

Municipal District of Pincher Creek No. 9
MUNICIPAL PLANNING COMMISSION
MD of Pincher Creek Council Chambers
September 1, 2026
6:30 pm
Agenda

- 1. Adoption of Agenda**
- 2. New Business**
- 3. Minutes**
 - a. Meeting Minutes of June 2, 2026
- 4. Closed Meeting Session**
- 5. Unfinished Business**
- 6. Development Permit Applications**
 - a. Development Permit Application No. 2026-32
Mike Ziebert
Lot 5, Block 1, Plan 9511008 within NW 12-7-3 W5
Farm Buildings & Structures and Accessory Building Variance
 - b. Development Permit Application No. 2026-35
David Willis
Lot 2, Block 1, Plan 1710316 within SE 35-5-30 W4
Secondary Suite
 - c. Development Permit Application No. 2026-36
Travis Stushnoff
NW 21-5-29 W4
Secondary Farm Residence
- 7. Development Reports**
 - a. Development Officer's Report
- Report for June, July & August 2026
- 8. Correspondence**
 - a. ADOA Summer Communicator
 - b. ORRSC Summer Periodical
- 9. Next Regular Meeting –October 6th, 2026 6:30pm**
- 10. Adjournment**

**Meeting Minutes of the
Municipal Planning Commission
June 2nd, 2026 6:30 pm
MD of Pincher Creek Council Chambers**

ATTENDANCE

Commission: Chairperson Jeff Hammond, Member at Large Laurie Klassen, Reeve Rick Lemire,
Councillors Tony Bruder, Jim Welsch, Dave Cox and John MacGarva

Staff: CAO Roland Milligan, Development Officer Laura McKinnon

Planning
Advisor: ORRSC, Senior Planner Gavin Scott, ORRSC, Assistant Planner Mathew Hall

Absent:

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

1. ADOPTION OF AGENDA

Councillor Dave Cox 26/042

Moved that the agenda for June 2, 2026, be approved as presented.

Carried

2. NEW BUSINESS

3. ADOPTION OF MINUTES

Member at Large Laurie Klassen 26/043

Moved that the Municipal Planning Commission Meeting Minutes for May 5, 2026 be approved as amended.

Carried

4. CLOSED MEETING SESSION

Reeve Rick Lemire 26/044

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 Jim Welsch 26/045

Moved that the Municipal Planning Commission open the meeting to the public, the time being 6:45 pm.

Carried

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

Councillor Dave Cox

26/046

Moved that Development Permit 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.
2. That the existing house be demolished within 12 months of final inspection of new house.

- 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

Councillor Rick Lemire

26/047

Moved that Development Permit No. 2026-26, for a Public and Institutional Use - 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 existing church be removed or demolished within 12 months of final inspection of new church.

7. **DEVELOPMENT REPORT**

- a. Development Officer's Report

Councillor John MacGarva

26/048

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

Carried

MINUTES
Municipal Planning Commission (MPC)
Municipal District of Pincher Creek No. 9
June 2nd 2026

8. **NEW BUSINESS**

9. **CORRESPONDENCE**

10. **NEXT MEETING** – July 7th, 2026; 6:30 pm.

11. **ADJOURNMENT**

Councillor Tony Bruder

26/049

Moved that the meeting adjourn, the time being 6:59pm.

Carried

Chairperson Jeff Hammond
Municipal Planning Commission

Development Officer
Laura McKinnon
Municipal Planning Commission

Recommendation to Municipal Planning Commission

TITLE:	DEVELOPMENT PERMIT No. 2026-32	
Applicant:	Michael Ziebert	
Location:	Lot 5, Block 1, Plan 9511008 within NW 12-7-3 W5	
Division:	5	
Size of Parcel:	1.68 ha (4.17 Acres)	
Zoning:	Grouped Country Residential (GCR)	
Development:	Farm Building and Structures & Accessory Building with Variance	
PREPARED BY: Laura McKinnon		DATE: August 26, 2026
DEPARTMENT: Planning and Development		
Signature:		ATTACHMENTS: 1. Development Permit Application 2026-32 2. Accessory Building (Greenhouse/Hay Shed) Site Plan 3. Farm Structures Site Plan 4. Adjacent Landowner Comments
	2026/08/27	
APPROVALS:		
		 Roland Milligan
		2026/08/27
Department Director	Date	CAO
		Date

RECOMMENDATION:

That Development Permit Application No. 2026-32, for Farm Buildings and Structures (2 horse shelters) and Accessory Building (Greenhouse/Hay Shed) 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.

Waiver(s):

1. That a 5.5m (18 ft) Variance be granted from the Minimum Setback from Side yards of 7.5m (24.6ft) to the West for a setback of 2m (6.5ft) for the Accessory Building (Greenhouse/Hay Shed).

BACKGROUND:

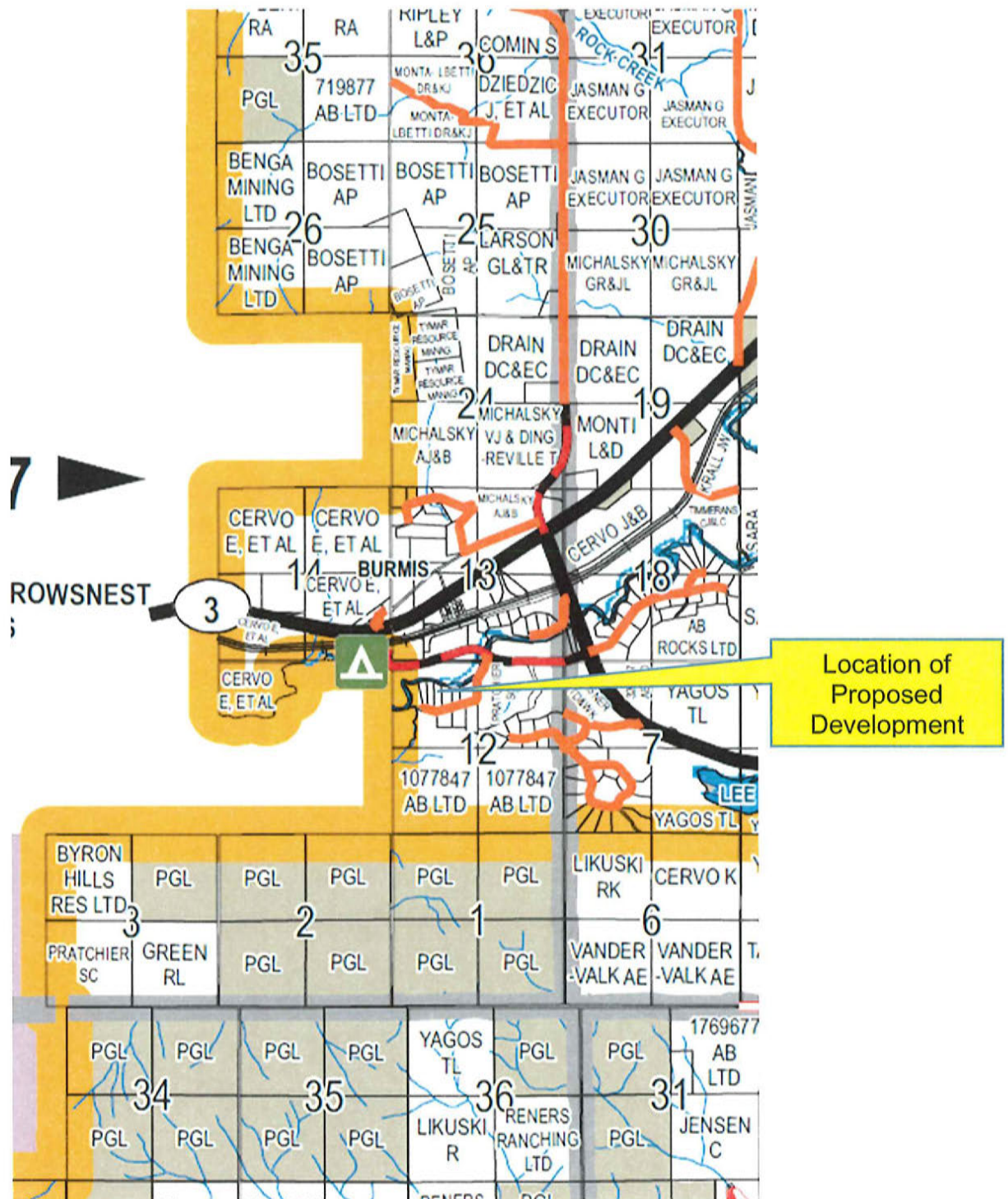
- On July 16, 2026, the MD accepted the Development Permit Application No. 2026-32 from applicant Michael Ziebert. (*Attachment No. 1*).
- This application is to allow for Farm Buildings and Structures and Accessory Building Setback Variance on a Grouped Country Residential (GCR) parcel.
- This application is being placed in front of the MPC because:

Recommendation to Municipal Planning Commission

- Within the Grouped Country Residential (GCR) Land Use District, Farm Buildings and Structures and Setback Variance requests are Discretionary Use.
- The applicant is intending to build a 55 m² (600ft²) Greenhouse/Hay Shed (Accessory Building) requesting a setback variance. The request is that the Accessory Building be located 2m (6.5ft) from the property, instead of Land Use Bylaw requirement of 7.5m (24.6ft). (*Attachment No. 2*).
- Due to a neighbor complaint lodged with the Development Officer regarding various concerns on the property, the Development Officer conducted a site inspection. At this time, it was confirmed that the horse shelters are considered Farm Buildings and Structures, and they did require development permits. The applicants advised they were unaware and they would like to bring them into compliance.
- Therefore, the applicant is looking to bring the two existing horse shelters into compliance. Both shelters are 3 sided ~ 15m² (160ft²), used within the horse pastures. (*Attachment No. 3*).
- Additionally, the initial application was to include an outhouse with a setback variance as well. Administration advised the applicant that due to Alberta Safety Codes requirements, the outhouse could not be given a variance and would have to follow Alberta Safety Code setbacks. If the Alberta Safety Code setbacks are abided by, they would not require a development permit due to the size. Applicants advised that the outhouse will be moved to within the required setbacks.
- The application was forwarded to the adjacent landowners for comment; one response was received at the time of this report being written (*Attachment No. 4*).

Recommendation to Municipal Planning Commission

Location of Proposed Development





RECEIVED

JUL 15 2026

M.D of Pincher Creek

Municipal District of Pincher Creek

P.O. Box 279

Pincher Creek, AB T0K 1W0

Phone: 403.627.3130 • Fax: 403.627.5070

DEVELOPMENT PERMIT APPLICATION

All grey areas will be completed by the Planning Authority

DEVELOPMENT PERMIT APPLICATION NO. 2026-32

Date Application Received 16/07/26

PERMIT FEE \$100 Permitted
\$150 Discretionary

Date Application Accepted 05/08/26

RECEIPT NO. _____

Tax Roll # _____

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

SECTION 1: GENERAL INFORMATION

Applicant: Michael Ziebert

Address: 17 Rainbow Acres

Telephone: [REDACTED] Email: [REDACTED]

Owner of Land (if different from above): _____

Address: _____ Telephone: _____

Interest of Applicant (if not the owner): _____

SECTION 2: PROPOSED DEVELOPMENT

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

A brief description of the proposed development is as follows:

An outhouse and a greenhouse/hay shed.

Legal Description: Lot(s) NW 12-7-3-W5 LOT-5 BLK 1

Block PLAN 9511008

Plan _____

Quarter Section _____

Estimated Commencement Date: 7/16/26

Estimated Completion Date: 8/30/26

SECTION 3: SITE REQUIREMENTS

Land Use District: Grouped Country Residential 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			
(2) Area of Building			
(3) %Site Coverage by Building (within Hamets)			
(4) Front Yard Setback Direction Facing:			
(5) Rear Yard Setback Direction Facing:			
(6) Side Yard Setback: Direction Facing:			
(7) Side Yard Setback: Direction Facing:			
(8) Height of Building			
(9) Number of Off Street Parking Spaces			

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

Estimate between
400 / 700 sq/ft

<u>ACCESSORY BUILDING</u>	Proposed	By Law Requirements	Conforms
(1) Area of Site	#1 24sq/ft #2		
(2) Area of Building	24sq/ft		
(3) % Site Coverage by Building (within Hamlets)	100		
(4) Front Yard Setback Direction Facing: <u>N</u>	500' 1000'	15M (49ft)	Yes
(5) Rear Yard Setback Direction Facing: <u>E</u>	600' 600'	7.5M (24ft)	Yes
(6) Side Yard Setback: Direction Facing: <u>S</u>	600' 1500'	30M (98.4ft)	Yes
(7) Side Yard Setback: Direction Facing: <u>W</u>	6' 6'	7.5M (24.6ft)	No
(8) Height of Building	8' 10'		
(9) Number of Off Street Parking Spaces			

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

Rough sketch of building location

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: 7/16/26

[Signature]
Applicant

[Signature]
Registered Owner

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

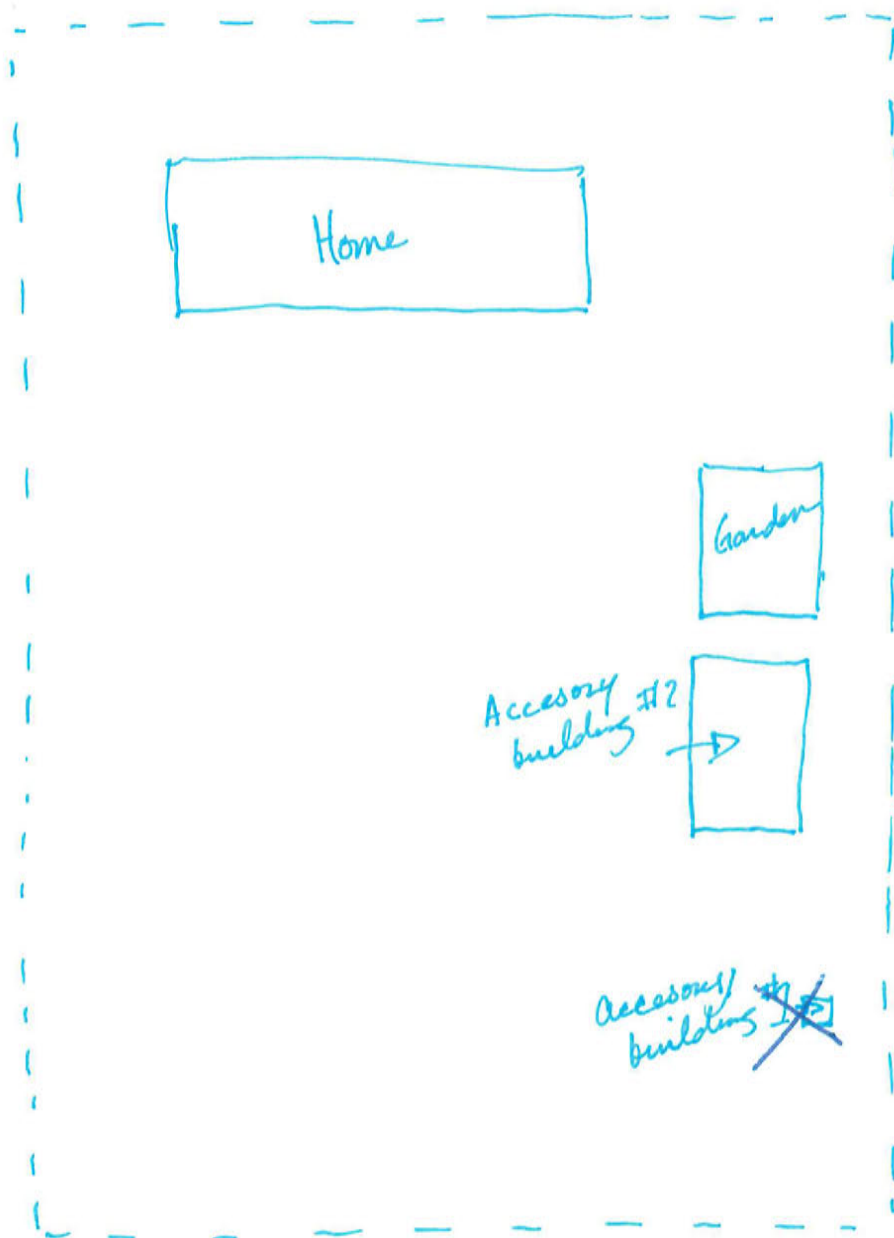
IMPORTANT NOTES:

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

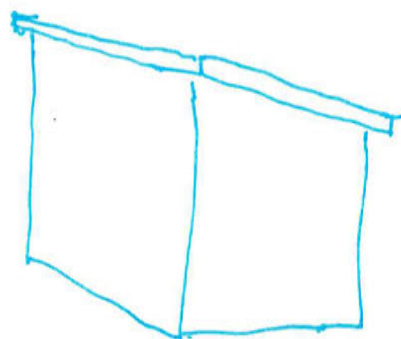
1. In addition to completing this application form in its entirety, an application for a development permit shall be accompanied by the following information, where relevant:
 - (a) a lot plan at scale to the satisfaction of the Development Officer showing the size and shape of the lot, the front, rear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

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

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



Both buildings are single pitch roof buildings



2026-32 - Site Plan



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

1:1128

20 m

100 ft

6

263.35

5

Greenhouse/
Hay Shed

Distance: 59.06 m

261.22

951 1008

Distance: 112.11 m

2026-32 - Site Plan



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

1:282

5 m

25 ft

263.35

Greenhouse/
Hay Shed

Distance: 1.99 m



2026-32 - 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.

1:2256

50 m

200 ft

Distance: 111.5 m

1

Distance: 16.39 m Distance: 44.42 m

Horse Shelter

6

5

Horse Shelter

Distance: 32.1 m Distance: 25.89 m

4

15

951 1008

Distance: 146.25 m

Distance: 128.48 m

FIBRE OPT

2026-32 - Setbacks

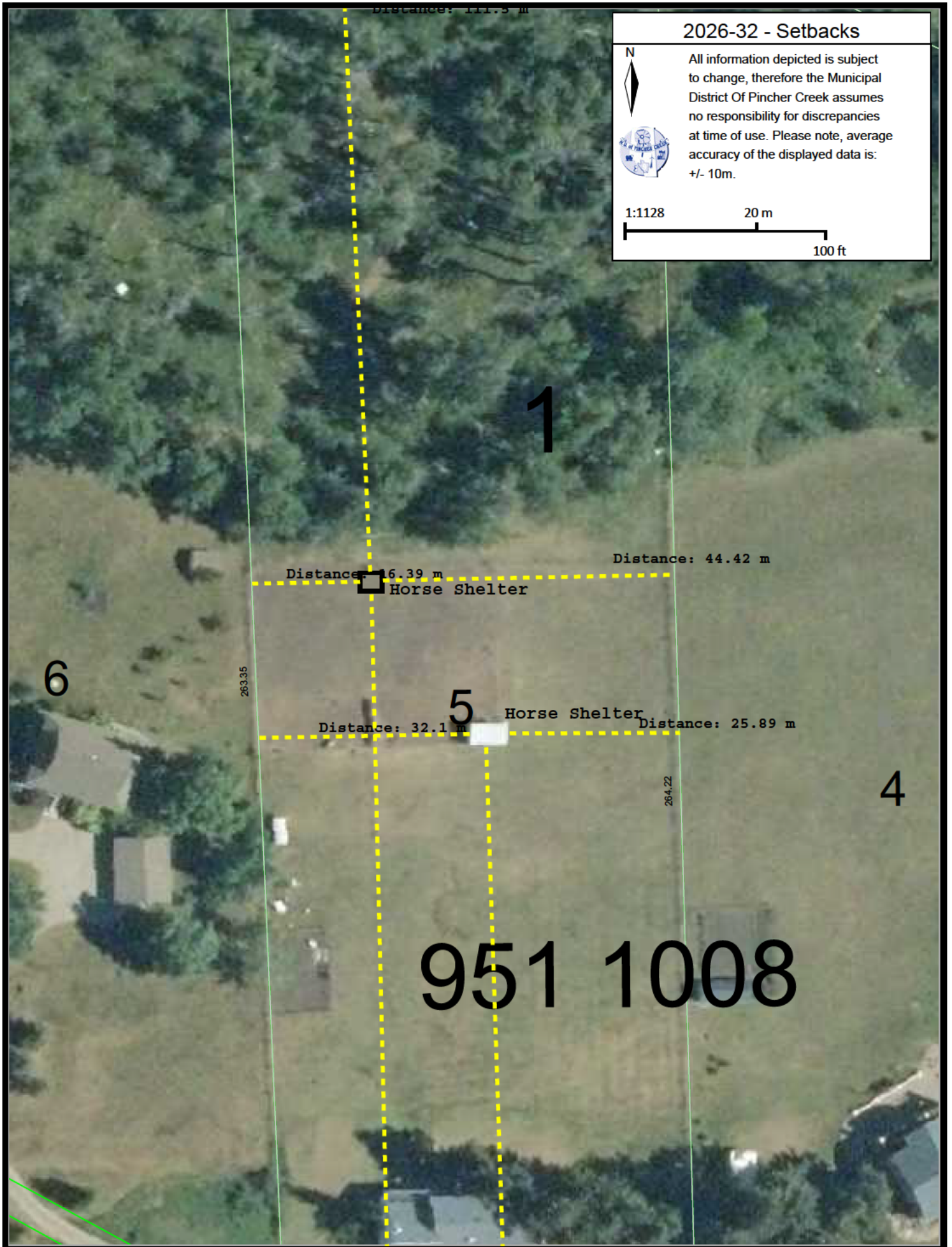


All information depicted is subject to change, therefore the Municipal District Of Pincher Creek assumes no responsibility for discrepancies at time of use. Please note, average accuracy of the displayed data is: +/- 10m.

1:1128

20 m

100 ft



August 24, 2026

Laura McKinnon
Development Officer
Administration Office, 1037 Herron Ave.
P.O. Box 279
T0K 1W0
lmckinnon@mdpinchercreek.ab.ca

Laura McKinnon,

Re: Development Permit Application No. 2026-32.

Thank you for the letter dated August 7, 2026. As adjacent landowners living in Lot 6 of the Grouped Country Residential (GCR) zoning for 22 years, beside the site of the No.2026-32 application, we are opposed to the Discretionary Greenhouse/Hay Shed being built on this site. Here are some of the reasons for the severe negative impact:

1. This Development Permit does not meet the minimum provisions required in the MD of Pincher Creek land use Bylaw 1349-23. It does not meet the required set back as it is proposed at 1.99m from our property line not the required 7.5m.
2. The hay storage was in the fenced garden last winter which is 1 m from our property, close to our garage and house. The number of mice and pests increased exponentially causing a nuisance. The proposed location of the new greenhouse/hay shed is even significantly closer to our house/garage and right out our back door causing an even greater long-term nuisance.
3. The Greenhouse/Hay Shed location of 1.99m from our property presents a distinct combustion and fire risk. Placing it within the 7.5m setback brings a potential fire hazard dangerously close to our property, garage and house.
4. The procedure of erecting buildings without Development Permits and then applying for permits has occurred previously as concerns remain for:
 - a) Two separate horse shelters now seeking compliance
 - b) Garden shed permission granted with former owners
 - c) Discretionary Fenced Garden area within 7.5m
 - d) Discretionary Horse Paddock attached to our fence within the 7.5m
 - e) Chicken Coop
 - f) Outhouse being built 1 m from our property not the 7.5m setback
 - g) A shared property line wooden fence removed and replaced with an electric fence. The partial wooden fence is to the end of the paddock only.
 - h) Manure pile of animal feces within 7.5m setback spilling onto our land and within 150m of our house is being violated by the Alberta Agricultural Operations Practice Act. The Lot 14 adjacent neighbours to the west gather, bag and remove their 2 horse's manure off their property.

5. Note in the photos submitted by the MD, show that our house and garage in Lot 6 is significantly closer to the horse paddock, garden, 6 accessory buildings than the owner's house in Lot 5. We experience the nuisance sounds of horses stomping, neighing, manure odors, bugs, flies and obstructed sight lines with fences and additional buildings unintended for GCR defined by the MD.
6. The MD of Pincher Creek Municipal Development Plan Bylaw 1330-21 designated Rainbow Acres as GCR Zoning. The proposed 6 accessory buildings, frequent turn over of 5 different horses, poultry coop all with lack of fire protection violates Bylaw 1349-23 as it detracts from the character or appearance of the GCR.
7. Rainbow Acres is designated by the MD as GCR not Agricultural. The MD defines it as land use of GCR that is designed to preserve open rural space as it allows for 2 accessory buildings.
8. The Rainbow Acres Restrictive Covenant to which landowners receive upon purchasing their property is not being followed. The covenant restricts poultry being kept on the property. The intent of the Covenant is that neighbours work to follow the Restrictive Covenant and The Code of the West.
9. The MD of Pincher Creek has worked to recently revise the bylaws so that residents follow them and the bylaw is to be enforced questioning why would the MD have these bylaws if they are not to be followed.
10. GCR is not designated Agriculture land. The MD of Pincher Creek Community Standard Bylaw 1366-25 is violated. Concerns remain: 6 accessory structures density, 5 horses with animal feces, poultry, paddock and garden fences, negative limited views, lack of privacy, land impact, water impact, foul odors, noise, increased rodents, flies and bugs. We have the inability to enjoy gardening or sitting on the deck or being in the yard. There is the chance of possible ground water contamination of water wells and the Crowsnest River which would decrease our property value substantially all while providing a daily nuisance.

We have supported our neighbours through the last 22 years maintaining positive relationships and hope to re establish positive relationships going forward. As residents, we are asked to follow the MD of Pincher Creek Bylaws, Rainbow Acres Restrictive Covenant and Provincial Regulations. All of us have chosen to live within a Grouped Country Residential Neighbourhood.

In conclusion, we would ask that the Application of No. 2026-32 for the Greenhouse/Hay Shed be denied in accordance with existing bylaws and regulations for Grouped Country Residential and other violations be addressed.

Sincerely,

Sheryl and James Highet

[REDACTED]

[REDACTED]

Enclosure: 14 Photo attachments



Unmaintained Feces Pile spilling onto our property in the Crowsnest River floodplain on a slope greater than 4% within 150m of our house. Horse manure feces in paddock.



Paddock approximately 60m from our house and 2nd horse structure present land use.



Foot Bridge in Flood Plain below manure feces pile near outhouse.



Playground is located where proposed Greenhouse/Hay Shed would be located directly out our back door approximately 18m away No tree leaves for up to 8 months a year providing obstruction of views and nuisance.



Winter Paddock View from our house, first horse shelter.



Covenant states no poultry.



Crowsnest River.



Outhouse in flood plain within 7.5m



Our house is closest to all developments existing and proposed.



Country Residential Land Use prior to paddock.



Country Residential Land Use with 5 horses in paddock.

Recommendation to Municipal Planning Commission

TITLE: DEVELOPMENT PERMIT No. 2026-35 Applicant: David Willis Location: Lot 2, Block 1, Plan 1710316 within SE 35-5-30 W4 Division: 2 Size of Parcel: 2.08 ha (5.14 Acres) Zoning: Agriculture (A) Development: Secondary Suite		
PREPARED BY: Laura McKinnon		DATE: August 27, 2026
DEPARTMENT: Planning and Development		
Signature: 	2026/08/27	ATTACHMENTS: 1. Development Permit Application 2026-35 2. Drawings 3. Site Plan
APPROVALS:		
_____ Department Director		_____ Date
_____ Date		 Roland Milligan CAO
_____ Date		2026/08/27 Date

RECOMMENDATION:

That Development Permit Application No. 2026-35, for Secondary Suite be approved subject to the following Condition(s):

Condition(s):

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

BACKGROUND:

- On August 5, 2026, the MD accepted the Development Permit Application No. 2026-35 from applicant David Willis. (*Attachment No. 1*).
- This application is to allow for a Secondary Suite on a Agriculture (A) parcel.
- This application is being placed in front of the MPC because:
 - Within the Agriculture (A) Land Use District, a Secondary Suite is a Discretionary Use.
- The applicant is intending to build an 88m² (952ft²) detached secondary suite, adjacent to the house occupied by daughter and son-in-law (*Attachment No. 2*).
- Land Use Bylaw 1349-23 provisions for a Secondary Suites are as follows:
 - In the Agriculture – A, Airport Vicinity Protection – AVP, Grouped Country Residential – GCR, Urban Fringe – UF, Wind Farm Industrial – WFI districts where listed as a permitted or discretionary use, a secondary suite may be considered (as shown in figure below) as a

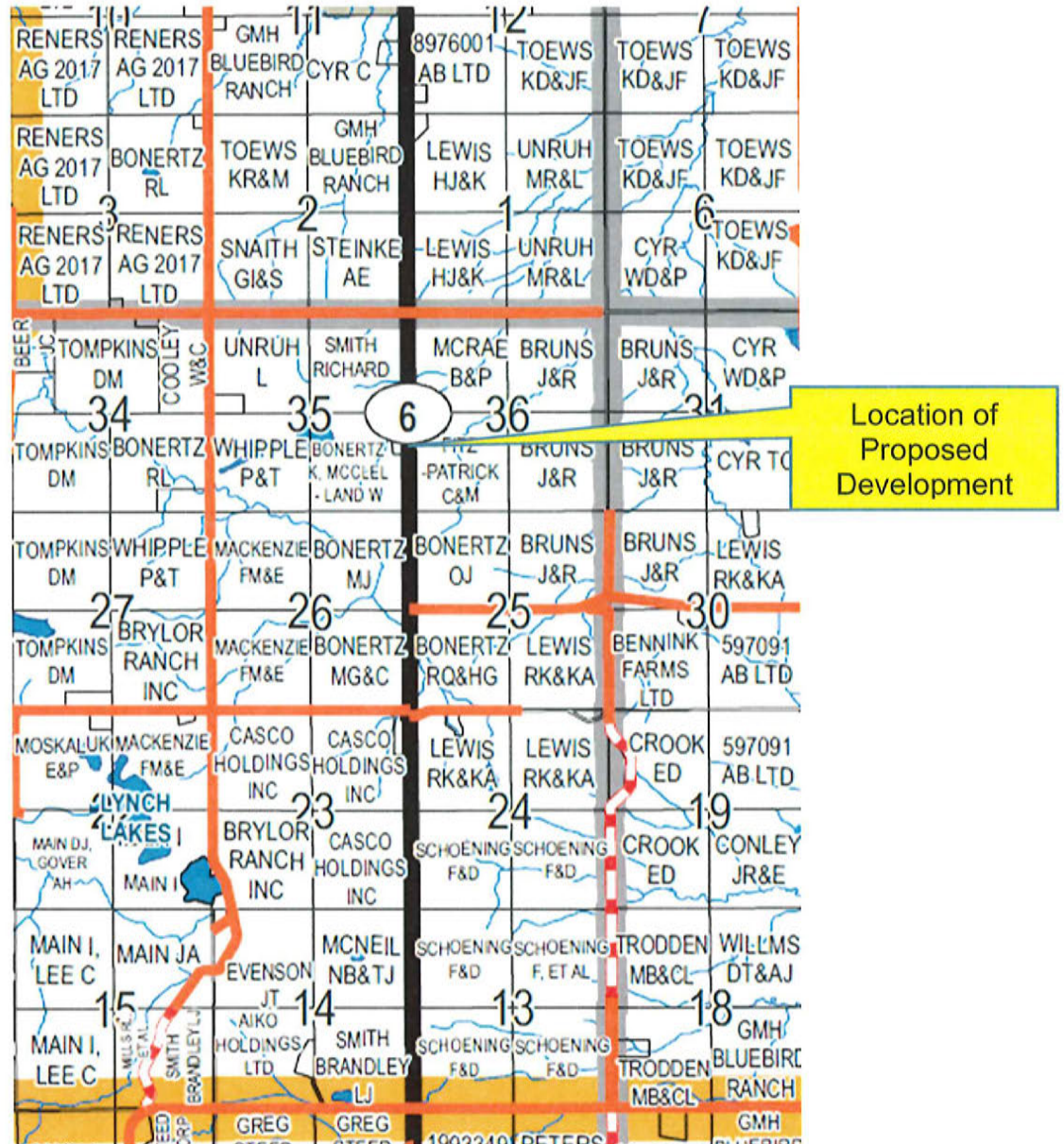
Recommendation to Municipal Planning Commission

second storey garage (or shop) suite or detached dwelling. All secondary suites in this category are limited to a maximum building footprint or floor area of 1000 ft² (28.32m²).

- The secondary suite is intended to have a basement and loft; however, the main floor area will be under the 1000ft² (28.32m²) (**Attachment No. 2**). The applicant has shown no intention of short term rental, and this will be used as their secondary residence while visiting family.
- The application provided a site plan, and does meet all the required setbacks in accordance with Land Use Bylaw 1349-23 (**Attachment No. 3**).
- The application was forwarded to the adjacent landowners for comment; no responses were received at the time of this report being written.

Recommendation to Municipal Planning Commission

Location of Proposed Development





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

DEVELOPMENT PERMIT APPLICATION

All grey areas will be completed by the Planning Authority

DEVELOPMENT PERMIT APPLICATION NO. 2026-35

Date Application Received 05/08/2026

PERMIT FEE \$100 Permitted
\$150 Discretionary

Date Application Accepted 06/08/2026

RECEIPT NO. 73817

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: ROBERT DAVID WILLIS

Address: [REDACTED]

Telephone: [REDACTED] Email: [REDACTED]

Owner of Land (if different from above): SAME

Address: 5512 Highway 6 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:

A 28'x34' = 952 sq.-ft single family residence
with full basement and partial loft, with
architecture similar to primary residence

Legal Description: Lot(s) 1

Block 1

Plan 081 5313

Quarter Section S.E. 1/4 SEC. 35-5-30-4

Estimated Commencement Date: MAY, 2027

Estimated Completion Date: SEPTEMBER 30, 2028

SECTION 3: SITE REQUIREMENTS

Land Use District: Agriculture - A Division: 2

☐ Permitted Use ☒ Discretionary Use

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

☐ Yes ☒ No

Is the proposed development below a licenced dam?

☐ Yes ☒ No

Is the proposed development site situated on a slope?

☒ Yes ☐ No

If yes, approximately how many degrees of slope? 4.33 degrees *(40" drop over 44' = 4.33°)*

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 *No water body, and no history of instability on bldgs since 1918*

<u>PRINCIPAL BUILDING</u>	Proposed	By Law Requirements	Conforms
(1) Area of Site <i>222156 Ft² =</i>	<i>5.1 ACRES</i>		
(2) Area of Building	<i>952 Ft²</i>	<i>1000 sq/ft</i>	<i>Yes</i>
(3) %Site Coverage by Building (within Hamets)	<i>0.4%</i>		
(4) Front Yard Setback Direction Facing:	<i>54 M E</i>	<i>30M (98.4ft)</i>	<i>Yes</i>
(5) Rear Yard Setback Direction Facing:	<i>31 M W</i>	<i>7.5M (24.6ft)</i>	<i>Yes</i>
(6) Side Yard Setback: Direction Facing:	<i>48 M S</i>	<i>7.5M (24.6ft)</i>	<i>Yes</i>
(7) Side Yard Setback: Direction Facing:	<i>120 M N</i>	<i>7.5M (24.6ft)</i>	<i>Yes</i>
(8) Height of Building	<i>7.9 M</i>		
(9) Number of Off Street Parking Spaces	<i>2 *</i>		

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

- REAL PROPERTY REPORT LOT PLAN WITH PROPOSED LOCATION
- DETAILED HOUSE PLANS

* EXISTING PARKING SPACES WOULD BE USED

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

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

SECTION 4: DEMOLITION

Type of building being demolished : N/A

Area of size:

Type of demolition planned:

SECTION 5: SIGNATURES (both signatures required)

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

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

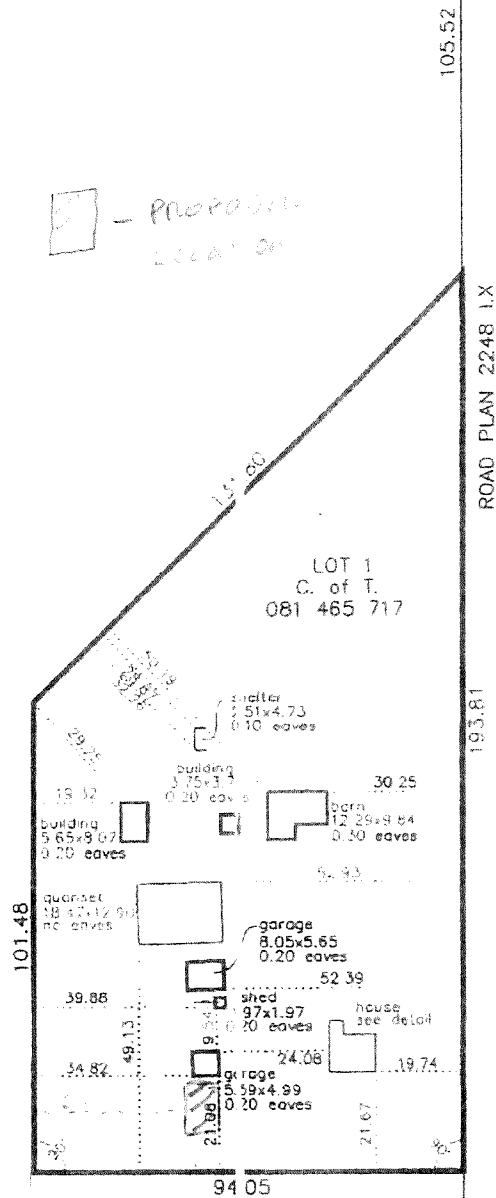
DATE: August 5, 2026

Don Willis
Applicant

Mrs. Donna Willis
Registered Owner
Don Willis

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

S.E.1/4 SEC. 35 - 5 - 30 - 4



GOVERNMENT ROAD ALLOWANCE

ROAD PLAN 2248 I.X.

S.W.1/4 SEC. 36 - 5 - 30 - 4

Alberta Land Surveyor's Real Property Report

NOTE:

This plan is Page 2 of a Real Property Report and is ineffective if it is detached from Page 1

PROPERTY DESCRIPTION

DESCRIPTIVE PLAN 081 5313

BLOCK 1

LOT 1

- Property is subject to :

Caveat; Instrument No. 4242 KL

Utility Right-of-Way; Instrument No. 851 112 B37

Mortgage; Instrument No. 081 465 718

Mortgage; Instrument No. 091 160 653

LEGEND

Property boundaries shown thus: _____

Distances from property boundaries are shown to _____ siding

Eaves dimensioned to the line of the fascia.

T. C. Penner, Alberta Land Surveyor, 2012



brown okamura & associates ltd.

P.O. BOX 655 - 514 Stafford Drive N., Lethbridge, Alberta T1J 3Z4

© copyright brown, okamura & associates ltd. 2012

Scale: 1:1500 (metric)

ESS: 5512 HWY 8(S.E.1/4 SEC. 35, TWP. 5,
MUNICIPAL DISTRICT OF PINCHER CREEK No. 9



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

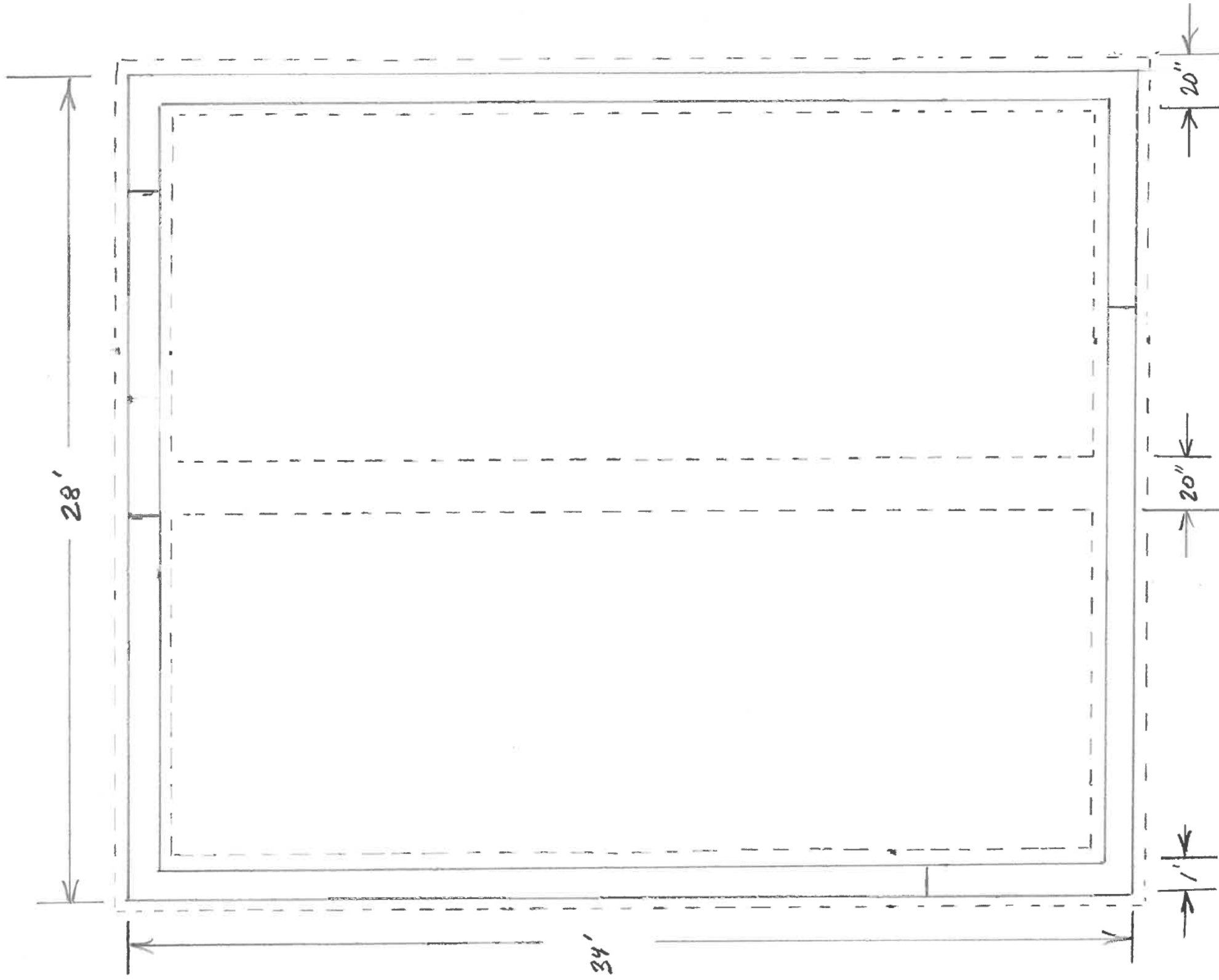
Willis, David

PAYMENT RECEIPT

Receipt Number:	73817
Date:	8/10/2026
Initials:	TM
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



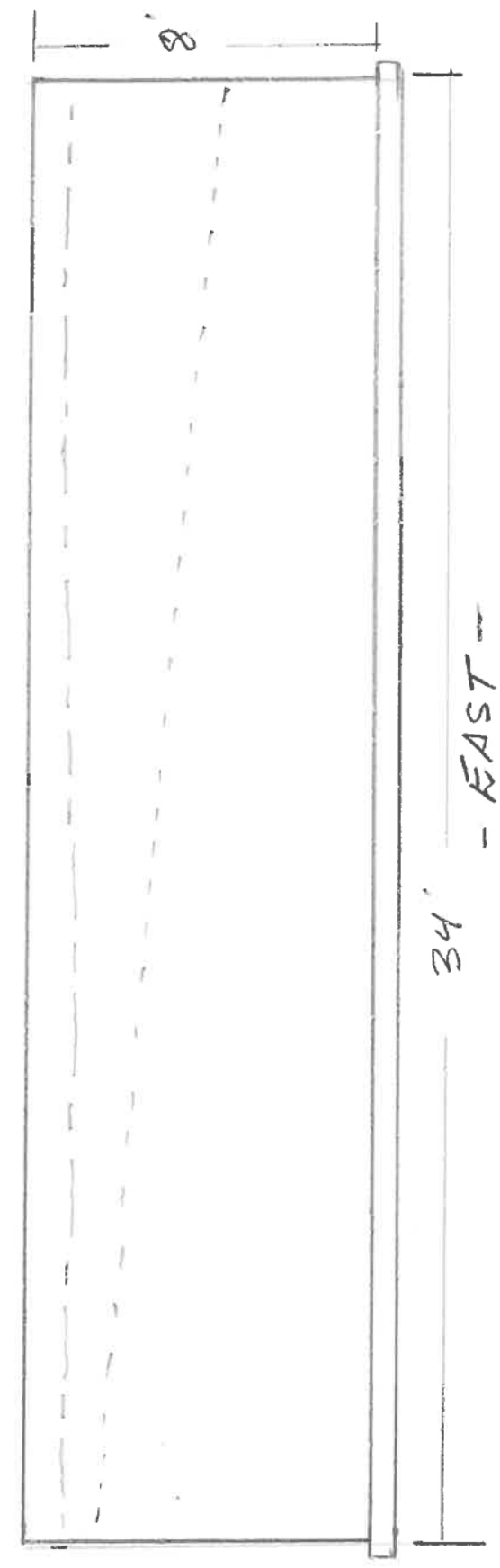
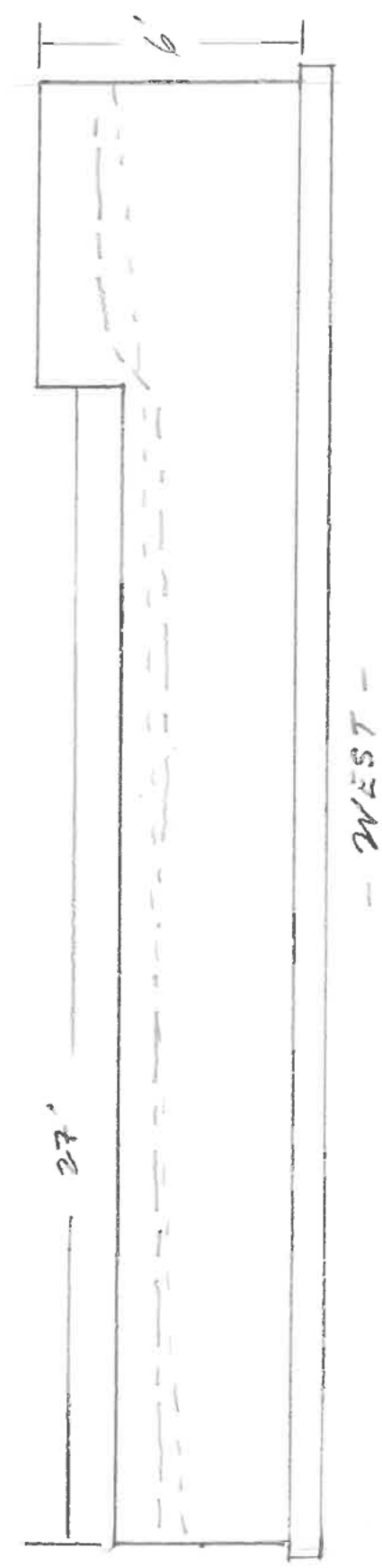
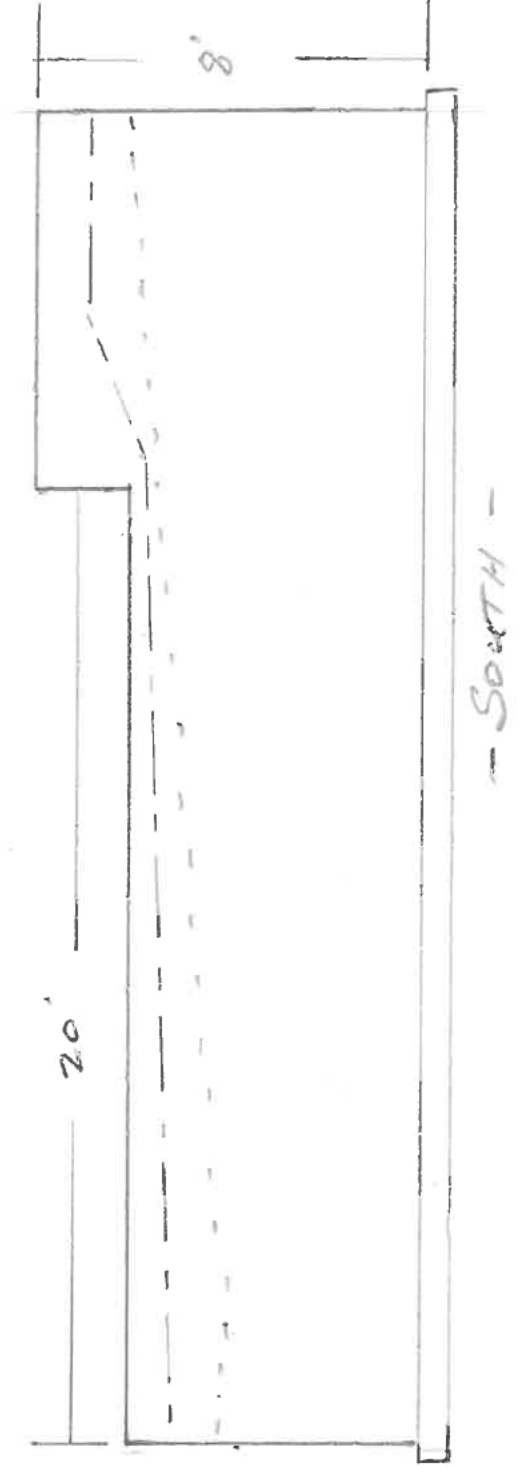
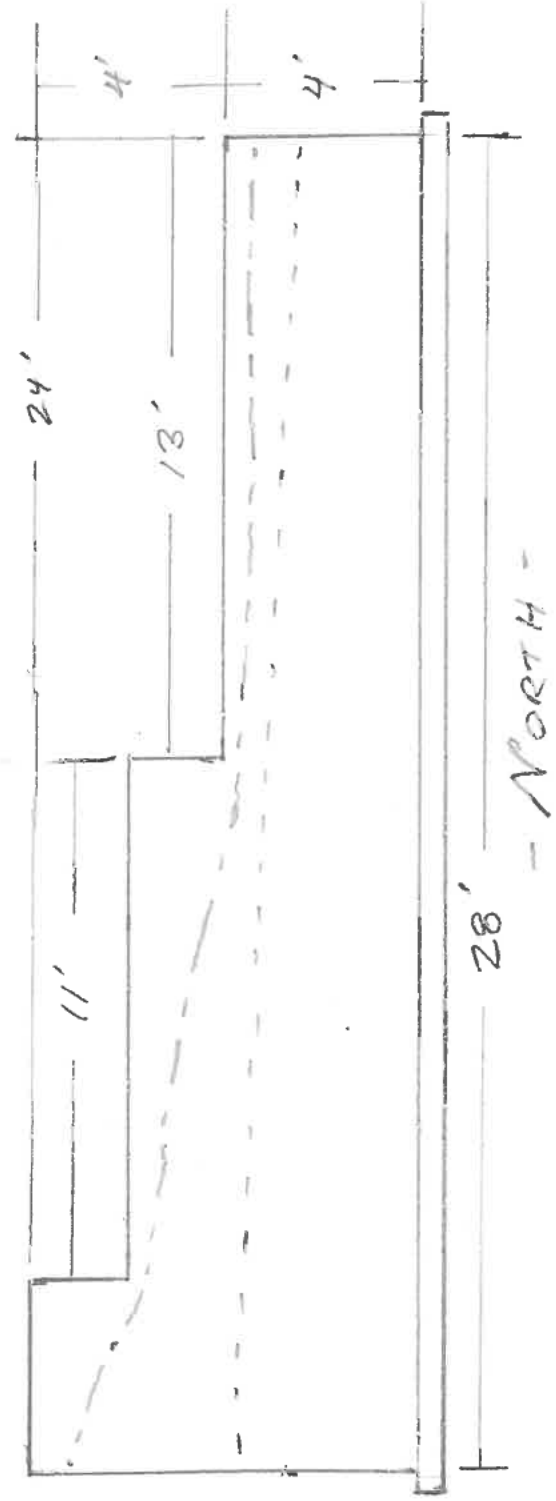
FOUNDATION PLAN

$\frac{1}{4}'' = 1.0'$

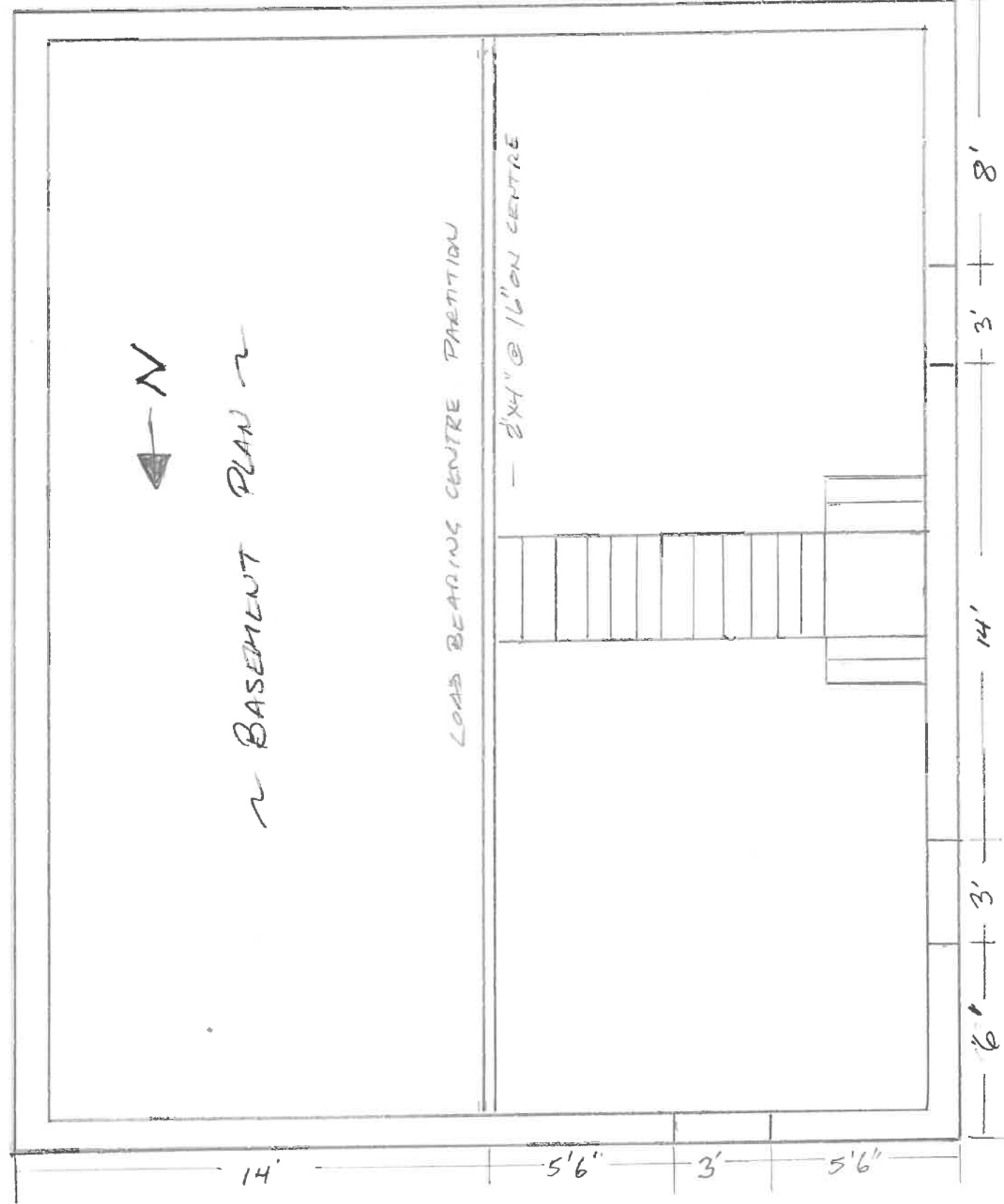
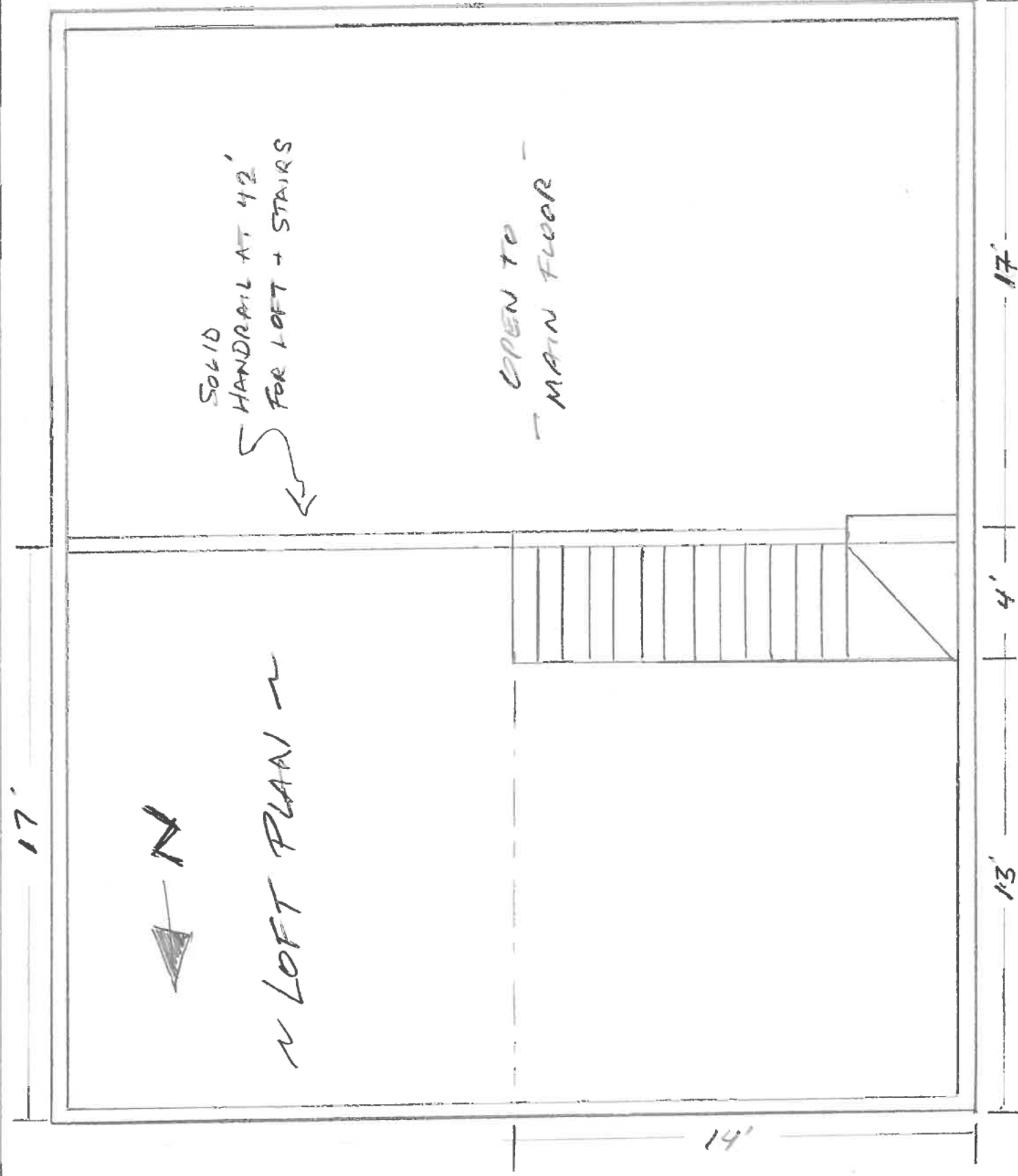
WILLIS HOUSE AT 5512 HIGHWAY 6

AUGUST 2026

DWG. # 1



FOUNDATION ELEVATIONS	WILLIS HOUSE @ 5512 HWY 6	JULY 2026
1/4" = 1'0"	TRUE GRADE-----NEW GRADE-----	DWG. # 2



BASEMENT & LOFT PLAN

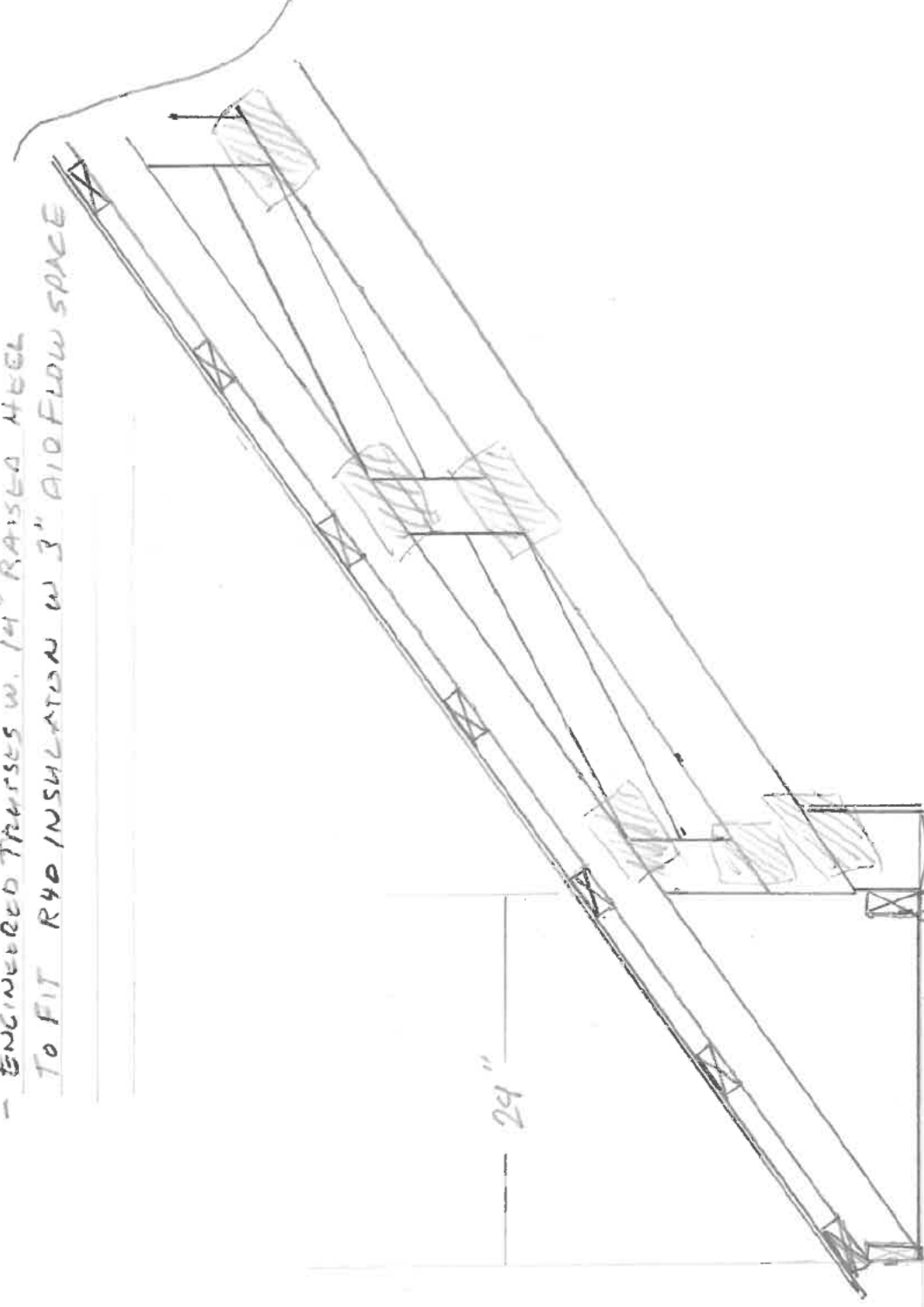
WILLIS HOUSE AT 5512 HWY6

AUGUST 2026

SCALE 1/4" = 1'0"

DWG. #4

- METAL RAFTERS ON 2"x4" STRAPPING @ 16" C/C
- ENGINEERED TRUSSES W. 14" RAISED HEEL TO FIT R40 INSULATION W 3" AIR FLOW SPACE



24"

2"x10" JOISTS @ 16" C/C W. BRIDGING
NOT INCLUDED FOR SOUTH HALF
OF RESIDENCE; OPEN CEILING

FIRESTOP WALL CONSTRUCTION FROM OUTSIDE

3/4" WOOD SIDING. HOUSE WRAP. 1" EPS-R4-R
7/16" OSB. R21 INSULATION BATT
VAPOR BARRIER. 1/2" DRYWALL PAINTED



10'

2"x10" JOISTS @ 16" C/C WITH BRIDGING

2"x8" SILL
GASKET

12" WIDE ICF BASEMENT (6" CONCRETE)
WITH VERTICAL & HORIZONTAL 10MM REBAR
WATER PROOF MEMBRANE TO GRADE (EXTERIOR)
PARGLING ABOVE GRADE.
1/2" DRYWALL ON INTERIOR OF ICF

6" x 20" CONCRETE FOOTING
2 x 10MM CONTINUOUS REBAR

8'

6"

4" DRAIN TILE IN CRUSHED ROCK

SECTION A-A

WILLIS RESIDENCE @ 5512 HWY 6

AUGUST 2021

SCALE 1" = 1'0"

DWG. # 5

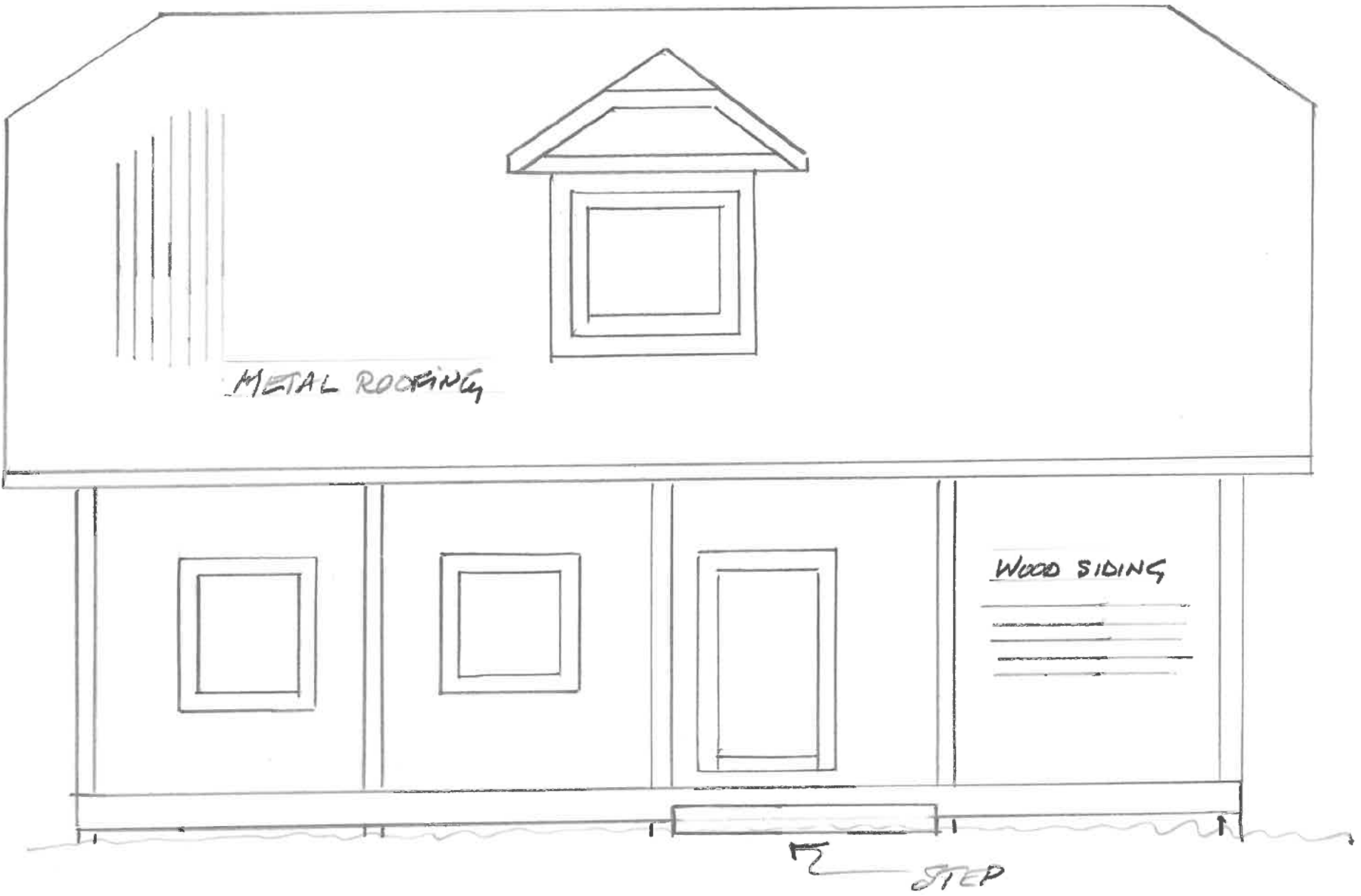


SOUTH ELEVATION

1/4" = 1'0" SCALE

WILLIS RESIDENCE 5512 HWY 6

AUGUST, 2026
DWG # 6



METAL ROOFING

WOOD SIDING

STEP

EAST ELEVATION

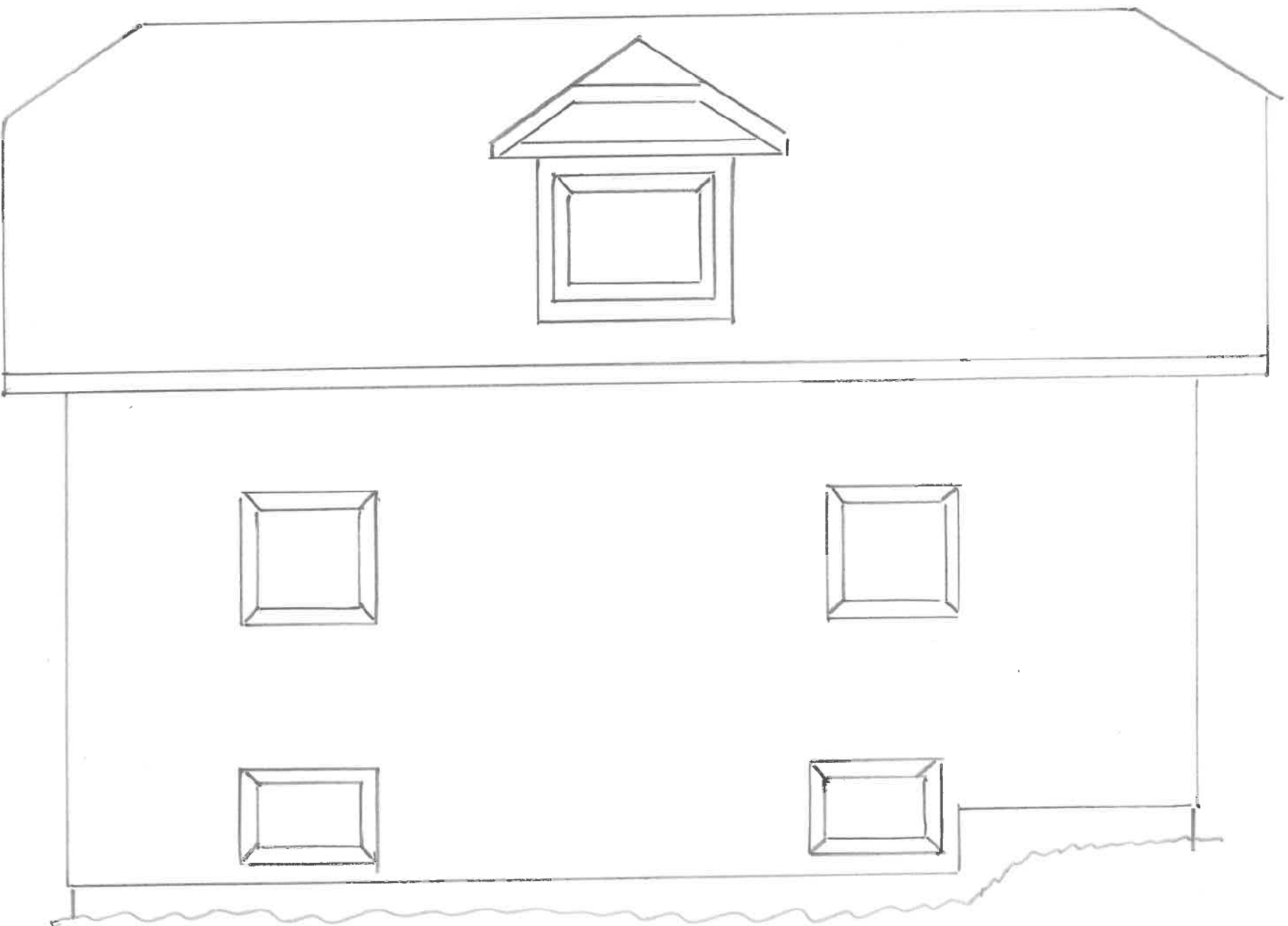
SCALE 1/4" = 1'0"

WILLIS RESIDENCE 5512 Hwy 6

AUGUST 2026

DWG # 7

~ WEST ~



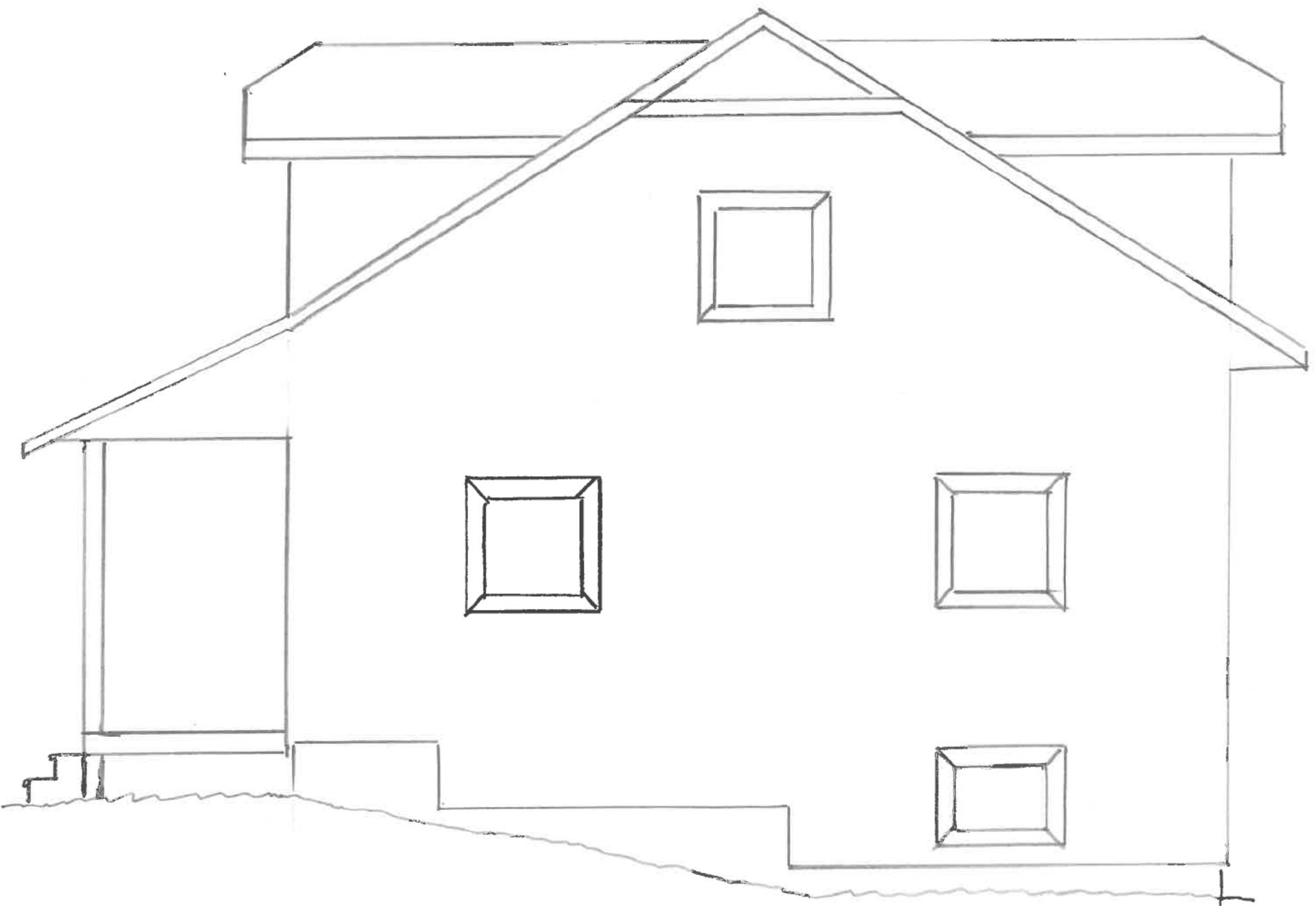
WEST ELEVATION

WILKIS RESIDENCE 5872 HWY 6

AUGUST 2022

SCALE 1/4" = 1' 0"

DRAWING # 8



NORTH ELEVATION

WILKS RESIDENCE 5812 HWY 6

AUGUST 2026

SCALE $\frac{1}{4}" = 1'-0"$

DWG # 9

2026-35 - Site Plan



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

1:1128

20 m

100 ft

Distance: 53.28 m

Distance: 53.28 m

Secondary Suite
Location

Distance: 52.93 m

2026-35 - Site Plan



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

1:2256

50 m

200 ft

Distance: 119.85 m

Distance: 53.28 m

Distance: 53.28 m

Secondary Suite Location

Distance: 52.93 m

Recommendation to Municipal Planning Commission

TITLE: DEVELOPMENT PERMIT No. 2026-36 Applicant: Travis Stushnoff Location: NW 21-5-29 W4 Division: 2 Size of Parcel: 31.9 ha (78.9 Acres) Zoning: Agriculture (A) Development: Secondary Farm Residence		
PREPARED BY: Laura McKinnon		DATE: August 27, 2026
DEPARTMENT: Planning and Development		
Signature: 	2026/08/27	ATTACHMENTS: 1. Development Permit Application 2026-36 2. Drawings 3. Site Plan
APPROVALS:		
 _____ Department Director	_____ Date	 _____ CAO
_____ Date	2026/08/27 Date	

RECOMMENDATION:

That Development Permit Application No. 2026-36, for a Secondary Farm Residence 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.

Waver(s):

1. That a 0.44 ha (1.1ac) Variance be granted from the minimum parcel area of 32.4ha (80ac) for a Secondary Farm Residence for a parcel area of 31.9ha (78.9ac).

BACKGROUND:

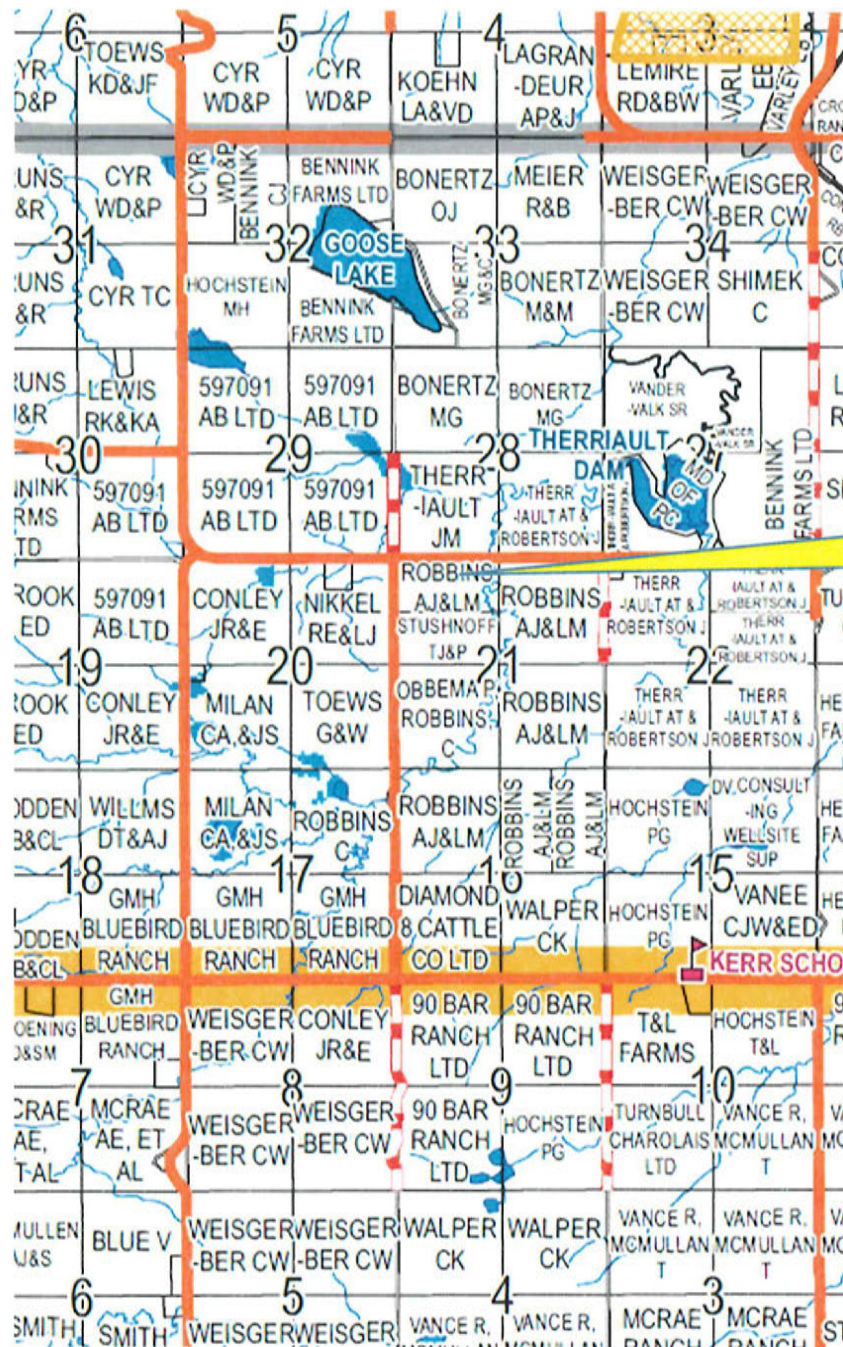
- On August 6, 2026, the MD accepted the Development Permit Application No. 2026-36 from applicant Travis Stushnoff. (*Attachment No. 1*).
- This application is to allow for a Secondary Farm Residence on a Agriculture (A) parcel.
- This application is being placed in front of the MPC because:
 - Within the Agriculture (A) Land Use District, a Secondary Farm Residence is a Discretionary Use.
- The applicant is intending to build an 192m² (2070ft²) secondary farm residence to be occupied by the landowners son and daughter-in-law to assist with farming operations (*Attachment No. 2*).
- Land Use Bylaw 1349-23 definition for a Secondary Farm Residence is as follows:

Recommendation to Municipal Planning Commission

- *In An additional residence, other than a primary farm residence, that is occupied by a person who is engaged for at least six months each year personally in an agricultural pursuit on the same parcel as the secondary farm residence. "Secondary farm residence" includes a conventional "Single-detached residence", a "Doublewide or Singlewide manufactured home" "Modular home" or a "Moved-in residential building" unless otherwise provided in a land use district.*
- The application provided a site plan and does meet all the required setbacks in accordance with Land Use Bylaw 1349-23 (***Attachment No. 3***).
- The application was forwarded to the adjacent landowners for comment; no responses were received at the time of this report being written.

Recommendation to Municipal Planning Commission

Location of Proposed Development



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. 2026-36

Date Application Received Aug 6 2026

PERMIT FEE \$100 Permitted
\$150 Discretionary

Date Application Accepted Aug 7 2026

RECEIPT NO. 73794

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: Travis Stushnoff

Address: Box 3388 Pincher Creek

Telephone: [REDACTED] Email: [REDACTED]

Owner of Land (if different from above): Pam Stushnoff

Address: Box 577 Pincher Creek Telephone: [REDACTED]

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:

Building a 1500sq' ICF house with an attached garage.

Legal Description: Lot(s) _____

Block _____

Plan _____

Quarter Section NW 21-45-29-W4

Estimated Commencement Date: Spring 2027

Estimated Completion Date: Fall 2027

SECTION 3: SITE REQUIREMENTS

Land Use District:

Agriculture - A

Division:

2☐ Permitted Use☒ Discretionary Use

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

☐ Yes☒ No

Is the proposed development below a licenced dam?

☐ Yes☒ No

Is the proposed development site situated on a slope?

☐ Yes☒ No

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

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

☐ Yes☒ No☐ Don't know☐ Not required

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

☐ Yes☒ No☐ Don't think so

<u>PRINCIPAL BUILDING</u>	Proposed	By Law Requirements	Conforms
(1) Area of Site	<u>2 acres</u>		
(2) Area of Building	<u>2070 sq'</u>		
(3) %Site Coverage by Building (within Hamets)			
(4) Front Yard Setback Direction Facing:	<u>North 112M</u>	<u>30M (98.4ft)</u>	<u>Yes</u>
(5) Rear Yard Setback Direction Facing:	<u>South 213M</u>	<u>7.5M (24ft)</u>	<u>Yes</u>
(6) Side Yard Setback: Direction Facing:	<u>East 220M</u>	<u>7.5M (24.6ft)</u>	<u>Yes</u>
(7) Side Yard Setback: Direction Facing:	<u>West 563M</u>	<u>30M (98.4ft)</u>	<u>Yes</u>
(8) Height of Building	<u>20'</u>		
(9) Number of Off Street Parking Spaces			

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

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

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

SECTION 4: DEMOLITION

Type of building being demolished : _____

Area of size: _____

Type of demolition planned: _____

SECTION 5: SIGNATURES (both signatures required)

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

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

DATE: Aug 4, 2026



Applicant



Registered Owner

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

IMPORTANT NOTES:

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

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

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

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



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

Stushnoff, Travis

PAYMENT RECEIPT

Receipt Number:	73794
Date:	8/6/2026
Initials:	TM
GST Registration #:	10747347RP

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

Subtotal:	\$150.00
Discount	\$0.00
GST	\$0.00
Total Receipt:	\$150.00

Visa:	\$150.00
-------	----------

Total Amount Received:	\$150.00
-------------------------------	-----------------

MAIN FLOOR	1500 SQ. FT.
DECK	937 SQ. FT.
GARAGE	570 SQ. FT.
BASEMENT	1500 SQ. FT.

REMEMBER

**PRIOR TO POURING CONCRETE
INSTALL ALL CONDUITS FOR:**

- GAS LINES
- WATER LINES
- LAWN SERVICE
- ELECTRICAL
- CENTRAL VACUUM
- DRYER VENTS
- RANGE VENTS
- EXHAUST FANS
- FIREPLACE VENTS
- AIR CONDITIONING

**& ANY OTHER SERVICE
CONDUITS REQUIRED**

IMPORTANT

THESE DRAWINGS REMAIN THE PROPERTY OF
SPECTRUM DESIGN AND DRAFTING STUDIOS
LTD. REPRODUCTION OF THESE DRAWINGS
BY ANY MEANS IS STRICTLY PROHIBITED.

THE CONTRACTOR AND SUBCONTRACTORS (TRADES) ARE RESPONSIBLE FOR CHECKING ALL DETAILS AND DIMENSIONS ON DRAWINGS AND WILL REPORT ANY DISCREPANCIES TO SAID COMPANY FOR ADJUSTMENTS, PRIOR TO CONSTRUCT ON

THIS PLAN WAS DESIGNED AND DRAFTED BY SPECTRUM DESIGN & DRAFT NG STUDIOS LTD. TO MEET AVERAGE CONDITIONS AND CODES AT THE TIME IT WAS DESIGNED. BECAUSE CODES AND REQUIREMENTS CAN CHANGE AND MAY VARY FROM JURISDICTION TO JURISDICTION, SPECTRUM DESIGN & DRAFT NG STUDIOS LTD. CANNOT WARRANT COMPLIANCE WITH ANY SPECIFIC CODE OR REGULATION. CONSULT YOUR LOCAL BUILDING OFFICIAL TO DETERMINE THE SUITABILITY OF THESE PLANS FOR YOUR SPECIFIC SITE AND APPLICATION.

THIS PLAN CAN BE ADAPTED TO YOUR LOCAL BUILDING CODES AND REQUIREMENTS, BUT ALSO, IT IS THE RESPONSIBILITY OF THE PURCHASER AND/OR BUILDER OF THIS PLAN TO SEE THAT THE STRUCTURE IS BUILT IN STRICT COMPLIANCE WITH ALL GOVERNING MUNICIPAL CODES (CITY, COUNTY, PROVINCIAL, STATE, AND FEDERAL)

THE PURCHASER AND/OR BUILDER OF THIS
PLAN RELEASES SPECTRUM DESIGN &
DRAFT NG STUDIOS LTD., ITS
SHAREHOLDERS, DIRECTORS, OFFICERS AND
EMPLOYEES FROM ANY CLA MS THAT MAY
ARISE DUR NG THE CONSTRUCTION OF THIS
STRUCTURE OR ANYT ME THEREAFTER.

NOTES

- DOUBLE FLOOR JOISTS UNDER ALL PARTITION WALLS, UNLESS OTHERWISE NOTED.

- ALL TRUSSES TO BE PRE-ENGINEERED BY TRUSS MANUFACTURER, TO MEET LOCAL REQUIREMENTS.

- ALL MATERIALS, SUPPLIES, AND EQUIPMENT TO BE INSTALLED AS PER MANUFACTURERS SPECIFICATIONS AND AS PER LOCAL CODES AND REQUIREMENTS.



WWW.SPECTRUMHOMEPLANS.COM

BOX 718
DIDSBURY, ALBERTA, CANADA
TOM OWO
403-335-8430

THE STAMP BELOW MUST APPEAR IN RED, ANY DUPLICATION OF THESE DRAWINGS IN WHOLE OR IN PART IS IN VIOLATION OF COPYRIGHT LAWS.

THIS PLAN IS PROTECTED UNDER COPYRIGHT LAW,
AND REPRODUCTION OF THE ILLUSTRATIONS OR
WORKING DRAWINGS IS STRICTLY PROHIBITED.
SPECTRUM DESIGN & DRAFT NG STUDIOS PERMITS
THE PURCHASER OF THESE PLANS THE RIGHT TO
CONSTRUCT ONLY ONE STRUCTURE AND THESE
PLANS CANNOT BE RESOLD.

CL ENT

TRAVIS & MAKAYLA
STUSHNOFF

PROJECT

4234-1500
1500 SQ. FT. BUNGALOW

PROPOSAL DATE:

DATE:
JULY 2026

DRAWN BY:
P.V.R.

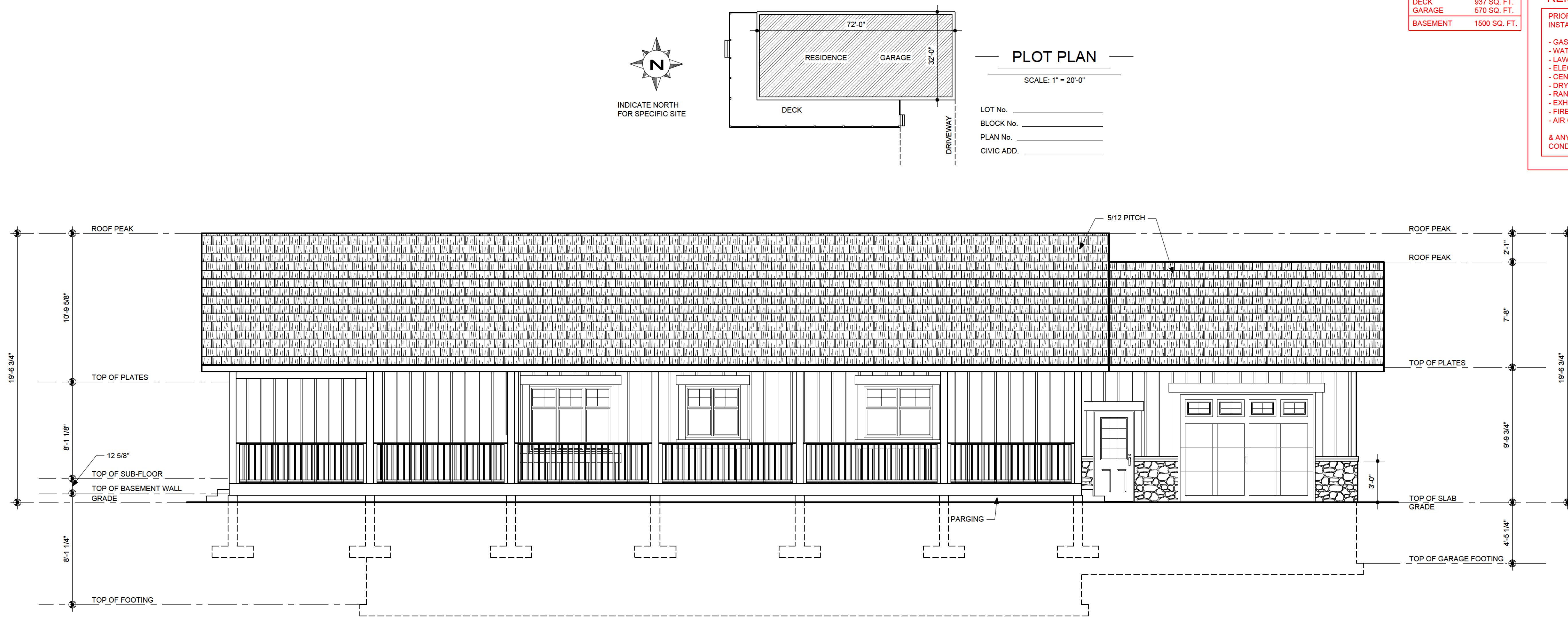
SCALE:
1" = 4'-0"

SHEET NO:

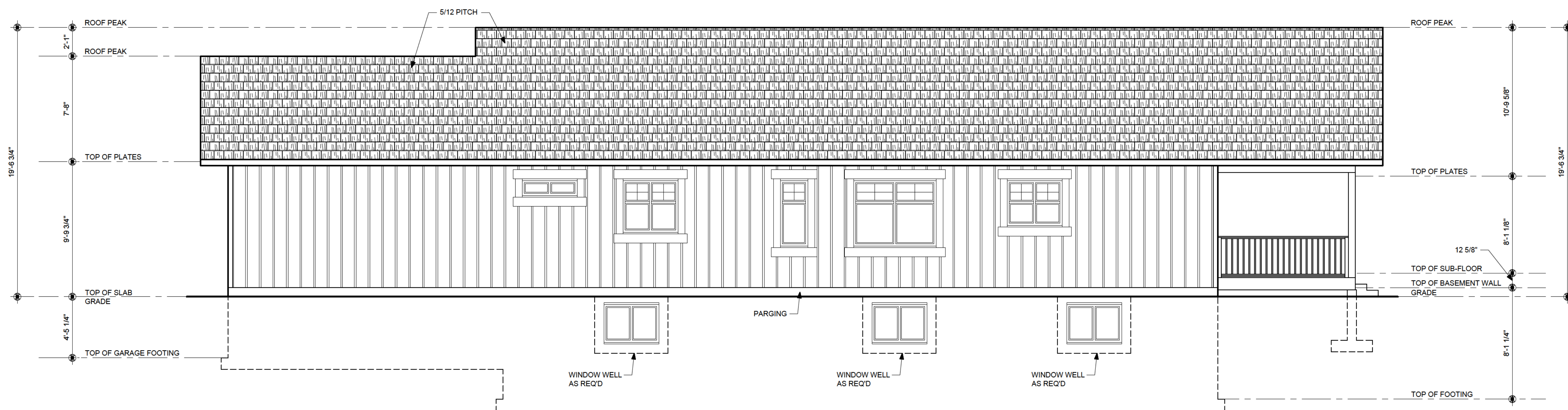
1

F

7

$$1'' = 4'-0''$$


FRONT ELEVATION



REAR ELEVATION

MAIN FLOOR	1500 SQ. FT.
DECK	937 SQ. FT.
GARAGE	570 SQ. FT.
BASEMENT	1500 SQ. FT.

REMEMBER

PRIOR TO POURING CONCRETE
INSTALL ALL CONDUITS FOR:

- GAS LINES
- WATER LINES
- LAWN SERVICE
- ELECTRICAL
- CENTRAL VACUUM
- DRYER VENTS
- RANGE VENTS
- EXHAUST FANS
- FIREPLACE VENTS
- AIR CONDITIONING

& ANY OTHER SERVICE
CONDUITS REQUIRED

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THE PURCHASER AND/OR BUILDER OF THIS PLAN RELEASES SPECTRUM DESIGN & DRAFTING STUDIOS LTD., ITS SHAREHOLDERS, DIRECTORS, OFFICERS AND EMPLOYEES FROM ANY CLAIMS THAT MAY ARISE DURING THE CONSTRUCTION OF THIS STRUCTURE OR ANYTIME THEREAFTER.

NOTES

- DOUBLE FLOOR JOISTS UNDER ALL PARTITION WALLS, UNLESS OTHERWISE NOTED.

- ALL TRUSSES TO BE PRE-ENGINEERED BY TRUSS MANUFACTURER, TO MEET LOCAL REQUIREMENTS.

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CLIENT

TRAVIS & MAKAYLA
STUSHNOFF

PROJECT

4234-1500
1500 SQ. FT. BUNGALOW

PROPOSAL DATE:

DATE:
JULY 2026

DRAWN BY:
P.V.R.

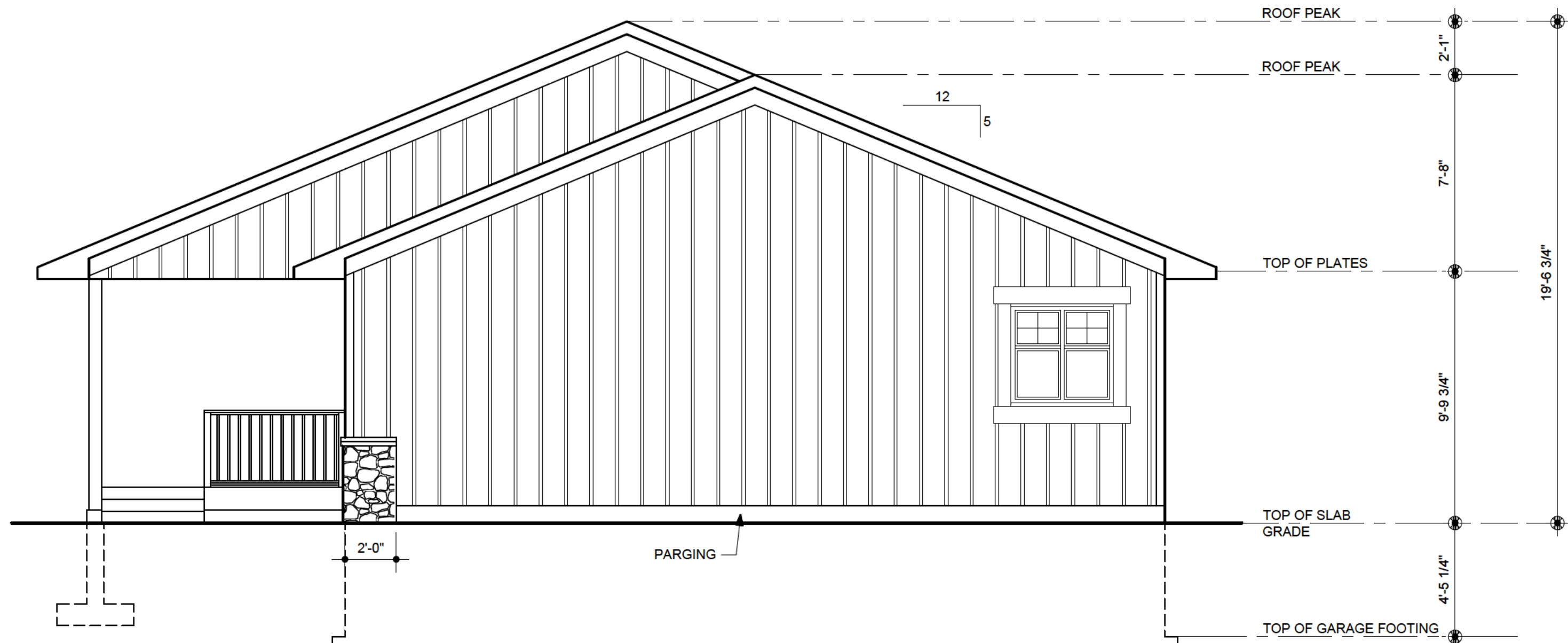
SCALE:
1" = 4'-0"

SHEET NO:

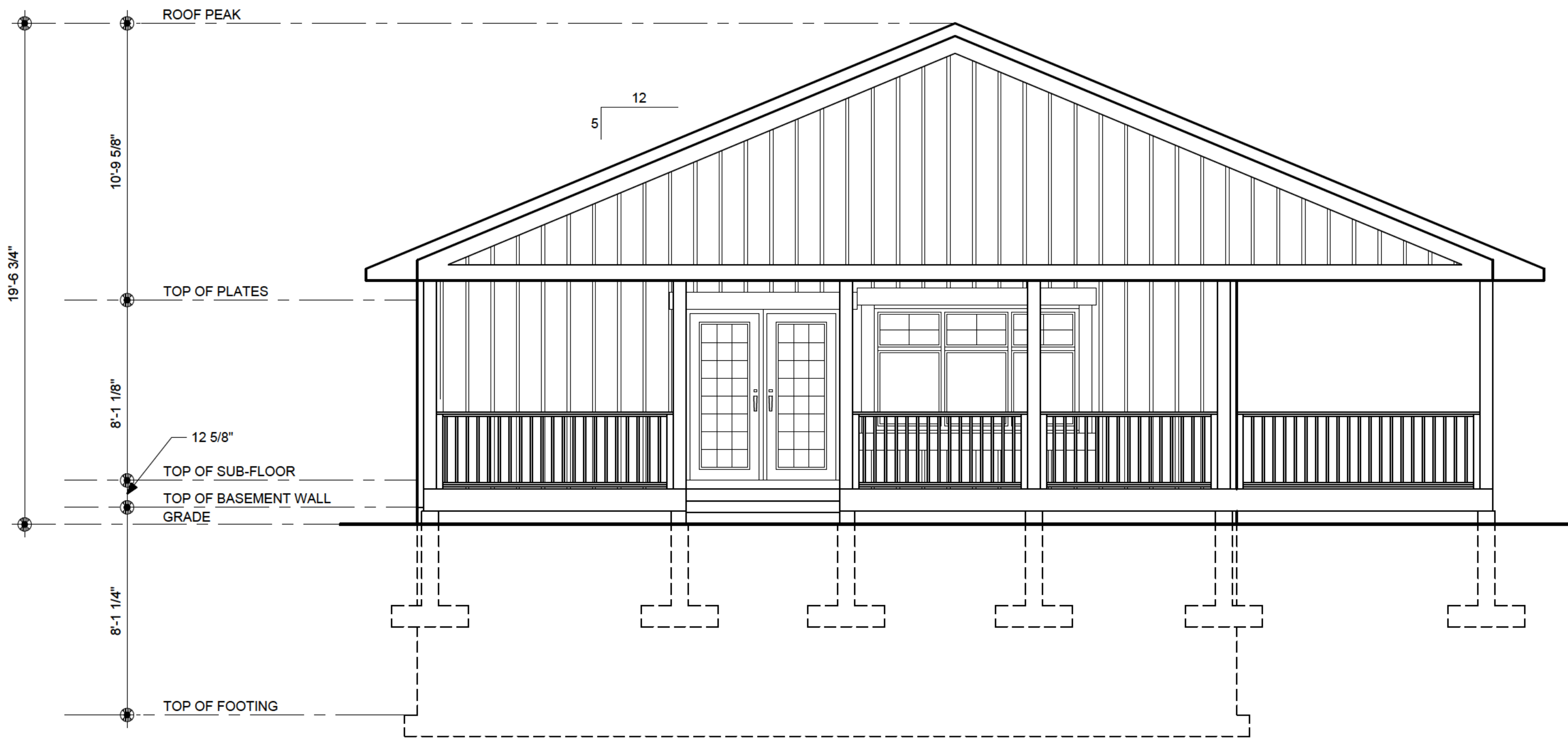
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RIGHT SIDE ELEVATION



LEFT SIDE ELEVATION

MAIN FLOOR	1500 SQ. FT.
DECK	937 SQ. FT.
GARAGE	570 SQ. FT.
BASEMENT	1500 SQ. FT.

REMEMBER

PRIOR TO POURING CONCRETE
INSTALL ALL CONDUITS FOR:

- GAS LINES
- WATER LINES
- LAWN SERVICE
- ELECTRICAL
- CENTRAL VACUUM
- DRYER VENTS
- RANGE VENTS
- EXHAUST FANS
- FIREPLACE VENTS
- AIR CONDITIONING

& ANY OTHER SERVICE
CONDUITS REQUIRED

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NOTES

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CLIENT
**TRAVIS & MAKAYLA
STUSHNOFF**

PROJECT
4234-1500
1500 SQ. FT. BUNGALOW

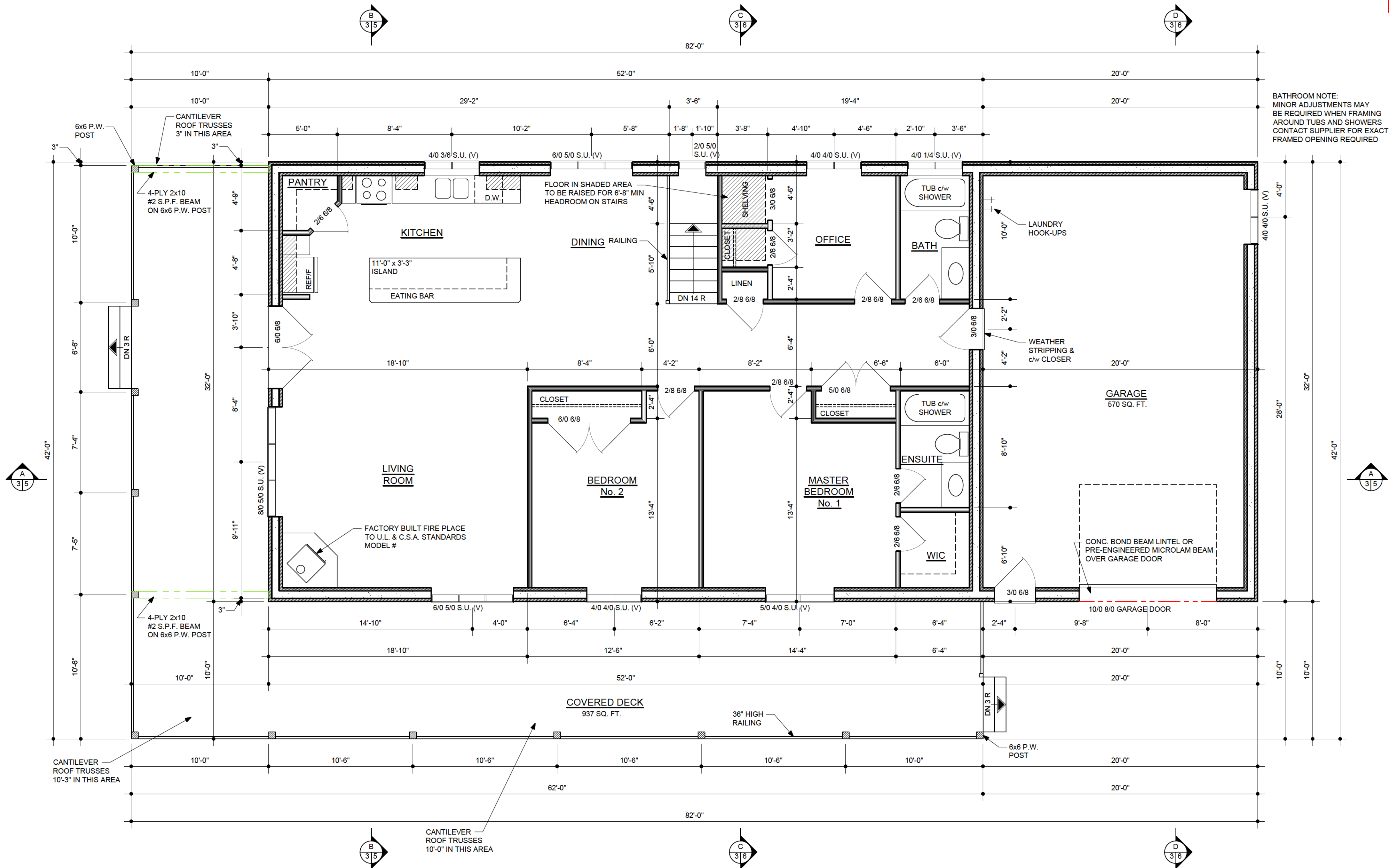
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SCALE:
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MAIN FLOOR PLAN

1500 SQ. FT.

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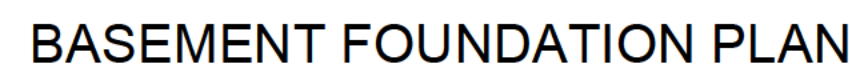
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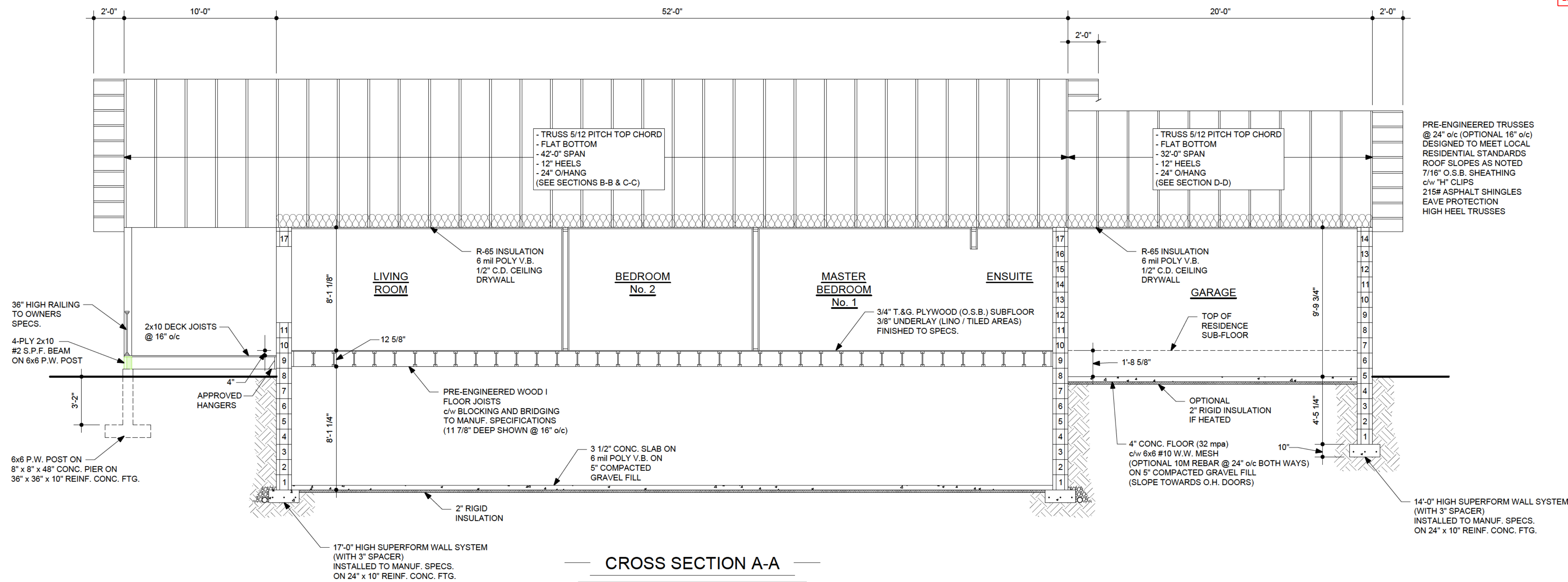
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SCALE:
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NOT TO SCALE



MAIN FLOOR	1500 SQ. FT.
DECK	937 SQ. FT.
GARAGE	570 SQ. FT.
BASEMENT	1500 SQ. FT.

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CLIENT
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4234-1500
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PROPOSAL DATE:

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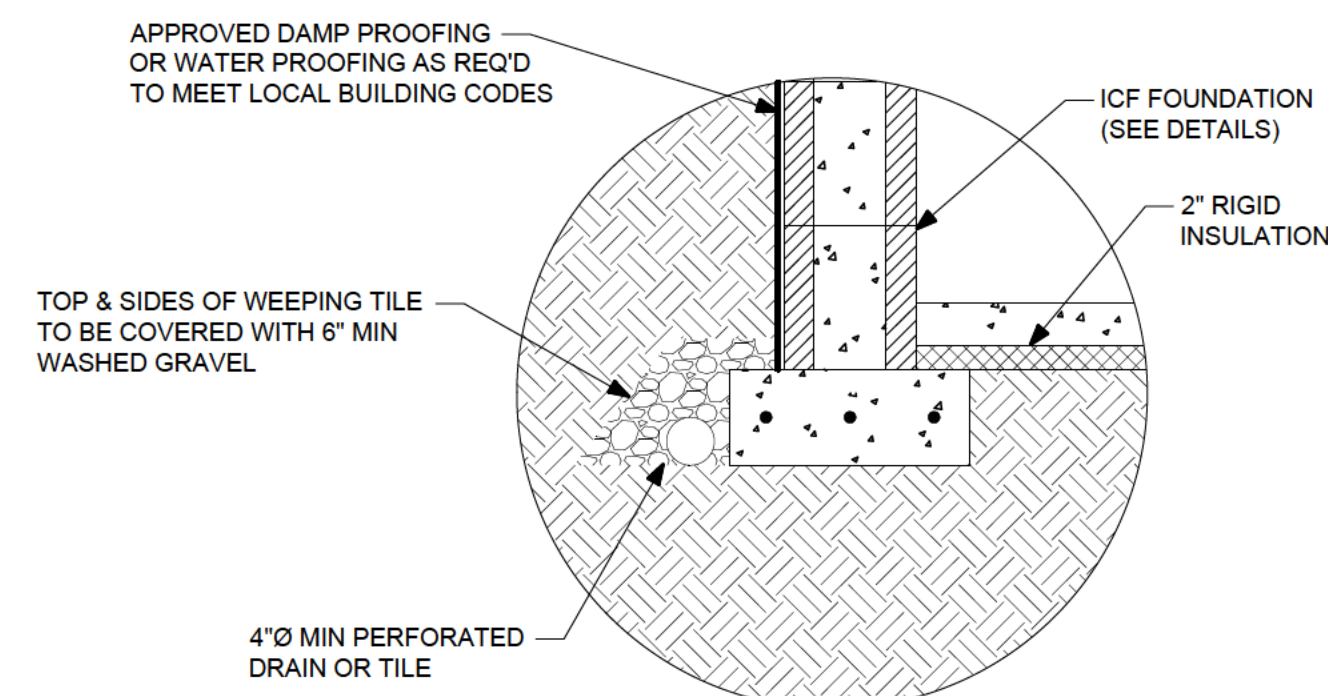
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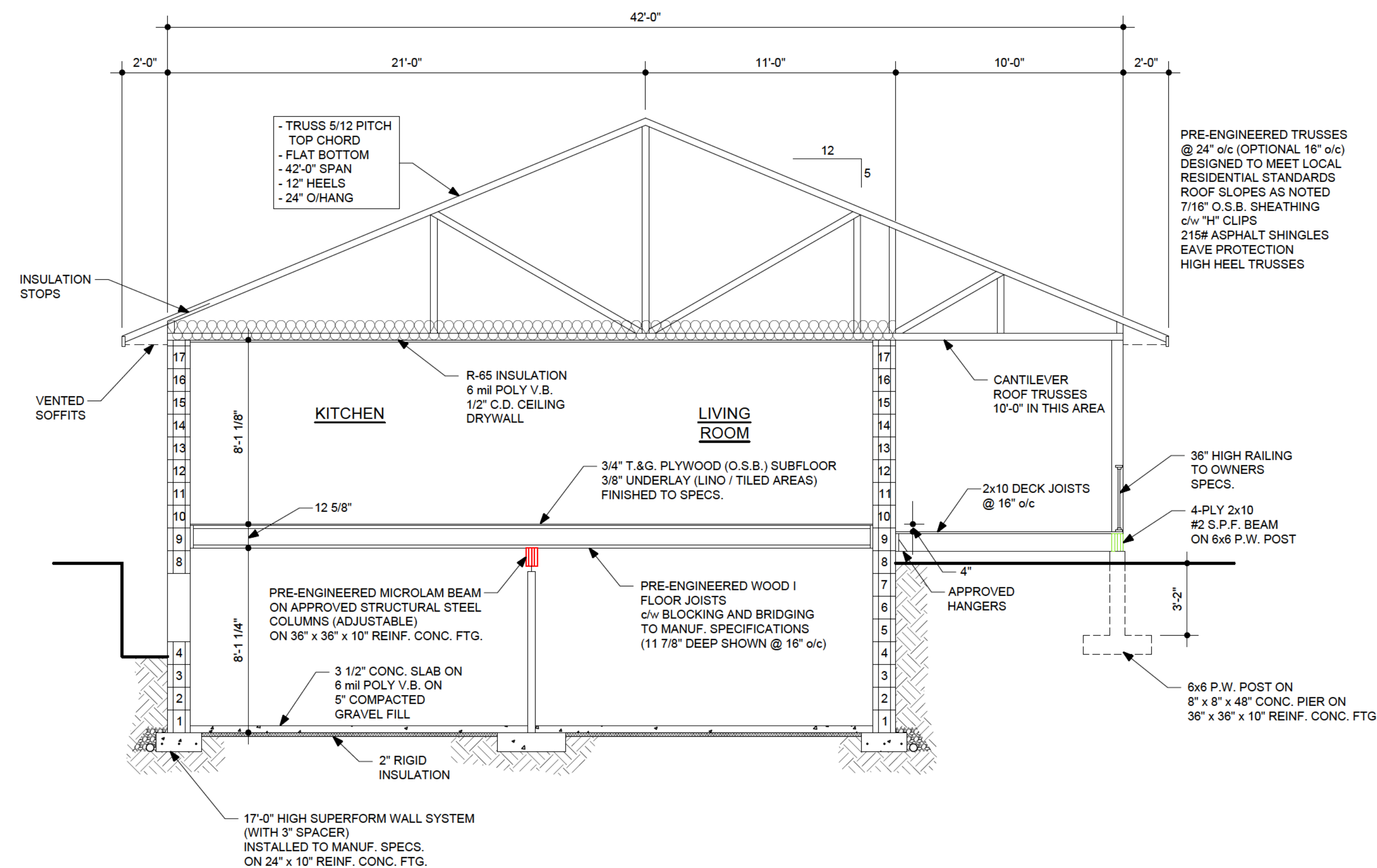
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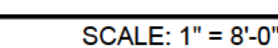


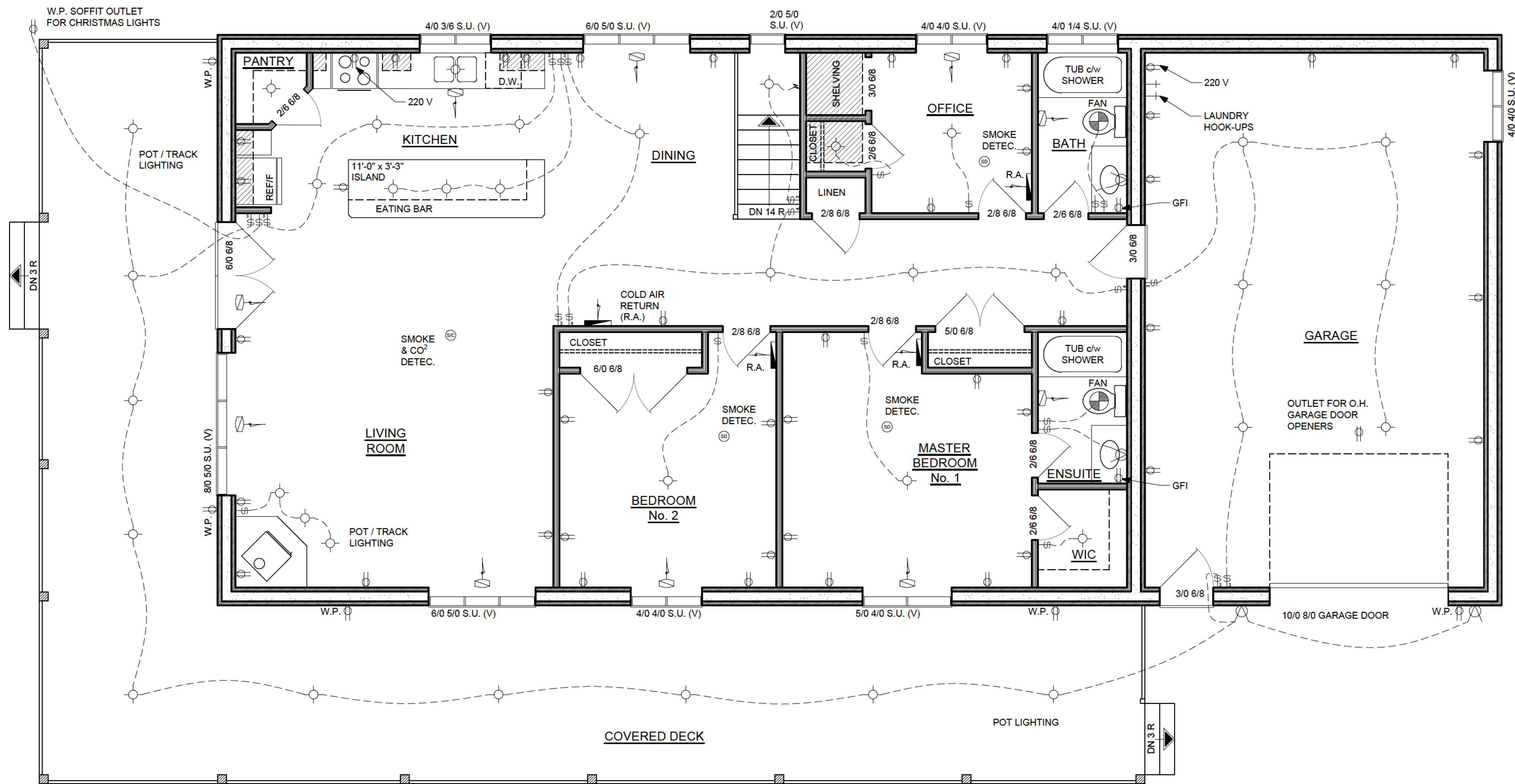
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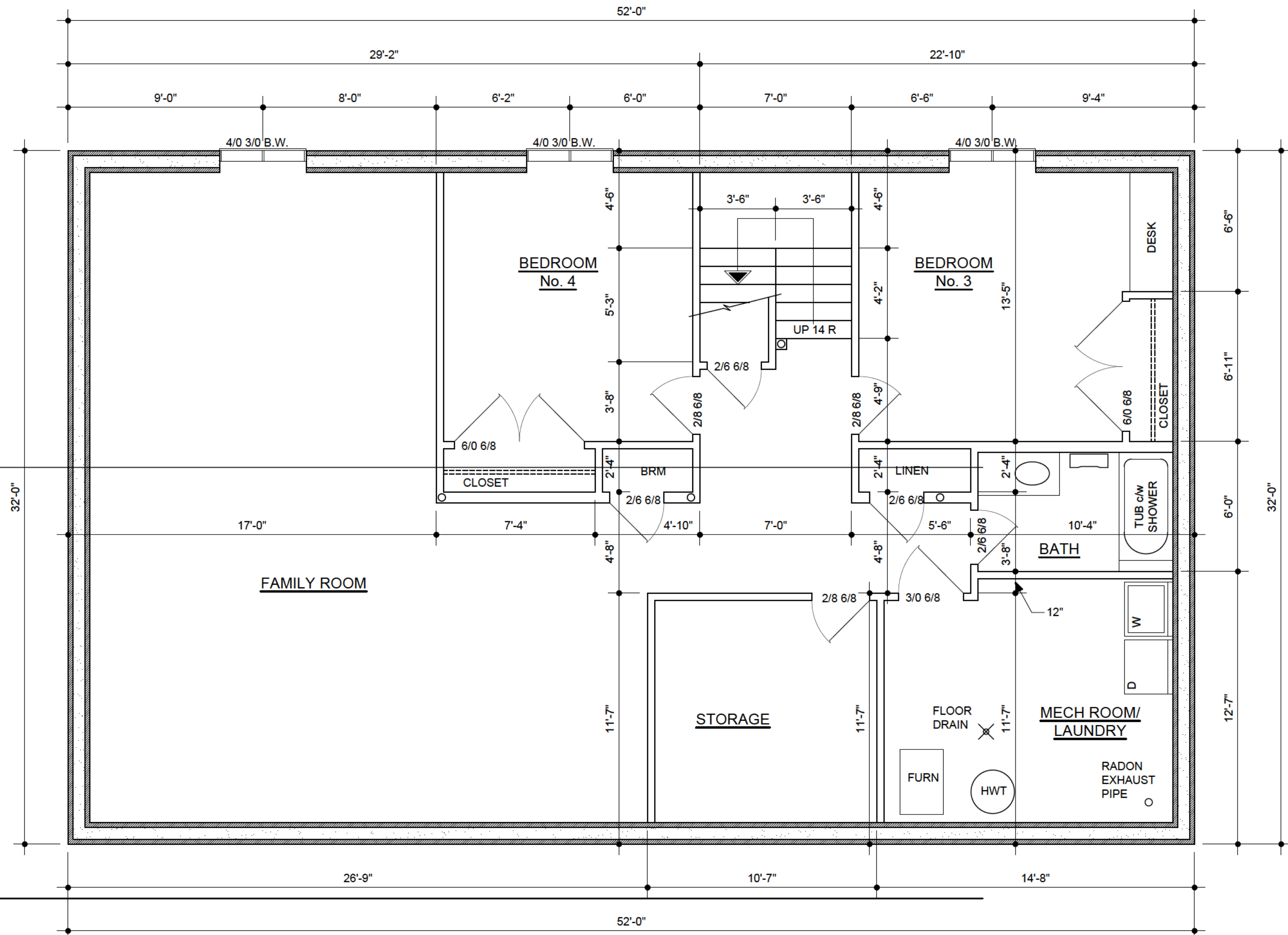
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ELECTRICAL / HEATING LAYOUT



OPTIONAL BASEMENT DEVELOPMENT PLAN

MAIN FLOOR	1500 SQ. FT.
DECK	937 SQ. FT.
GARAGE	570 SQ. FT.
BASEMENT	1500 SQ. FT.

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**TRAVIS & MAKAYLA
STUSHNOFF**

PROJECT
**4234-1500
1500 SQ. FT. BUNGALOW**

PROPOSAL DATE:

DATE:
JULY 2026

DRAWN BY:
P.V.R.

SCALE:
1" = 4'-0"

SHEET NO:

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7

CODE REQUIREMENTS

A. FOUNDATIONS AND FLOOR SLABS

- Footings are to rest on undisturbed soil, rock, or compacted granular fill..
- Sulphate resisting cement is to be used for concrete in contact with sulphate soils deleterious to normal cement.
- When the air temperature is below 5 C (41 F), concrete is to be kept at a temperature of not less than 10 C (50 F) or more than 25 C (77 F) while being mixed and placed. The temperature shall be maintained at a temperature of not less than 10 C (50 F) for 72 hours after being placed.
- Where a foundation rests on gravel, sand or silt in which the water table is less than the width of the footings below the bearing surface, the footing is to be not less than twice the width normally required.
- In areas which soil movement caused by changes in soil moisture content is known to occur to the extent that it may cause significant damage to a building, measures are to be taken to minimize this effect.
- Unless shown to be unnecessary, foundation drainage is to be installed which is to be at least 100 mm (4") diameter weeping tile laid on undisturbed or well compacted soil with not less than 150 mm (6") granular cover top and sides; draining to a building drain, storm drain, drainage ditch, dry well, or to the ground surface. (Check your local bylaws for requirements). (
- Foundation walls of poured concrete are to conform to the wall thickness and maximum backfill height as specified in ABC Tables 9.15.4.2.A. and extend a minimum of 150 mm (6") above finished grade, and shall be dampproofed with a heavy coat of bituminous or other dampproofing material.
- Concrete strength is to be at least 15 MPa (2175 psi) after 28 days.
- Concrete strength for garage or carport floor and exterior steps is to be at least 32 MPa after 28 days.
- Concrete slabs-on-ground are to be at least 75 mm (3") thick exclusive of topping on 0.15 mm (6 mil) polyethylene or Type "S" roll roofing dampproofing.
- Pile and grade beam for attached garage is to conform to Geotechnical Engineering is to be provided. The size, depth and reinforcing of piles meets the design drawings, and the excavations were clean, and contained no loose soil.
- When stepped footings are used the vertical rise between horizontal portions is not to be exceed 600mm (2') and horizontal distance between risers is not to be less than 600mm (2')
- Piles supporting deck and roof loads may require an Engineer's design.
- The minimum size of unreinforced concrete pad footing supporting columns spaced at 3m (10') are:
0.4m squared (4.3 ft squared) x 265mm thick when supporting one floor.
0.75m squared (8.1ft squared) x 382mm thick when supporting two floor.
For columns spaced more than 3m must be adjusted proportionately
- Location of smoke alarms .New: smoke alarm required(9.10.19.3.) in each sleeping room.
-On each storey including a basement.
-In a hallway or location or outside sleeping room.

B. INSULATION

- Insulation is to be provided in assemblies between heated and unheated spaces and the building exterior.
- A continuous 0.15mm (6 mil). vapour barrier CGSB approved is to be provided on or near the warm side of the insulation. So as to prevent condensation at design conditions.
- Insulation is to have the following minimum thermal resistance (m² ·C/W (ft.² ·hr. °F/BTU)).
6.0 (R34) Roof/ceiling assemblies,
3.5 (R20) Exposed cantilevers,
2.1 (R12) Exterior wall assemblies,
1.4 (R 8) Top of perimeter basement walls to 600 mm (24") below grade.
- Foamed plastic insulation is to be protected by an approved thermal barrier (ie. 12 mm (1/2") gypsum wallboard) which is to be installed on the warm side of the insulation.
- Where insulation is exposed to the weather and subject to mechanical damage, it is to be protected with at least 6 mm (1/4") asbestos-cement board or 12 mm (1/2") cement parging on wire lath.
- Wall sheathing membrane: a wall sheathing membrane is required beneath siding, stucco, and masonry veneer. The sheathing membrane is to be lapped min. 4" and is to be installed 'shingle fashion' - providing full protection to the entire wall assembly, recommend that pratical attention be made to areas surrounding doors and windows made to areas surrounding doors and windows.
- Insulation and vapour barrier in an unfinished basement that is close to laundry areas, furnaces or other areas where it is subject to physical damage, must be protected with drywall or equivalents material.

C. CONSTRUCTION ABOVE FOUNDATION

- End bearing of joists and rafters is to be not less than 38 mm (1 1/2 "); unless supported on minimum 19X89mm (1x4) ribbon boards 38x38mm (2x3) ledger strips or joist hangars. Tail joists and header joists may be supported by hangars or by nailing.
- Floor and ceiling joist bridging is to be not more than 2.1 m (7'-0") o.c. nor more than 2.1 m (7'-0") from supports, and is to consist of cross bridging, solid blocking or continuous wood strapping or a combination.
- Header joists at floor openings are to be doubled when the header joist exceeds 800 mm (32") in length.
- Trimmer joists at floor openings are to be doubled when the header joist exceeds 1.2 m (48") in length.
- Non-loadbearing walls parallel to the floor joists are to be supported by joists beneath the wall or on not less than 38 mm x 89 mm (2" x 4" (nom.)) blocking spaced not more than 1.2 m (4'-0") apart.
- Double wall studs are to be provided at all exterior corners and on each side of openings.
- Hollow steel columns are to be at least 75 mm (2 7/8") diam. by 4.75 mm (3/16") wall thickness and have at least 100 mm (4") x 100 mm (4") x 6 mm (1/4") steel plates top and bottom. Where the steel top plate supports a wooden beam it is to extend across the full width of the beam.
- Wood columns are to be not less the 184 mm (8" nom.) for round columns and 140 mm x 140 mm (6" x 6" nom.) for rectangular columns, and the width is not to be less than the beam it is supporting.
- Wood framing members that are not pressure treated with a wood preservative and which are supported on concrete in contact with the ground or fill shall be separated from the concrete by at least 0.05 mm polyethylene or Type S roll roofing wherever the wood members are less than 150 mm (6") above grade.
- Fire stops are to be provided at all concealed spaces including the space between the chimney flue and shaft where it passes through a floor or ceiling.
- Flame-spread rating of interior finish materials is not to exceed 150.
- Stairs within dwelling units are to have a maximum rise of 200 mm (8"), minimum run of 210 mm (8 "), minimum tread width of 235 mm (9 1/4"), a stair width of at least 860 mm (34") and headroom clearance of at least 1.95 m (6'-4").
- Interior stairs with more than 2 risers and exterior stairs with more than 3 risers are to have a handrail mounted between 800 mm (32") and 965 mm (38") above the line of stair nosings. For interior stairs greater than 1100mm in width, two handrails are required.
- Wood siding is not to exceed within 200 mm (8") of finished grade.
- Stucco finishes: Stucco is to be min. 15 mm total thickness measured from the face of the lath when applied in 3 coat application, or min. 19 mm in thickness in 2-coat application - measured from the face of the sheathing paper.
- Submit shop drawings for all pre-engineered components - including roof trusses, floor trusses, and any beams which fall outside of the spans listed in the Code.
- Pre-engineered floor joists are to be designed and installed in accordance with the manufacturer's representative - supported by engineered drawings. Engineered Floor Truss drawings are to be submitted. Beam sizes are to be noted on the Engineered floor truss drawings c/w loading.
- Roof trusses are to be designed by and Engineer registered to practice in the province of Alberta and they are to be installed in accordance with the stamped truss drawings. Roof truss drawings are to be submitted at or prior to the framing stage inspection.
- Where one or more bathrooms are served by a hallway of not less than 860 mm, at least one of those bathrooms shall accommodate a door not less than 760 mm wide.
- Building anchorage is to be provide by embedding ends of the first floor joists in concrete, by use of a ladder system, or by fastening the sill plate to the foundation with not less than 12.7 mm (1/2") anchor bolts spaced not more than 2.4m (8') o.c.
- The spans for wood joists are to conform to Tables S-1 to S-5, Part 9 of the Alberta Building Code 2014 or "The Span Book" issued by the Canadian Wood Council.
- Wood built-up beams are to conform to Tables A-8 to A-10 or The Span Book, steel beams to Table 9.23.4.2. And glued-laminated beams to Table A-11 or The Span Book. All other beams not included in these tables are to be designed by an Engineer.
- Pre manufactured beams are to be designed and installed in accordance with the manufacturers specifications, which is to include the column and pad footing.
- Wood lintels over load bearing wall, window and door openings, are to conform to Tables A-13 to A-20, ABC 2014.
- Stairs may contain winders provided the winders meet at a center point through an angle of not more than 90 degrees and the individual treads turn through a 30 degree angle. Only one set of winders are permitted between each floor level.
- Aspiral stair not required as part of a means of egress, may be used in a dwelling unit if another separate proper stair is provided between the first and second floor.

D. HEATING AND VENTILATION

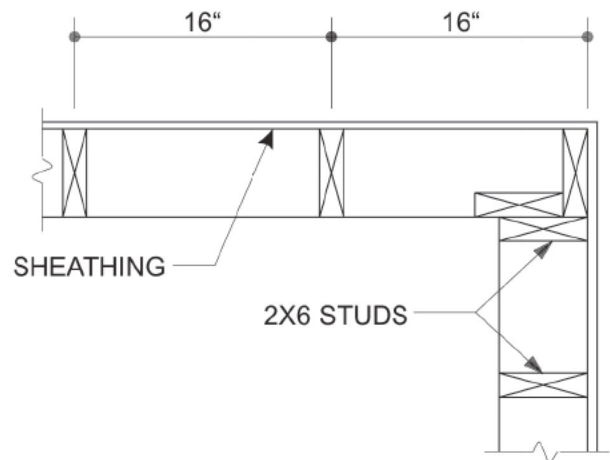
- Factory-built fireplaces and their chimneys are to have a label showing that they conform to ULC S610, "Standard for Factory Built Fireplaces". See the "Fire Safety and You" guide for further information.
- Wood stoves and space heaters which are certified are to be installed as per manual supplied.
- Chimneys are to extend at least 900 mm (36") above any connecting roof surface and 600 mm (24") above any roof surface within 3 m (10'-0") and they are to be equipped with a waterproof cap.
- The roof or attic space is to be provided with an unobstructed vent area of not less than 1/300 of the insulated ceiling area, distributed uniformly on opposite sites of the building, with min. 25% of the required openings at the top and 25% at the bottom of the space.
Where the roof slope is less than 1 in 6 or in roofs that are constructed with roof joists, the unobstructed vent area is to be not less than 1/150 of the insulated ceiling area.
When ventilating a cathedral ceiling, it is to have a 63 mm air space between the insulation and the roof sheathing where insulation stops are not provided, or not less than 25 mm where insulation stops are provided. Except where each joist space is separately vented, roof joist spaces shall be interconnected by installing min. 38 mm x 38 mm cross purlins on top of the roof joists.
- Crawl spaces are to be to be ventilated by natural or mechanical means. Natural ventilation is to be not less than 0.1 m² (1 sq. ft.) of unobstructed vent for every 50 m² (538 sq. ft.) of floor area.
- Every dwelling unit that is supplied with electrical power shall be provided with a mechanical ventilation complying with:
a) CAN/CSA-F326 "Residential Mechanical Systems", or
b) to Article 9.32.3.6 for mechanical ventilation systems coupled to forced air furnace, or
c) to Article 9.32.3.7 for mechanical ventilation system not coupled to forced air furnace.
Highlights include the designation of a 'principal exhaust fan' providing at least 50% of the required mechanical ventilation. The fan is to conform to certain noise restrictions and is to be interlocked with the furnace so that the two will operate together. The fans are to be controlled by a centrally located switch.
Kitchens are required to have min. 50L/s exhaust; bathrooms are required to have min.25 L/s exhaust. Exhaust is to be ducted directly to the outside and ducts are to be insulated where passing through an unheated space.
- All supply air ducts not fitted with adjustable diffusers are to have an adjustable damper fitted with an external position indicator.
- Combustion air is required for all fuel fired appliances, including fireplaces; introduced by air intakes other than a door or a window.
- Outside air may be introduced at the return air duct, upstream from the furnace fan, when a forced air furnace is installed.
- Clothes dryer vents are to be ducted to the outside.
- A mechanical ventilation system is to be installed, capable of providing at least one half an air change per hour during the heating season, controlled either manually by a switch or automatically.
- Homes with walk-out basements are required to have the ductwork heating the basement area embedded in the floor slab (unless a hydronic system is used to heat the slab). See attached Standata 97-DI-029 for further information.
- A door at least 810mm (32") in width, is to be provided to the room containing a furnace or boiler and a utility room.
- If the home is heated wholly or partially by hydronic radiant floor heating, engineered drawings are to be submitted of the specific layout.
- Uncertified wood stoves, ranges or space heater are to be installed with clearances of at least 1.2m (4') on all sides and front, plus 1.5m (5') at the top unless otherwise approved; and 1.3m on a non-combustible floor surface. See the "(Alberta Labour) Wood and Coal Burning Appliances" guide for further information.

E. GENERAL

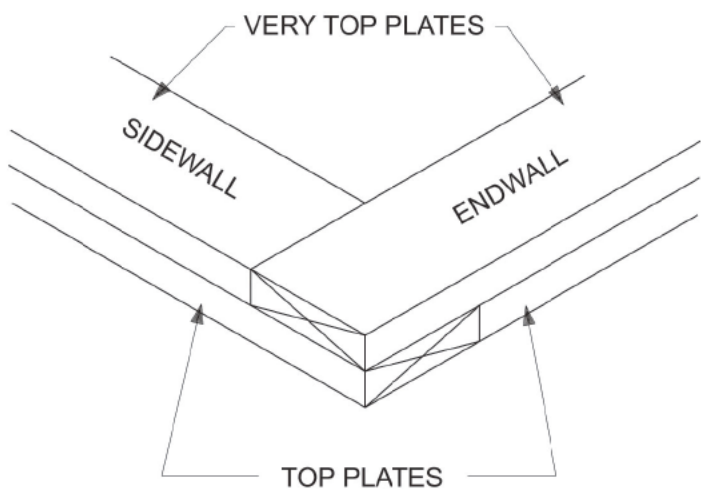
- The building site is to be graded so that surface water will not accumulate at or near the building.
- A door is to be provided to each room containing a water closet and to each room containing a boiler or furnace.
- The doorway to at least one bathroom is to accommodate a door not less than 760 mm (30") in width.
- Exterior doors are to be operable from the inside without the use of keys, special devices or specialized knowledge of the door opening mechanism.
- Attic crawl space across hatchways are to be at least 500 mm x 700 mm (20" x 28") and attic hatches are to be insulated (R-34) plus be weatherstripped around the perimeter.
- A smoke alarm installed by permanent connections to an electrical circuit is to be provided on each floor level including basements, that is 900 mm or more above or below an adjacent floor level, and within 5 m of a bedroom. Required smoke alarms are to be interconnected so that if one is set off they will all sound.
- A carbon monoxide detector shall be installed on or near the ceiling where a solid fuel burning appliance is installed which does not incorporate doors that substantially close off the firebox opening when the appliance is in operation.
- For attached garages, any common wall is to provide an effective barrier against the passage of gas and exhaust fumes. Any door between the garage and the house is to be tight fitting weather-stripped and fitted with a self-closing device.
- Asphalt roll shingle application:
Normal Slope 1 in 3 or greater,
Low Slope - Minimum slope 1 in 6
- At the intersection of roofs with exterior walls provide sheet metal flashing of at least 0.33 mm (0.013") thick galvanized steel or other acceptable material.
- Eave protection consisting of asphalt saturated felt, type M or S roll roofing, 0.15 mm (6 mil.) polyethylene or other approved material is to be provided beneath the starter strip extending at least 900 mm (36") up the roof slope to a line not less than 300 mm (12") inside the inner face of the exterior wall.
- Masonry veneer is to conform to the following:
Minimum thickness of 75 mm (3");
Maximum height of 11.0 m (36'-0");
Minimum air space of 25 mm (1");
Weepholes at 900 mm (32") o.c. Maximum:
Corrosion-resistant ties (0.41 mm [0.016"] thick x 22 mm (7/8")wide) at 400 mm (16") o.c. vertically and 800 mm (32") o.c. horizontally or equivalent;
Weephole flashing at least 150 mm (6") up the wall behind the sheathing paper; and
Masonry veneer is not to be supported on wood framing unless it has been designed by a professional engineer.
- Where the floor joists or trusses are spaced greater than 400 mm (16") o.c., and a water-based textured finished ceiling is applied, gypsum board is to be at least 15.7 mm (5/8") in thickness, or 12.7 mm (1/2") CD (controlled density) or SR(sag resistant) board.
- Resistance to Forced Entry
Entrance doors to a dwelling unit shall: be 45 mm (1 3/4") thick solid core or stile and rail doors with at least 19 mm (3/4") thick panels, have a dead bolt with at least a 25 mm (1") throw, have hinges fastened with at least 2 of the screws per hinge penetrating at least 30 mm (1 3/16") into solid wood, a strike plate mounted with 2 screws penetrating at least 30 mm (1 3/16") into solid wood, a door viewer, and must have blocking in the framing to resist the spreading of the door jambs by force.
- Resistance to Forced Entry Windows
All windows with 2 m (6'-6") of the adjacent ground level or within 2 m (6'-6") of balconies or decks shall conform to the break in resistance specified in clause 10.13 of CAN/CSA - A4440-M, "Windows"
- Each bedroom shall have at least one outside window operable from the inside which provides and unobstructed opening of not less than 380 mm (15") in height and width and 0.35 m² (3.75 ft²) in area, unless a door from the bedroom is provided directly to the exterior.

THESE ARE GENERAL REQUIREMENTS ONLY FOR SINGLE FAMILY DWELLINGS.

FOR FURTHER INFORMATION CONSULT YOUR LOCAL BUILDING INSPECTOR.



OUTSIDE CORNER DETAILS



ELECTRICAL LEGEND

- 110 V. OUTLET
- 220 V. OUTLET
- WEATHER-PROOF 110 V. OUTLET
- GROUND FAULT 110 V. OUTLET
- SURFACE MOUNT LIGHT
- WALL MOUNT LIGHT
- WIRE DIRECTION
- EXHAUST FAN
- SMOKE DETECTOR
- 2-WAY SWITCH
- 3-WAY SWITCH
- 4-WAY SWITCH
- HEAT DUCT
- COLD AIR RETURN
- FLUORESCENT LIGHT
- CEILING FAN
- TELEPHONE
- CABLE TV

SYMBOLS LEGEND

- EARTH
- BATT OR BLOWN INSULATION
- ROOF PITCH RATIO
- FLOOR DRAIN
- FURNACE VENT
- SECTION LETTER TAKEN FROM PAGE NO. SHOWN ON PAGE NO.
- PLUMBING WALL (2 x 6)
- BEARING WALL
- RIGID INSULATION
- LAWN SERVICE

IMPORTANT NOTE!!

ENGINEER'S REPORT

LOCAL BUILDING AUTHORITIES MAY REQUIRE AN ENGINEER'S REPORT AND SEAL DUE TO NON-STANDARD BUILDING CONDITIONS, SUCH AS HIGH SNOW OR WIND LOADS (PRE-DESIGNED PLANS ARE DESIGNED TO A MAXIMUM GROUND SNOW LOAD OF 40 lbs. PER SQ. FT.), UNUSUAL SITE CONDITIONS (LOW LOAD BEARING SOIL, EXTREME GRADES), SPECIAL SEISMIC REQUIREMENTS, OR COMPLEX STRUCTURE EXCEEDING THE SPECIFICATIONS OF THE NATIONAL OR UNIFORM BUILDING CODE.

ALTHOUGH REQUIRED INFREQUENTLY, THIS SERVICE IS THE RESPONSIBILITY OF THE PLAN BUYER AND MAY BE OBTAINED FOR AN ADDITIONAL FEE FROM A QUALIFIED PROFESSIONAL ENGINEER IN YOUR AREA.

IMPORTANT NOTE!!

BEFORE FRAMING YOUR ROUGH OPENINGS

VERIFY

THEN DOUBLE CHECK THE WIDTH & HEIGHTS OF THE

WINDOWS & DOORS (ROUGH OPENINGS) WITH

YOUR SUPPLIER

REMEMBER, THE ROUGH OPENING IS THE SPACE REQUIRED TO PROVIDE ROOM FOR THE WINDOW / DOOR, PLUS SPACE AROUND FOR INSULATION

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NOTES

- DOUBLE FLOOR JOISTS UNDER ALL PARTITION WALLS, UNLESS OTHERWISE NOTED.

- ALL TRUSSES TO BE PRE-ENGINEERED BY TRUSS MANUFACTURER, TO MEET LOCAL REQUIREMENTS.

- ALL MATERIALS, SUPPLIES, AND EQUIPMENT TO BE INSTALLED AS PER MANUFACTURERS SPECIFICATIONS AND AS PER LOCAL CODES AND REQUIREMENTS.



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CL ENT

PROJECT

CODE REQUIREMENTS

PROPOSAL DATE:

DATE:

DRAWN BY:

SCALE:

AS SHOWN

SHEET NO:

1

OF

1

GENERAL NOTES

- ALL DIMENSIONS ARE TO BE CHECKED AND VERIFIED BY THE GENERAL CONTRACTOR PRIOR TO CONSTRUCTION AND ANY ERRORS OR OMISSIONS REPORTED TO THE DESIGNER PRIOR TO CONSTRUCTION
- ALL CONSTRUCTION SHALL COMPLY WITH THE REQUIREMENT OF ANY APPLICABLE LOCAL CODES, AND ORDINANCES, AS WELL AS THE LATEST ADOPTED EDITION OF THE NATIONAL, STATE, & PROVINCIAL BUILDING CODES
- DO NOT SCALE DRAWINGS
- ALL DIMENSIONS ARE GIVEN IN INCHES UNLESS OTHERWISE NOTED
- ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 20 MPA AFTER 28 DAYS
- 2000 lb/sq. ft. ASSUMED GROUND LOAD CAPACITY. FOR LESSER CAPACITY, CONTRACTOR MUST ADJUST FOOTING DIMENSIONS
- FOOTING SIZES SHOWN MAY HAVE TO BE INCREASED OR REDUCED TO SUIT THE BEARING CAPACITY OF SOIL AT SITE
- ALL STRUCTURAL LUMBER INCLUDING BEARING WALLS, BUILT-UP BEAMS, ECT. SHALL BE OF #2 S.P.F. GRADE OR BETTER
- ALL TRUSSES ARE TO BE DESIGNED TO SUIT EXISTING LOCAL SNOW LOADS BY A REGISTERED ENGINEER HAVING JURISDICTION, AND PREFABRICATED BY AN APPROVED MANUFACTURER
- BEAMS SUPPORTING OTHER THAN UNIFORMLY DISTRIBUTED LOADS SHALL BE ENGINEER APPROVED
- BASEMENTS AND CRAWL SPACES ARE TO BE FULL HEIGHT
- R-12 INSULATION c/w 6 mil POLY ON THE WARM SIDE AND SEALED AT ALL JOINTS
- ALL BATHTUBS & SHOWERS HAVE MOISTURE RESISTANT WALL BOARD - AQUA BOARD, DUN-SHIELD, WONDER BOARD, CEMENTITIOUS BOARD, ECT.
- BATHROOM FANS, KITCHEN EXHAUST FANS, & CLOTHES DRYERS ARE TO BE DUCTED TO THE EXTERIOR OF THE BUILDING
- ALL LINTELS ARE 2 - 2x10 UNLESS OTHERWISE NOTED

NOTE TO INSULATOR

- ALL VAPOUR BARRIER IS TO BE LAPPED A MIN. OF 4" @ JOINTS AND IF POSSIBLE OVER A SOLID MEMBER (STUD, TOP/BOTTOM PLATE, TRUSS, ECT.) WITH SOLID CAULKING BETWEEN POLY AND STAPLED INTO THE SUPPORT MEMEBER
- ALL STAPLING OF THE POLY IS ONLY TO BE DONE OVER & THROUGH CAULKING LOCATIONS
- ALL PENETRATIONS THROUGH VAPOUR BARRIER ARE TO HAVE A POLYETHYLENE COLLAR APPLIED AND SEALED TO COMPONENT AND VAPOUR BARRIER
- INSTALL POLYETHYLENE PANS BEHIND ELECTRICAL BOXES IN EXTERIOR WALLS SEALED TO WALL WITH CAULKING, TAPED AND SEALED TO ADJACENT VAPOUR BARRIER
- THOROUGHLY INSPECT VAPOUR BARRIER PRIOR TO INSTALLATION OF DRYWALL AND REPAIR PUNCTURES, RIPS AND TEARS WITH SEALING TAPE

NOTE TO CRIBBER

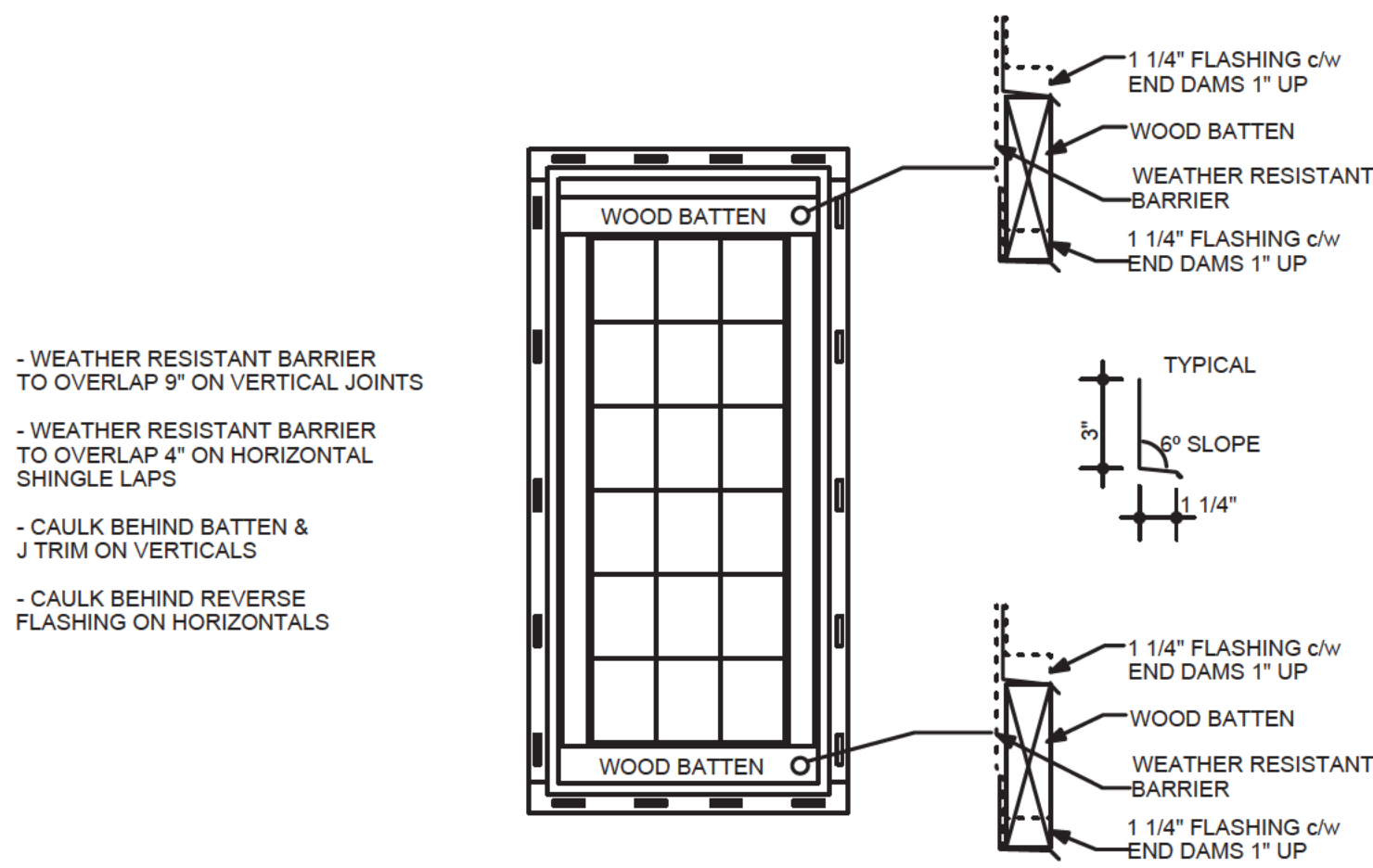
- ALL CONCRETE IS TO BE VIBRATED
- ALL STRIP FOOTINGS ARE TO BE REINFORCED WITH TWO ROWS OF 10M REBAR
- ANY CONCRETE POURED IN BELOW ZERO WEATHER MUST BE COVERED IMMEDIATELY
- ALL STRIP FOOTINGS ARE TO BE LOCKED TO FOUNDATION WALLS WITH 10M STEEL DOWELS EVERY 32"
- PAD FOOTINGS TO BE FULL 10"

IMPORTANT

- THE FLOOR AND FRAMING HAS BEEN DESIGNED ACCORDING TO THE STANDARDS IN USE
- HOWEVER, MANUFACTURERS MAY PROPOSE CERTAIN VARIATIONS IN THE STRUCTURE DEPENDING ON THE PRODUCTS THAT THEY OFFER
- MANUFACTURERS SHOULD PROVIDE THE GENERAL CONTRACTOR THE NECESSARY DETAILS AND DIMENSIONS OF ANY VARIATIONS

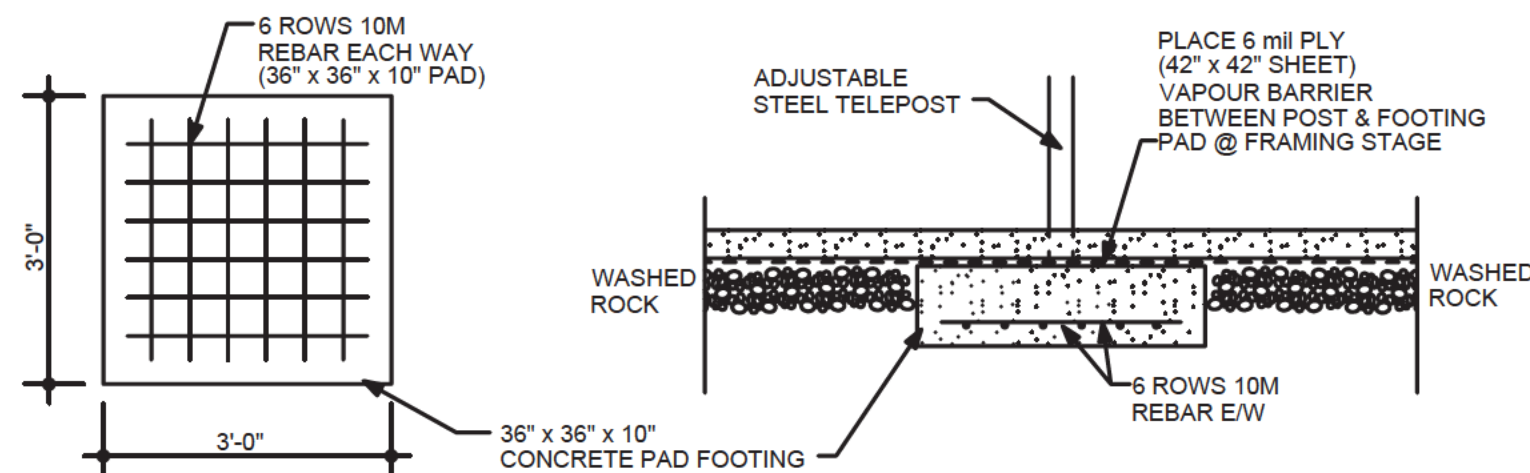
NOTE:

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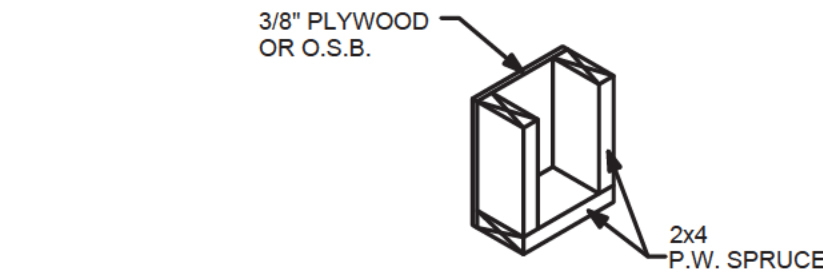
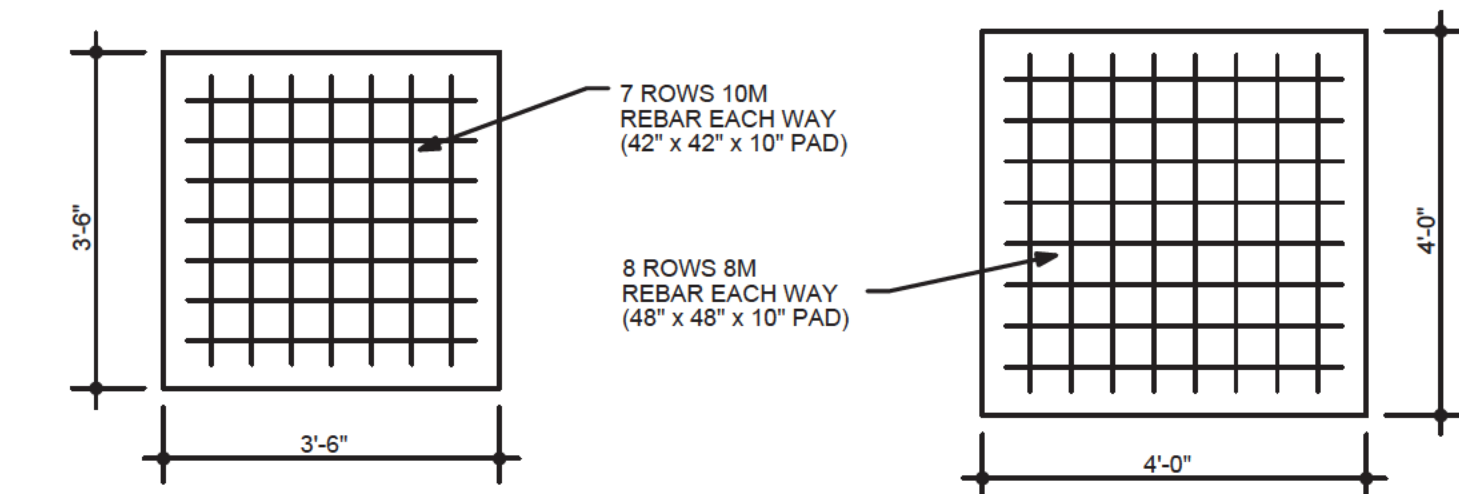
WOOD SIDING c/w BATTENS & END DAMS

NOT TO SCALE



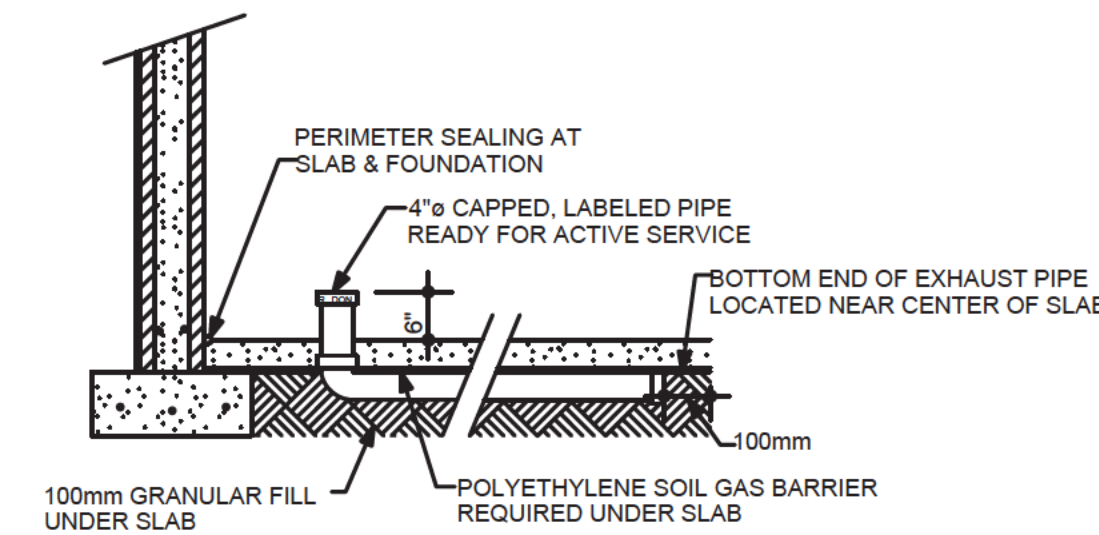
PAD FOOTING DETAIL

SCALE : 1" = 2'-0"



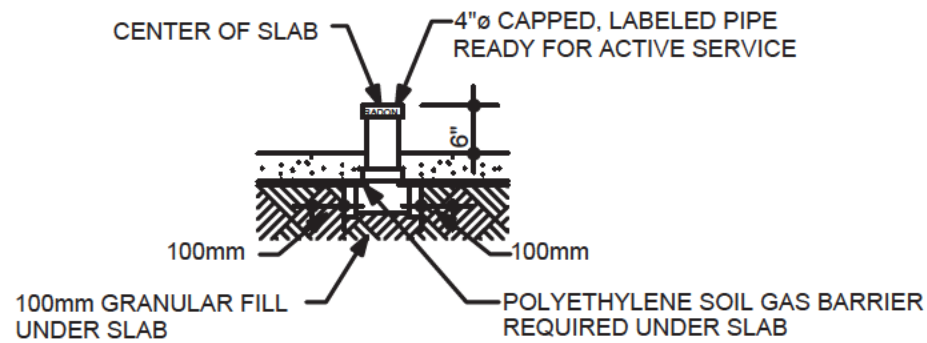
TYPICAL BEAM POCKET DETAIL

NOT TO SCALE

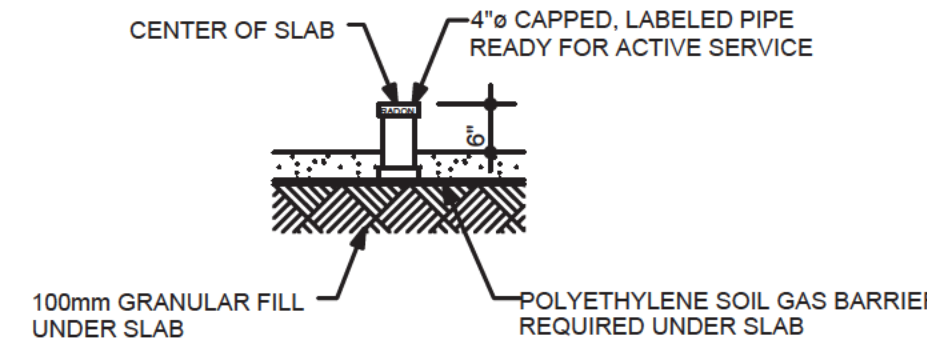


RADON GAS DETAIL 2

A-9.25.3.4 & 9.25.3.6 AIR LEAKAGE AND SOIL GAS CONTROL IN FLOORS-ON-GROUND.
THE REQUIREMENTS IN SENTENCE 9.25.3.3.(6) REGARDING THE SEALING OF PENETRATIONS OF THE AIR BARRIER ALSO APPLIES TO HALLOW METAL AND MASONRY COLUMNS PENETRATING THE FLOOR SLAB, NOT ONLY THE PERIMETERS BUT ALSO THE CENTERS OF SUCH COLUMNS MUST BE SEALED OR BLOCKED



RADON GAS DETAIL 3



RADON GAS DETAIL 3

NOTES

CONCRETE FOUNDATION

- ICF FOUNDATIONS TO MANUFACTURES SPECIFICATIONS
- BITUMINOUS DAMPPROOFING TO GRADE
- CONCRETE STRIP FOOTING R/W 2 ROWS 10M REBAR AND LOCKED TO WALL WITH 10M STEEL DOWELS EVERY 32"
- PLACE FOOTING ON UNDISTURBED SOIL MIN. 4'-0" BELOW FINISHED GRADE

BASEMENT FLOOR SLAB

- 3 1/2" THICK CONCRETE SLAB (MIN.)
- KYTECH PIPING AT 12" SPACING (IN FLOOR HEATING ONLY)
- WELDED WIRE MESH (IN FLOOR HEATING ONLY)
- 8 mil POLY MOISTURE BARRIER
- MIN. 5" WASHED ROCK

GARAGE FLOOR SLAB

- 4" THICK CONCRETE SLAB
- 6x6 #10 WELDED WIRE MESH
- OPTIONAL 10M REBAR @ 24" o/c BOTHWAYS
- DRILL REBAR INTO FOUNDATION WALL MIN. 2"
- MIN. 5" COMPACTED GRANULAR FILL

WEEPING TILE

- MIN. 6" OF 3/4" WASHED ROCK OVER
- MIN. 4" DIAMETER PERFORATED PERIMETER DRAIN TILE
- PLACED ON UNDISTURBED SOIL AND CONNECTED TO SEWER SYSTEM c/w BACK WATER VALVE (IF APPROVED) OR
- CONNECT TO 30" x 30" x 18" SUMP PIT c/w PUMP & DISCHARGE PIPE

NOTES

EXTERIOR WALL CONSTRUCTION

- EXTERIOR WALL FINISH AS PER ELEVATIONS
- BUILDING PAPER (OPTIONAL APPROVED HOUSE WRAP)
- 3/8" MIN. WALL SHEATHING
- 2x6 #2 S.P.F. S.DRY STUDS @ 16" o/c
- 2x6 #2 S.P.F. S.DRY TOP, BOTTOM, & CAP PLATES
- R-20 FRICTION FIT BATT INSULATION
- 6 mil POLY VAPOUR BARRIER
- 1/2" GYPSUM BOARD

INTERIOR WALL CONSTRUCTION

- 1/2" GYPSUM BOARD BOTH SIDES OF
- 2x4 #2 S.P.F. S.DRY STUDS @ 16" o/c
- 2x4 #2 S.P.F. S.DRY TOP, BOTTOM, & CAP PLATES

ROOF CONSTRUCTION

- FINISH ROOF AS PER ELEVATIONS
- METAL ROOF EDGE/VALLEY PAN/STEP FLASHING AS REQUIRED
- 7/16" MIN. ROOF SHEATHING c/w H-CLIPS
- PRE-ENGINEERED ROOF TRUSSES @ 24" o/c AS PER PLANS (OPTIONAL 16" o/c)
- R-40 CELLULOSE INSULATION - FLAT CEILING AREAS
- R-40 BATT INSULATION - VAULTED CEILING AREAS
- WAXED CARDBOARD INSULATION STOPS
- 6 mil POLY VAPOUR BARRIER
- 5/8" GYPSUM BOARD OR 1/2" C.D.
- CEILING FINISHED TO OWNERS SPECIFICATIONS
- MIN. 20" x 28" INSULATED & WEATHERSTRIPPED ATTIC ACCESS

EAVES

- PREFINISHED ALUMINUM SOFFITS, FASCIA, EAVESTROUGHS, AND DOWNSPOUTS

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PROJECT

GENERAL NOTES

PROPOSAL DATE:

DATE:

DRAWN BY:

SCALE:

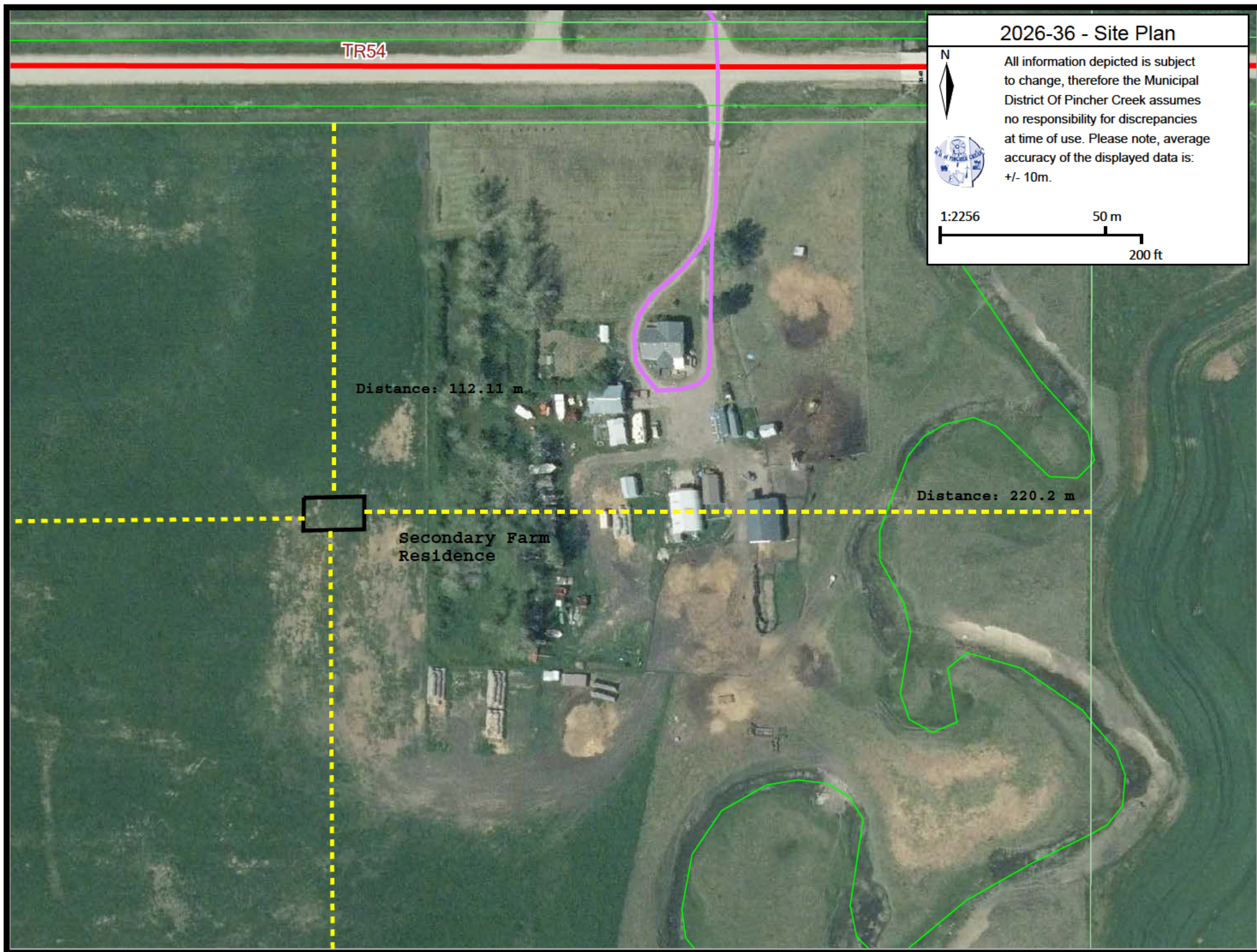
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SHEET NO:

1

OF

1



2026-36 - Site Plan

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



1:2256

50 m

200 ft

2026-36 - Site Plan



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

1:4513

100 m

200 ft

881 0093

TR54

881 0093

Distance: 563.35 m

Distance: 112.11 m

Secondary Farm
Residence

Distance: 220.2 m

Distance: 273.12 m

NW21 5-29-4

DEVELOPMENT OFFICER REPORT

June, July & August 2026

Development / Community Services Activities include:

- June 2 Planning/MPC Meeting
- June 4 ADOA Lunch and Learn
- June 9 Council Committee & Council Meeting
- June 10 Regional Tourism Advisory Committee Meeting
- June 23 Council Committee & Council Meeting
- June 24 PC Colony Irrigation Project Inspection
- July 1-7 Vacation
- July 7 Planning Session
- July 7 Subdivision Authority Meeting
- July 8 Policy Solver Demo
- July 8 South Canadian Rockies Board Meeting
- July 10 SDO
- July 14 Council Committee & Council Meeting
- July 20 Intermunicipal Planning Committee Meeting
- July 21 Code of Practice for Pits Changes – Engagement Session
- July 27 Administrative Meeting – Captus Energy
- July 28 Administrative Meeting – Miistakis Institute – Ecological Network
- July 28 Landowner Site Inspection
- Aug 13 Code of Practice for Pits Changes – Environmental Concerns Session
- Aug 20 Safety BBQ
- Aug 25 Council Committee & Council Meeting
- Aug 27 Code of Practice for Pits Changes – Referral Process Session

PLANNING DEPARTMENT STATISTICS

Development Permits Issued by the Development Officer for June, July & Aug 2026

No.	Applicant	Division	Legal Address	Development
2026-21	Cameron Callbeck	3	Lot 12, Block 7, Plan 0813924 within Beaver Mines	Accessory Building
2026-25	Greener Homes (Shannon Kooy)	3	Lot 76, Block 3, Plan 0012472 within CMR	Addition (Roof over deck)
2026-29	Ross McCrady	5	Lot 1, Block 15, Plan 0310100 within SE 18-7-2 W5	Addition to Accessory Building
2026-30	Julia Mitchell & Cody Spencer	3	SW 1-6-2 W5	Addition to Single Detached Residence
2026-31	Connie & Robert Van Baal	5	NW 33-8-2 W4	Accessory Building
2026-33	Link Builders (Bonnie	2	Lot 1, Block 1, Plan 2210876	Addition – Double Car Garage to

	Conrad)		within SW 35-5-29 W4	SDR
2026-34	Lake View Builders (Eileen Monaghan)	5	Within SE 3-7-2 W5	Accessory Building

Development Permits Issued by Municipal Planning Commission June 2026

2026-23	Aaron & Elise Farough	3	Lot 1, Block 1, Plan 0112861 within NW 34-6-1 W5	Moved In Residential Building
2026-26	Rocky View Mennonite Church	2	Lot 1, Block 1, Plan 2110185 within SW 18-6-29 W4	Church

Development Statistics to Date

DESCRIPTION		2026 To date (Sep)	2025	2024	2023
Dev Permits Issued	9 – June, Jul, Aug	33 22 -DO 11 -MPC	55 38 -DO 16 -MPC 1-Council	54 38 -DO 16 -MPC	49 31 – DO 18 - MPC
Dev Applications Accepted	14 – June, Jul, Aug	43	60	58	54
Utility Permits Issued	5 – June, Jul, Aug	23	48	23	35
Subdivision Applications Approved	1 – July	6	12	12	5
Rezoning	0 – June, Jul, Aug	1	0	1	0
DESCRIPTION		2026 to Date (Sep)	2025	2024	2023
Compliance Cert	4 – June, Jul, Aug	14	16	34	21

RECOMMENDATION:

That the report for the period ending August 27, 2026, be received as information.



Prepared by: Laura McKinnon, Development Officer

Date: August 27, 2026

Respectfully Submitted to: Municipal Planning Commission

The Communicator

In this issue

- Words from the Editor
- Presidents Message
- Conference 2026 Update
- Membership Perks
- “Beyond the Permit”
Article
- Brownlee Legal Corner



Words from the Editor

Whew! It has been hot! It's terrible to complain about summer weather but we hit 38 degrees last week and that is a warm day.

Permits have been busy. Like everywhere else, the hot topic is the Data Centres. Our municipality hasn't had an application come through but there has been much chatter and a few petitions against the project. I'm very interested in learning more about Data Centres and am excited for the speaker at the conference.

The board has our last meeting in Olds, at the Pomroy hotel where the conference will be held and I think you will all be impressed. Not only are the conference and hotel staff amazing, the town is lovely. I have never been to Olds and was expecting a much smaller municipality but its very large with lots of shops and services.

The moving of locations for the conference is a highlight of the ADOA. I have been to places that I would never have been without a conference being held at that location and I've never been disappointed with the great things that our Alberta towns and cities offer.

Looking forward to seeing you all next month!

President's Message

As we move through another busy and rewarding year for the Alberta Development Officers' Association (ADOA), I want to take a moment to reflect on some recent accomplishments, recognize those who make our Association successful, and look ahead to the exciting months before us.

In June, we had the pleasure of hosting another successful **Lunch and Learn** in the Town of Olds. These professional development sessions continue to be an excellent opportunity for members to connect, exchange ideas, and discuss emerging issues affecting planning and development across Alberta. The interactive discussions and willingness of members to share their knowledge are what make these events so valuable. On behalf of the Board of Directors, I would like to thank everyone who attended, participated, and helped make the event such a success. A special thank you also goes to the Town of Olds for hosting us and providing such a welcoming venue.

I would also like to extend a warm welcome to all of our new members who have joined the Association in recent months. Whether you are new to the planning and development profession or a seasoned practitioner joining ADOA for the first time, we are pleased to have you as part of our professional community. Our Association continues to grow because of the dedication and expertise of its members, and we encourage you to become involved by attending events, participating in discussions, and sharing your experiences with your colleagues from across the province.

Looking ahead, one of the highlights of the year is quickly approaching. Our **2026 Annual Conference**, taking place **September 15–18, 2026**, will be co-hosted by the **Town of Olds** and **Mountain View County**. The Conference Planning Committee has been working diligently to develop a program that offers relevant educational sessions, practical learning opportunities, engaging speakers, and valuable networking events. Annual Conference is always one of the most anticipated events on our calendar, providing members with an opportunity to expand their knowledge, reconnect with colleagues, and strengthen the relationships that make ADOA such a vibrant organization. I encourage everyone to register and join us for what promises to be an outstanding conference.

The Board of Directors is also excited to begin work on a comprehensive redesign of the Association's website. Our current website has served the Association well for many years, but it is time to modernize our online presence to better support the needs of our members. The redesigned website will focus on improving navigation, enhancing accessibility, streamlining access to professional development resources, and creating a more user-friendly experience. As this project progresses, we look forward to sharing updates and gathering member feedback to help ensure the new website meets the evolving needs of our profession.

Finally, I would like to recognize someone whose contributions to ADOA have been truly

President's Message

Finally, I would like to recognize someone whose contributions to ADOA have been truly exceptional.

After more than a decade of dedicated service, our Executive Assistant, **Diane Burtnick**, has announced her retirement. Diane has been the steady and dependable force behind so much of what our Association accomplishes. From coordinating conferences and meetings to supporting the Board of Directors, managing countless administrative responsibilities, and serving as a welcoming first point of contact for our members, Diane has consistently demonstrated professionalism, commitment, and genuine care for the Association and its membership.

On behalf of the Board of Directors and the entire ADOA membership, I extend our sincere appreciation to Diane for her many years of outstanding service. Her dedication has helped strengthen our Association, and her contributions have left a lasting impact that will be appreciated for many years to come. We wish Diane every happiness and success in her well-earned retirement and thank her for everything she has done for ADOA.

As always, thank you for your continued support of the Alberta Development Officers' Association. The strength of our organization comes from the engagement, professionalism, and collaboration of our members. I look forward to seeing many of you in Olds this September as we continue working together to support excellence in planning and development throughout Alberta.

Jordan Ruegg

President

Alberta Development Officers' Association



Conference 2026 Update – Nate Hill

We're coming up on a month away from the 2026 ADOA Annual conference co-hosted by Mountain View County and the Town of Olds! We're getting as excited to have you as we hope you are to join us, we've got lots in store for you and we're so excited to show you all the region has to offer!

From phenomenal keynotes and tour options to educational content from field safety to legislation, the 2026 ADOA conference will be your one-stop shop for everything ADOA! On top of our programming and networking opportunities, new ADOA board members will be chosen during the annual board meeting. Don't be afraid to throw your hat in the ring and keep our organization moving the right direction.

As we get ready for the conference, please don't forget to join the ADOA Discord group to engage with your fellow ADOA members and keep the excitement building! Lastly, don't forget your silent auction items in support of the Logan Boulet Foundation!



The Alberta Development Officers' Association (ADOA) is a non-profit professional association that supports development officers and others involved in municipal planning and development across Alberta. Its main purpose is to provide education, networking, resources, and advocacy for people working in development and planning roles.

Serving on the ADOA Board for a 2 year term is a rewarding volunteer opportunity that allows you to make a meaningful impact on the profession while expanding your professional network and leadership skills. Although the time commitment varies based on current projects and initiatives, the maximum estimated commitment is approximately 10–15 hours per month and the experience comes with many valuable perks!



Networking & Community

- Expanded professional network
- Peer support
- Friendships
- Socializing

Professional Development

- Leadership experience
- Professional growth
- Industry visibility
- Mentorship

Member Benefits

- Expense reimbursement
- Complimentary conference registration

Eligibility

A Member in Good Standing

Active Members-municipal employees or planning commission members

Associate Members -municipal or government employees

<https://adoc.net/>

Beyond the Permit: Why Planning and Development is Becoming a Competitive Advantage for Our Communities

Submitted by Jenny Bruns, Town of Barrhead

For many years, municipal planning and development departments were viewed primarily as regulators. Their role was to administer legislation, process development permits, enforce land use bylaws, and ensure communities grew in an orderly and compliant manner. While those responsibilities remain fundamental, the expectations placed on municipal professionals are changing.

Today, municipalities of every size are competing, not only with neighboring communities, but with regions across Alberta and beyond for investment, businesses, housing, skilled workers, and residents. Population growth is slowing in many rural areas, and labor shortages continue to challenge employers, and development decisions are increasingly influenced by how easy a municipality is to work with.

In this environment, planning and development professionals have become much more than administrators. They have become facilitators of growth.

Every interaction with a developer, entrepreneur, resident, or investor helps shape the reputation of a community. A timely response to an inquiry, a willingness to explain the approval process, or working collaboratively to find solutions within legislation can leave a lasting impression. While legislation and municipal bylaws establish the framework, how municipalities deliver those services can become a competitive advantage.

At the Town of Barrhead, this perspective has influenced many of our recent initiatives. Planning, legislative services, and economic development work together to remove barriers, improve customer service, and support Council's long-term vision for growth. Whether reviewing development processes, implementing residential and non-residential tax incentive programs, exploring housing opportunities, or collaborating regionally through investment attraction initiatives, the objective remains the same: create an environment where responsible development can happen with confidence.

This approach recognizes that economic development is not solely the responsibility of an economic development officer. It is reflected in land use policies that encourage investment, development processes that are clear and predictable, infrastructure planning that supports future growth, and legislative services that provide transparent governance. Every municipal department contributes to the investment climate.

For development professionals, this shift does not mean compromising legislative requirements or lowering standards. In fact, consistency, fairness, and compliance remain essential. Rather, it means recognizing that municipalities can be both regulators and partners. By helping applicants understand requirements early, identifying solutions instead of obstacles, and fostering positive relationships, planning professionals play an important role in community prosperity.

Across Alberta, municipalities are asking similar questions. How do we attract investment? How do we create housing? How do we retain businesses and grow our tax base? Increasingly, the answers involve collaboration across departments and a recognition that planning and development is not simply about regulating change, it is about enabling it.

As development professionals, we have a unique opportunity to influence how our communities grow. Every permit, policy, and conversation contributes to a municipality's reputation. In an increasingly competitive environment, communities that are responsive, collaborative, and solution-oriented will be well positioned to attract the people and investment needed for long-term success.

Perhaps the greatest shift is not in legislation or policy, but in mindset. Planning and development has always shaped communities. Today, it also helps shape their competitiveness.

Responding to Data Centre Proposals in your Community - Part 4: Comments on Statutory plans and engaging before the AUC

The influx of a new kind of land use introduces something that is unknown within a community, often stoking fears and consternation for residents and businesses. New land uses may also introduce fresh industry and business potential within a municipality, supporting economic development. Technologies like data centres create these kinds of impacts on a community. Though the province has much greater control over the power plants and fuel sources (particularly for natural gas generated power), the municipality can still influence this process. The municipality will control where the computing component will be located.

This article is the fourth and final part in a series of articles for the ADOA regarding the increased demand for data centers that are being developed across the province. In the first three parts, we explained jurisdictional issues and how to incorporate the uses (both power plant and computing component) within a municipality's Land Use Bylaw. Now we will focus on how other parts of the planning framework can shape these developments within a municipality.

The kinds of plans to consider

Statutory plans set long-term vision for development within a municipality. An Intermunicipal Development Plan ("IDP") helps shape development in boundary of fringe areas between different municipalities, while the Municipal Development Plan ("MDP") establishes the land use, transportation and utility planning direction across an entire municipality. An Area Structure Plan ("ASP") sets the sequence of development in a sub-area of the municipality, while an Area Redevelopment Plan ("ARP") provides specific tools that can be used to shape how a built area changes over time.

Any and all of these plans could be used to help shape how data centre development occurs within a community. Ultimately, the unique context of each municipality and its statutory planning framework will determine which plans should be reviewed, updated, and/or developed to respond to the potential for data centres. Should data centre development appear poised for explosive growth in a boundary region of the municipality, an IDP review and update could be necessitated. If a massive data centre project has the potential to shape development across the municipality, then the municipality may want to ensure its MDP speaks to this level of change. If data centres begin to co-locate within a specific area of the municipality, the creation and/or update to ASPs and ARPs may be required.

Even if the municipality chooses to focus its efforts on creating or altering an ASP to adjust for power plant or computing component concerns, the municipality will still want to ensure the higher-level plans are current and consistent with any proposed changes at the lower level ASP. Furthermore, the Land Use Bylaw should similarly be adjusted once planning direction is set to reflect this direction and ensure it is implemented through current planning applications (subdivision and development permit).

Identifying areas to encourage or discourage power plants or computing components

Statutory planning documents can help in setting direction for where the components should be located, or where they should be avoided. Factors will include compatibility with neighbouring uses (existing or proposed) as well as assessing servicing and infrastructure capacity. Statutory plans can also prioritize certain areas for specific types of development in order to reduce the potential for conflict with existing or planned development.

In order to either prioritize or discourage specific types of development in certain areas, municipalities should ensure they have the information and studies to support them. Policy direction, setbacks, or other forms of regulatory measures are easier to impose and defend if they are grounded in rigorous analysis and studies. Existing studies respecting high quality agricultural lands, power and water availability, as well as transportation requirements and capacity can be considered. But, the municipality may need to update these studies if they are out of date or if they do not consider unique aspects of the power plant and computing components.

Of course, the municipality can also set policy direction on general principles of land use planning as well. Discouraging large-scale power plant and computing components from locating near current urban development (such as residential or commercial) is a valid approach to achieve the orderly, economical and beneficial development, use of land and patterns of human settlement. Similarly, finding ways to locate power plants or computing components near compatible and supportive land uses may make sense. Redevelopment opportunities may be appropriate; for example, citing power plants or computing components on former industrial areas would be appropriate and likely desirable. Even geographic features, like natural shading during summertime or nearby water sources could be prominent reasons to encourage power plants or computing component development in a particular location as that can mitigate overheating concerns.

The statutory planning framework has the opportunity to integrate all these kinds of considerations and then establish a general direction for the municipality. Not only does this provide clarity for the community over where there may be pressures for power plants or computing components, statutory plan references can act as a powerful signal to industry proponents that the municipality is ready and poised for investment in certain targeted locations.

Opportunity for Influence at the AUC

Once statutory plans and Land Use Bylaws are updated, the municipality is best positioned to regulate both power plants and computing centres. Given the paramountcy afforded to AUC decisions over power plants with 1 megawatt of generating capacity (MGA s 619), a municipality can best position itself to influence these decisions if they have a clear framework in statutory plans and the land use bylaw that either supports or disincentivizes power plants in particular areas.

The AUC will consider many different stakeholders' positions in its decision-making. They also actively seek out feedback on their own rules and regulations for the different kinds of approvals they provide. So long as the municipality presents a strong case within engagement and decision-making processes, they may have the opportunity to shape the outcome of data centre development. Statutory plans and Land Use Bylaws that are supported by technical studies can be persuasive to the AUC as they make the ultimate decision over whether a power plant with over 1 megawatt of generating capacity is approved at a particular location. Though municipalities do not have control, they have a voice. There are three key ways municipalities influence AUC approvals: opposition; deferral; secure commitments. Here are some recent examples:

a) **Opposition** – in two relatively recent decisions, municipal opposition has resulted in the AUC rejecting approval of the power plant applications outright.

i) **PACE's solar power plant application in the Town of Hanna (AUC Decision 29274-D012025)** – The AUC rejected an application for a 15-M solar project based on opposition from the Town of Hanna. The proponent (PACE Canada Development LP) proposed to build a solar power plant project; panels would have flanked the Municipality's uncontrolled airport. Some of the panels would have been located as close as 120 m from the centerline of the runway. The Municipality had concerns regarding the close proximity of the Project to the airport. The Municipality retained Brownlee LLP to intervene before the AUC.

The AUC rejected the application citing safety concerns arising from the power plants location. The AUC confirmed the proponent has the burden of establishing to the AUC that the project will be in the public interest and reasonably safe. The AUC found that the proponent's application and witnesses did not adequately address various safety risks:

- The proximity of the Project reduced landing options a plane would have in emergency situations;
- If a crash occurred near or in the solar project, emergency response could be hindered by energized solar arrays;
- There was uncertainty caused by the possible increased turbulence over the runway;
- There was no air traffic controller available to warn pilots of dangerous situations.

Therefore, the AUC determined the proponent had not met its burden to establish that the project was in the 'public interest'.

ii) **2569059 Alberta Inc.'s Laramide Battery Energy Storage Facility and Connection in Foothills County (AUC Decision 28906-D01-2026)** – as set out in more detail in

Article 3 (in this series of articles) the AUC rejected the application, again, based on the Municipality's concerns respecting safety and in particular, emergency management. The Municipality's Council had, through its planning bylaws, adopted a comprehensive planning framework directing power plants away from the proposed area and instead, to an area where there was established infrastructure for fire suppression. The AUC therefore found that the proposed project was not in the 'public interest'.

- b) **Deferral to Development Permit – Aira Solar GP Ltd. solar power plant in County of Forty Mile (AUC Decision 27842-D02-2024)** in one of the first decisions issued post pause, the AUC heeded the Municipality's submissions making it clear that the AUC would not embark on considering key areas of municipal authority. The AUC declined to decide on the following issues and instead deferred these to be addressed at the municipal development permit stage, namely: transportation conditions respecting a road use agreement, development agreement and crossing agreement, and waste management (approval and implementation). Given the framework in the MGA s 619, the Municipality would be obliged to issue the development permit (provided the development permit application was "consistent" with and "complies" with the AUC approval). However, the AUC has made it clear that at least some concerns should be addressed at the local level.
- c) **Negotiate Commitments – TransAlta Corporation Flipi Gas-Fired Generation Project in Clearwater County (AUC Decision 29810-01-2026)** The AUC takes a specific approach to commitments; they perform a very important function in the AUC regulatory process. Commitments are binding and enforceable by the AUC the same way as conditions imposed through an AUC approval. Securing commitments with the proponent is a way to address municipal concerns and either eliminate or reduce the number of issues the municipality addresses at the AUC hearing.

Proponents will, to varying degrees, be motivated to negotiate commitments. Certain proponents realize it is desirable to go into any hearing demonstrating that all municipal concerns have been addressed. The AUC has in certain decisions (such as the TransAlta Flipi project in Clearwater County) referenced the Proponent's willingness to negotiate commitments with the municipality positively. Commitments negotiated in this scenario contemplated that certain matters would be deferred to the municipal development permit stage (if the AUC ultimately approved the project). Commitments to the municipality included: traffic impacts (development agreement and road use agreement); emergency response, visual screening and fencing, and communicating municipal requirements to personnel working on the power plant. In other scenarios, municipalities have also negotiated commitments for approval and implementation of Soil Management Plans as well as Dust, Weed, and Pest Control Management Plans.

If your municipality:

- is considering changes to its planning bylaws to incorporate additional measures addressing the location of or operation of data centres (i.e. their related components namely the power plant and computing components); or
- has concerns respecting a proposed power plant within its boundaries,

it would be well served to retain legal counsel with experience in addressing these issues. Legal support will be far more effective if engaged sooner rather than late into the AUC process.

Conclusion

Should you have any questions on data centre developments that you would like answered, please reach out to the following 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 matters, 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).

2025-2026 Board of Directors

Board Member	Role	Municipality	Email	Phone
Jordan Reugg	President	Smoky Lake County	jruegg@smokylakecounty.ab.ca	780-650-5207
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Jenny Bruns	Secretary	Town of Barrhead	jbruns@barrhead.ca	780-282-0390
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Nathan Hill	Education Chair	Town of Olds	nhill@olds.ca	403-507-4863

Diane Burtnick	Executive Assistant	admin@adoa.ca
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Contact us

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

Email: admin@adoa.net

Alberta Development Officers Association

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Strathmore, AB T1P 1A2

Visit us on the web at www.adoa.net

Urban Forests

An analysis of benefits, challenges, and municipal considerations.

An urban forest is the total inventory of trees and other vegetation within an urban area. Green assets provide a wide-ranging assortment of both quantifiable and intangible benefits to humans. These benefits, known as ecosystem services, are poorly understood by many, and as a result, trees are often undervalued by the public. Additionally, various development and environmental pressures threaten the well-being of Alberta's urban forests.



Introduction

Trees are ubiquitous natural assets that provide humans with a host of physical, environmental, and psychological benefits. The absorption of stormwater, mitigation of the urban heat island effect, dampening of noise pollution, fostering of biodiversity, sequestration of greenhouse gases and the beautification of urban areas are a few of the many benefits that trees can provide. These ecosystem services are inconspicuous in nature and are often overshadowed by some of the more visible drawbacks, such as the maintenance required for fallen leaves, the hindrance of views or the perceived risk they pose to structures. This periodical aims to summarize the benefits of urban trees along with the threats they face, and to inform municipalities about the land use implications of urban forests.

Ecosystem services

An urban forest is the total collection of trees, shrubs, grass, and other vegetation within a given urban area. Although every part of an urban forest is important, trees can be considered the workhorses of urban forests in terms of benefits provided and will be the focus of this periodical. Trees can be sorted into two general categories—coniferous and deciduous. Coniferous trees are identified by their small, needle-like leaves that remain all year round. Deciduous trees bear flat, broad leaves that change colour and fall off annually. In an urban setting, coniferous trees are beneficial because of their ability to screen properties from dust, noise, and other disturbances, on a year-round basis. The value of deciduous trees is found in their expansive leaf and canopy area, and because the magnitude of ecosystem services provided by individual trees is largely determined by the canopy size and total leaf area, deciduous trees deliver more ecosystem services per tree than their coniferous counterparts.

Ecosystem services are tree functions that enhance and support human existence. Certain ecosystem services such as stormwater absorption, carbon dioxide sequestration and air pollution removal can be assigned a dollar value because the same function would otherwise have to be delivered by engineered infrastructure with a known cost. The USDA Forest Service developed MyTree, part of its i-Tree suite, to quantify the empirical benefits of individual trees by assigning a dollar value for each service. MyTree uses species, trunk diameter, and condition as the input parameters to estimate each function. Generally, the level of ecosystem services provided by individual trees is dependent on both their total leaf area and canopy area; mature, large trees, with large leaves, offer the highest level of ecosystem services. While MyTree can be useful for small-scale evaluations, the overall benefit provided by urban forests is better conveyed by Urban Tree Canopy (UTC) coverage, which measures the percentage of ground area covered by tree crowns when viewed from above. This metric is useful because it indicates the general level of ecosystem services provided by an urban forest in a given area. Municipalities commonly set UTC targets to track urban forest growth progression (e.g. increasing UTC from 13% to 20%).

MyTree Benefits

Over 20 years.

American elm, (*Ulmus americana*)

Serving Size: 48.00 in. diameter
Condition: Excellent
Location: Lethbridge, Ab, Canada
Expected i-Tree benefits over 20 years: \$52.79

Carbon Dioxide Uptake	\$40.36
Carbon Sequestered ¹	1,113.58 lbs
CO ₂ Equivalent ²	4,083.11 lbs
Storm Water Mitigation	\$9.47
Runoff Avoided	1,059.56 gal
Rainfall Intercepted	509,934.88 gal
Air Pollution Removal	\$2.96
Carbon Monoxide	0.53 oz
Ozone	492.69 oz
Nitrogen Dioxide	31.82 oz
Sulfur Dioxide	0.41 oz
PM _{2.5}	14.88 oz

Benefit estimates are based on USDA Forest Service research and are meant for guidance only. Visit www.itreetools.org to learn more.

Pictured above is the estimated dollar value of ecosystem services provided by a large American elm tree in Lethbridge, over a period of 20 years, as calculated by MyTree (figures in US dollars). It should be noted that while the benefits provided by individual trees may not be overwhelming, the number of trees in an urban forest can range from thousands up to several million in large urban areas.

Urban heat island effect

The built environment of urban centres provides a host of goods, services, housing, and the ability to easily travel between these opportunities via transportation networks. However, a symptom of the proliferation of hard surfaces in urban areas is heightened temperature. Impermeable materials like asphalt and concrete have a propensity to absorb and radiate the sun's energy. This phenomenon is known as the urban heat island (UHI) effect. The surface temperature of developed areas with high concentrations of grey infrastructure such as commercial and industrial districts, has been shown to be upwards of 10 degrees Celsius warmer than nearby land with higher levels of vegetation coverage. The heat saturation of urban areas during extreme heat events has pushed far beyond the realm of discomfort. An upward trend of illnesses and deaths related to extreme heat events prompted the federal government to identify urban heat islands as a public health risk. Published in 2020, "Reducing urban heat islands to protect health in Canada" is Health Canada's guidebook for public health professionals and urban planners to help address the adverse effects of urban heat islands through various green infrastructure initiatives. The guidebook establishes UHIs as a threat to human health, and highlights case studies in municipalities across Canada that utilize urban forests and other green infrastructure to mitigate externalities related to extreme heat.

While the document references some experimental and innovative solutions to cool cities, such as green alley initiatives in Montreal, there are also several examples of one of the quintessential aspects of urban forests—boulevard trees. Boulevard trees (i.e. street trees) are planned rows of medium to large deciduous trees that parallel streets on centre medians or road right-of-ways. In southern Alberta, American elm (*Ulmus americana*) trees are commonly found in boulevards because of their expansive, umbrella-like canopy, and hardiness towards the region's difficult climate. At full maturity, evenly spaced trees can easily provide shade for an entire residential-sized street. The cooling effect of shade cover is easy to understand and experience; the canopies of trees intercept and prevent the sun's radiation from directly warming people and impermeable surfaces. Additionally, evapotranspiration—the process of moisture migrating from plants and permeable surfaces into the atmosphere—works simultaneously with shade cover to provide a more habitable environment in urban areas during times of intense temperature and sunlight.

Historical context

Whether it be large cities in Alberta such as Edmonton, Calgary, or Lethbridge, or smaller urban centres like Brooks, Nanton, or Barons, a common feature of the mature neighbourhoods in these municipalities is the abundance of trees. Generously sized lots, front yards, and grass boulevards provided ample room to plant large-species trees on both private and public



Image credit: Gilles Beaudry

Ruelles vertes (green alleyways) are select alleys in Montreal that have been revitalized with trees, grass, and vertical plants. These projects are approved by local governments but carried out by residents. The alleyways remain functional for vehicular traffic while helping mitigate the urban heat island effect.

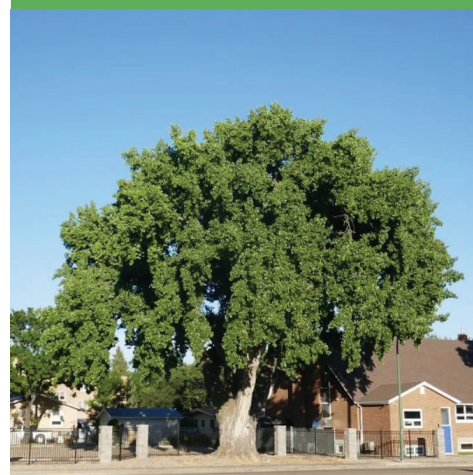
land. Many of the trees planted prior to WWII are still alive today, and provide the bulk of the ecosystem services in the municipalities where they stand. The emphasis on integrating nature into urban areas was a purposeful reaction to the unhygienic and melancholy living conditions experienced in rapidly industrializing cities throughout the latter half of the 19th century. The “Garden City” planning movement, initiated by Ebenezer Howard in 1898, was seen as a solution to many of the hardships experienced in industrialized cities. Howard’s Garden City concept emphasized the integration of urban development with natural landscapes to create healthy, self-contained communities. Its design principles included abundant green spaces, tree-lined streets, parks, and agricultural belts that surround and connect neighbourhoods.

The Town of Magrath adopted “The Garden City” as its official motto, a name it shares with the movement that was taking shape in Britain during the same period. Although Magrath’s layout of 10-acre blocks in a grid pattern is more emblematic of the traditional ‘Plat of Zion’ planning philosophy used in Mormon communities, the town emphasizes the confluence of natural and urban environments espoused by Garden City planning, through highly treed areas, abundant green spaces, expansive recreation networks, and varying housing densities. While urban areas designed specifically around the Garden City philosophy are rare in Alberta, the impact the movement had on the formation of urban areas across the province is evident. Neighbourhoods developed in the early 20th century almost universally have the highest share of tree canopy coverage within their respective municipality. A strong urban forest is reliant on mature deciduous trees. Species with expansive canopies provide the bulk of ecosystem services, shade, and ultimately, the feeling of being in an urban forest. Because of the purposeful planting of trees carried out by previous generations, the concentration of canopy coverage in urban municipalities across Alberta is heavily skewed towards older neighbourhoods.

Threats and challenges

A challenge experienced by communities throughout Alberta is the inverse relationship between tree canopy coverage and the era in which a neighbourhood was developed; the younger a neighbourhood is, the less UTC coverage it tends to have. The decline of urban forests in newer neighbourhoods can be attributed to two factors. Foremost, new neighbourhoods generally do not have boulevard trees. There is no permeable buffer separating the sidewalk from the road, and often there is no sidewalk. Trees have been pushed out of the road right-of-way to accommodate more asphalt. In the absence of boulevard trees, the burden of providing canopy coverage lies with private landowners. This leads to the second issue: private landowners and developers are not planting large canopy trees. The argument that new neighbourhoods have low rates of UTC coverage because the trees have lacked sufficient time to reach maturity is only a partial explanation. Developers and landowners have been intentionally planting smaller species trees and shrubs because they

A feature of trees atypical of conventional infrastructure is that their value and usefulness increase exponentially with age. Large species deciduous trees require several decades (20–40 years) to reach full size and maturity. Trees’ reliance on time underscores the importance of long-range urban forestry planning and preserving mature trees.



*The Hargrave Tree was planted in 1888 by pioneer James Hargrave. This towering plains cottonwood (*Populus deltoides*) has lived well beyond the typical life expectancy for its species and is believed to be the first tree planted in the City of Medicine Hat. It is one of several heritage trees in the City recognized by the Alberta Heritage Tree Project. The value of certain trees to the urban society they inhabit is indisputable, and where a tree warrants formal recognition, a municipality can opt to designate it by bylaw as a municipal historic resource in accordance with the process established in the Historical Resources Act.*



Examples of mature street trees in the Town of Nanton (top) and the Willow Creek Business Park (bottom). Planted decades ago, these trees now form continuous canopies over entire blocks—providing shade during the hottest weeks of summer along with a level of ecosystem services that would take a newly planted streetscape half a century to replicate. Commercial and industrial areas are often without the benefit of trees—exacerbating the effects of the dust, noise and smells typical of these areas. All land use areas, not just residential developments, have the opportunity to benefit from a municipality's persistence in developing and maintaining tree canopy.



require less maintenance, water, and space. Low-maintenance greenery has been deemed more favourable by developers than the expansive canopy trees that adorn the neighbourhoods of previous generations. Trees in new neighbourhoods are seen as beautification tools, not providers of ecosystem services. Living harmoniously with nature has been overshadowed by increasing development pressures.

Besides maximizing canopy coverage, another challenge that arises in maintaining and growing an urban forest is ensuring diversity within the municipal tree inventory. This is because urban forests with strong species diversity are more resilient to disease, pests, and extreme weather conditions. Dutch elm disease, a fungal pathogen, and emerald ash borer, an invasive wood-boring beetle, have devastated elm and ash populations across eastern Canada and the United States. A historical overreliance on ash and elm trees leaves Alberta exposed—more than one-third of Lethbridge's urban forest is made up of these species. A diverse forest is less likely to be overwhelmed by a single environmental threat.

What municipalities can do

Municipalities are often the largest single owner of their jurisdiction's urban forest through the possession of assets such as parks, boulevard trees, and other green spaces. The stewardship and growth of the public portion of an urban forest is relatively straightforward; municipalities can formalize their commitment to protecting publicly owned trees by implementing policies, bylaws, or programs that protect and augment their urban forest. Strathcona County, directly east of Edmonton, utilizes a public tree management directive to establish its stance on urban forests. The directive is a simple, three-page document that outlines the importance of urban forests and clearly states when the removal of trees will and will not be considered. Improving views, reducing shade, avoiding fall leaves and insects, and deterring wildlife activity are not deemed valid reasons to remove public trees, including in Sherwood Park, the County's urban hamlet.

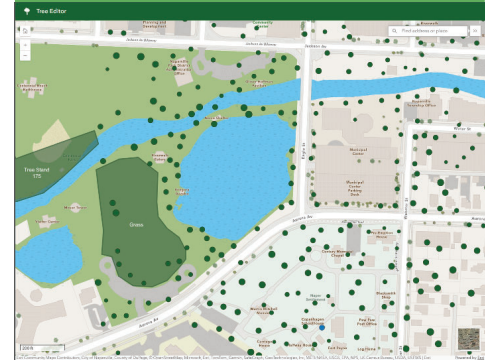
The City of Edmonton has embedded the goal of increasing its urban forest by two million net trees in its municipal development plan. The City hopes to achieve this goal with its Public Tree Bylaw and its grassroots tree-planting program, Root for Trees. The program is largely volunteer-driven and attempts to plant 35,000 trees per year on publicly owned land. As in many municipalities, the City's public inventory of roughly 400,000 trees only represents a fraction of the approximately 12.8 million trees that make up its urban forest. Consequently, protecting urban forests becomes the shared responsibility of hundreds of thousands of private landowners. Municipalities are hesitant to introduce private tree protection bylaws or policies because of fears of impeding development and infringing on landowners' rights. Although municipalities stringently regulate most forms of land use and development, trees are often not addressed, even in landscaping standards sections of the land use bylaw. One exception is the Town of Claresholm, where at least one tree must be planted in front

yards of low-density residential districts. While the species or size of trees planted is not explicitly stated, additional regulations such as requiring a 50:50 proportion of coniferous and deciduous species, and a mix of tree sizes, compound with each other to promote tree diversity at the individual lot level. Reinforcing tree quantity regulations with size and species requirements can help ensure that small ornamental trees are balanced out with large canopy species. The Municipality of Crowsnest Pass adopts a different approach by listing “tree felling” as a discretionary use in its land use bylaw. Within certain land use districts, the removal of trees within the prescribed minimum setback requires a development permit. Regulating the removal of trees near streets, but not in the buildable area of a parcel, aims to strike a balance between preserving the public benefit of trees and granting landowners autonomy over the development of their land. Whether through land use bylaws or through planning policy, municipalities have many options available to influence tree canopy in both the public and private realms.

If a municipality decides that preserving and growing its urban forest is valuable, an increasingly common approach is to adopt an urban forest management plan (UFMP). These plans often contain an estimate of total tree canopy coverage, a summary of species, goals, challenges, and an overall direction to grow and maintain the urban forest. The City of Lethbridge’s UFMP is a strong regional example of what a tree management strategy can incorporate. Alongside the usual contents, Lethbridge’s UFMP includes details about meteorological challenges distinct to southern Alberta, such as extreme wind and frequent drought conditions. The combination of extreme heat, intense wind, and low precipitation results in challenging growing conditions that prevent many species from thriving and can frustrate the objective of maintaining a diverse urban forest.

Concluding remarks

Urban forestry is a complex and relatively new field of study with dozens of tangential topics. While not a comprehensive review, this publication aims to shed light on the benefits, issues, and municipal considerations that urban forests face. Large, mature trees continue to prove their value by helping urban areas cope with increasingly severe rainfall and heat events. Despite this, large species trees are on the decline in many new neighbourhoods because of the desire for less maintenance, and possibly because of the lack of awareness of the benefits they provide. Undertaking an inventory of existing tree assets is a first step to providing a framework necessary to analyze what exists now and its change over time. The visioning, goal setting and policy development aspects of a municipal development plan process then provide an opportunity to entrench a municipality’s position on urban trees, after which an implementation approach can be explored through the land use bylaw and other documents. Ultimately, municipalities have the ability to regulate, maintain, and bolster their urban forest in a variety of ways if urban forestry is deemed a priority.



The ArcGIS Tree Management Tool is an example of a typical tree inventory system. Attributes of each tree such as trunk diameter, species, and condition are recorded by field technicians and then uploaded to the inventory. Knowing the quantity, type, and location of all public trees gives municipalities a strong starting point to manage their urban forest.

For more information on this topic contact admin@orrsc.com or visit our website at orrsc.com.

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