

Municipal District of Pincher Creek No. 9
MUNICIPAL PLANNING COMMISSION
MD of Pincher Creek Council Chambers
June 2, 2026
6:30 pm
Agenda

- 1. Adoption of Agenda**
- 2. New Business**
- 3. Minutes**
 - a. Meeting Minutes of May 5, 2026
- 4. Closed Meeting Session**
- 5. Unfinished Business**
- 6. Development Permit Applications**
 - a. Development Permit Application No. 2026-23
Aaron & Elise Farough
Lot 1, Block 1, Plan 0112861 within NW 34-6-1 W5
Moved In Residential Building
 - b. Development Permit Application No. 2026-26
Rocky View Mennonite Church
Lot 1, Block 1, Plan 2110185 within SW 18-6-29 W4
Public and Institutional Use - Church
- 7. Development Reports**
 - a. Development Officer's Report
- Report for May 2026
- 8. Correspondence**
 - a. ADOA Spring Communicator
- 9. Next Regular Meeting – July 7th, 2026 6:30pm**
- 10. Adjournment**

**Meeting Minutes of the
Municipal Planning Commission
May 5th, 2026 6:30 pm
MD of Pincher Creek Council Chambers**

ATTENDANCE

Commission: Chairperson Jeff Hammond, 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: Member at Large Laurie Klassen,

Chairperson Jeff Hammond called the meeting to order, the time being 6:30 pm.

1. ADOPTION OF AGENDA

Councillor John MacGarva 26/032

Moved that the agenda for May 5, 2026, be approved as presented.

Carried

2. NEW BUSINESS

3. ADOPTION OF MINUTES

Councillor Tony Bruder 26/033

Moved that the Municipal Planning Commission Meeting Minutes for April 7, 2026 be approved as amended.

Carried

4. CLOSED MEETING SESSION

Reeve Rick Lemire 26/034

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 26/035

Moved that the Municipal Planning Commission open the meeting to the public, the time being 6:49 pm.

Carried

5. **UNFINISHED BUSINESS**

6. **DEVELOPMENT PERMIT APPLICATIONS**

- a. Development Permit Application No. 2026-13**
Neufeld Bros for Ryan Motz
Lot 36, Block 4, Plan 0152644 within CMR
SDR Addition with Tourist Home

Councillor Dave Cox

26/036

Moved that Development Permit No. 2026-13, for Single Detached Residence (Addition) and Tourist Home 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 be limited to, 2 bedrooms as Tourist Home Use.

- b. Development Permit Application No. 2026-17**
Matias Voramwald
Lot 2, Block 1, Plan 1112242 within SE 5-6-1 W5
Secondary Suite

Councillor Dave Cox

26/037

Moved that Development Permit No. 2026-17, for a 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.

- c. Development Permit Application No. 2026-18**
Riley Fouillard
Within ptn of NW 36-6-1 W5
Tourist Home

Councillor Dave Cox

26/038

Moved that Development Permit No. 2026-18, for Tourist Home 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 be limited to, 2 bedrooms as a Tourist Home Use.

d. Development Permit Application No. 2026-20
Kassie Degen
Lot 4, Plan 6903HE within Lowland Heights
Tourist Home

Reeve Rick Lemire

26/039

Moved that Development Permit No. 2026-20, for Tourist Home 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 this development be limited to, 1 bedroom as Tourist Home use.

7. DEVELOPMENT REPORT

a. Development Officer's Report

Councillor John MacGarva

26/040

Moved that the Development Officer's Report, for the period April 2026, be received as information.

Carried

8. NEW BUSINESS

9. CORRESPONDENCE

10. NEXT MEETING – June 2nd, 2026; 6:30 pm.

11. ADJOURNMENT

Councillor Tony Bruder

26/041

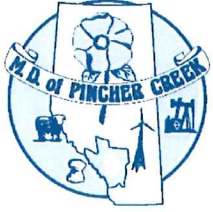
Moved that the meeting adjourn, the time being 6:51pm.

Carried

Chairperson Jeff Hammond
Municipal Planning Commission

Development Officer
Laura McKinnon
Municipal Planning Commission

Recommendation to Municipal Planning Commission

TITLE: DEVELOPMENT PERMIT No. 2026-23 Applicant: Aaron & Elise Farough Location: Lot 1, Block 1, Plan 0112861 within NW 34-6-1 W5 Division: 2 Size of Parcel: 2.78 ha (6.88 Acres) Zoning: Agriculture (A) Development: Moved In Residential Building	
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PREPARED BY: Laura McKinnon	DATE: May 28, 2026
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DEPARTMENT: Planning and Development

Signature:	2026/05/29	ATTACHMENTS: 1. Development Permit Application 2026-23 2. House Photos 3. Location of Old House 4. Site Plan
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APPROVALS:			
		 Roland Milligan	2026/05/29
Department Director	Date	CAO	Date

RECOMMENDATION:

That Development Permit Application No. 2026-23, for a Moved in Residential Building be approved subject to the following Condition(s):

Condition(s):

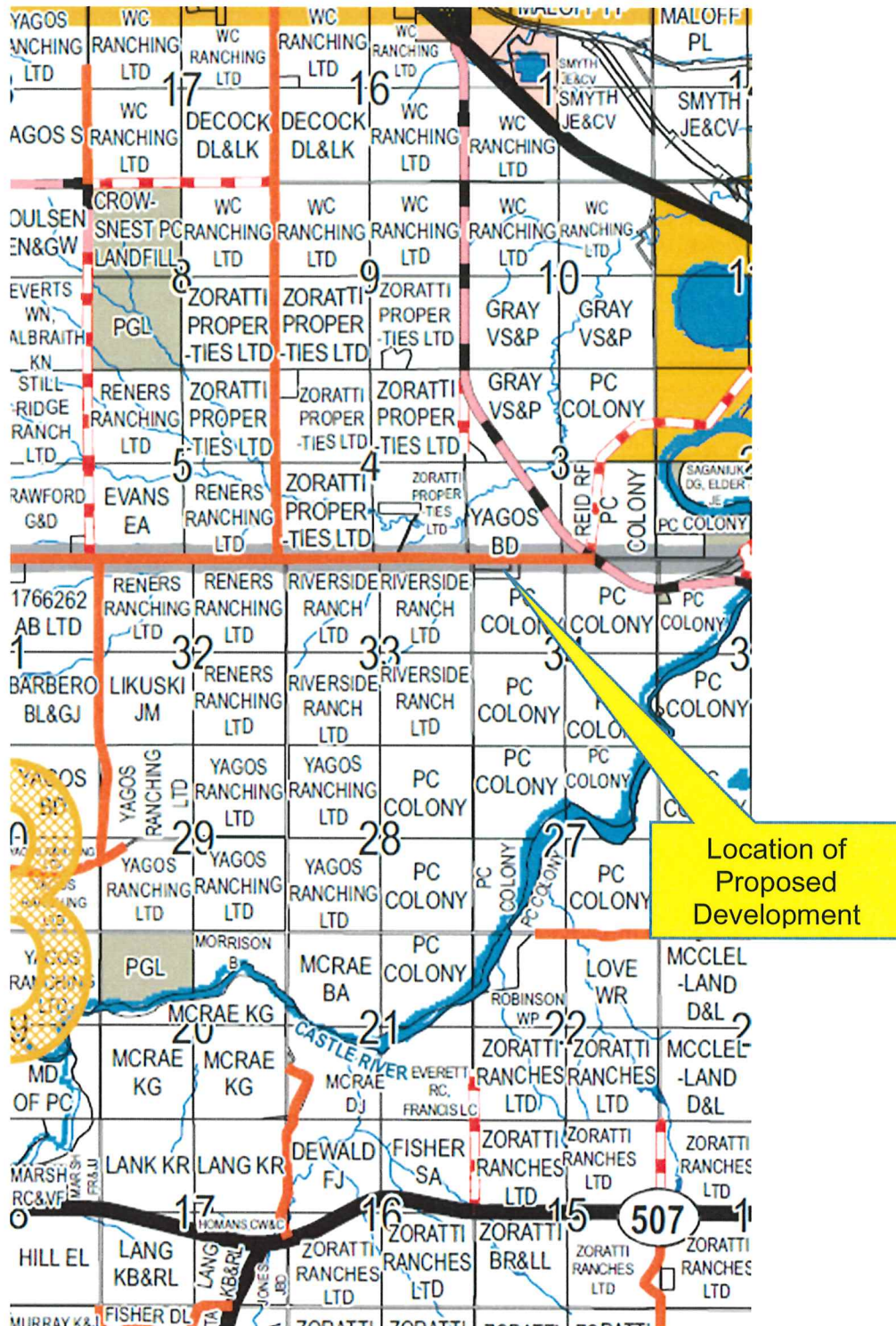
1. That this development meets the minimum provisions required in Land Use Bylaw 1349-23.

BACKGROUND:

- On May 12, 2026, the MD accepted the Development Permit Application No. 2026-23 from applicant Aaron and Elise Farough. (*Attachment No. 1*).
- This application is to allow for a Moved In Residential Building on a Agriculture (A) parcel.
- This application is being placed in front of the MPC because:
 - Within the Agriculture (A) Land Use District, a Moved In Residential Building is a Discretionary Use.
- The applicant is intending to move on a previously occupied house to reside in (*Attachment No. 2*). The applicant has advised that the old house is not livable, and will be demolished or removed (*Attachment No. 3*)
- The addition meets all required setbacks within the district (*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. 2026-23

Date Application Received May 6 2026

PERMIT FEE \$100 Permitted
\$150 Discretionary

Date Application Accepted May 12 2026

RECEIPT NO. 71305

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: Aaron, Elise Farough

Address: _____

_____ Email: _____

Owner of Land (if different from above): _____

Address: _____ Telephone: _____

Interest of Applicant (if not the owner): _____

SECTION 2: PROPOSED DEVELOPMENT

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

A brief description of the proposed development is as follows:

Build a 9ft ICF foundation and
move a 1585sqft house on to it.

Legal Description: Lot(s) Lot 1

Block Block 1

Plan 0112861

Quarter Section NW 34-6-1 W5

Estimated Commencement Date: June 1st, 2026

Estimated Completion Date: Oct 31, 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? 3 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	6.88 acres		
(2) Area of Building	1585 sq ft		
(3) %Site Coverage by Building (within Hamets)	.5%		
(4) Front Yard Setback Direction Facing: <u>north</u>	70m	30M	yes
(5) Rear Yard Setback Direction Facing: <u>south</u>	10m	7.5M	yes.
(6) Side Yard Setback: Direction Facing: <u>east</u>	108m	7.5M	yes
(7) Side Yard Setback: Direction Facing: <u>west</u>	192.55m	was 30M	yes.
(8) Height of Building	17 ft 5.2m		
(9) Number of Off Street Parking Spaces	N/A		

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

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

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

SECTION 4: DEMOLITION

Type of building being demolished : _____

Area of size: _____

Type of demolition planned: _____

SECTION 5: SIGNATURES (both signatures required)

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

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

DATE: May 4, 2026

Aaron Faraugh, Elise Faraugh
Applicant

Aaron Faraugh, Elise Faraugh
Registered Owner

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

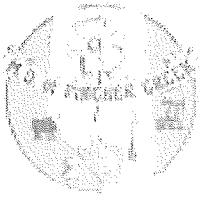
IMPORTANT NOTES:

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

Farough, Aaron

PAYMENT RECEIPT

Receipt Number:	71305
Date:	5/6/2026
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

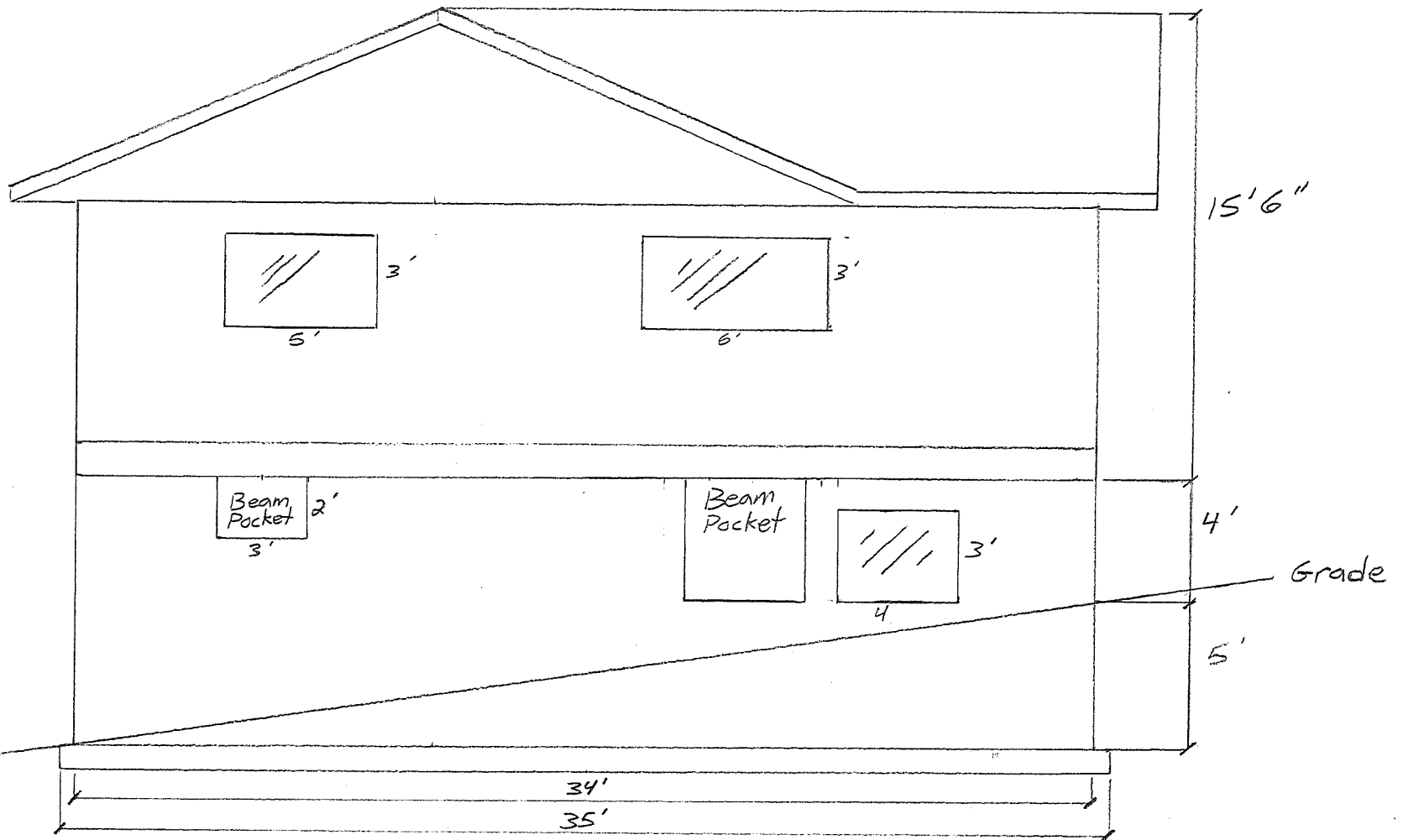
Subtotal:	\$150.00
Discount	\$0.00
GST	\$0.00
Total Receipt:	\$150.00
Mastercard:	\$150.00
Total Amount Received:	\$150.00

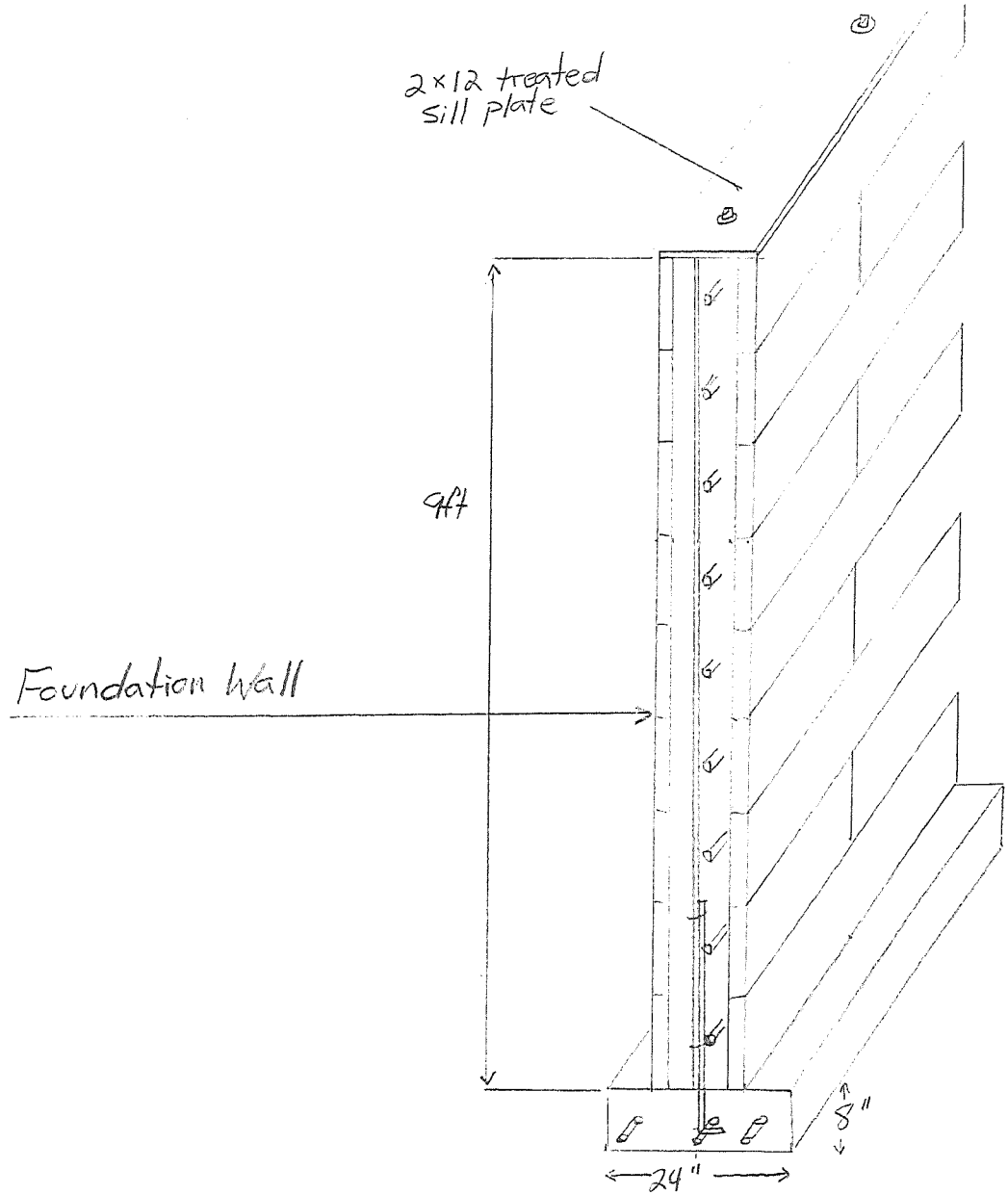






West Facing Wall

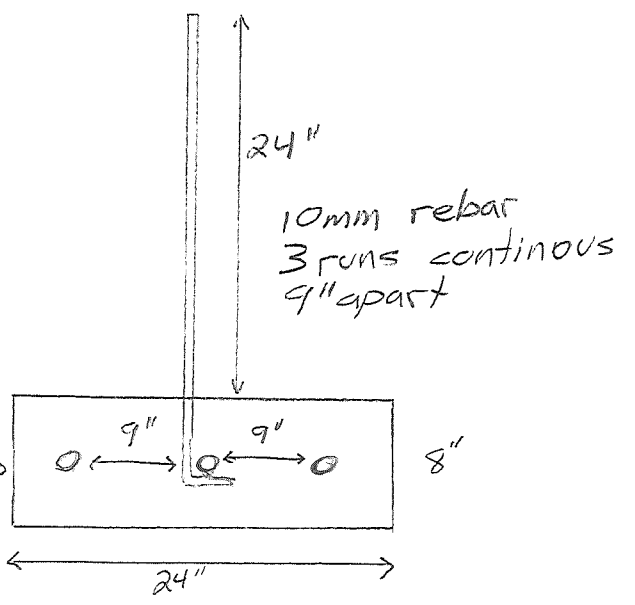




32 MPA Concrete
 48x16x11 L,H,W
 ICF BLOCK

10mm rebar 12" O/C horizontal
 10mm rebar 16" O/C Vertical

10mm rebar
 24" connector with
 3" hook



Upstairs Floor plan



Floor plan only, not to scale.
Bungalow 56 x 34

Basement Floor Plan

Footings
Foundation wall

21'6"

14x8'6"

8'

10'

closet

11'

10x14

13x13

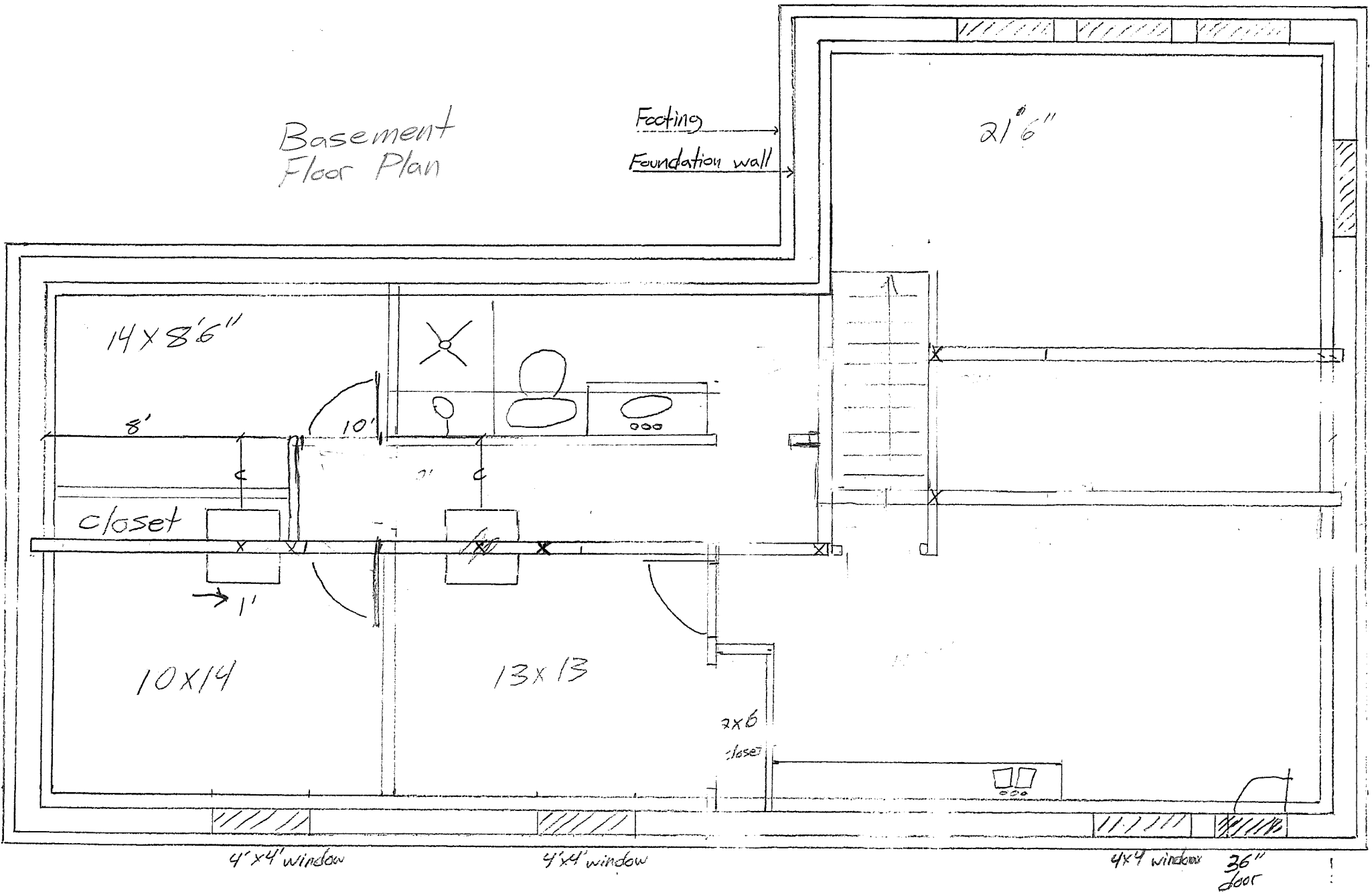
2x6
closet

4'x4' window

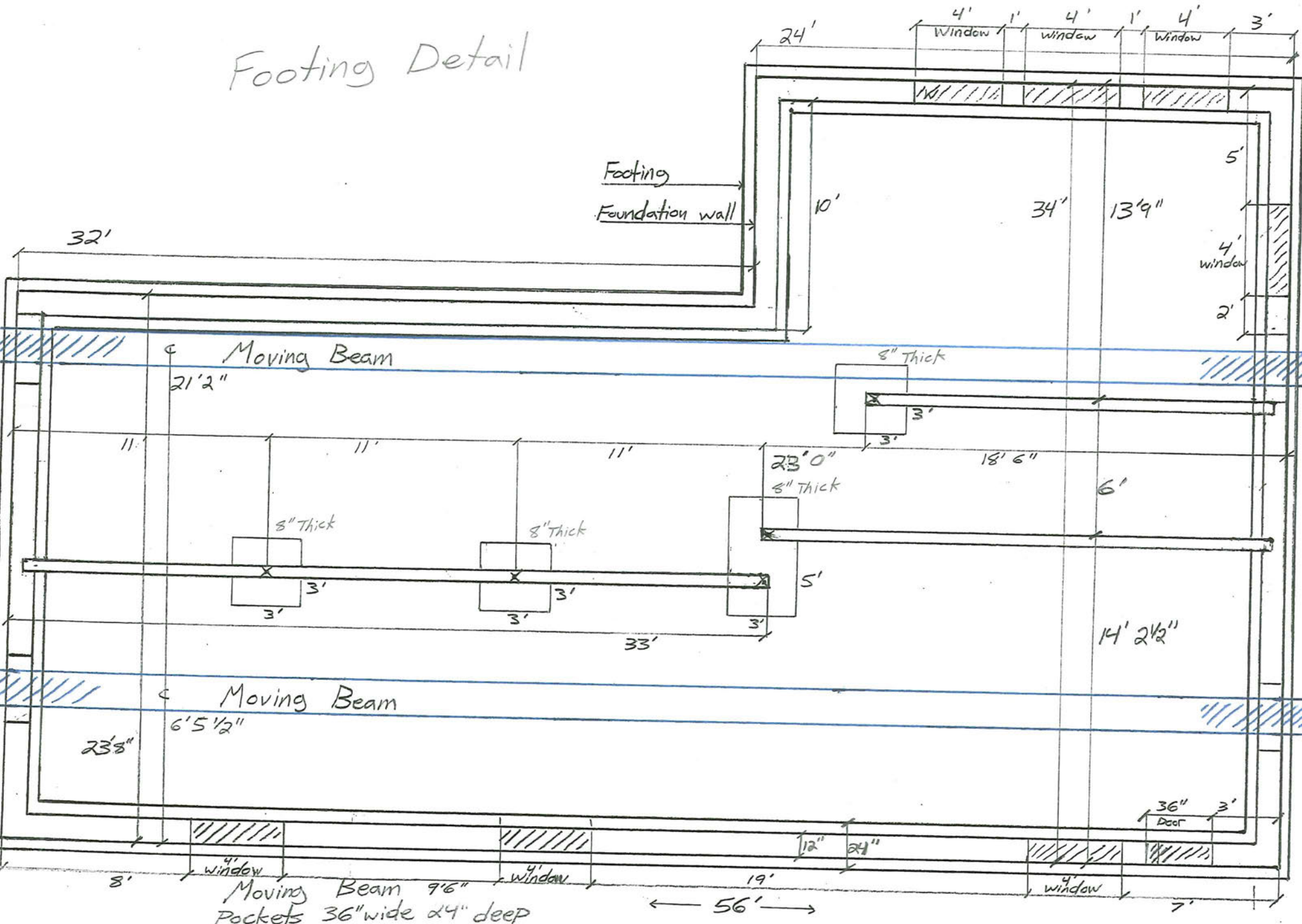
4'x4' window

4'x4' window

36"
door



Footing Detail





011 2861

Distance: 192.53 m

1

1

Distance: 70.05 m

House Location

Distance: 108.28 m

Distance: 10.84 m

Old House
To Be Removed

1

2

181 1495

317.56

1

1

011 2861

Distance: 192.53 m

Distance: 70.05 m

House Location



Distance: 10.84 m

Distance: 108.28 m

Old House
To Be Removed

92.94


312.66

1

2

101 1 105

Recommendation to Municipal Planning Commission

TITLE: DEVELOPMENT PERMIT No. 2026-26 Applicant: Rocky View Mennonite Church Location: Lot 1, Block 1, Plan 2110185 within SW 18-6-29 W4 Division: 2 Size of Parcel: 3.63 ha (8.97 Acres) Zoning: Agriculture (A) Development: Public and Institutional Uses	
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PREPARED BY: Laura McKinnon	DATE: May 28, 2026
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DEPARTMENT: Planning and Development

Signature:	2026/05/29	ATTACHMENTS: 1. Development Permit Application 2026-26 2. Drawings 3. Location of Old Church 4. Site Plan
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APPROVALS:			
		 Roland Milligan	2026/05/29
Department Director	Date	CAO	Date

RECOMMENDATION:

That Development Permit Application No. 2026-26, for a Public and Institutional Uses (Church) 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 to and form part of this permit.

BACKGROUND:

- On May 15, 2026, the MD accepted the Development Permit Application No. 2026-26 from applicant Rocky View Mennonite Church. (*Attachment No. 1*).
- This application is to allow for a Public and Institutional Use (Church) on a Agriculture (A) parcel.
- This application is being placed in front of the MPC because:
 - Within the Agriculture (A) Land Use District, a Public and Institutional Use is a Discretionary Use.
- The applicant is intending to build a brand new church with meeting rooms, classrooms, kitchen, facility housing, and associated spaces (*Attachment No. 2*). The applicant has advised that the old church will be demolished once occupancy can occur in the new church (*Attachment No. 3*)
- The addition meets all required setbacks within the district (*Attachment No. 4*)
- Public and Institutional Uses is defined in Land Use Bylaw 1349-23 as:

Recommendation to Municipal Planning Commission

- *A development which is available to the public for the purpose of assembly, instruction, culture or community activities, including but not limited to a school or educational facility whether public or private, churches or places of worship, libraries and museums, as well as developments associated with police, fire or ambulance services and other municipal uses.*
- The application was forwarded to the adjacent landowners for comment; no responses were received at the time of this report being written .



DEVELOPMENT PERMIT APPLICATION

All grey areas will be completed by the Planning Authority

DEVELOPMENT PERMIT APPLICATION NO. 2026-26

Date Application Received May 15/26

PERMIT FEE \$100 Permitted
\$150 Discretionary

Date Application Accepted May 19/26

RECEIPT NO. 71675

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: Rocky View Man. church.

Address: Box [redacted] Pincher Creek ALTA. T0K1W0

Telephone: 403 [redacted] Email: [redacted]

Owner of Land (if different from above): _____

Address: LOT 1 SW-18-6-29-W4 507 Hwy. Telephone: _____

Interest of Applicant (if not the owner): Agent. Rev Boese

SECTION 2: PROPOSED DEVELOPMENT

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

A brief description of the proposed development is as follows:

Construction of a new partial two storey, 28,015sf church facility housing Sanctuary, Fellowship Hall

Foyer, Washrooms, Meeting Rooms, Classrooms, Kitchen and associated supporting spaces

Legal Description: Lot(s) 1

Block 1

Plan 2110185

Quarter Section SW-18-6-29-W4

Estimated Commencement Date: October 2026

Estimated Completion Date: October 2028

SECTION 3: SITE REQUIREMENTS

Land Use District: Agricultural 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

PRINCIPAL BUILDING	Proposed	By Law Requirements	Conforms
(1) Area of Site	390,461sf (36,275.0sm)		
(2) Area of Building Footprint Area Provided	20,256sf (1881.84sm)		
(3) %Site Coverage by Building (within Hamets)	5.19%		
(4) Front Yard Setback Direction Facing:	30m (South)	+200M	Yes
(5) Rear Yard Setback Direction Facing:	7.5m(North)	8.2M	Yes
(6) Side Yard Setback: Direction Facing:	30m (West)	32M	Yes
(7) Side Yard Setback: Direction Facing:	7.5M (East)	54M	Yes
(8) Height of Building	40' - 5 5/8" (12.34m)		
(9) Number of Off Street Parking Spaces	98 stalls		

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

Supporting material is attached inclusive of Site Plan and Architectural Drawings in 11x17 size format

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)

Architectural drawing + site plan.

SECTION 4: DEMOLITION

Type of building being demolished : Existing Church Building

Area of size: ~5200sf

Type of demolition planned: Building Relocation and demolition of existing building entrance component

SECTION 5: SIGNATURES (both signatures required)

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

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

DATE: May 14 - 2026
 Signed by Ron Boese

[Signature]
Rocky view Mann. church.
Applicant
[Signature]
Rocky view Mann. church.
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.

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 - (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.
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3. Failure to complete the application form fully and supply the required information, plans and fee may cause delays in processing the application.
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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

Rockyview Church
P.O. Box 1984
Pincher Creek, AB T0K 1W0
Canada

PAYMENT RECEIPT

Receipt Number:	71675
Date:	5/20/2026
Initials:	CD
GST Registration #:	10747347RP

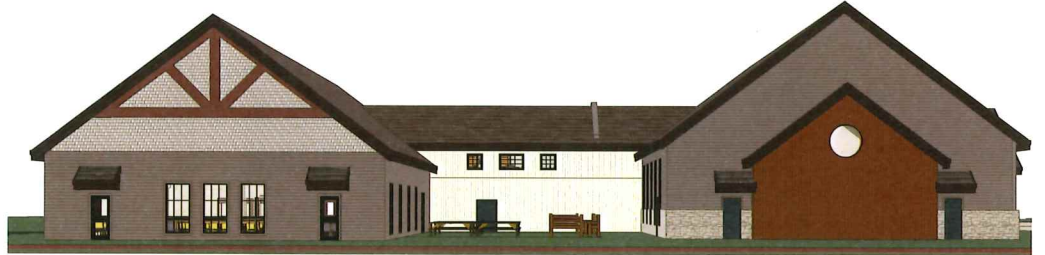
Receipt Type	Roll/Account	Description	QTY	Amount	Amount Owing
General	DEVE	Development Application Fees	1	\$150.00	\$0.00

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

16 15 14 13 12 11 10 9 8 7 6 5 4 3 2 1



4 | 3D View 4



5 | 3D View 5



6 | 3D View 6



7 | 3D View 7

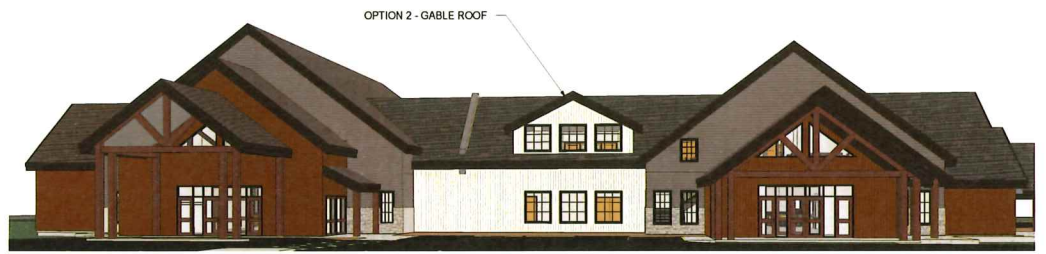
16 15 14 13 12 11 10 9 8 7 6 5 4 3 2 1



1 | 3D View 1



2a | 3D View 2 - Option 1 (Shed Roof) @ Front



2b | 3D View 2 - Option 2 (Gable Roof) @ Front



3 | 3D View 3

16 15 14 13 12 11 10 9 8 7 6 5 4 3 2 1

LEGAL DESCRIPTION:
 LOT 1
 BLOCK 1
 PLAN 211 0185
 TWP 6, RGE 29, W4M
MAILING ADDRESS:
 BOX 2051
 PINCHER CREEK, AB
 T0K 1W0
MUNICIPAL ADDRESS:
 6201 RGE RD 300,
 M.D. OF PINCHER CREEK

CLIENT INFORMATION:

#	Description	Date
Revision Schedule		

CONSULTANT LOGO:

NO.	BY	DESCRIPTION	DATE
1	CAR	ISSUE FOR DEVELOPMENT PERMIT	2026 05 14

Norland Coach House
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 Lethbridge County, Alberta
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ALVIN REINHARD FRITZ ARCHITECTURE INC.

PROFESSIONAL SEAL:

ALVIN REINHARD FRITZ ARCHITECTURE INC.
 PERMIT No. AC 17212
 ISSUED PURSUANT TO THE
 ARCHITECTS ACT OF ALBERTA

PROJECT: Rocky View Church Development
LOCATION: Pincher Creek, AB

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DRAWING TITLE:
 3D Views

DRAWN BY: SW EVD LRP	CHECKED BY: CAR AF
SCALE:	
PROJECT: 26611 PCRV	
ISSUE FOR: DEVELOPMENT PERMIT	
ISSUE DATE: 2026 05 14	
REV. NO.	SHEET NO. DD0.6

SITE INFORMATION:
MUNICIPAL DISTRICT OF PINCHER CREEK NO. 9
LAND USE BYLAW 1289-18

AGRICULTURE - A DISTRICT
DISCRETIONARY USE - PUBLIC AND INSTITUTIONAL USES

MINIMUM SETBACK REQUIREMENTS:
SETBACKS FROM PUBLIC ROADWAYS: 30.0m (98.4 ft.)
ALL OTHER PROPERTY LINES: 7.50m (24.6 ft.)

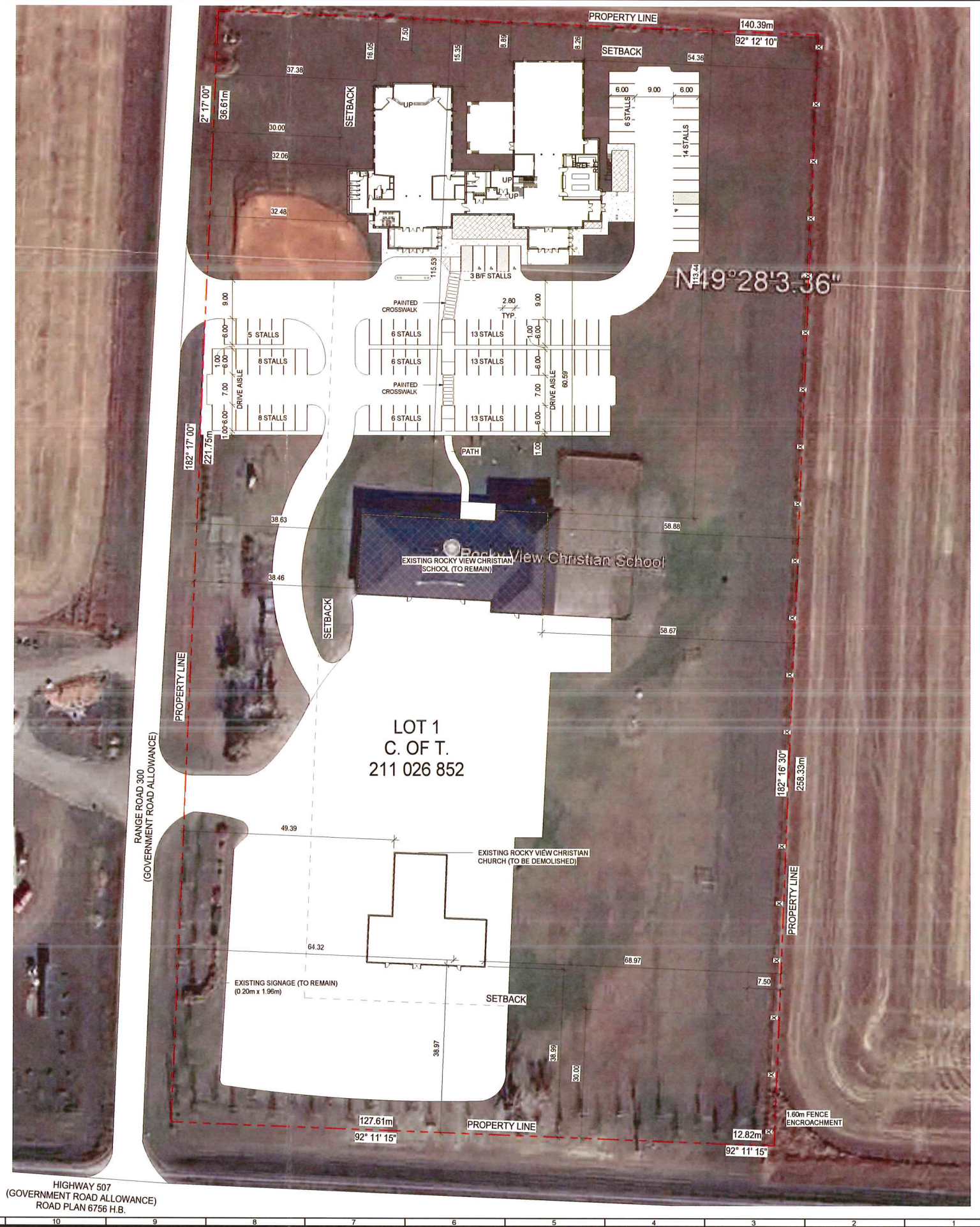
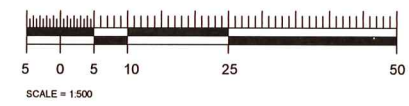
PARKING REQUIREMENTS:
STANDARD SIZE:
2.80m (9.2ft) WIDE X 6.0m (19.7ft) WITH 3.0m (9.8ft) OVERHEAD CLEARANCE

DRIVEWAY WIDTHS:
90° PARKING SPACES - 7.0m (23.0ft) AISLE WIDTH

GROSS FLOOR AREA		
Level	Name	Area
T/O Basement Slab	MECH.	487 SF
T/O Basement Slab		487 SF
01 Main Floor	B/F WIC	46 SF
01 Main Floor	BEVERAGE	100 SF
01 Main Floor	CLOSET	40 SF
01 Main Floor	CLOSET	15 SF
01 Main Floor	CONFERENCE	284 SF
01 Main Floor	CORRIDOR	496 SF
01 Main Floor	ENTRY	2074 SF
01 Main Floor	FELLOWSHIP HALL	3834 SF
01 Main Floor	FOYER	1227 SF
01 Main Floor	IT	55 SF
01 Main Floor	KITCHEN	742 SF
01 Main Floor	LIBRARY	98 SF
01 Main Floor	MENS	373 SF
01 Main Floor	MENS LOUNGE	368 SF
01 Main Floor	NURSERY	269 SF
01 Main Floor	OVERFLOW	799 SF
01 Main Floor	PANTRY	155 SF
01 Main Floor	PATIO	1427 SF
01 Main Floor	PORCH	384 SF
01 Main Floor	PORCH	252 SF
01 Main Floor	PORT COCHERE	528 SF
01 Main Floor	QUIET RM	72 SF
01 Main Floor	SANCTUARY	3405 SF
01 Main Floor	SEWING	144 SF
01 Main Floor	SS104	240 SF
01 Main Floor	SS105	240 SF
01 Main Floor	STAIR	200 SF
01 Main Floor	STAIR	205 SF
01 Main Floor	STORAGE	279 SF
01 Main Floor	VESTIBULE	608 SF
01 Main Floor	VESTIBULE	165 SF
01 Main Floor	VESTIBULE	512 SF
01 Main Floor	WIC	48 SF
01 Main Floor	WOMENS	572 SF
01 Main Floor		20296 SF
03 Base Second Floor	B/F WIC	82 SF
03 Base Second Floor	BALCONY	1824 SF
03 Base Second Floor	HALL	Not Enclosed
03 Base Second Floor	SS201	288 SF
03 Base Second Floor	SS202	282 SF
03 Base Second Floor	SS203	202 SF
03 Base Second Floor	SS204	308 SF
03 Base Second Floor	SS205	261 SF
03 Base Second Floor	SS206	304 SF
03 Base Second Floor	SS207	338 SF
03 Base Second Floor	SS208	255 SF
03 Base Second Floor	SS209	258 SF
03 Base Second Floor	SS210	237 SF
03 Base Second Floor	SS211	283 SF
03 Base Second Floor	SS212	463 SF
03 Base Second Floor	STAIR	248 SF
03 Base Second Floor	STAIR	200 SF
03 Base Second Floor	STORAGE	116 SF
03 Base Second Floor	STORAGE	119 SF
03 Base Second Floor	STORAGE	24 SF
03 Base Second Floor	YOUTH	1182 SF
03 Base Second Floor		7272 SF
Grand total		28015 SF



1 | Site Plan - Proposed
DD3.1 | 1 : 500



LEGAL DESCRIPTION:
LOT 1
BLOCK 1
PLAN 211 0185
TWP 6, RGE 29, W4M
MAILING ADDRESS:
BOX 2051
PINCHER CREEK, AB
T0K 1W0
MUNICIPAL ADDRESS:
6201 RGE RD 300,
M.D. OF PINCHER CREEK

CLIENT INFORMATION:

#	Description	Date
Revision Schedule		

CONSULTANT LOGO:

NO.	BY	DESCRIPTION	DATE
1	CAR	ISSUE FOR DEVELOPMENT PERMIT	2026 05 14

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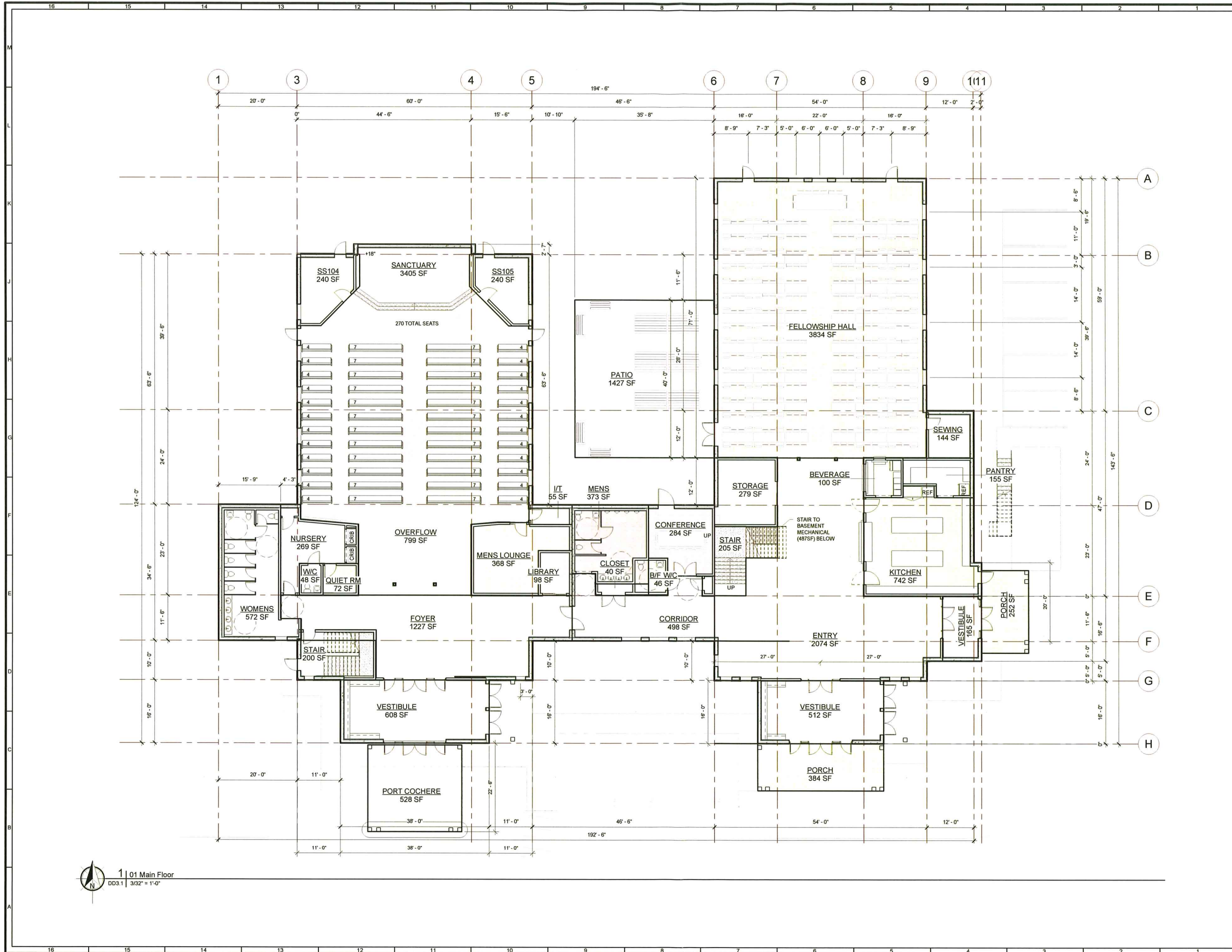
Rocky View Church Development
Pincher Creek, AB

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DRAWING TITLE:
Site Plan

DRAWN BY: SW EVD **CHECKED BY:** CAR AF
SCALE: As indicated
PROJECT: 26611 PCRV
ISSUE FOR: DEVELOPMENT PERMIT
ISSUE DATE: 2026 05 14
REV. NO.: DD1.1 **SHEET NO.:** DD1.1



1 | 01 Main Floor
 DD3.1 | 3/32" = 1'-0"

LEGAL DESCRIPTION:
 LOT 1
 BLOCK 1
 PLAN 211 0185
 TWP 6, RGE 29, W4M

MAILING ADDRESS:
 BOX 2051
 PINCHER CREEK, AB
 T0K 1W0

MUNICIPAL ADDRESS:
 6201 RGE RD 300,
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CLIENT INFORMATION:

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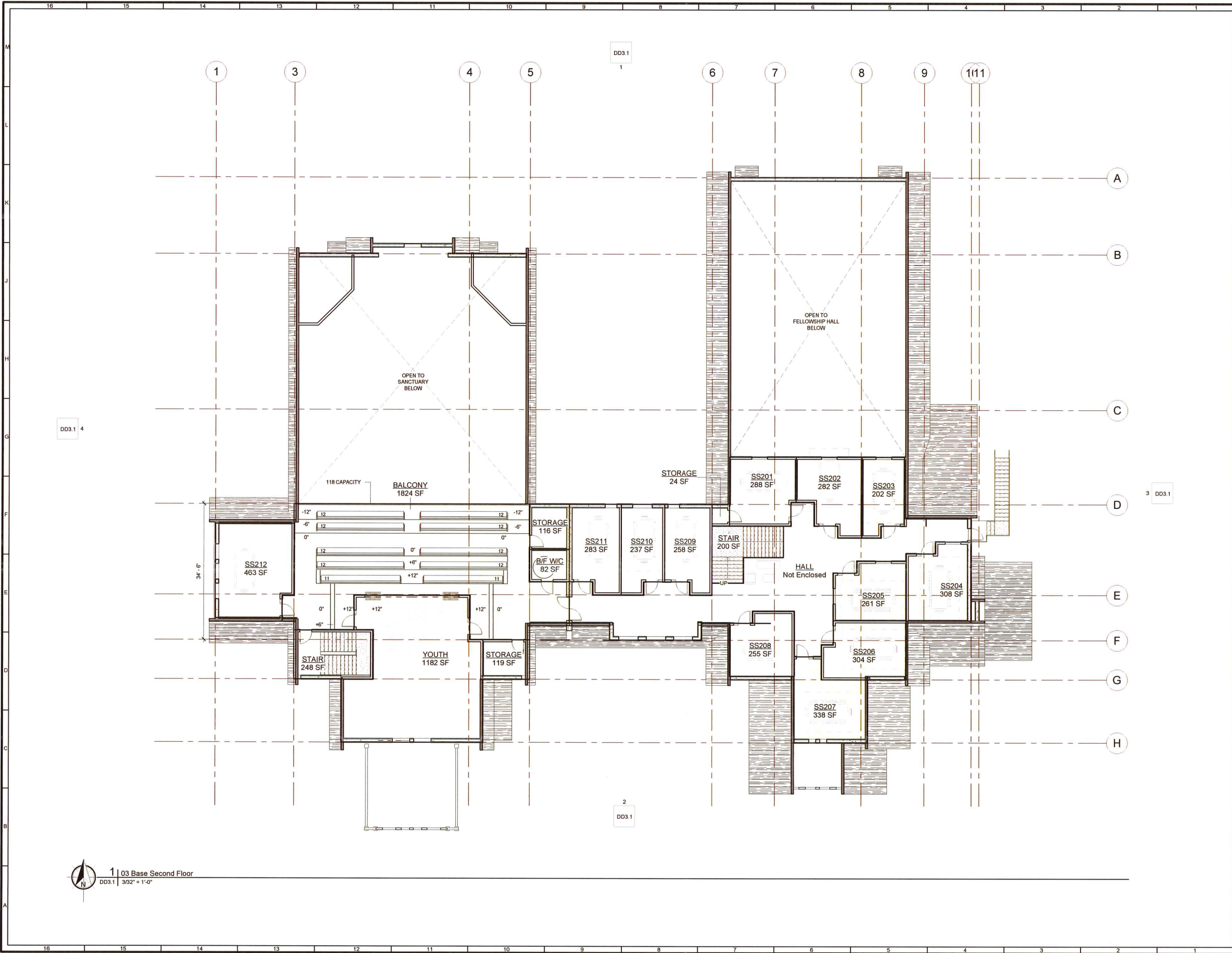
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DRAWING TITLE:
Main Floor Plan

DRAWN BY: SW EVD **CHECKED BY:** CAR AF
SCALE: 3/32" = 1'-0"
PROJECT: 26611 PCRV
ISSUE FOR: DEVELOPMENT PERMIT
ISSUE DATE: 2026 05 14
REV. NO. **SHEET NO.**
 DD2.1

PROJECT: Rocky View Church Development
LOCATION: Pincher Creek, AB



LEGAL DESCRIPTION:
 LOT 1
 BLOCK 1
 PLAN 211 0185
 TWP 6, RGE 29, W4M

MAILING ADDRESS:
 BOX 2051
 PINCHER CREEK, AB
 T0K 1W0

MUNICIPAL ADDRESS:
 6201 RGE RD 300,
 M.D. OF PINCHER CREEK

CLIENT INFORMATION:

#	Description	Date
Revision Schedule		

CONSULTANT LOGO:

NO.	BY	DESCRIPTION	DATE
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PROJECT: Rocky View Church Development
LOCATION: Pincher Creek, AB

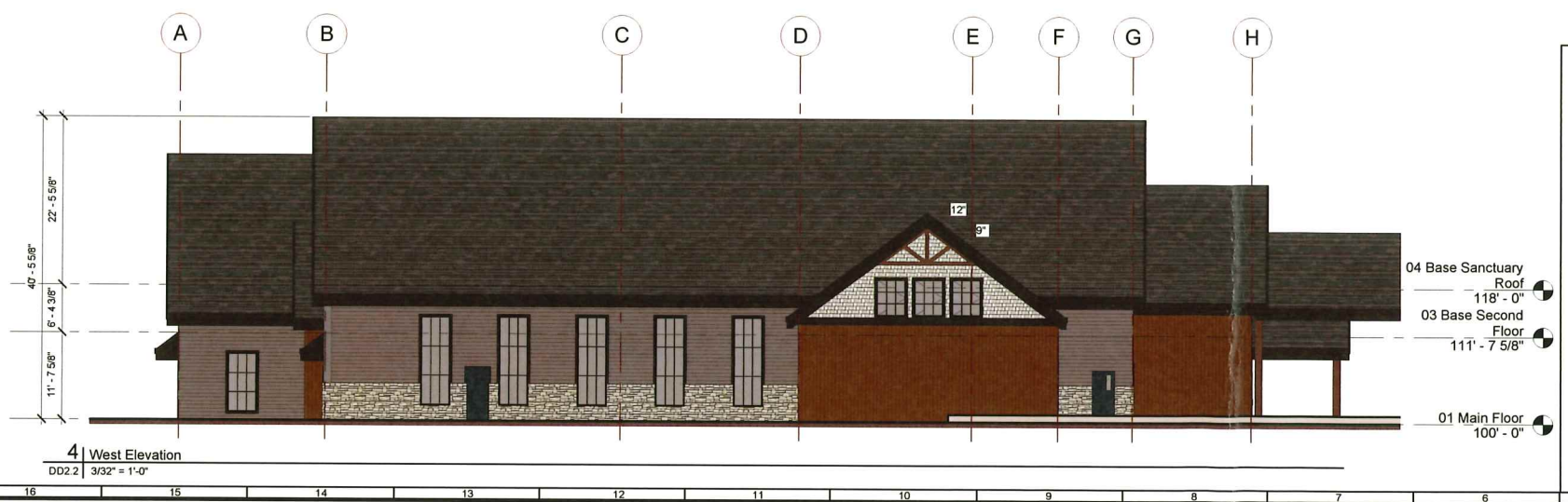
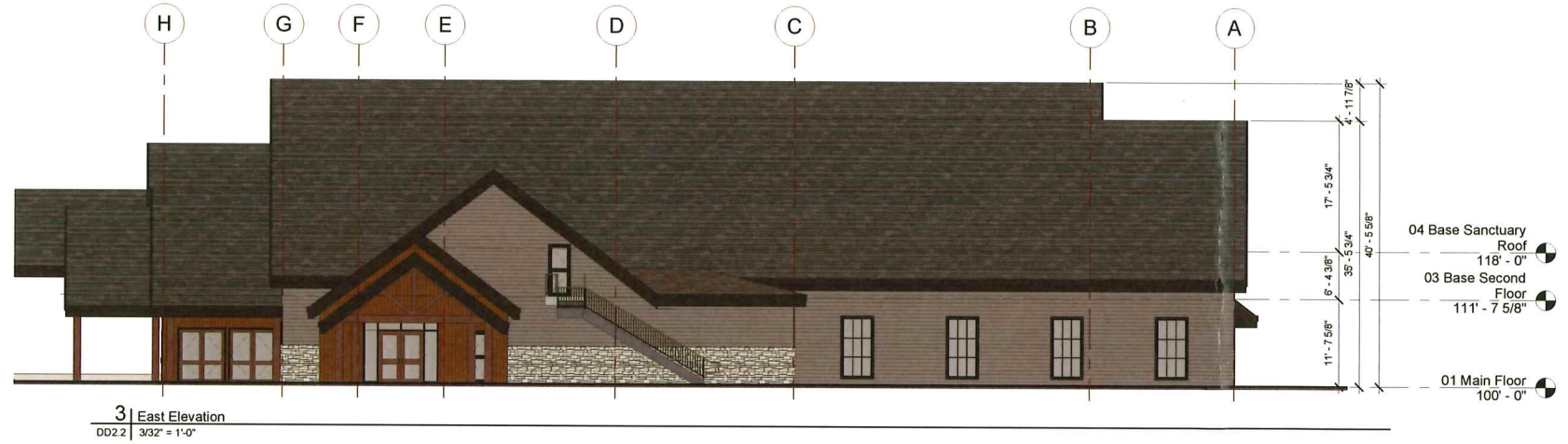
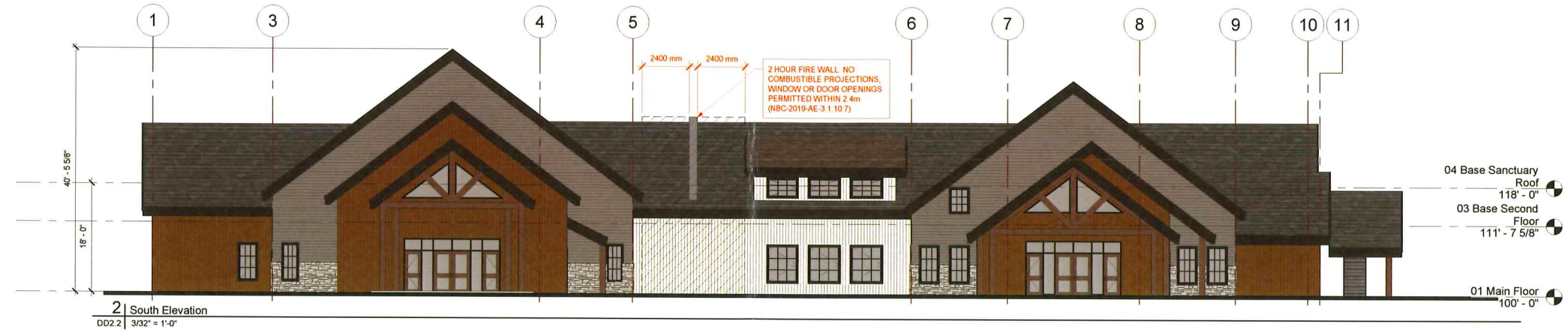
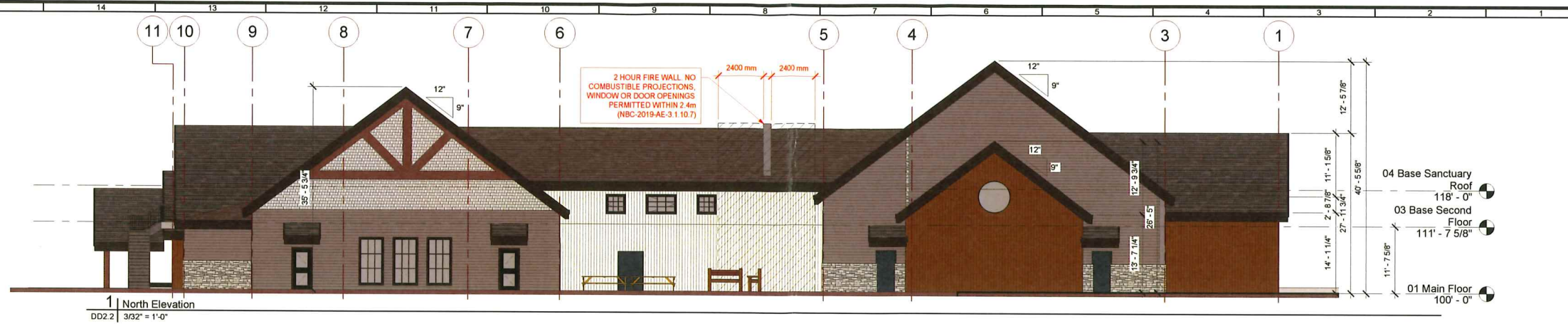
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DRAWING TITLE:
Second Floor Plan

DRAWN BY: SW EVD	CHECKED BY: CAR AF
SCALE: 3/32" = 1'-0"	
PROJECT: 26611 PCRV	
ISSUE FOR: DEVELOPMENT PERMIT	
ISSUE DATE: 2026 05 14	
REV. NO.	SHEET NO.
	DD2.2

1 | 03 Base Second Floor
 DD3.1 | 3/32" = 1'-0"



Exterior Finish 1
Cement Board Siding - XPRESSION WOOD - GOLDEN EBONY

Exterior Finish 2
HardiePlank Siding - Aged Pewter

Exterior Finish 3
HardiePanel Vertical Siding - Arctic White

Exterior Finish 3 & 4
HardieShingle Siding - Iron Gray & Arctic White

Stone Finish
CSI Stone - ThinCut™ Natural Stone - Dimensional Tumbled, Rockport Blend with half inch mortar joints

Trim and Fascia Finish
Hardie Trim Boards - Iron Gray

Timber Stain Finish
Olympic - Granite - SC 1036 Solid Color Stain

LEGAL DESCRIPTION:
LOT 1
BLOCK 1
PLAN 211 0165
TWP 6, RGE 29, W4M

MAILING ADDRESS:
BOX 2051
PINCHER CREEK, AB
T0K 1W0

MUNICIPAL ADDRESS:
6201 RGE RD 300
M.D. OF PINCHER CREEK

CLIENT INFORMATION:

#	Description	Date
Revision Schedule		

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PROJECT: Rocky View Church Development
LOCATION: Pincher Creek, AB

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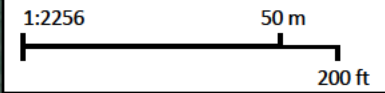
DRAWING TITLE:
Building Elevations


DRAWN BY: SW EVD	CHECKED BY: CAR AF
SCALE: 3/32" = 1'-0"	
PROJECT: 26611 PCRV	
ISSUE FOR: DEVELOPMENT PERMIT	
ISSUE DATE: 2026 05 14	
REV. NO.	SHEET NO.
	DD3.1

2026-26 - Aerial



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.





New Location

1

1

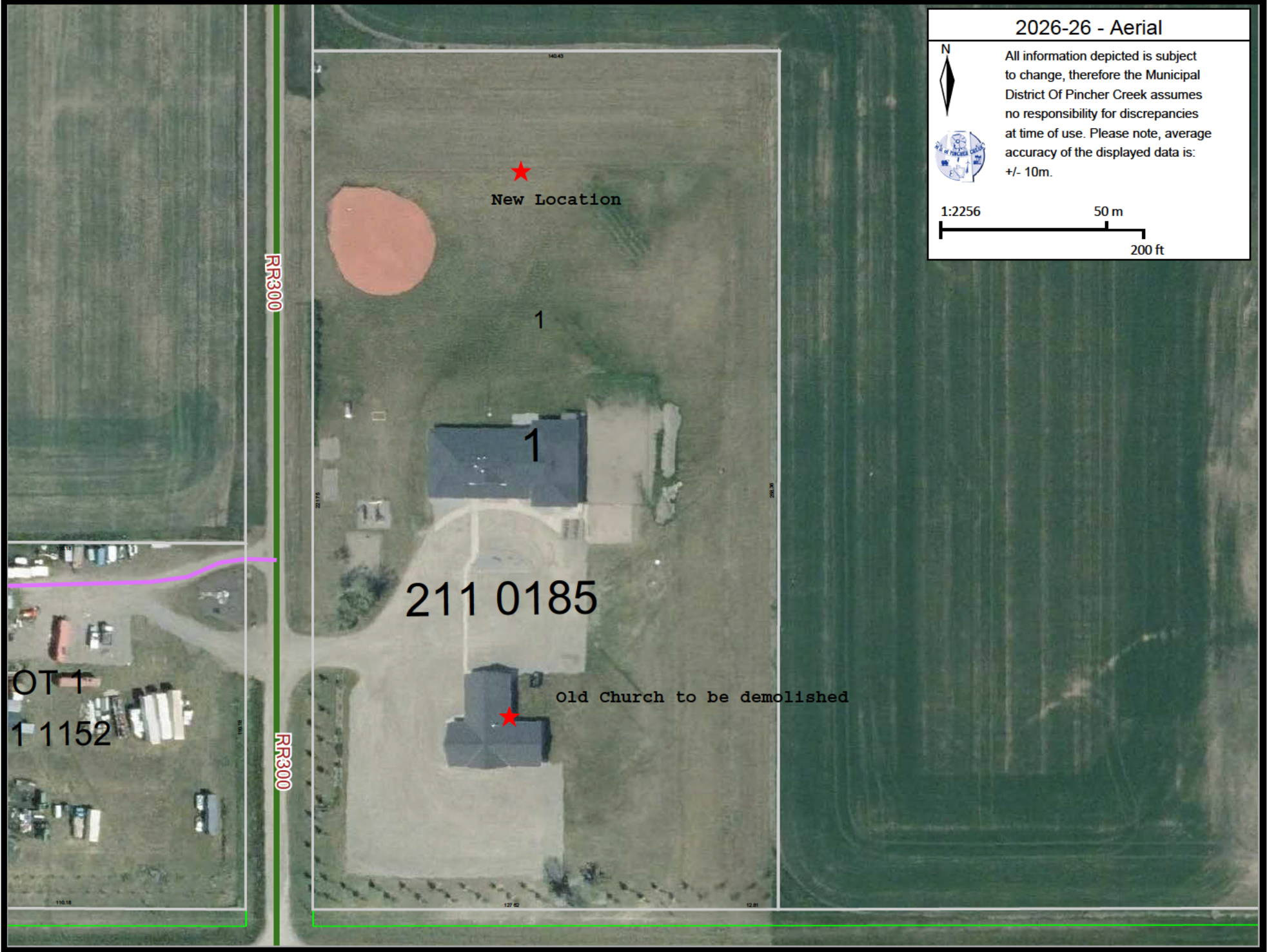
211 0185


Old Church to be demolished

RR300

RR300

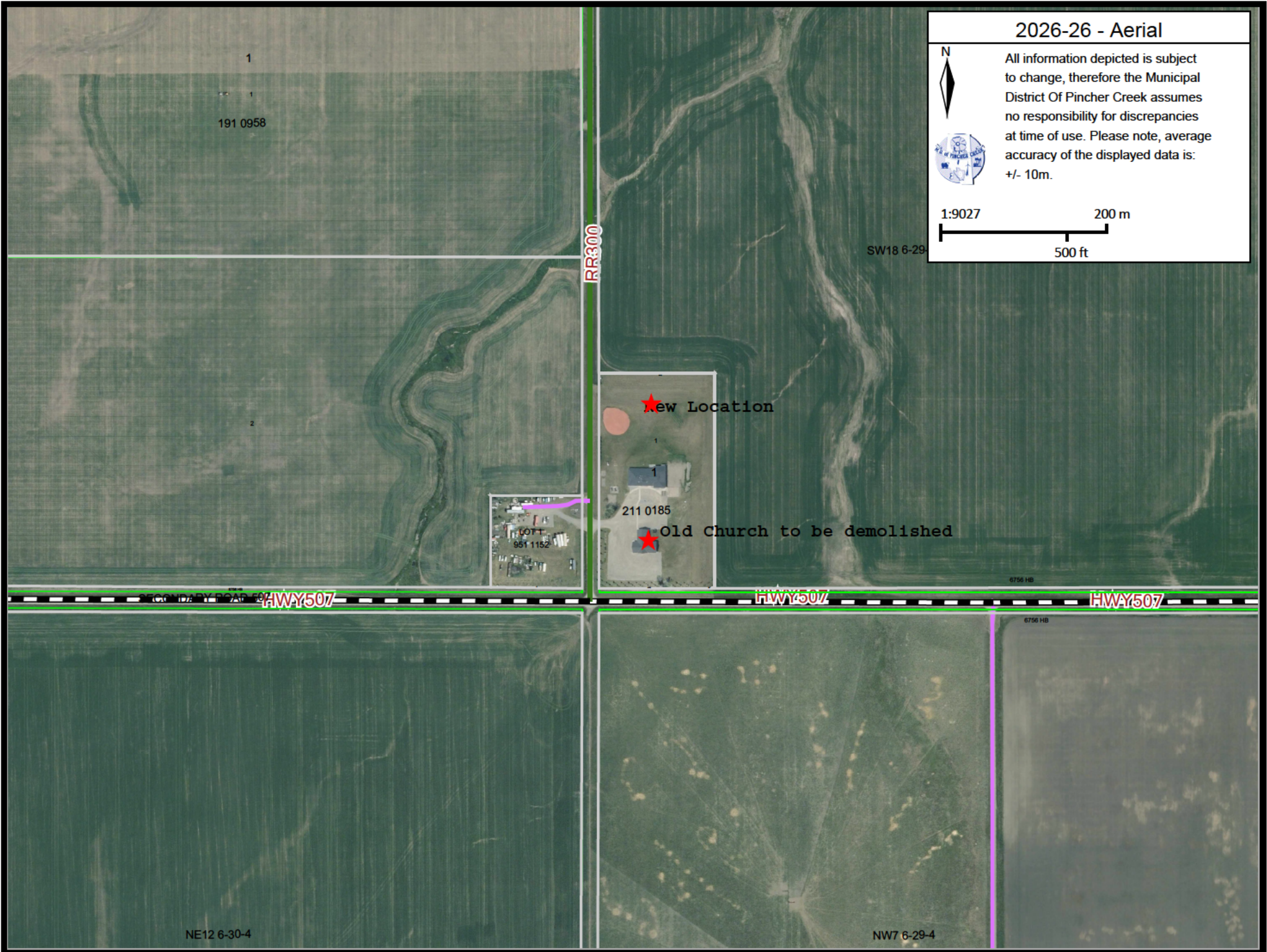
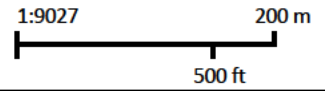
OT 1
1 1152



2026-26 - Aerial



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1
191 0958

RR300

SW18 6-29

New Location

211 0185

Old Church to be demolished

LOT 1
951 1152

SECONDARY ROAD HWY507

HWY507

HWY507

NE12 6-30-4

NW7 6-29-4

6756 HB

DEVELOPMENT OFFICER REPORT

May 2026

Development / Community Services Activities include:

- May 1 SDO
- May 5 Planning Session
- May 5 MPC Meeting
- May 6 MD & Miistakis Meeting – Ecological Corridor Strategy Discussion
- May 7 Aviation/Aerospace Cluster Meeting – AB Southwest
- May 12 South Canadian Rockies – MD Tourism Asset Review
- May 12 Council Committee & Council Meeting
- May 15 Out of Office
- May 19 Castle Mountain Resort – Meeting with Senior Leadership
- May 20 South Canadian Rockies Board Meeting
- May 26 Council Committee & Council Meeting
- May 27 Subdivision and Development Board Appeal
- May 28 Castle Mountain Resort – ASP Discussion
- May 28 JUPA Meeting – Holy Spirit

PLANNING DEPARTMENT STATISTICS

Development Permits Issued by the Development Officer for May 2026

No.	Applicant	Division	Legal Address	Development
2026-22	Rob Kulchitsky	5	Lot 6, Block 1, Plan 9712391 within NE 12-7-3 W5	Accessory Building
2026-24	Luke Lewis	4	Lot 1, Block C, Plan 8710724 within SE 36-7-1 W5	Addition of Master Bedroom & Garage
2026-27	Gerhard & Theresa Malan	5	Lot 1, Block 4, Plan 8010212 within NE 21-7-2 W5	Accessory Building

Development Permits Issued by Municipal Planning Commission May 2026

2026-13	Neufeld Bros (Ryan & Cara Motz)	3	Lot 36, Block 4, Plan 0152644 within CMR	SDR Addition w/ Tourist Home
2026-17	Matias Voramwald	3	Lot 2, Block 1, Plan 1112242 within SE 5-6-1 W5	Secondary Suite
2026-18	Riley Fouillard	3	Within ptn of NW 36-6-1 W5	Tourist Home
2026-20	Kassie Degan	2	Lot 4, Block 6903HE within Lowland Heights	Tourist Home

Development Statistics to Date

DESCRIPTION		2026 To date (May)	2025	2024	2023
Dev Permits Issued	6 - May	24 15 -DO 9 -MPC	55 38 -DO 16 -MPC 1-Council	54 38 -DO 16 -MPC	49 31 – DO 18 - MPC
Dev Applications Accepted	8 – May	29	60	58	54
Utility Permits Issued	2 – May	18	48	23	35
Subdivision Applications Approved	0 – May	5	12	12	5
Rezoning	0 – May	1	0	1	0
DESCRIPTION		2026 to Date (May)	2025	2024	2023
Compliance Cert	1 – May	10	16	34	21

RECOMMENDATION:

That the report for the period ending May 29, 2026, be received as information.



Prepared by: Laura McKinnon, Development Officer

Date: May 28, 2026

Respectfully Submitted to: Municipal Planning Commission

In this issue

- Words from the Editor
- Did you know?
- Conference 2026 Update
- Compliance Article
- Brokerlink Blast
- Brownlee Legal Corner



Words from the Editor

Its finally Spring!

Down south we had a mild winter but it dragged on for a long time. It's been a while since we had snowstorms at the end of April. The storm of 1986, which is considered the worst spring storm in Alberta's history was in my neck of the woods, Brooks and County of Newell. The upside, at the time, was that school was cancelled and if you were in school in the 80's then you know that school very seldom closed for weather. We didn't have power for 3 days in the City of Brooks and a week in the County of Newell, it was crazy.


Just recently, April 26, 2026, in northern Alberta they got their crazy storm, 50 cm of snow, winds that tore roofs off buildings, trees uprooted, semi trucks blown over on the highways. Good time to be working from home.

Today, we have sunshine, birds singing and flowers blooming, makes a person feel like Snow White.

The ADOA has some exciting things coming our way to the members. The lunch and learn is June 4, 2026 and you can join in person or online. The topics are Unsightly properties and Effective Communication Styles. Both of these speakers have allowed time for questions.

There is going to be a revamp to the website which will have a lot of new fun features to make everyone's life easier.

And of course, the conference! Nate from Olds has submitted an article later on in this newsletter to wet your whistle and it's looking like a very fun conference that you won't want to miss!



The Alberta Municipal Development Authority Manual is Your Go-To Planning Resource

Did you know the Alberta Municipal Development Authority Manual was created as a *practical working handbook* for Development Officers across Alberta? Developed by the Alberta Development Officers Association (ADOA), the Manual supports day-to-day decision-making and serves as a valuable training tool for new and in-training Development Officers.

Did you know the Manual was updated to reflect major legislative changes, including updates to the Municipal Government Act? It helps translate legislation into clear, practical guidance for real-world planning and development decisions.

Did you know the Manual provides a clear overview of Alberta's entire planning system? It explains statutory plans, land use bylaws, subdivision and development processes, appeals, and enforcement, showing how municipalities, Development Authorities, Councils, and appeal bodies all fit together.

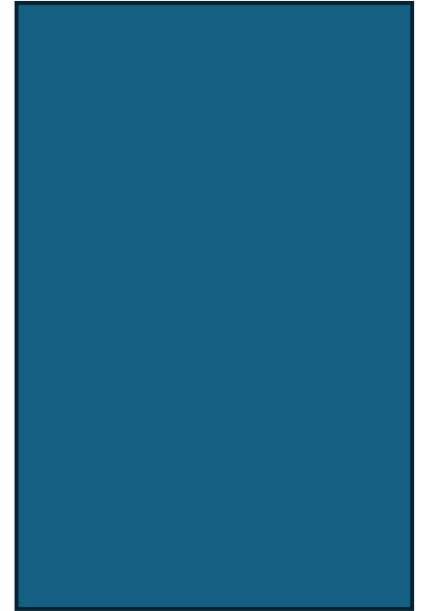
Did you know the Manual includes ready-to-use tools? Templates, checklists, sample agreements, and enforcement documents are included to help Development Officers work more efficiently and consistently.

Did you know the Manual reflects the realities faced by municipalities of all sizes? It addresses a wide range of planning scenarios, making it a useful reference whether you work in a small rural community or a large urban municipality.

Did you know the Manual isn't intended to replace legal advice, but it *does* help Development Officers better understand their roles, responsibilities, and the legislative framework they work within?

The Alberta Municipal Development Authority Manual continues to be an essential resource for ADOA members, supporting informed, consistent, and defensible planning decisions across Alberta.

✦ **The Manual can be found on the ADOA website at www.adoa.net under the "Documents" section.**



Conference 2026 Update – Nate Hill

The Alberta Development Officers' Association Annual Conference is coming to the Pomeroy Inn & Suites at Olds College, bringing together Development Officers from across Alberta for our annual opportunity to connect with one another, share our experiences, and learn from a series of excellent speakers.

Hosted by the Town of Olds and Mountain View County, this year's conference theme, *Different Landscapes, Shared Strategies*, highlights the unique opportunities available to Alberta's diverse communities while recognizing the shared frameworks and desired outcomes we work towards, and how we can identify and use the best tools for the job.

Conveniently located right between Calgary and Red Deer, the Olds region offers ADOA members an ideal conference destination surrounded by pristine landscapes, strong regional partnerships, and vibrant community development. As part of the conference's programming, ADOA members will have their choice of several local attractions to experience what the region has to offer! Keep your eyes open for details in the soon-to-come registration package.

The conference will feature three keynote presentations alongside a diverse range of specialized sessions designed to provide valuable insight, practical strategies, and meaningful discussion for development officers working in communities of all sizes. These specialized sessions will include use of AI in the workplace, Development Compliance Strategies, Emergency Management Planning, Safety in Site Visits, Public Participation training, and more!

With refreshed programming, a revamped approach to the traditional banquet, and a positively vibrant community, the 2026 ADOA conference will be another wonderful opportunity to connect with your fellow development officers and brush up on some of the more nuanced areas of our field. Keep your eyes peeled for the registration form, which will be released this month. I look forward to seeing all of you there!



Introducing DCO Chippy

Municipal Training Solutions is proud to introduce DCO Chippy, a professional and educational mascot designed to promote Development Compliance awareness, training, and best practices within municipalities across Alberta. Chippy represents professionalism, fairness, officer safety, education, and consistent enforcement principles while helping bring a modern and engaging approach to municipal training.



The Importance of Development Compliance in Alberta Municipalities

Development Compliance plays a critical role in maintaining safe, orderly, and sustainable communities. While Development Officers issue permits and approvals, Development Compliance Officers help ensure that developments proceed in accordance with municipal bylaws, approved permits, and provincial legislation.

Effective compliance is not simply about enforcement. It is about education, communication, fairness, and achieving voluntary compliance whenever possible. Officers regularly work with residents, contractors, and landowners to resolve concerns, explain regulations, and guide projects toward compliance before escalation becomes necessary.

Strong documentation, professional communication, and consistent procedures are essential to defensible enforcement. From advisory letters and warning letters to Stop Orders and inspections, each step must be reasonable, proportionate, and supported by evidence.

As municipalities continue to grow and development pressures increase, Development Compliance remains an essential function in protecting public confidence, supporting community standards, and ensuring fair and consistent application of municipal bylaws.

"Compliance is not about punishment. It is about protecting communities through fairness, consistency, and professionalism." – Chippy.





Boat and water safety with BrokerLink

Boating and other water activities are a favourite pastime for many Canadians during the summer. At BrokerLink, we care about you and your family. We've put together some tips on how to ensure you stay safe in and out of the water this summer.



On the water

- **Boat insurance.** First and foremost, you should know whether you need separate insurance coverage for your boat. Some homeowners' policies provide automatic coverage for smaller watercraft, such as canoes, rowboats, or sailboats. For boats with higher value or higher horsepower-to-length ratio you'll need additional boat insurance.
- **Inspect your boat.** Make sure the engine and all equipment are in working order. Once your boat is 10 to 15 years old, and every five years after, your insurance advisor will ask for proof of a professional inspection.
- **Ensure you can legally operate a boat.** It's illegal to drive a boat without a proper boating license. In addition, boating without the proper documents on board may result in a fine.
- **Safety equipment.** Life jackets and wearable personal flotation devices (PFD) should always be worn and in the appropriate size for each person on board. In most provinces, kids 16 and under, are required to wear a PFD on a moving vessel. Create a boat safety equipment and pre-departure checklist to ensure you have everything you need.

In the water

- **Always have your eyes on the kids.** Children should never be left alone near water. Always have an adult supervising. For younger kids it's a good idea to make them wear lifejackets if they like playing near the water.
- **Don't drink and play.** Swimming can be very dangerous when you've been enjoying alcoholic beverages. Ensure others are also acting responsibly and advise them not to go near or in the water if they have had a couple of bevies to beat the heat.

- **Local risks.** Always look for "do not swim" warnings when you're venturing somewhere unfamiliar. Disobeying official warnings by local authorities can be very dangerous. Be careful when wading in rivers and lakes, it can be difficult to determine if there are any undertows or currents present. If a body of water looks deep enough to dive into, try entering the water the first time feet-first to avoid a head injury.

Around the pool

- **Fence it in.** It's important to make sure pools can't be accessed by little ones, pets, or unwanted visitors. It's not enough to put a fence around your entire backyard, the pool itself should have a fence and lockable gate around it to prevent people or pets from accidentally falling in from your yard, deck, or patio.
- **Floatation devices.** Have an abundance of noodles, life jackets, etc. nearby and within reach of your pool.
- **First-aid training.** Make sure every member of your household has basic first aid training and knows how to do CPR in the event of an emergency.
- **Never swim alone.** Make sure at least one other person is around when swimming. Never leave young children unattended by a pool.

Rest Assured, BrokerLink Has You Covered*

To learn more and for your free, no-obligation quote, contact us today.

1.833.998.3798

albertagroups@brokerlink.ca

BrokerLink.ca/ADOA



Be a member or employee. Enjoy the perks.



Win \$1,000!

Get a quote on home or auto insurance for a chance to win 1 of 12 \$1,000 prizes.

CONTEST PERIOD: January 1 - December 31, 2026

*Conditions and restrictions apply to all offers. No purchase required. Must be an active BrokerLink group member at time of entry. Offer ends December 31, 2026. Draws held quarterly at the BrokerLink Wasbridge office. Offers may change without notice. The twelve prizes are valued at \$1,000 each. For full contest details please visit BrokerLink.ca/contest-rules. ©2026 BrokerLink Inc. *BrokerLink & Design is a trademark of BrokerLink Inc. All rights reserved.

Brownlee LLP – LEGAL CORNER

Responding to Data Centres Proposals in your Community - Part 3: How to control what Data Centres end up looking like in the Land Use Bylaw

As communities see more and more data center proposals, a municipality will have the opportunity to calibrate their land use regulations to help shape where this form of development may occur. This article is the third part in a multi-part series of articles for the ADOA regarding the increasing demand for data centers in Alberta. Please reference the other articles in the series. In Part 1, we provided background information on the province’s push for increasing the development of data centers and discussed who has jurisdiction over different components of a typical data center site. In Part 2, we focused on how a municipality can control where small-scale data centres could be located within the community through the Land Use Bylaw (“LUB”).

Regulating scale, built form, and impacts

The Land Use Bylaw does not just indicate where different activities and structures can occur, but also outlines what those activities and structures can look like. All development has the potential of creating a concern that can be responded to via local regulation. An apartment building may cast a shadow. A business’s operation may create noise. A large hard-surfaced parking lot may create drainage concerns. Land use and development regulations allow local authorities to avoid these concerns by imposing rules that seek to mitigate them before they arise.

Data centres create various kinds of concerns, such as: noise, traffic, loss of agricultural lands, and security issues. These can be responded to via local land use regulation. Concerns around water, energy, and electricity impacts are handled by the province through different regulatory frameworks. As discussed in the prior articles, municipalities can have total control over the computing facilities land use and lesser control over the power plants; for the power plant component, the municipality must approve a development permit application to the extent that it is consistent with the AUC approval for that same power plant, all by virtue of s. 619 of the Municipal Government Act (“MGA”). Power plants will only be subject to AUC approval if the generating capability of the power plant is more than 1 megawatt (AUC Rule 007).

Requiring information (LUB application requirements)

The municipality will want to ensure that the references in the Land Use Bylaw authorizing the Development Authority to require information for applications covers the things necessary to review a development permit application for a data centre, usually regardless of the scale. Though power plants may need to be approved because of overlying AUC approval, the municipality will want to be in a position where they are able to request the information needed to make a decision. If these provisions do not cover all the kinds of information the municipality would like to require when they receive an application, they should consider amending the LUB. This could include noise studies, emergency response frameworks, or nuisance mitigation plans (including dust and weeds).

Extent of municipal regulation of power plants

Though the municipality must approve power plant developments, when the project has received the same under the AUC approvals cannot be changed due to MGA, s. 619. Therefore, if something like fencing or parking is already covered in the provincial approval (or was addressed in the proceedings before the AUC), then the municipality cannot require something that would then conflict with that approval.

That said, to the extent that the LUB contains regulations respecting key municipal concerns (dust, transportation weed control, waste management; key locations where the power plant would be appropriate and key locations in the municipality where it would not be appropriate), the LUB may assist the municipality in either opposing the power plant application outright before the AUC or obtaining a negotiated resolution as part of the AUC process. Consider the following examples:

- 1) In Decision 28906-D01-2026, the AUC outright rejected the application for the Laramide Battery Energy Storage Facility and Connection in Foothills County. The AUC respected references in the LUB and other planning documents, and found that the siting proposed by the proponent was contrary to the public interest. The AUC stated:

The Commission considers municipal requirements, including municipal planning documents and ...concerns when evaluating whether a proposed project is in the public interest. While the Commission is not bound by the municipal planning documents or policies...the Commission endeavors to achieve consistency with them.

This is not a case where a municipality has unreasonably developed land use policies in order to restrict energy storage facilities in the municipality....[T]he municipal planning documents demonstrate a credible and rational commitment on the part of Foothills County to finding balance and compromise between conflict land uses and perspectives.

...the lack of full-time firefighting coverage and reliable access to year-round piped water for firefighting in the vicinity of the proposed and alternate sites contribute industrial corridor [lands some distance from the proposed site] has full-time firefighting coverage and reliable access to year-round piped water for firefighting, which the agricultural district does not.

[T]he material non-compliance with Foothills County's municipal planning documents and land use policies outweighs the benefits of the project.

- 2) In Decision 29810-D0102026, the AUC recognized that consistency with municipal planning instruments is desired. The AUC decision effectively incorporated commitments agreed to between the municipality (Clearwater County) and the proponent relating to traffic impacts, road use, emergency response, screening and fencing, and communicating municipal requirements to personnel working on the power plant. Because it had negotiated this resolution, Clearwater County was able to ensure that these requirements were embedded in the AUC approval, all without the County having to participate in a costly hearing.

By having regulations and policy statements in the LUB and other planning documents, a municipality can create leverage to have significant impacts on the AUC approval process including both: whether a power plant project gets approved by the AUC; and if approved, relevant requirements for the project to proceed.

Municipal regulation of computing facilities

There is no provincial paramountcy respecting the computing component; therefore, a municipality will have far greater latitude, through the LUB, to set out requirements for siting, setbacks, fencing, noise limits and attenuation, security, and parking. This allows the municipality to shape a computing component as either a permitted or discretionary uses. Some examples are listed below.

- 1) **Setbacks from other uses** - To mitigate concerns around noise or conflict between uses, the municipality could require a minimum setback distance for a computing facility from the property line, specific kinds of uses, or types of buildings.
- 2) **Landscaping/buffering requirements** - The Land Use Bylaw could grant discretion for the Development Officer to require certain kinds of buffers like landscaping materials or fences. This could similarly help respond to concerns around noise or conflict between uses.
- 3) **Security concerns** - The Land Use Bylaw could grant discretion for the Development Officer to require types of security measures like lighting, controlled gates, or surveillance systems on site. This helps respond to concerns around safety, especially in rural locations, since valuable materials could be contained within the data centre facilities and there may be no personnel on site overseeing the materials.
- 4) **Transportation/Parking/Emergency Access** - Because data centres are often remote and rural, access by vehicle is often the only feasible option to get to the site. Transportation impacts may be particularly onerous during construction. Standard conditions referencing: development agreements, crossing agreements, road use should be referenced in the LUB. Minimum parking requirements can be imposed to ensure that the site is sufficiently supplied with parking, though the applicant will normally be driven to supply this parking themselves since there may be no public parking available for those visiting the site. More importantly, the municipality will want to ensure that emergency vehicles can get to and access the site because data centre technology poses the risk of overheating and fire. Referencing standard conditions through the Land Use Bylaw for the Development Officer to require adequate access to the site and imposing obligations to improve municipal roads can be a way to respond to this.

Other Bylaws

The municipality will also want to consider whether there are other bylaws that can be amended to respond to concerns that relate to the activity occurring on site. Instead of proactively requiring several different kinds of noise attenuation measures at the development stage, something like a Community Standards Bylaw could potentially provide a form of responsive regulation regarding

noise concerns if they arise. The municipality will need to consider what monitoring and enforcement resources available when leaning on these other tools.

Amendments to utilities bylaws may be in order. Rates for water consumption is a complex issue, and beyond the scope of this article; that said, we did wish to underscore that you may wish to seek legal advice in this regard.

We advise that municipalities should set any development permit application fees within a separate bylaw and not within the Land Use Bylaw to avoid onerous public hearing requirements when fees need to be updated. A Fees and Charges Bylaw should be used, and may need to be amended to consider the level of resources required to review development permit applications for data centres. The application fees should reflect workload required to assess applications and, when an expert is required to assess an application, their fees should be recoverable by the municipality.

Conclusion

In this article (Part 3), we discussed how different scales of data centres can be regulated using different controls over size, impact, and access to the development. In Part 4, we will discuss how the municipality can use the broader land use planning framework to encourage data centres to be placed in certain areas of the community and discouraged from other areas.

For more information on general municipal questions, please contact a member of the Brownlee LLP Municipal Team on our Municipal Helpline at 1-800-661-9069 (Edmonton) or 1-877-232-8303 (Calgary). Should you have any general questions that you would like answered, please reach out to these members of Brownlee LLP's planning and development team; Jeneane Grundberg, KC (jgrundberg@brownleelaw.com), Alifeyah Gulamhusein (agulamhusein@brownleelaw.com), Brendan Dzioba (bdzioba@brownleelaw.com), and Jack Stout (jstout@brownleelaw.com). For more information on general municipal contacts, please contact a member of the Brownlee LLP Municipal Team on our Municipal Helpline at 1-800-661-9069 (Edmonton) or 1-877-232-8303 (Calgary).

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