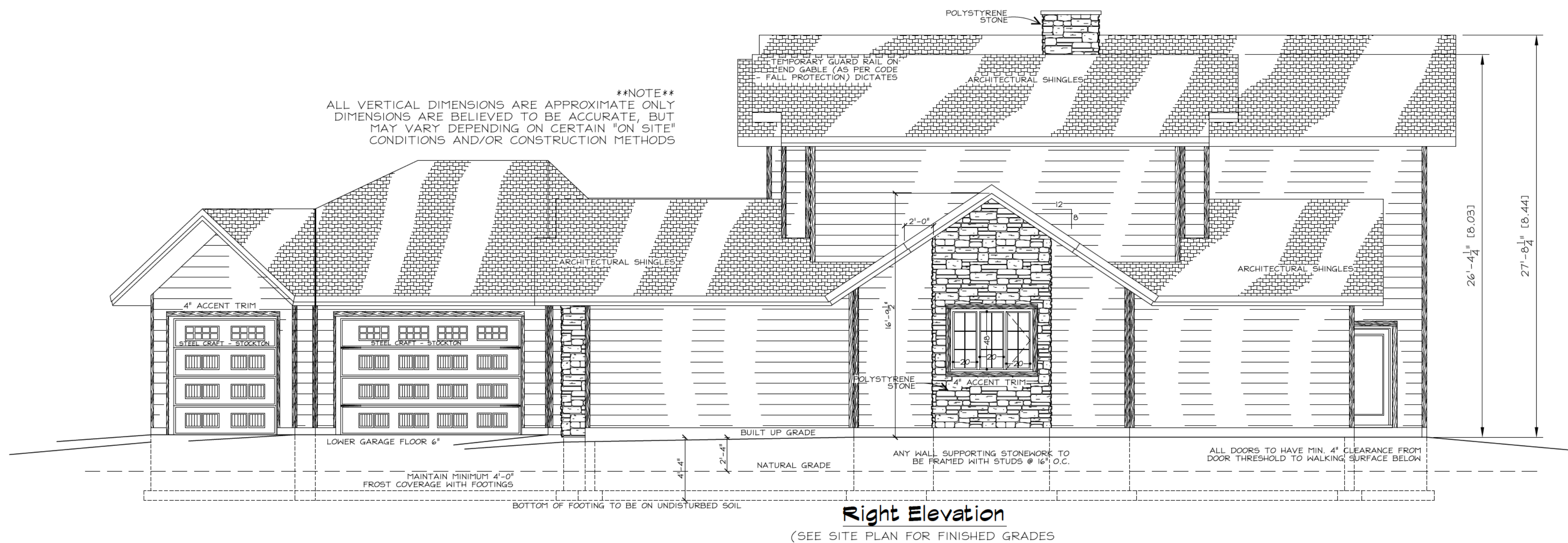
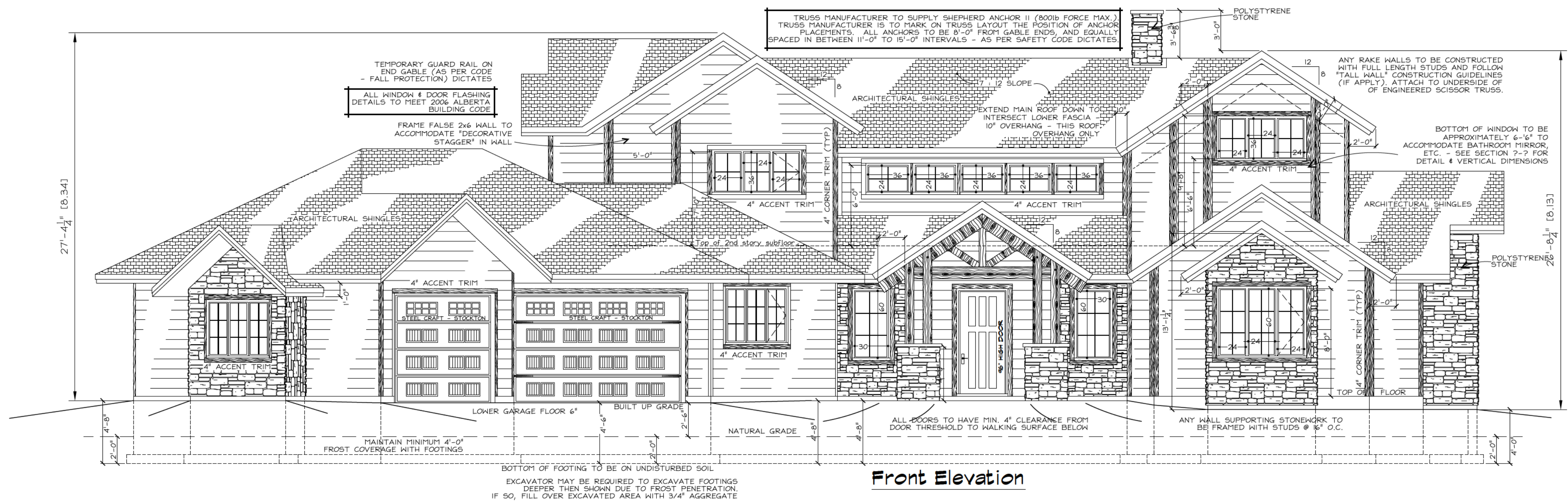
Truwood Homes

PAYMENT RECEIPT

| | |
|---------------------|------------|
| Receipt Number: | 69264 |
| Date: | 9/15/2025 |
| Initials: | CD |
| GST Registration #: | 10747347RP |

| Receipt Type | Roll/Account | Description | QTY | Amount | Amount Owing |
|--------------|--------------|------------------------------|-----|----------|--------------|
| General | DEVE | Development Application Fees | 1 | \$150.00 | \$0.00 |

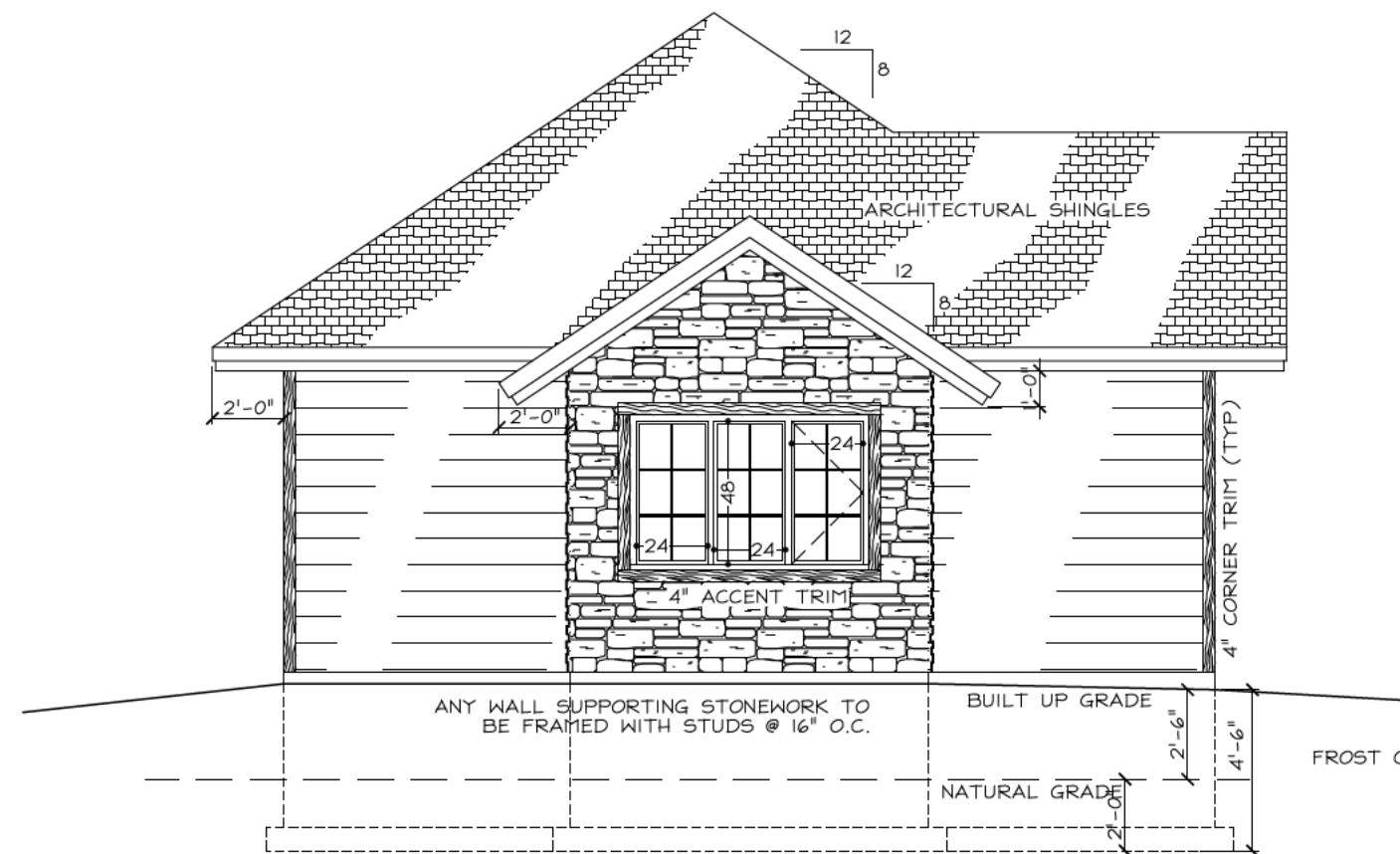
| | |
|------------------------|----------|
| Subtotal: | \$150.00 |
| Discount | \$0.00 |
| GST | \$0.00 |
| Total Receipt: | \$150.00 |
| Interac: | \$150.00 |
| Total Amount Received: | \$150.00 |



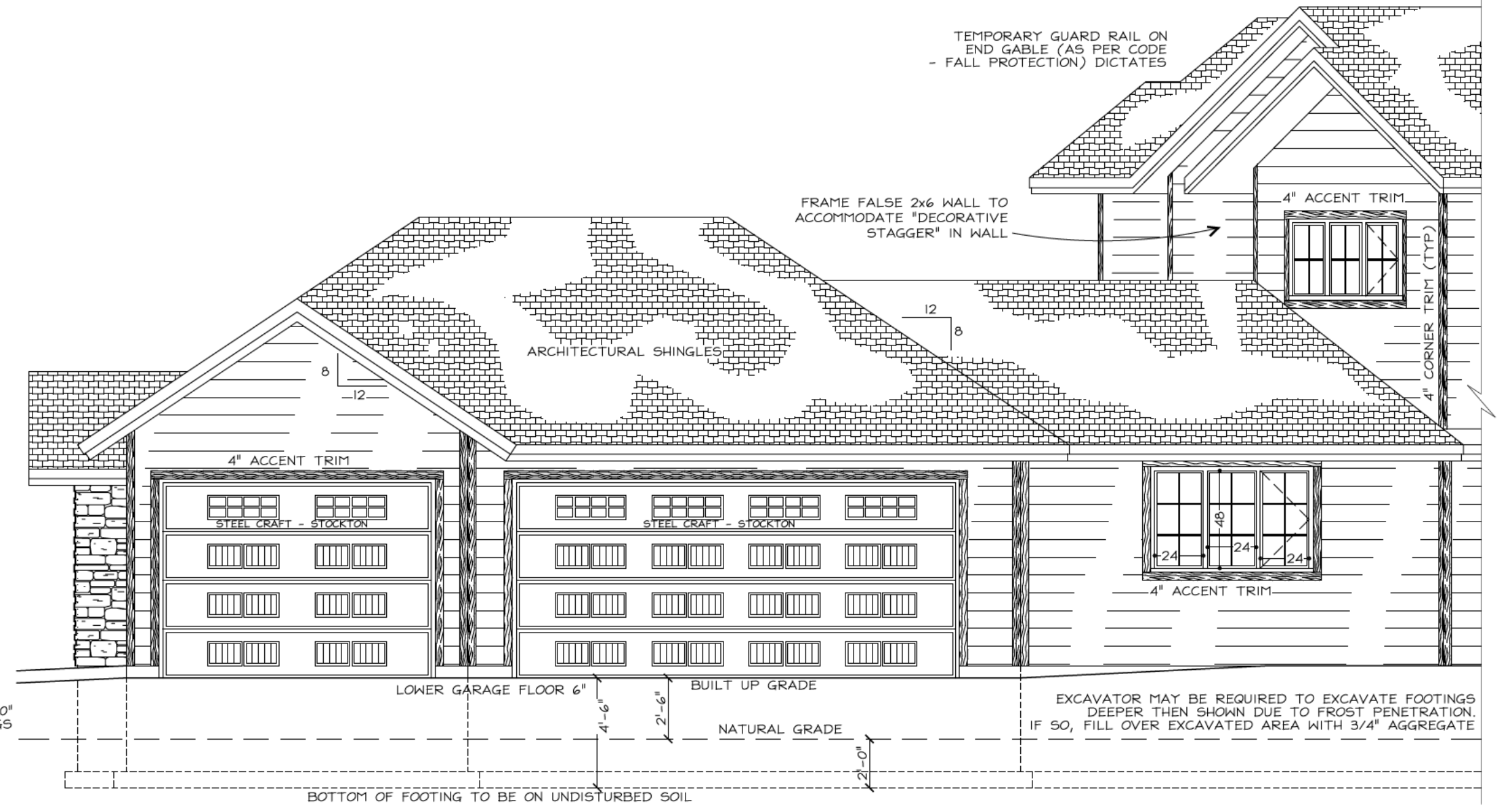
Lot 5, Block 1, Plan # 031 0751
Talon Drive, Burmis. (M.D. of Pincher Creek)

CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE AND NOTIFY TS DRAFTING & DESIGN LTD. OF ANY DIMENSIONAL ERRORS, GRADE REQUIREMENTS, OMISSIONS OR DISCREPANCIES BEFORE BEGINNING OR FABRICATING ANY WORK.

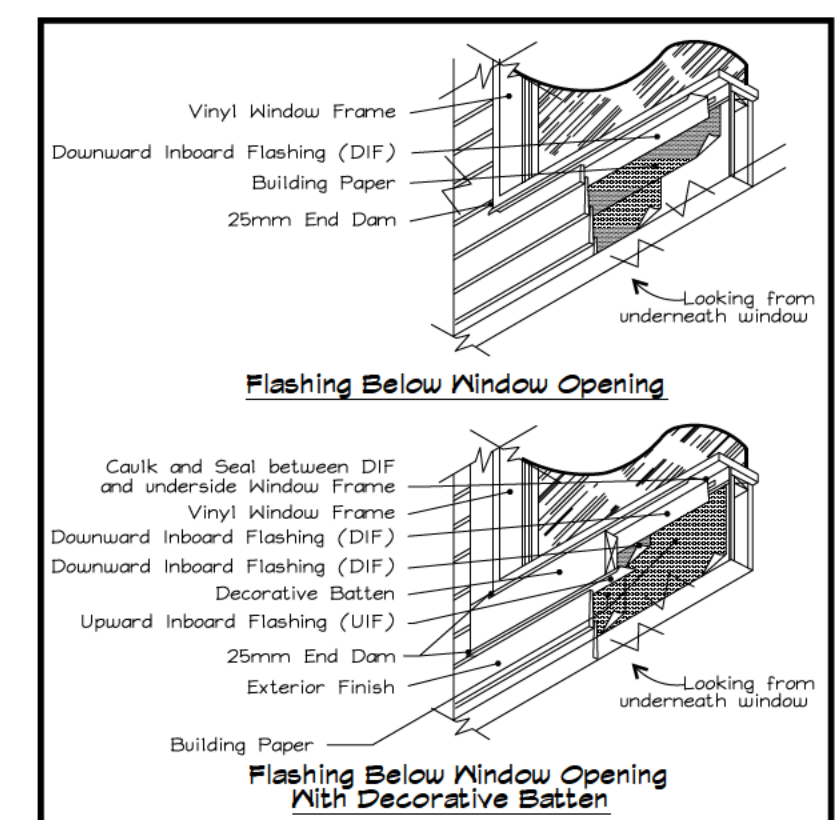
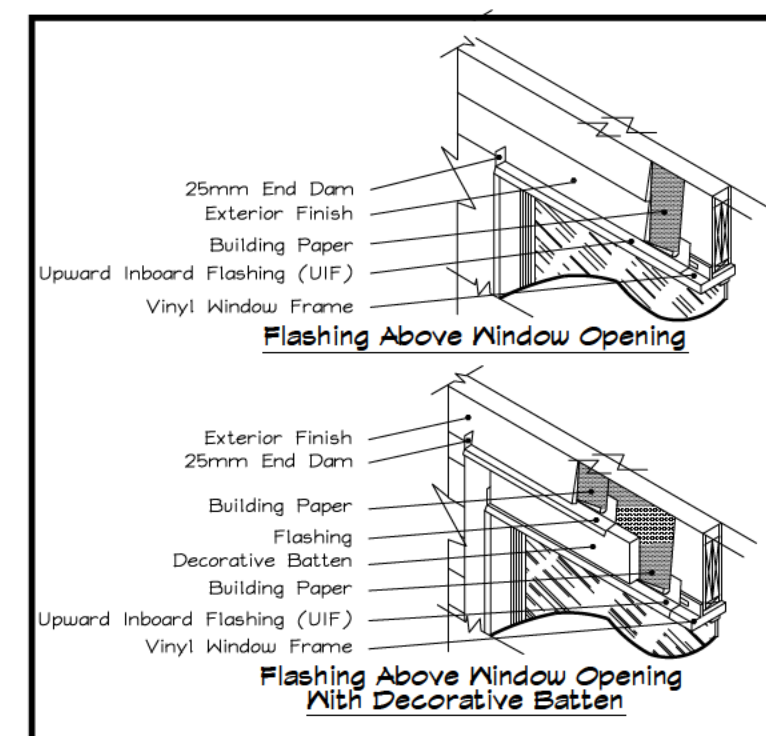
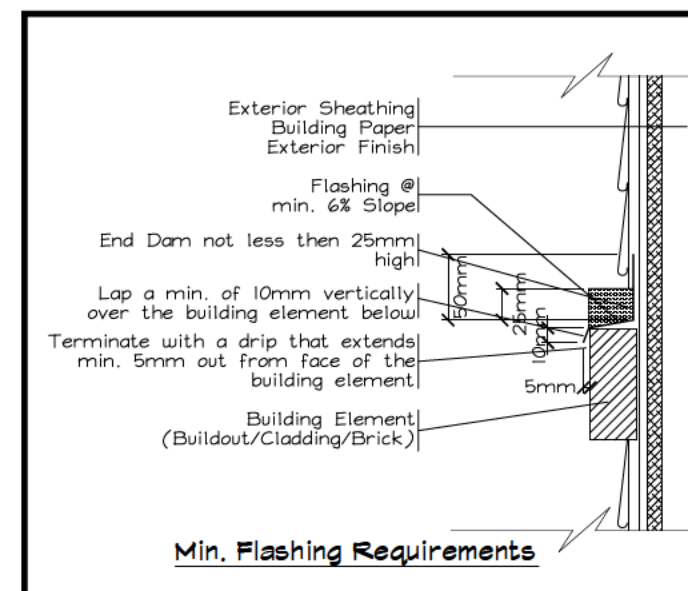
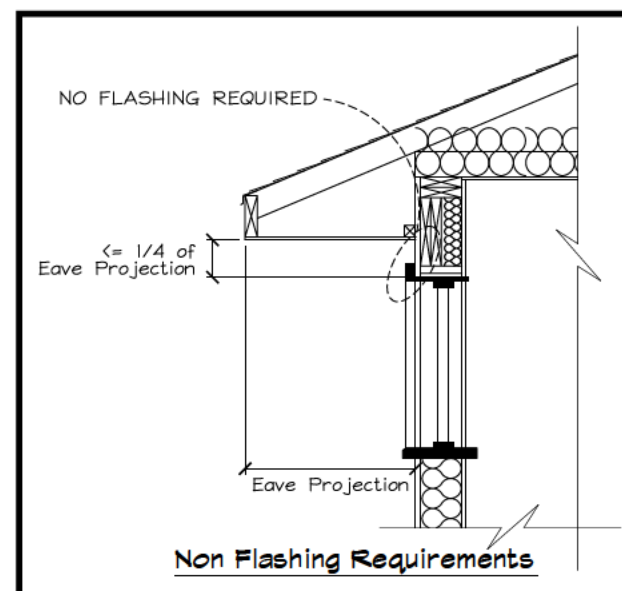
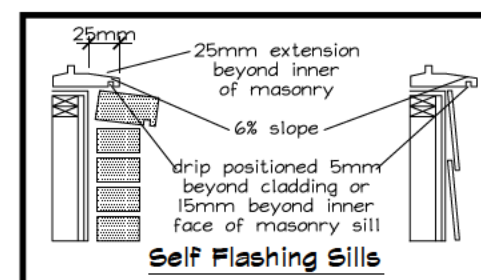
| | | | |
|------------------|--------|------------------|---------|
| Client Name: | | Jordan Ramias | |
| 3/16" = 1'-0" | Scale: | 2 of 11 | Page #: |
| | | Sept. 17th, 2025 | Date: |
| Elevations Front | | Drawing Title: | |



Direct Garage Side Elevation



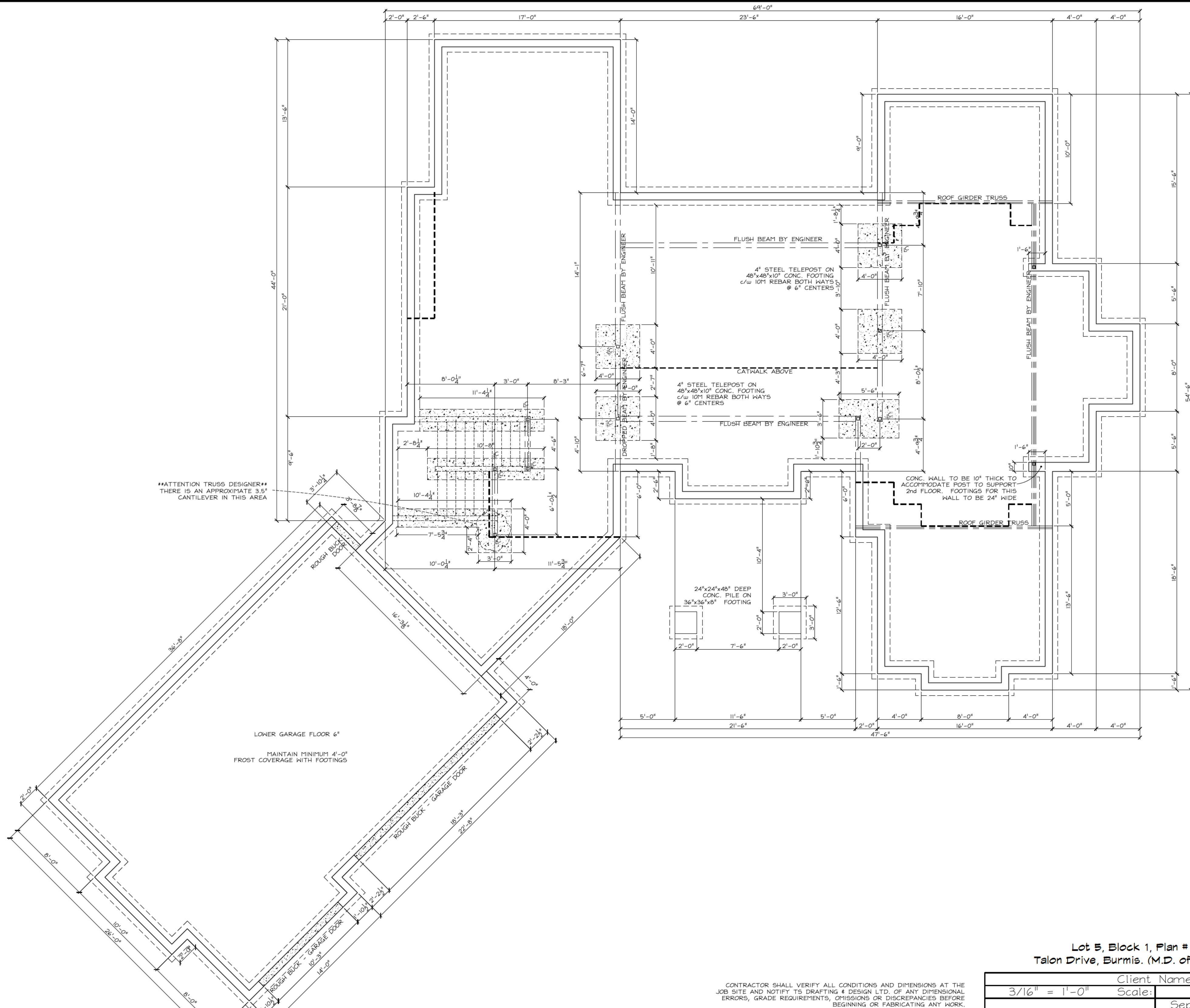
Direct Garage Front Elevation



Lot 5, Block 1, Plan # 031 0751
Talon Drive, Burmis. (M.D. of Pincher Creek)

CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE AND NOTIFY T5 DRAFTING & DESIGN LTD. OF ANY DIMENSIONAL ERRORS, GRADE REQUIREMENTS, OMISSIONS OR DISCREPANCIES BEFORE BEGINNING OR FABRICATING ANY WORK.

| | |
|-------------------|----------------|
| Client Name: | Jordan Ramias |
| 3/16" = 1'-0" | Scale: 4 of 11 |
| Sept. 17th, 2025 | Date: |
| Elevations Garage | Drawing Title: |

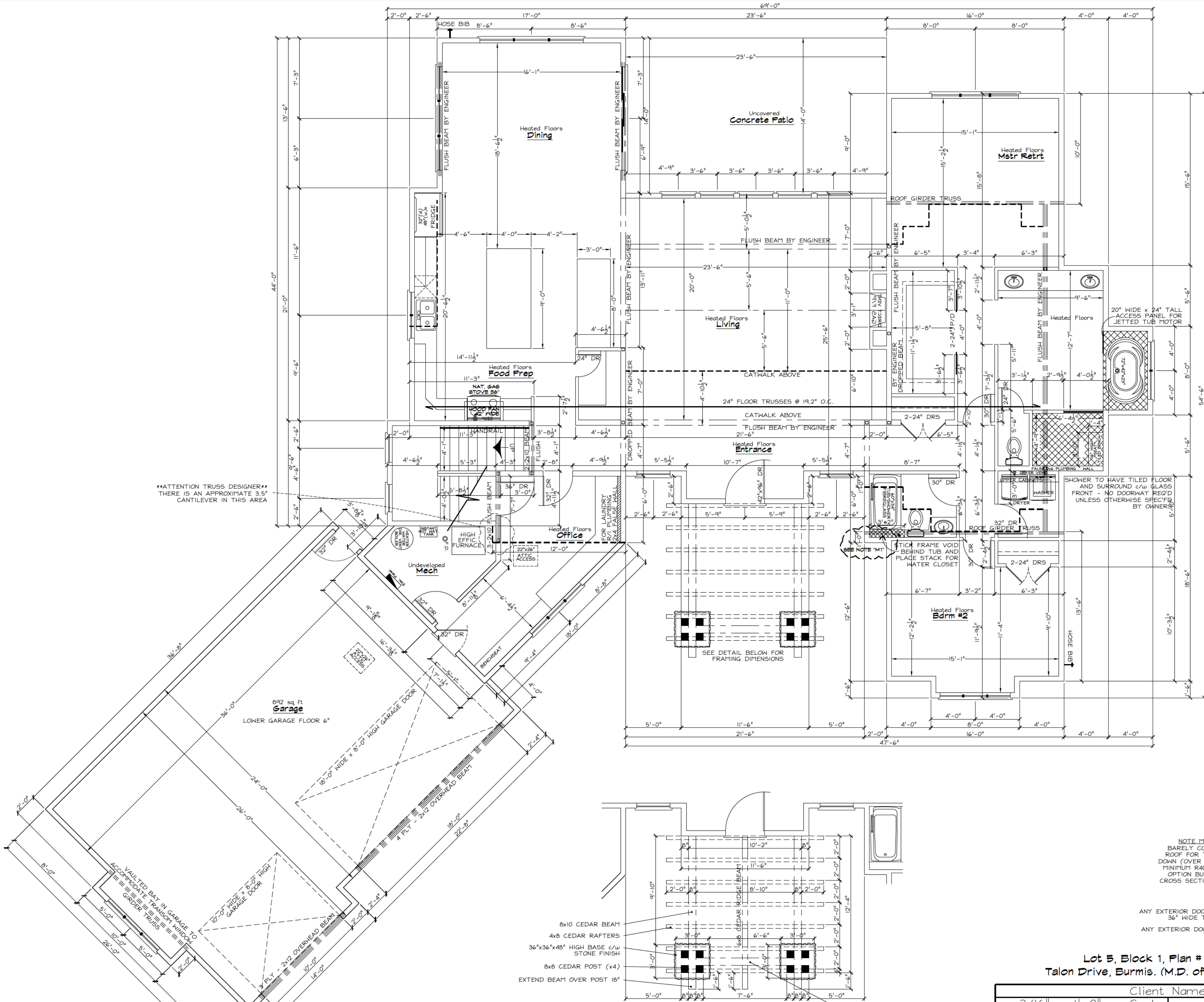


Lot 5, Block 1, Plan # 031 0751
Talon Drive, Burmis. (M.D. of Pincher Creek)

CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE
JOB SITE AND NOTIFY TS DRAFTING & DESIGN LTD. OF ANY DIMENSIONAL
ERRORS, GRADE REQUIREMENTS, OMISSIONS OR DISCREPANCIES BEFORE
BEGINNING OR FABRICATING ANY WORK.

| | | | |
|----------------------------|--|-----------------|--|
| Client Name: Jordan Ramias | | Page #: 5 of 11 | |
| 3/16" = 1'-0" | | Scale: | |
| Sept. 17th, 2025 | | Date: | |
| Cribbing & Concrete Work | | Drawing Title: | |

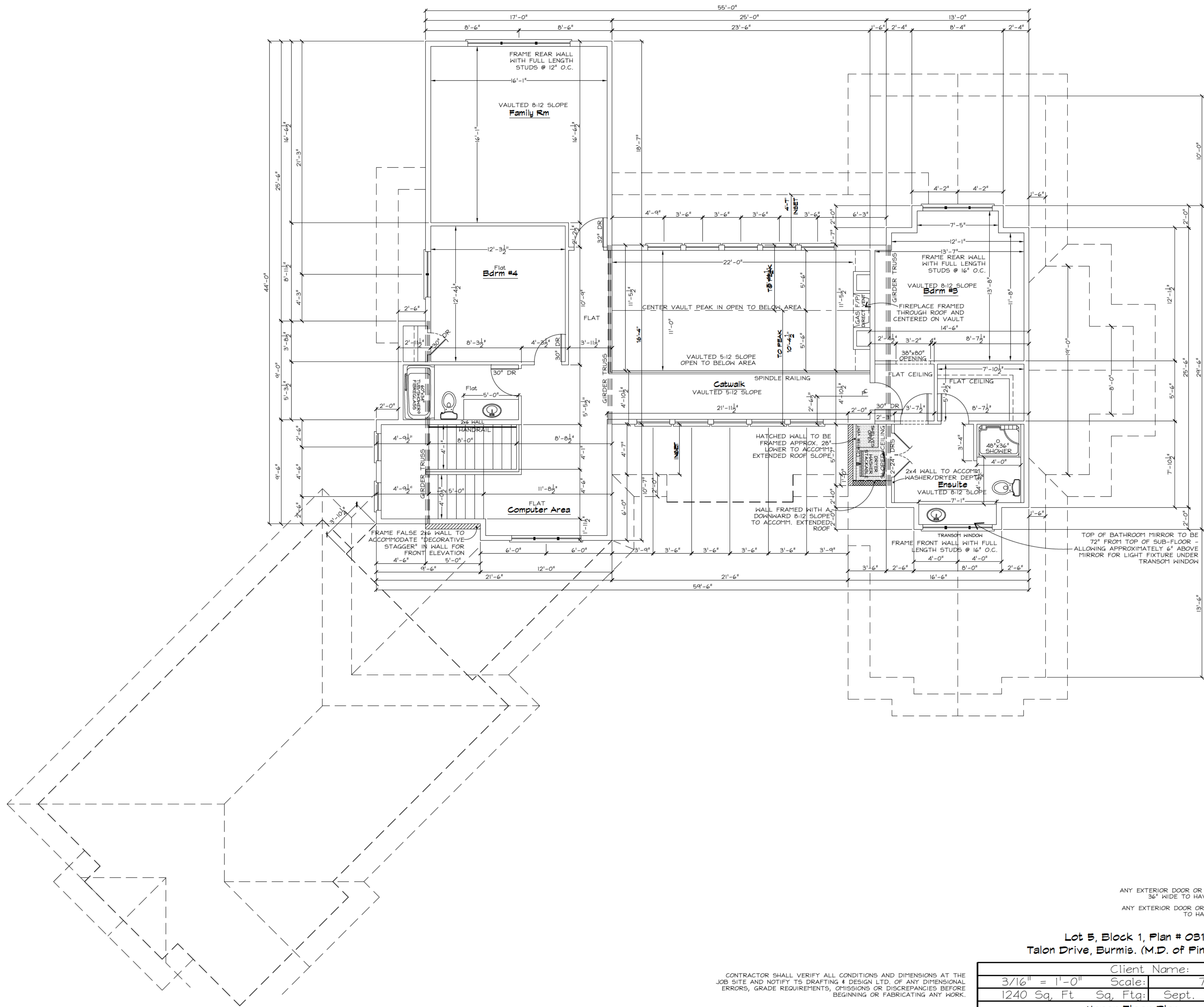
Plans/blueprints to be verified by home owner/purchaser and/or project/construction manager before construction begins. All trades & workmanship to conform to national, provincial and municipal building codes, practices and city by-laws.



Plans/blueprints to be verified by home owner/purchaser and/or project/construction manager before construction begins. All trades & workmanship to conform to national, provincial and municipal building codes, practices and city by-laws.

Lot 5, Block 1, Plan # 031 0751
Talon Drive, Burmis. (M.D. of Pincher Creek)

| | | | |
|-----------------|----------|------------------|---------|
| Client Name: | | Jordan Ramias | |
| 3/16" = 1'-0" | Scale: | 6 of 11 | Page #: |
| 2565 SQ FT | Sq. Ftq: | Sept. 17th, 2025 | Date: |
| Main Floor Plan | | Drawing Title: | |



NOTE TO FRAMER

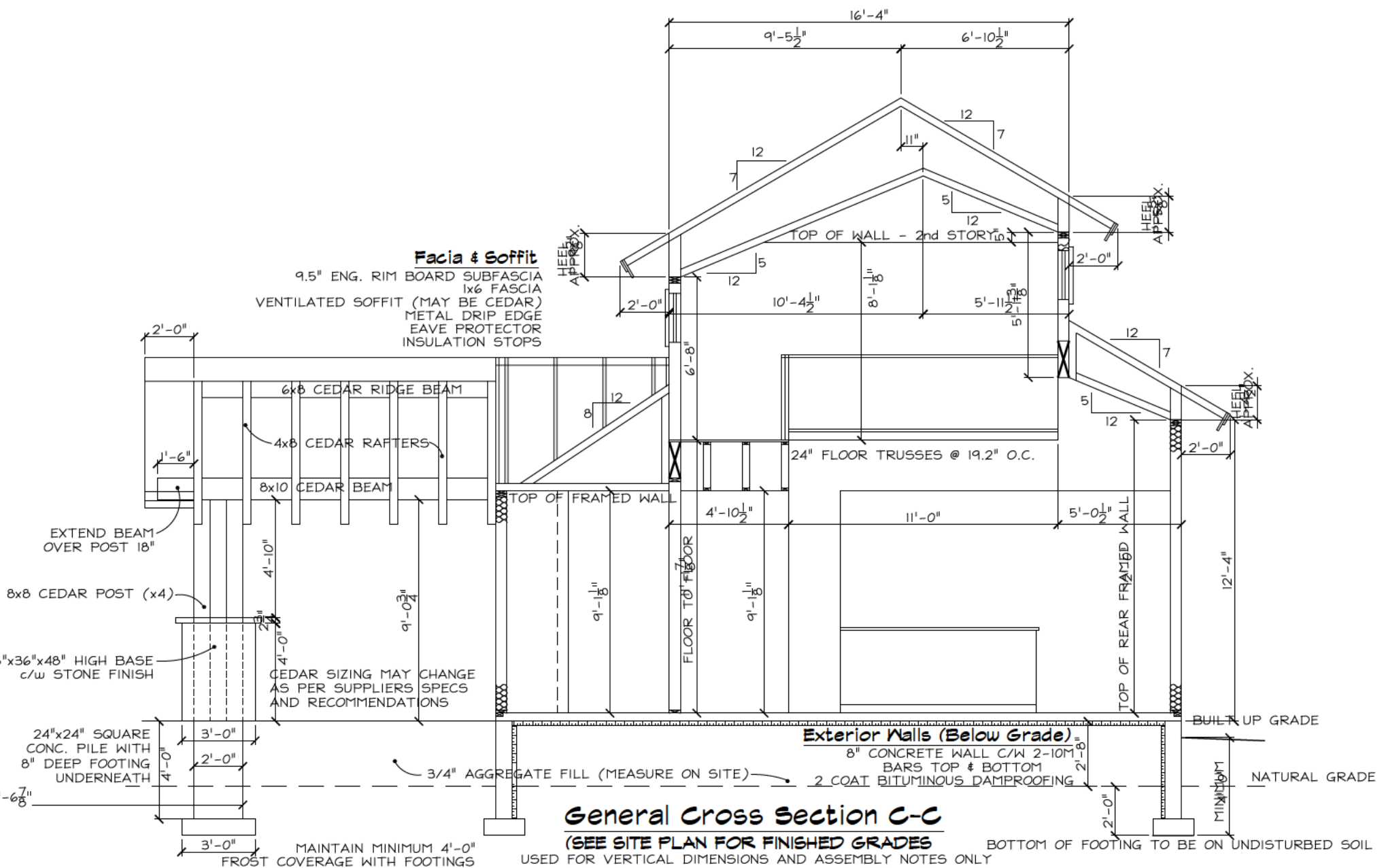
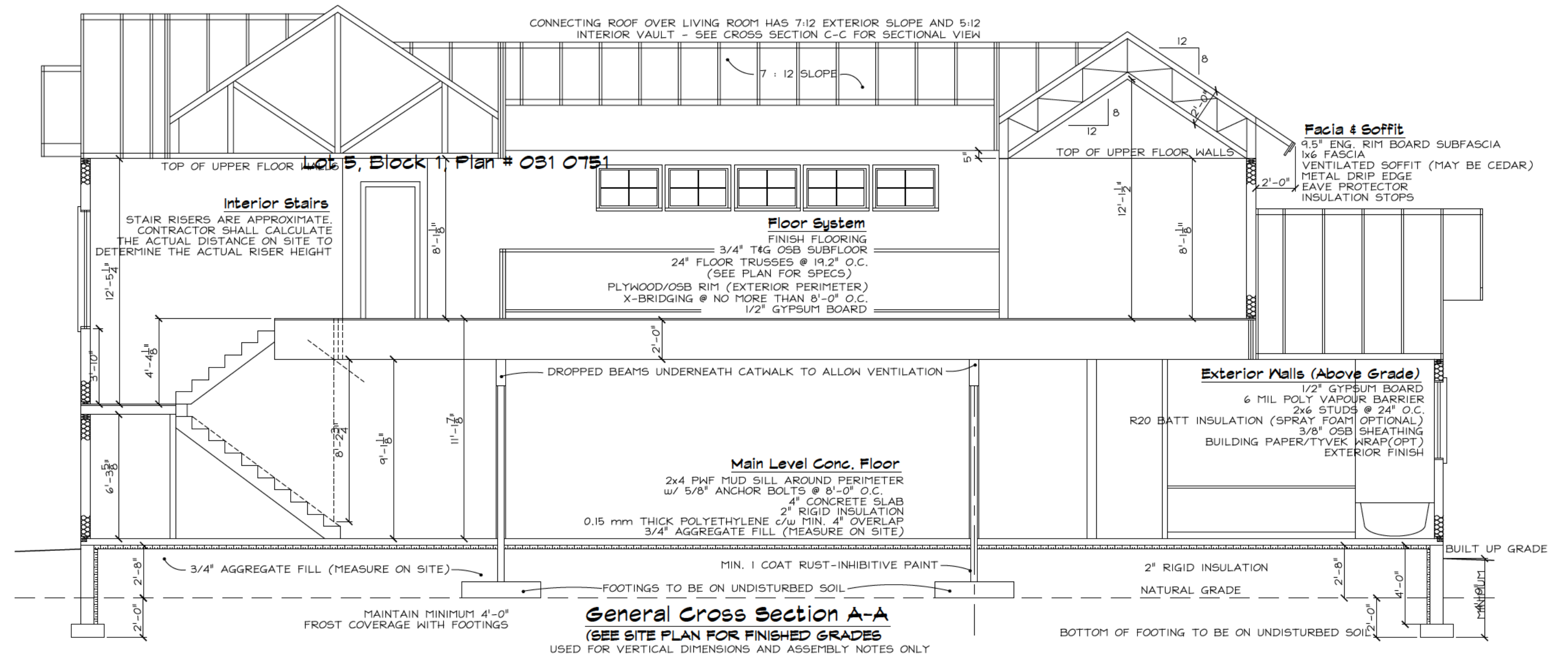
ANY EXTERIOR DOOR OR WINDOW EQUAL TO OR LESS THEN 36" WIDE TO HAVE MINIMUM 2-2x10 HEADER ABOVE
ANY EXTERIOR DOOR OR WINDOW GREATER THEN 36" WIDE TO HAVE MINIMUM 3-2x8 HEADER ABOVE

Lot 5, Block 1, Plan # 031 0751
Talon Drive, Burmis. (M.D. of Pincher Creek)

CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE AND NOTIFY TS DRAFTING & DESIGN LTD. OF ANY DIMENSIONAL ERRORS, GRADE REQUIREMENTS, OMISSIONS OR DISCREPANCIES BEFORE BEGINNING OR FABRICATING ANY WORK.

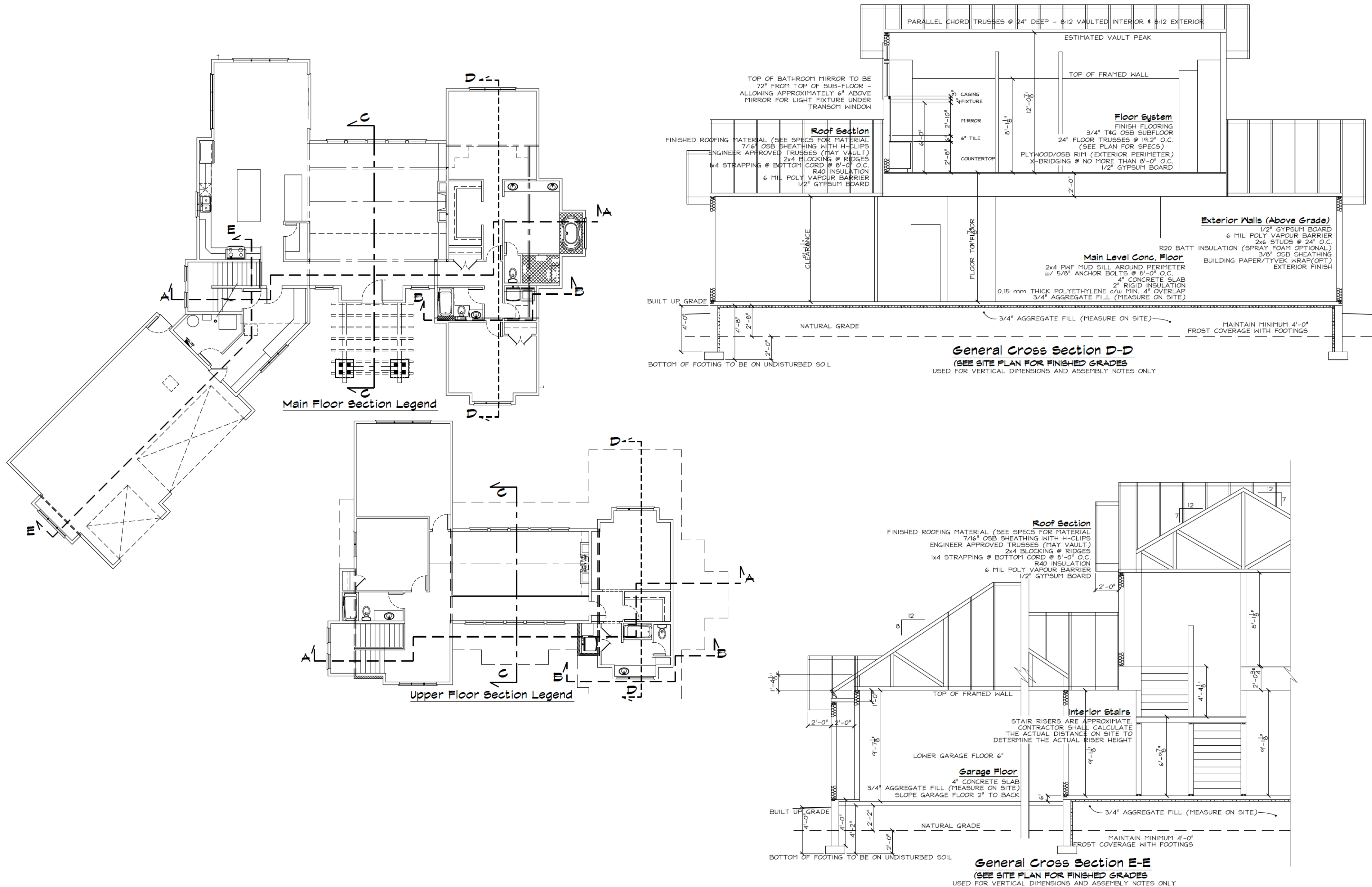
| | | | |
|----------------------------|----------|------------------|----------------|
| Client Name: Jordan Ramias | | Page #: 7 of 11 | |
| 3/16" = 1'-0" | Scale: | Sept. 17th, 2025 | Date: |
| 1240 Sq. Ft | Sq. Ftq: | Upper Floor Plan | |
| | | | Drawing Title: |

Plans/blueprints to be verified by home owner/purchaser and/or project/construction manager before construction begins. All trades & workmanship to conform to national, provincial and municipal building codes, practices and city bi-laws.



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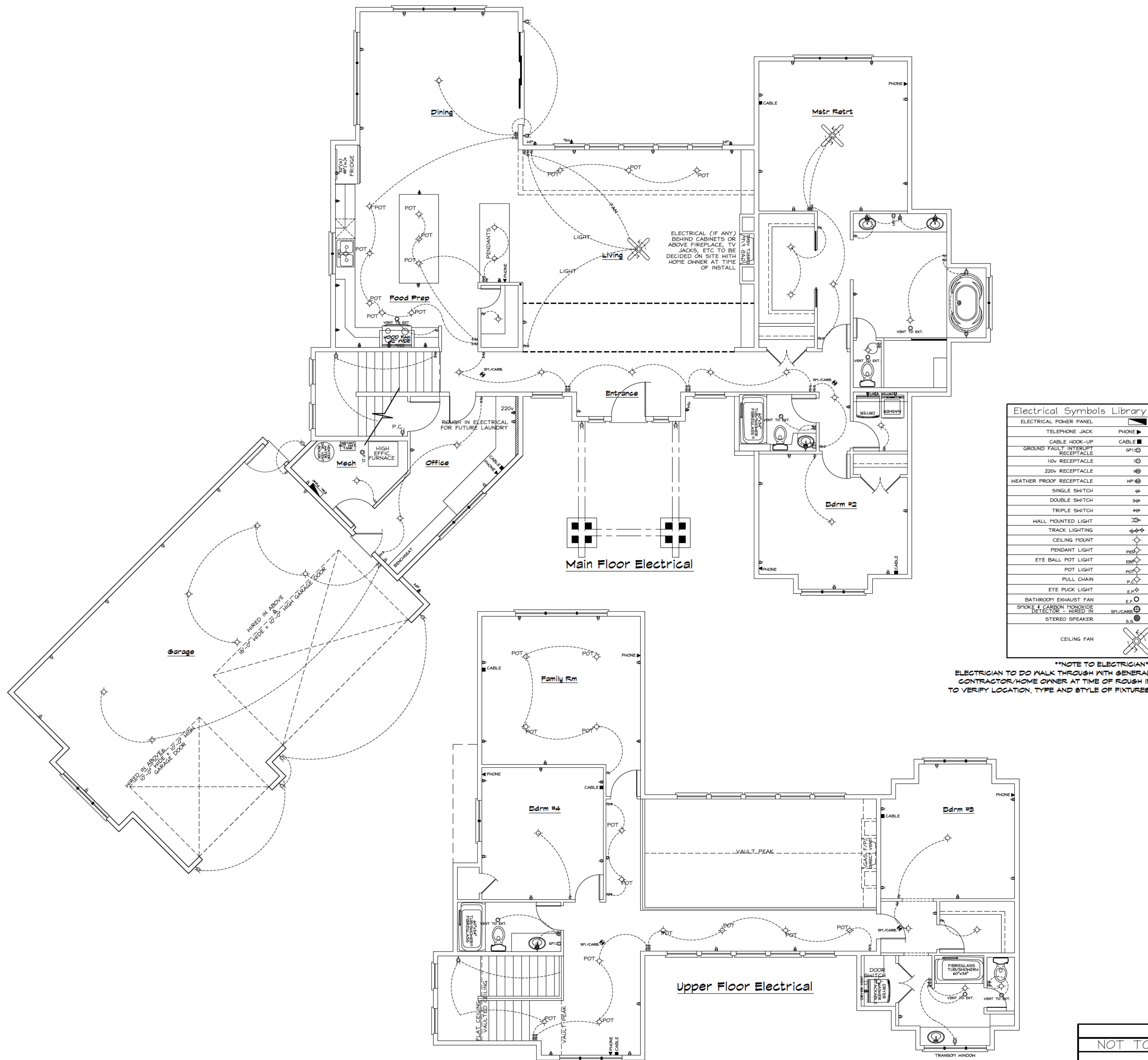
| | | | |
|-------------------------------------|--------|-----------------|-----------------------|
| Client Name: | | Jordan Ramias | |
| 3/16" = 1'-0" | Scale: | 8 of 11 | Page #: |
| | | Feb. 22nd, 2013 | Date: |
| Cross Sections & Details | | | Drawing Title: |



Lot 5, Block 1, Plan # 031 0751
Talon Drive, Burmis. (M.D. of Pincher Creek)

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JOB SITE AND NOTIFY TS DRAFTING & DESIGN LTD. OF ANY DIMENSIONAL
ERRORS, GRADE REQUIREMENTS, OMISSIONS OR DISCREPANCIES BEFORE
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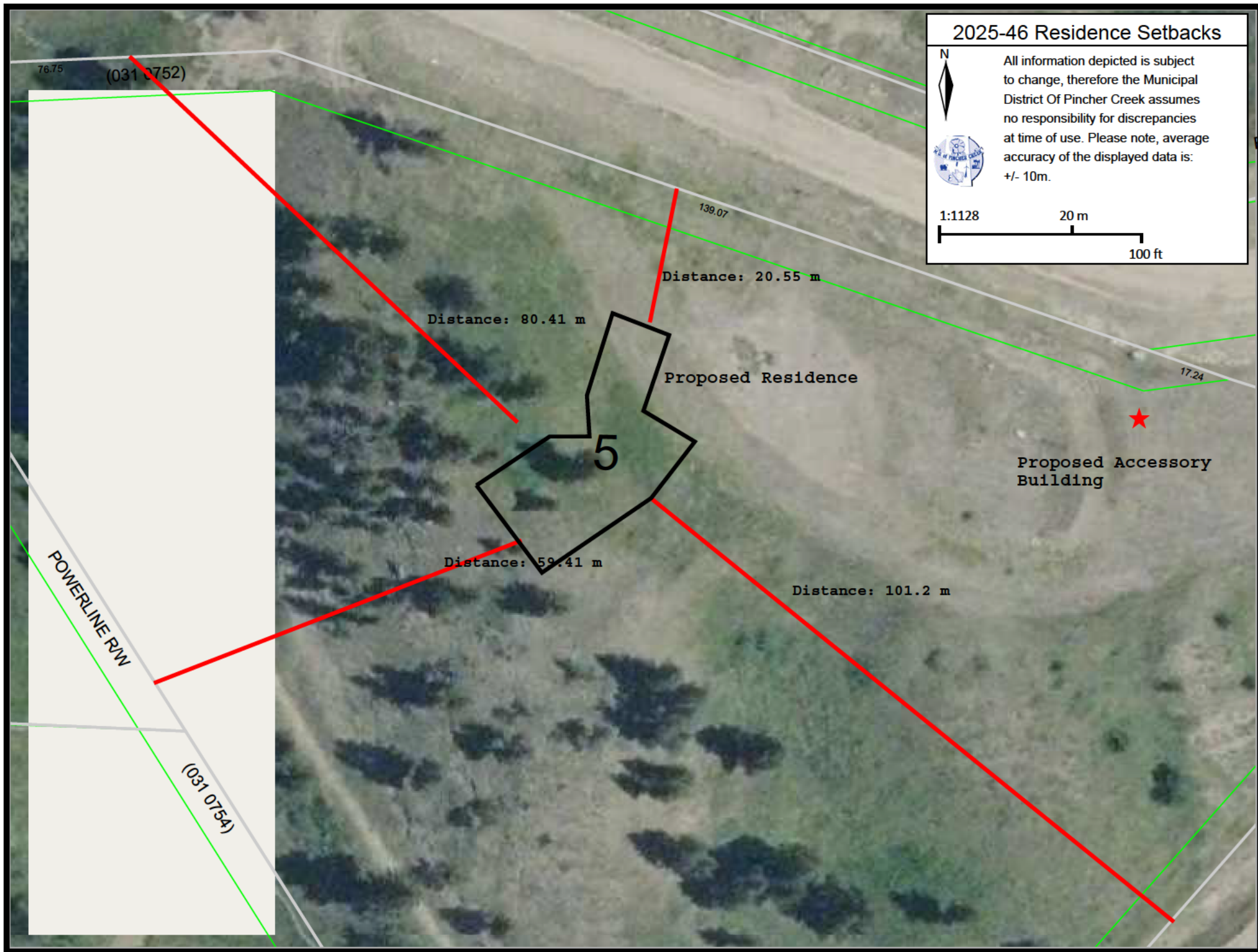
| | |
|----------------------------|------------------------|
| Client Name: Jordan Ramias | |
| 3/16" = 1'-0" | Scale: 9 of 11 Page #: |
| Sept. 17th, 2025 Date: | |
| Cross Sections & Details | |
| Drawing Title: | |



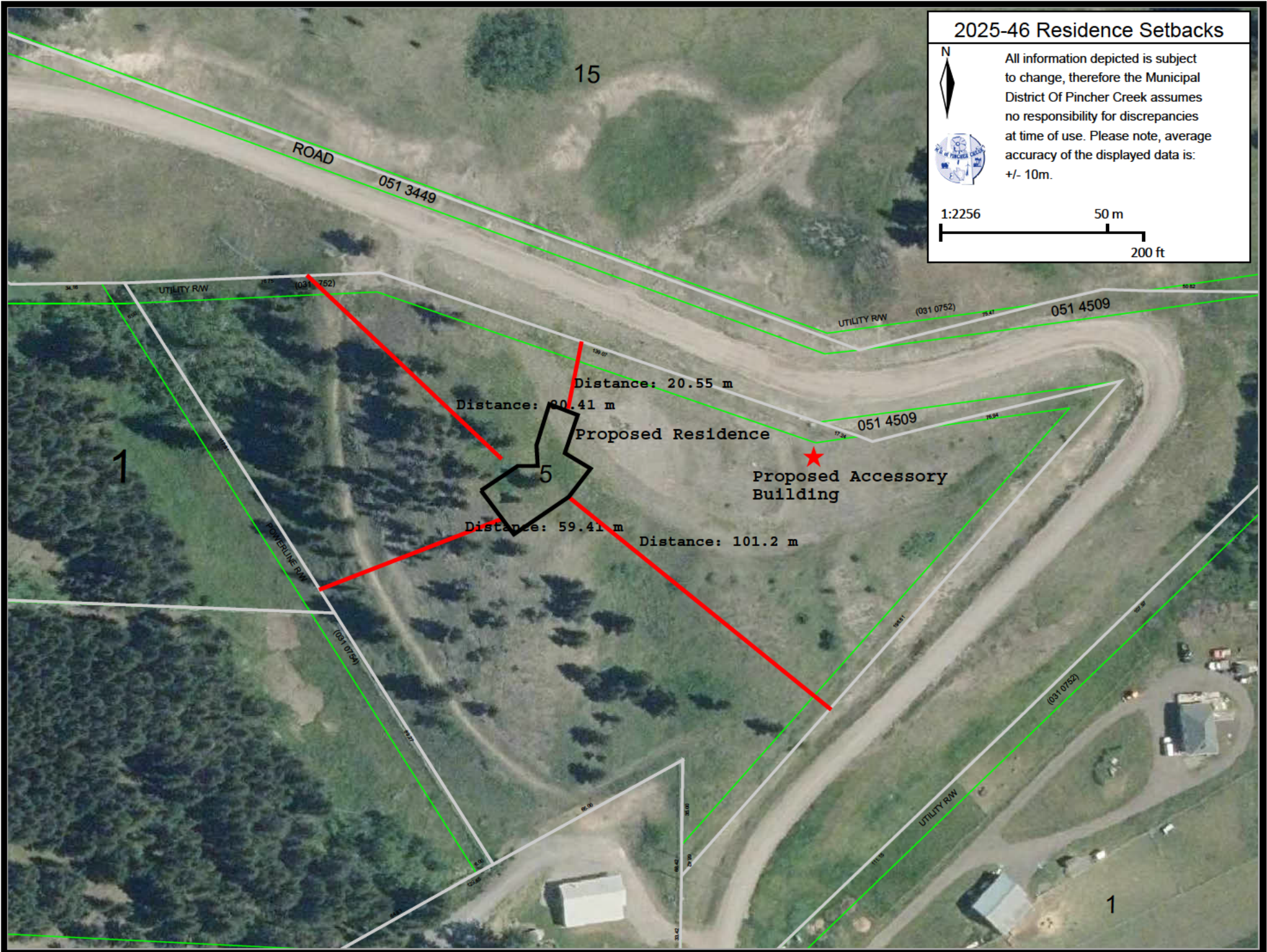
Lot 5, Block 1, Plan # 031 0751
Talon Drive, Burmis. (M.D. of Pincher Creek)

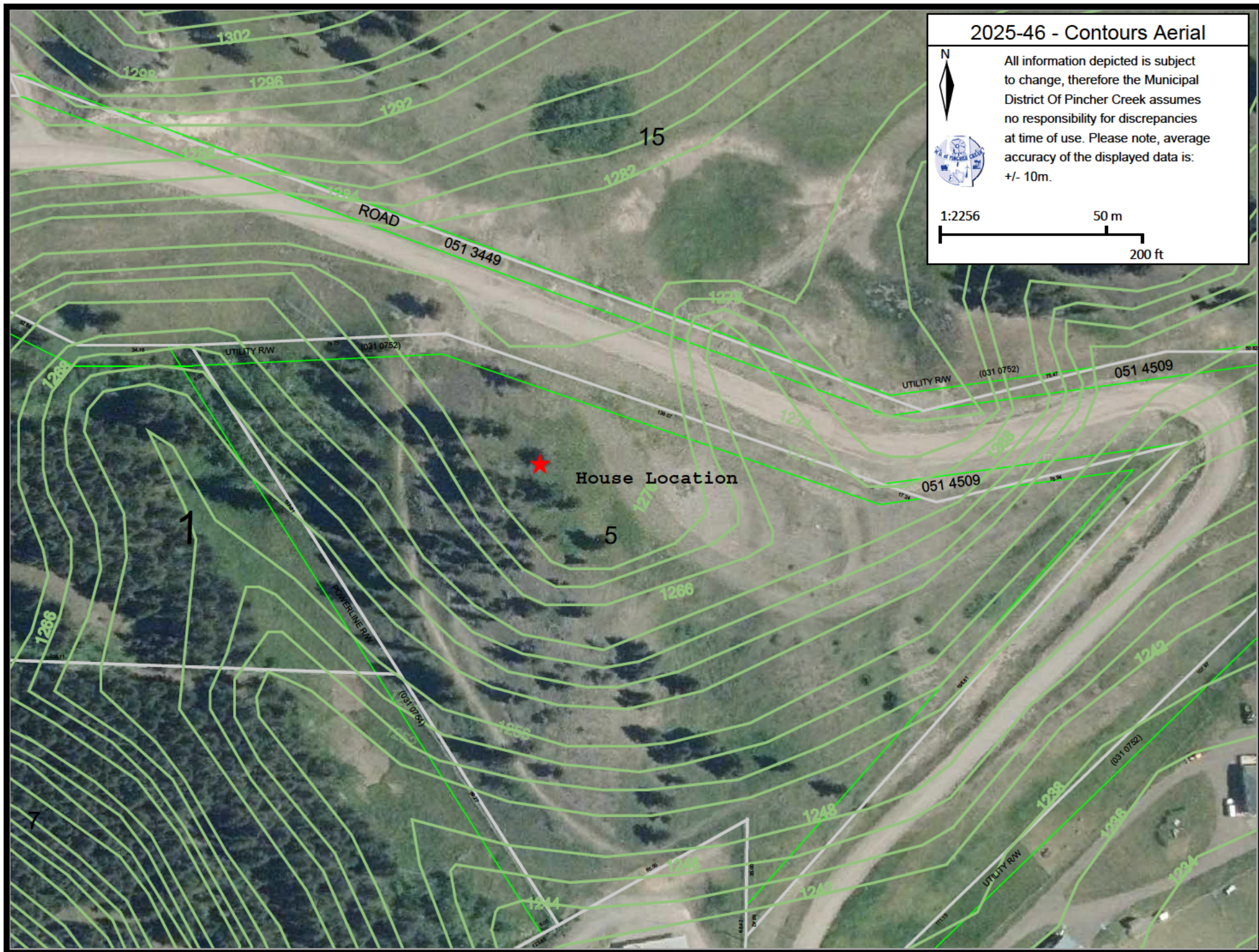
| | |
|----------------------------|-------------------------|
| Client Name: Jordan Ramias | |
| NOT TO SCALE | Scale: 10 of 11 Page #: |
| | Sept. 17th, 2025 Date: |
| Electrical | Drawing Title: |





A horizontal scale bar with three segments. The first segment is labeled '1:2256'. The second segment is labeled '50 m'. The third segment is labeled '200 ft'.





2025-46 - Contours Aerial

N

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



DEVELOPMENT OFFICER REPORT

July, August & September 2025

Development / Community Services Activities include:

- July 1 Canada Day
- July 2 Municipal Planning Commission Meeting
- July 3 SDO
- July 8 Intermunicipal Planning Commission Meeting
- July 8 Council Committee & Council Meeting
- July 22 Planning Session
- July 29 On Site Landowner Meeting
- August 6-15 Vacation
- August 19 On Site Landowner Meeting
- August 25 Taber Solar Visit with Massif Energy
- August 26 Committee & Council Meeting
- August 27 South Canadian Rockies Team 1 Meeting
- August 29 Vacation
- September 2 Subdivision Authority Meeting
- September 4 MRF Training
- September 5 On Site Landowner Meeting
- September 16 South Canadian Rockies Board Meeting
- September 17&18 Flood Hazard Risk Assessment Workshop
- September 23-26 Alberta Development Officers Conference (Edmonton)
- September 29 SDO
- September 30 Truth and Reconciliation Day
- October 1 All Seasons Resort Act Meeting

PLANNING DEPARTMENT STATISTICS

Development Permits Issued by the Development Officer for July, Aug & September 2025

| No. | Applicant | Division | Legal Address | Development |
|---------|-----------------------|----------|--|---------------------------|
| 2025-37 | Martha & Randy Penner | 5 | SW 20-7-2 W5 | Single Detached Residence |
| 2025-38 | Greg Hession | 3 | Lot 17-20, Block 2, Plan 7850AL | Roof Addition |
| 2025-39 | Jocelyn Olsen | 5 | Lot 11, Plan 9012329 within SW 7-7-2 W5 | Single Detached Residence |
| 2025-40 | Cameron Callbeck | 3 | Lot 12, Block 7, Plan 0813924 within Beaver Mines | Accessory Building |
| 2025-41 | George Siegl | 3 | Lot 5, Block 3, Plan 9111041 | Accessory Building |

| | | | | |
|---------|----------------------------|---|---|---|
| | | | within Beauvais Lake | |
| 2025-42 | Kimberly & Randy Provencal | 4 | Lot 7, Block 2, Plan 9813289 within NE 36-7-1 W5 | Single Detached Residence & Accessory Building |
| 2025-43 | Kim Tinis | 5 | Lots 14-16, Block 15, Plan 2177S within Lundbreck | Change of Use – Place of Worship to Residential |
| 2025-44 | Dan Brownrigg | 3 | Lot 4, Block 6, Plan 8010218 within Beaver Mines | Accessory Building |
| | | | | |

Development Permits Issued by Municipal Planning Commission July 2025

| | | | | |
|---------|-------------------------|---|-------------|---|
| 2025-34 | Tiffany & David Delooff | 3 | SE 5-6-1 W5 | Single Detached Residence, Secondary Suite & Accessory Building |
|---------|-------------------------|---|-------------|---|

Development Statistics to Date

| DESCRIPTION | | 2025 To date (Oct) | 2024 | 2023 | 2022 |
|-----------------------------------|----------------------|--|-------------------------|-------------------------|---------------------------|
| Dev Permits Issued | 9 – July, Aug, Sept | 41 27 -DO 12 -MPC 1 - Council | 54 38 -DO 16 -MPC | 49 31 -DO 18 -MPC | 48 29 – DO 19 - MPC |
| Dev Applications Accepted | 15 – July, Aug, Sept | 50 | 58 | 54 | 49 |
| Utility Permits Issued | 15 – July, Aug, Sept | 41 | 23 | 35 | 12 |
| Subdivision Applications Approved | 4 – September | 7 | 12 | 5 | 8 |
| Rezoning | 0 – June | | 1 | 0 | 5 |
| DESCRIPTION | | 2025 to Date (Oct) | 2024 | 2023 | 2022 |
| Compliance Cert | 12 – July, Aug, Sept | 14 | 34 | 21 | 32 |

RECOMMENDATION:

That the report for the period ending October 2, 2025, be received as information.

A handwritten signature in blue ink, appearing to read 'Laura McKinnon', written over a horizontal line.

Prepared by: Laura McKinnon, Development Officer

Date: October 2, 2025

Respectfully Submitted to: Municipal Planning Commission