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

1. Adoption of Agenda

2. New Business

3. Minutes

a. Meeting Minutes of September 1, 2026

4. Closed Meeting Session
5. Unfinished Business

6. Development Permit Applications

a. Development Permit Application No. 2026-37
Jocelyn Mercer & Scott Osborn
Lot 1, Block 1, Plan 1210739 within SE 21-5-1 W5
Specialty Manufacturing/Cottage Industry, Minor

b. Development Permit Application No. 2026-38
Mike & Sheila Pratchler
Lot 16, Block 1, Plan 2610934 within NE 12-7-3 W5
Secondary Farm Residence

c. Development Permit Application No. 2026-41
Castle Mountain Resort
Lot 112, Block 3, Plan 0913558 within Castle Mountain Resort
Modular Home – Staff Accommodation

d. Development Permit Applicaiton No. 2026-42
Grace Zoratti
Lot 2, Block 1, Plan 1212489 within SW 24-6-2 W5
Tourist Home (RV Spots)

e. Development Permit Application No. 2026-43
Eli & Patti Montgomery
Lot 2, Block 5, Plan 9710177 within NW 27-7-2 W5

7. Development Reports

a. Development Officer's Report
- Report for September 2026

8. Correspondence

9. Next Regular Meeting –November 3rd, 2026 6:30pm

10. Adjournment

Meeting Minutes of the
Municipal Planning Commission
September 1st, 2026 6:30 pm
MD of Pincher Creek Council Chambers

ATTENDANCE

Commission: 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

Chairperson Laurie Klassen called the meeting to order, the time being 6:33 pm.

1. ADOPTION OF AGENDA

Reeve Rick Lemire 26/050

Moved that the agenda for September 1, 2026, be approved as presented.

Carried

2. NEW BUSINESS

3. ADOPTION OF MINUTES

Councillor Jim Welsch 26/051

Moved that the Municipal Planning Commission Meeting Minutes for June 2, 2026 be approved as presented.

Carried

4. CLOSED MEETING SESSION

Councillor Dave Cox 26/052

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 6:35 pm.

Carried

Councillor Dave Cox 26/053

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

Carried

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

Councillor John MacGarva 26/054

Moved that Development Permit No. 2026-32, for Farm Buildings & Structures (2 horse shelters) and Accessory Building (Greenhouse/HayShed) 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.

Informative(s):

1. The variance requested for the Accessory Building (greenhouse/hayshed) was not granted and must be placed within the Grouped Country Residential setback requirements.

b. Development Permit Application No. 2026-35
Dave Willis
Lot 2, Block 1, Plan 1710316 within SE 35-5-30 W4
Secondary Suite

Councillor Rick Lemire 26/055

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

Condition(s):

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

c. Development Permit Application No. 2026-36
Travis Stushnoff
NW 21-5-29 W4
Secondary Farm Residence

Councillor Rick Lemire 26/056

Moved that Development Permit No. 2026-36, for a Secondary Suite be approved subject to the following Condition(s):

Condition(s):

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

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

7. DEVELOPMENT REPORT

a. Development Officer's Report

Councillor Tony Bruder 26/057

Moved that the Development Officer's Report, for the period June, July & August 2026, be received as information.

Carried

8. NEW BUSINESS

9. CORRESPONDENCE

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

11. ADJOURNMENT

Councillor John MacGarva 26/058

Moved that the meeting adjourn, the time being 6:70pm.

Carried

Chairperson Laurie Klassen Municipal Planning Commission	Development Officer Laura McKinnon Municipal Planning Commission

Recommendation to Municipal Planning Commission

TITLE:	**DEVELOPMENT PERMIT No. 2026-37**
Applicant:	**Jocelyn Mercer & Scott Osborn**
Location:	**Lot 1, Block 1, Plan 1210739 within SE 21-5-1 W5**
Division:	**3**
Size of Parcel:	**2.64 ha (6.54 Acres)**
Zoning:	**Agriculture (A)**
Development:	**Specialty Manufacturing/Cottage Industry, Minor**

PREPARED BY: Laura McKinnon	**DATE: October 1, 2026**
DEPARTMENT: Planning and Development	

Signature:		2026/10/01	**ATTACHMENTS:** **1. Development Permit Application 2026-37** **2. Building Photos** **3. Letter from Applicant** **4. Site Plan**

APPROVALS:

		Roland Milligan	2026/10/01
Department Director	**Date**	**CAO**	**Date**

RECOMMENDATION:

That Development Permit Application No. 2026-37, for a Specialty Manufacturing/Cottage Industry, Minor be approved subject to the following Condition(s):

Condition(s):

1. **That this development meets the minimum provisions required in Land Use Bylaw 1349-23.**
2. **That this development meets the requirements of Alberta Health Services.**
3. **That this development follow the operations plan supplied by the applicant.**

BACKGROUND:

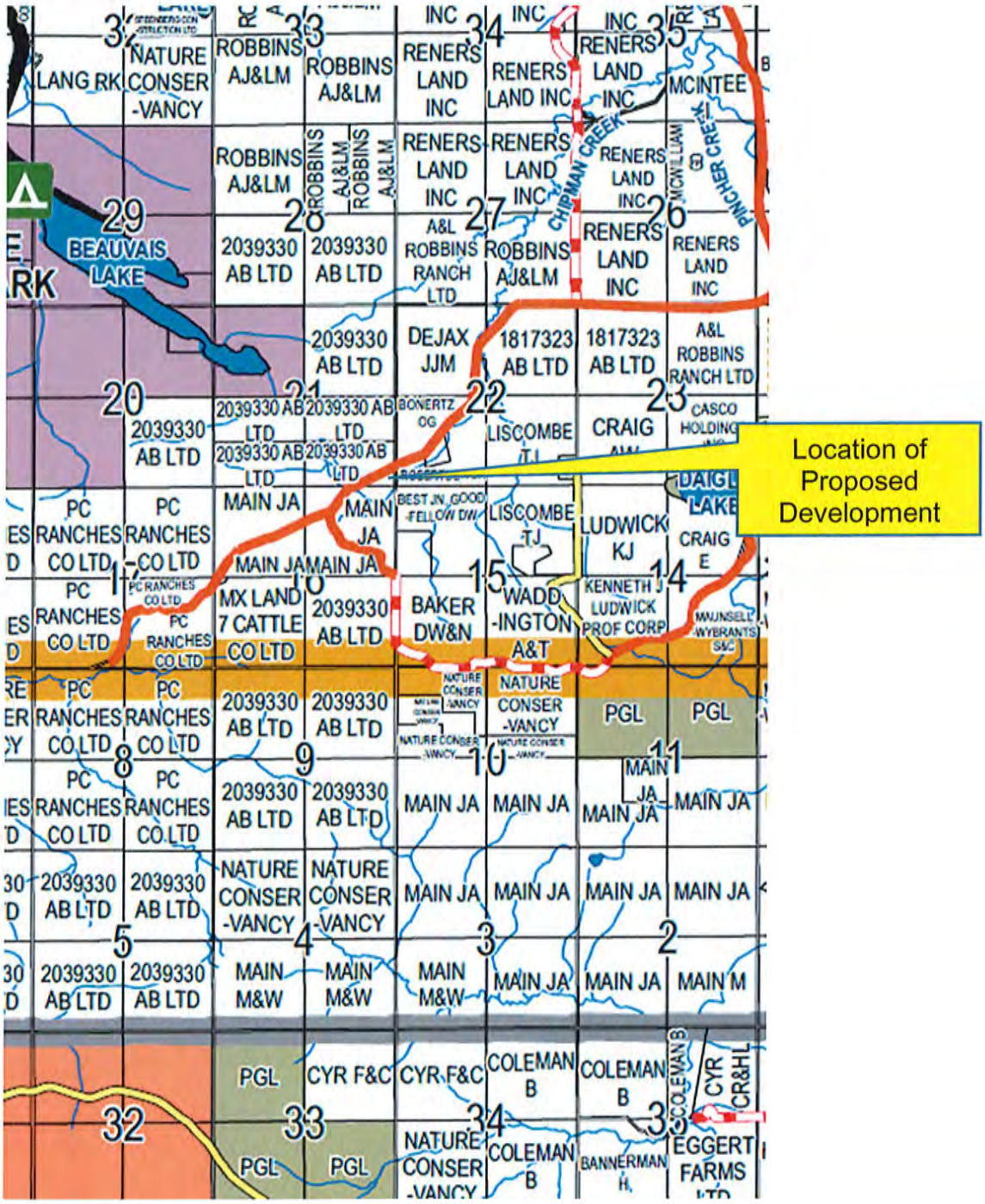
- On August 17, 2026, the MD accepted the Development Permit Application No. 2026-36 from applicants Jocelyn Mercer and Scott Osborn. ***(Attachment No. 1)***.
- This application is to allow for Specialty Manufacturing/Cottage Industry, Minor on a Agriculture (A) parcel.
- This application is being placed in front of the MPC because:
  - Within the Agriculture (A) Land Use District, a Specialty Manufacturing/Cottage Industry, Minor is a Discretionary Use.
- The applicant is intending to move on a 35m^2 (384ft^2) prefabricated building to be converted into a bakery facility ***(Attachment No. 2)***. The applicant has supplied a letter outlining their intentions of the operation, including the stipulation of no on-site sales ***(Attachment No. 3).***

Recommendation to Municipal Planning Commission

- Land Use Bylaw 1349-23 definition for a Specialty Manufacturing/Cottage Industry, Minor is as follows:
    - *Development used for small-scale, on-site production of goods in a building not exceeding a gross floor area of 510 m2 (5,490 ft2), including areas devoted to retail sales, display and storage. This use includes, but is not limited to, bakeries and specialty food production facilities, pottery, welding and fabrication and sculpture studios, taxidermists, greenhouses and specialty furniture and cabinet makers.*
- The application provided a site plan and does meet all the required setbacks in accordance with Land Use Bylaw 1349-23 ***(Attachment No. 4).***
- The application was forwarded to the adjacent landowners for comment; no responses were received at the time of this report being written.

Recommendation to Municipal Planning Commission

Location of Proposed Development



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

DEVELOPMENT PERMIT APPLICATION

All grey areas will be completed by the Planning Authority

DEVELOPMENT PERMIT APPLICATION NO. 2026-37

Date Application Received Aug 17, 2026 **PERMIT FEE** $300 Permitted / $250 Discretionary

Date Application Accepted Aug 17, 2026 **RECEIPT NO.** 738 M

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: Jocelyn Mercer / Scott Osborn

Address: Po Box [redacted] Pincher Creek / SE 21-005-01-W5

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:

Our teenage daughtess (15) love to bake and would love to set up a donut buisness and sell their donuts in town. As would have fillings need an approved commercial kitchen + due to deep fat fryer - would like separate building. PTO

Legal Description: Lot(s) SE 21-005-01-W5

Block _____

Plan _____

Quarter Section _____

Estimated Commencement Date: Once/if approved - Oct 1 2026

Estimated Completion Date: Oct 31/2026

SECTION 3: SITE REQUIREMENTS

Land Use District: Agriculture - A **Division:** 3

☐ Permitted Use ☒ Discretionary Use

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

☑ Yes ☐ No

Is the proposed development below a licenced dam?

☐ Yes ☑ No

Is the proposed development site situated on a slope?

☐ Yes ☑ No

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

_____

_____

ACCESSORY BUILDING	Proposed	By Law Requirements	Conforms
(1) Area of Site	200 sq ft		
(2) Area of Building	~~200~~ sq ft		
(3) % Site Coverage by Building (within Hamlets)	384 sq ft		
(4) Front Yard Setback Direction Facing: ~~EAST~~ NORTH	70 m	30M	yes
(5) Rear Yard Setback Direction Facing: SOUTH	50 m	7.5M	yes
(6) Side Yard Setback: Direction Facing: EAST	70 m	7.5M	yes
(7) Side Yard Setback: Direction Facing: W N/A - TRIANGLE LOT.	163 M	30M	yes
(8) Height of Building	20'		
(9) Number of Off Street Parking Spaces	Ø		

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

SITE PLAN - "10x20 ft shed project" Google Earth

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: Aug 14/2026.

Applicant

Registered Owner

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

Edit View Add Tools Help

n Google Earth

20' Structure

0'x20' Structure

MD of Pincher Creek No. 9

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

Osborn, Scott, and Mercer, Joc
P.O. Box 531
Pincher Creek, AB T0K 1W0

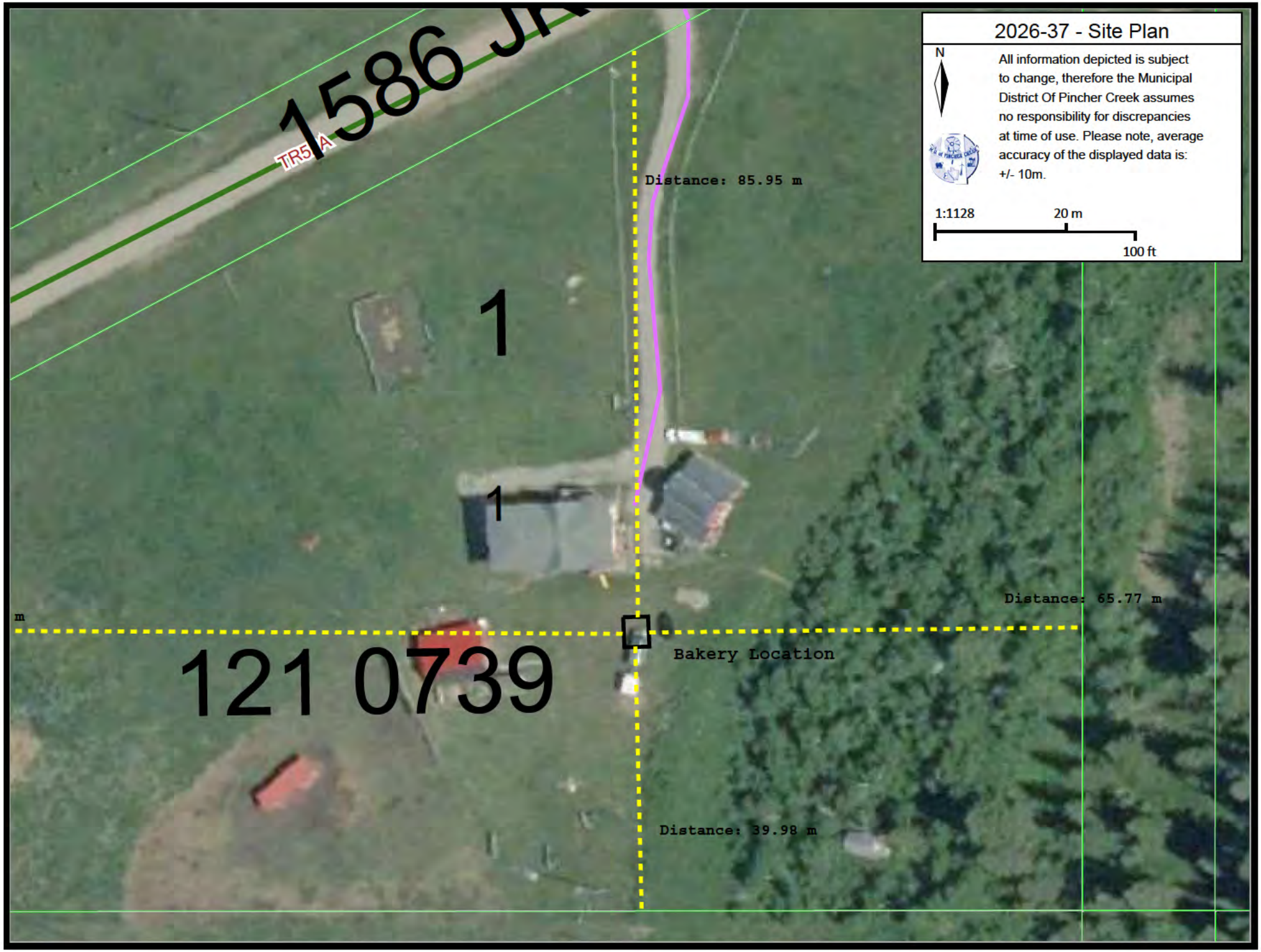
PAYMENT RECEIPT

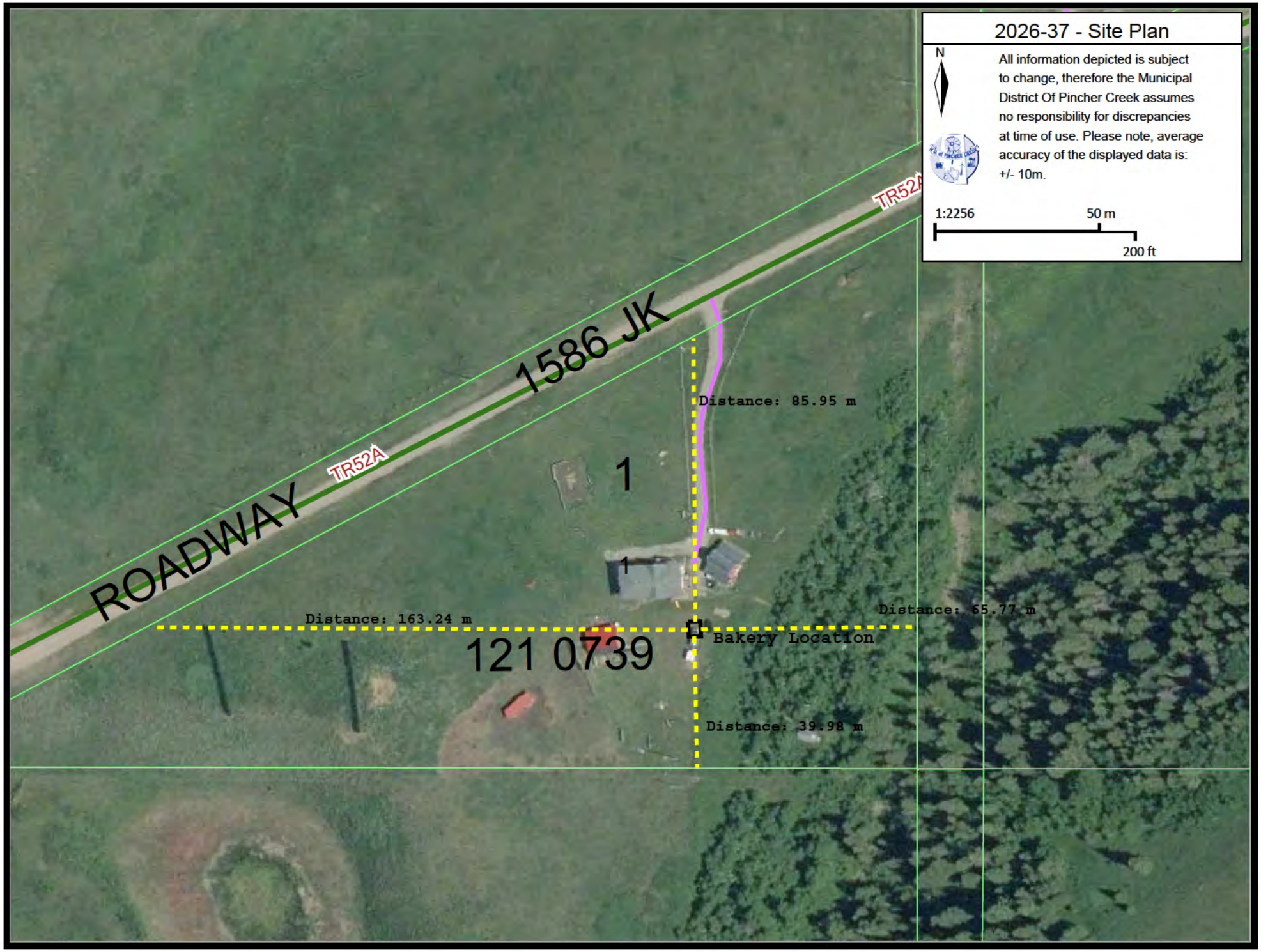
Receipt Number:	73874
Date:	8/17/2026
Initials:	KO
GST Registration #:	10747347RP

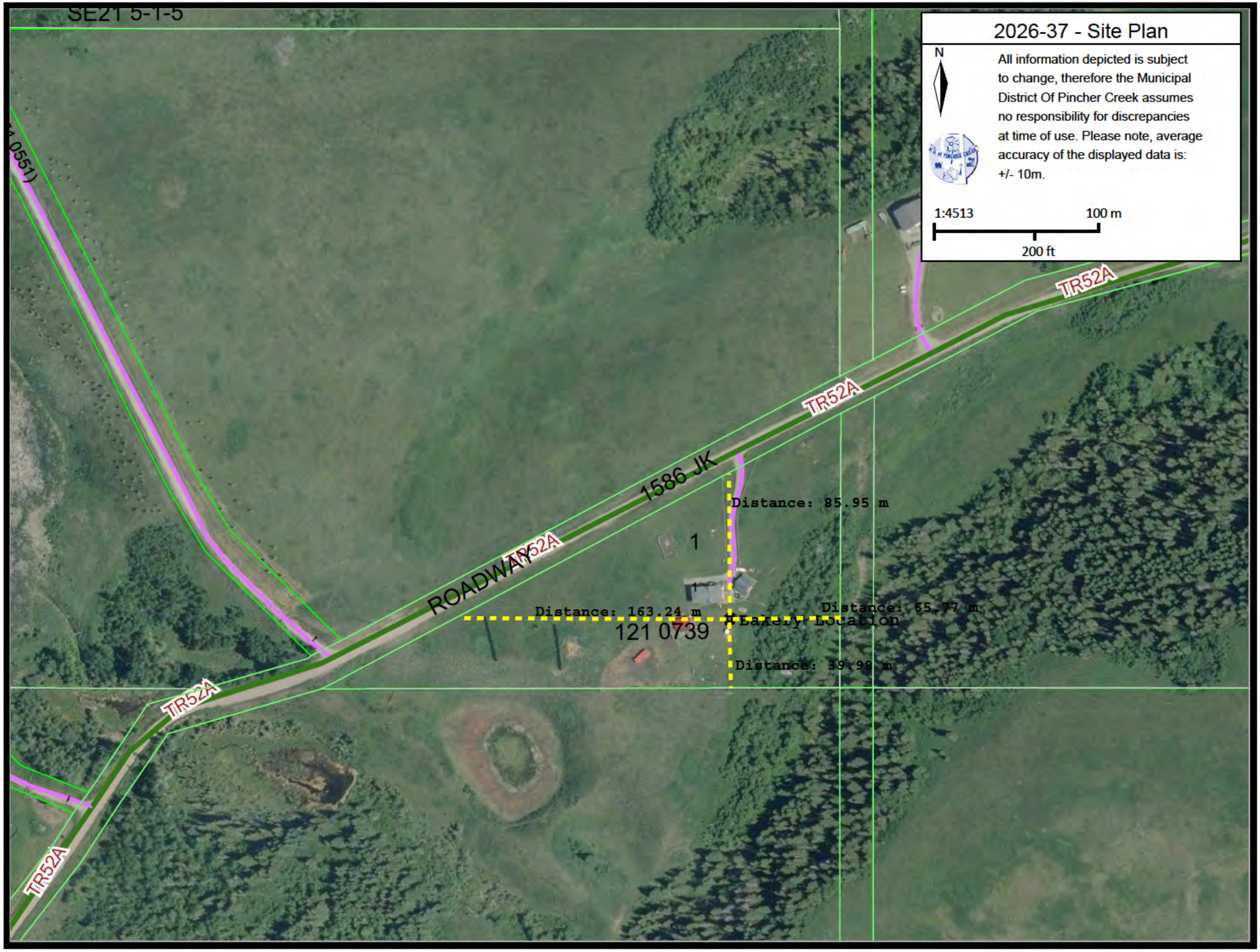
Receipt Type	Roll/Account	Description	QTY	Amount	Amount Owing
General	DEVE	Development Application Fees	N/A	$150.00	$0.00

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

Our plan is to use a ready built shed ~~and eq~~ on skids and equip for micro bakery that would operate on fridays → sundays. Once the girls are done (ie graduate) plan would be to resell building + move off property. Or if wildly successful and becomes viable self sustaining business, to move kitchen to available lot in town. Emily + Daisy's plan is to ~~ha~~ sell @ farmers markets and pop up locations at local cafes ie Beaver Mines Store, and stores in Pincher Creek. We like the idea of using our home location for bakery due to unsavoury bakers hours, our beautiful water supply which Emily's sourdough loves and encouraging our chickens to lay eggs. Having a bakery in the bakk yard also cuts down on commuting into town.


2026-37 - Site Plan
N
All information depicted is subject to change, therefore the Municipal District Of Pincher Creek assumes no responsibility for discrepancies at time of use. Please note, average accuracy of the displayed data is: +/- 10m.
1:1128
20 m
100 ft
1586 JR
TR5 A
1
1
121 0739
Distance: 85.95 m
Distance: 65.77 m
Distance: 39.98 m
Bakery Location
m


2026-37 - Site Plan
N
All information depicted is subject to change, therefore the Municipal District Of Pincher Creek assumes no responsibility for discrepancies at time of use. Please note, average accuracy of the displayed data is: +/- 10m.
1:2256
50 m
200 ft
ROADWAY
TR52A
1586 JK
TR52A
1
1
121 0739
Distance: 85.95 m
Distance: 163.24 m
Distance: 65.77 m
Bakery Location
Distance: 39.98 m


2026-37 - Site Plan
N
All information depicted is subject to change, therefore the Municipal District Of Pincher Creek assumes no responsibility for discrepancies at time of use. Please note, average accuracy of the displayed data is: +/- 10m.
1:4513
100 m
200 ft
SE21 5-1-5
TR52A
1586 JK
ROADWAY
Distance: 85.95 m
1
Distance: 163.24 m
Distance: 65.77 m
Dairy Location
121 0739
Distance: 39.99 m

Recommendation to Municipal Planning Commission

TITLE:	**DEVELOPMENT PERMIT No. 2026-38**	
Applicant:	**Mike & Sheila Pratchler**	
Location:	**Lot 16, Block 1, Plan 2610934 within NE 12-7-3 W5**	
Division:	**5**	
Size of Parcel:	**35.7 ha (88.27 Acres)**	
Zoning:	**Agriculture (A)**	
Development:	**Secondary Farm Residence**	

PREPARED BY: Laura McKinnon	**DATE: October 1, 2026**
DEPARTMENT: Planning and Development	

Signature:		2026/10/01	**ATTACHMENTS:** **1. Development Permit Application 2026-38** **2. House Drawings** **3. Site Plan**

APPROVALS:

		Roland Milligan	2026/10/01
Department Director	**Date**	**CAO**	**Date**

RECOMMENDATION:

That Development Permit Application No. 2026-38, 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.**

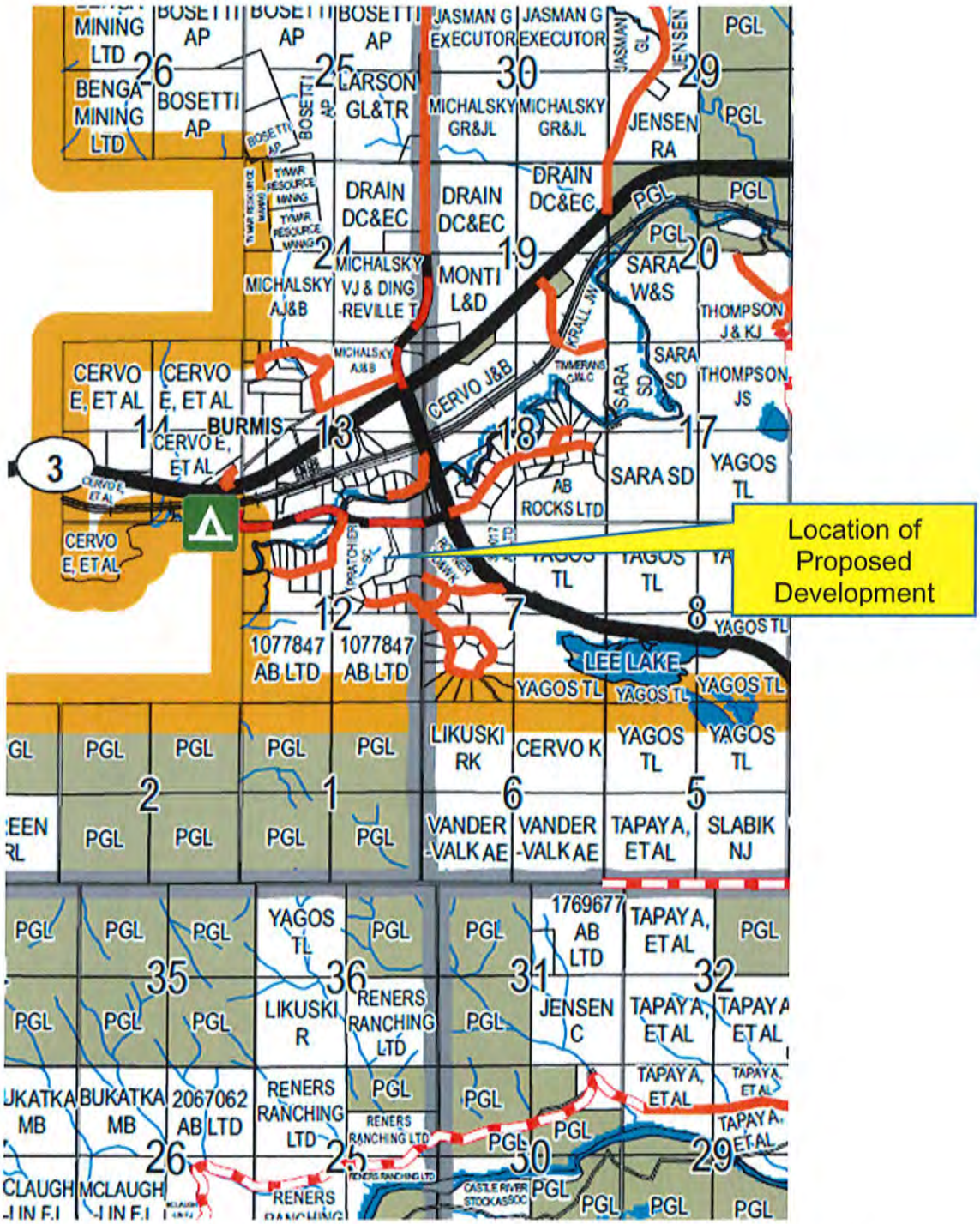
BACKGROUND:

- On August 19, 2026, the MD accepted the Development Permit Application No. 2026-38 from applicants Mike and Sheila Pratchler. ***(Attachment No. 1)***.
- This application is to allow for Secondary Farm Residence on an 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 move on a 148.5 m^2 (1599 ft^2) modular home to replace the current secondary farm residence ***(Attachment No. 2)***. The applicant's son and daughter-in-law currently occupy the original farmhouse, and the new modular is intended to move onto the exact same site after demolition.
- The application provided a site plan and does meet all the required setbacks in accordance with Land Use Bylaw 1349-23 ***(Attachment No. 3).***

Recommendation to Municipal Planning Commission

- The application was forwarded to the adjacent landowners for comment; no responses were received at the time of this report being written.

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. 2026-38

Date Application Received Aug 19/26. **PERMIT FEE** $100 Permitted ~~$150 Discretionary~~

Date Application Accepted Aug 20/26 **RECEIPT NO.** 74080

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: Mike & Sheila Pratchler

Address: Box [redacted] Lundbreck Ab T0K1H0

Telephone: 4[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:

Replace existing house with RTM on a new foundation

Legal Description:

Lot(s) 16

Block 1

Plan 231 0716

Quarter Section NE 12 7 3 w5

Estimated Commencement Date: Aug 1/26

Estimated Completion Date: Feb 1/27

SECTION 3: SITE REQUIREMENTS

Land Use District: Agriculture - A Division: 5

☐ Permitted Use ☑ Discretionary Use

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

☐ Yes ■ No

Is the proposed development below a licenced dam?

☐ Yes ■ No

Is the proposed development site situated on a slope?

☐ Yes ■ No

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

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

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

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

☐ Yes ■ No ☐ Don't think so

PRINCIPAL BUILDING	Proposed	By Law Requirements	Conforms
(1) Area of Site	35 Ha		
(2) Area of Building	1599 ft²		
(3) %Site Coverage by Building (within Hamets)			
(4) Front Yard Setback Direction Facing: N 32M	same	30M	yes
(5) Rear Yard Setback Direction Facing: S. 487M	same	7.5M	yes
(6) Side Yard Setback: Direction Facing: E 512M.	same	7.5M	yes
(7) Side Yard Setback: Direction Facing: N. 137M.	same	7.5M	yes
(8) Height of Building	single storey		
(9) Number of Off Street Parking Spaces	N/A		

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

_____

_____

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

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

Architectural Drawings

SECTION 4: DEMOLITION

Type of building being demolished : house

Area of size: 1700 sq ft

Type of demolition planned: heavy equipment (excavator)

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.

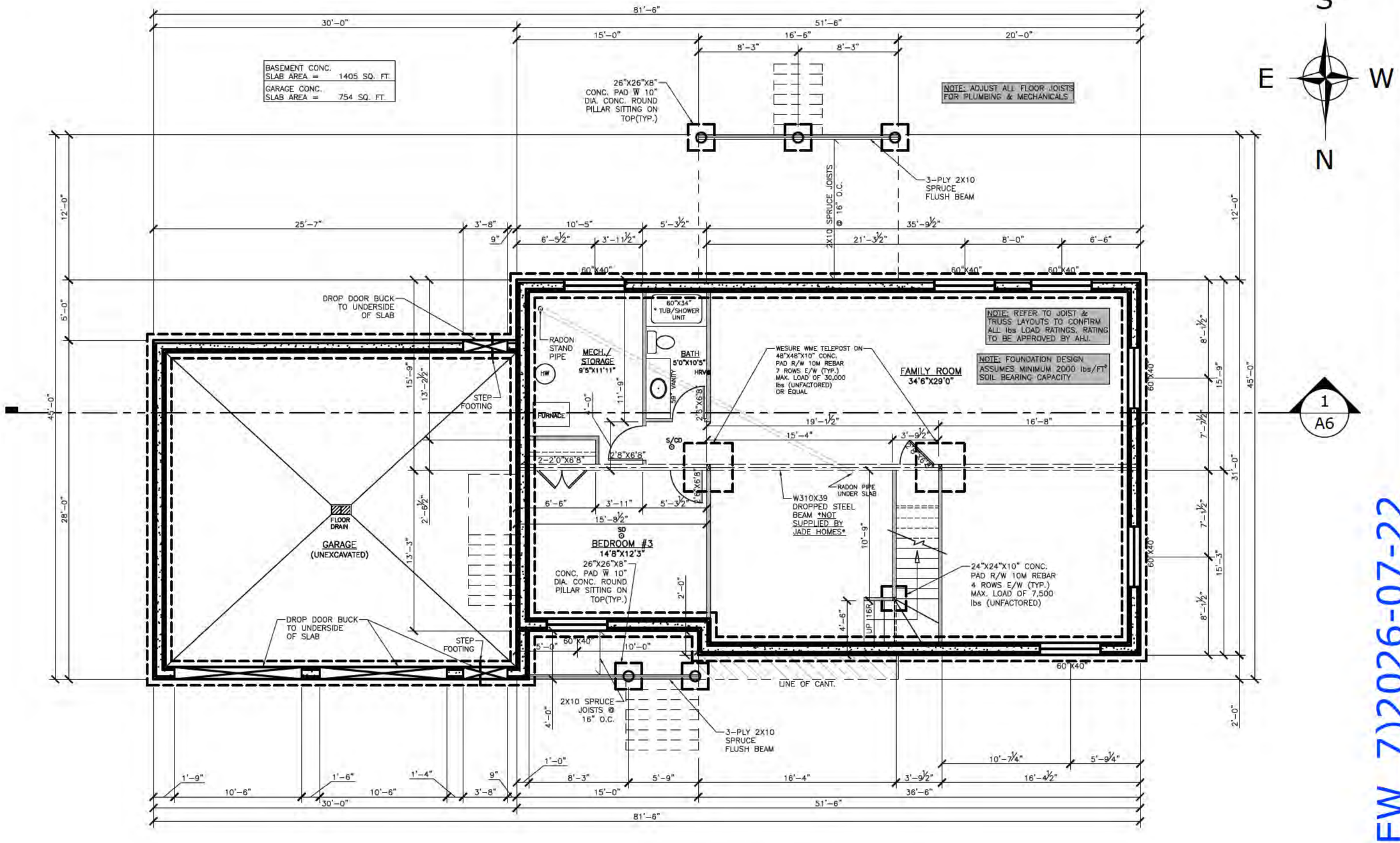
I also consent to an authorized person designated by the municipality to enter upon the subject land and buildings for the purpose of an inspection during the processing of this application.

DATE: July 29/26

Applicant

Registered Owner

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



1 / A1 FOUNDATION PLAN

SCALE: 1/8"=1'-0" 1405 SQ. FT.

INSIDE ICF. FOUND. WALLS

GENERATED BY:
ALANTIS
CUSTOM CREATIONS INC.
DRAFTING SERVICES

CONTACT INFORMATION:

E-MAIL ADDRESS
Kurtis@Alantisoc.com

THE INFORMATION CONTAINED IN THESE CONSTRUCTION DRAWINGS & SPECIFICATIONS IS INTENDED FOR THE DESIGN AND CONSTRUCTION TO MEET NATIONAL BUILDING CODE OF CANADA-ALBERTA EDITION 2023. THE CONTENTS REFLECT TYPICAL PRACTICES AND CODE INTERPRETATIONS APPLICABLE AT THE TIME OF ISSUE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR, BUILDER, AND ALL SUBTRADES TO ENSURE THAT ALL CONSTRUCTION COMPLIES WITH THE LATEST EDITION OF THE ALBERTA BUILDING CODE, LOCAL BYLAWS, MUNICIPAL REQUIREMENTS, AND ALL APPLICABLE PROVINCIAL AND FEDERAL REGULATIONS.

THE DESIGNER ASSUMES NO LIABILITY FOR CONSTRUCTION METHODS, SITE CONDITIONS, MATERIAL SELECTION, OR DEVIATIONS FROM THE DESIGN THAT OCCUR WITHOUT WRITTEN APPROVAL. ANY DISCREPANCIES FOUND BETWEEN DRAWINGS, SPECIFICATIONS, OR SITE CONDITIONS MUST BE BROUGHT TO THE ATTENTION OF THE DESIGNER PRIOR TO PROCEEDING WITH THE AFFECTED WORK. ALL DIMENSIONS SHALL BE VERIFIED ON SITE. DO NOT SCALE DRAWINGS.

MANUFACTURER'S ENGINEERED SPECIFICATIONS, INSTALLATION INSTRUCTIONS, AND STRUCTURAL LAYOUTS SHALL TAKE PRECEDENCE OVER GENERIC OR ILLUSTRATIVE DETAILS SHOWN ON THESE PLANS. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND REVIEWING ALL NECESSARY PERMITS, INSPECTIONS, AND ENGINEERING APPROVALS PRIOR TO AND DURING CONSTRUCTION.

THESE DOCUMENTS ARE NOT INTENDED TO REPLACE THE NEED FOR PROFESSIONAL ENGINEERING WHERE REQUIRED BY CODE OR AUTHORITY HAVING JURISDICTION.

PREPARED FOR:
JadeHomes
Get ready to move.

(REVIEW_7)2026-07-22

PROJECT:
1599 SQ. FT. BUNGALOW (TRENT&CARA BENNETT) JADE HOME #623

LOCATION:
LUNDBRECK, ALBERTA

TITLE:
FOUNDATION PLAN

95% COMPLETED PLAN

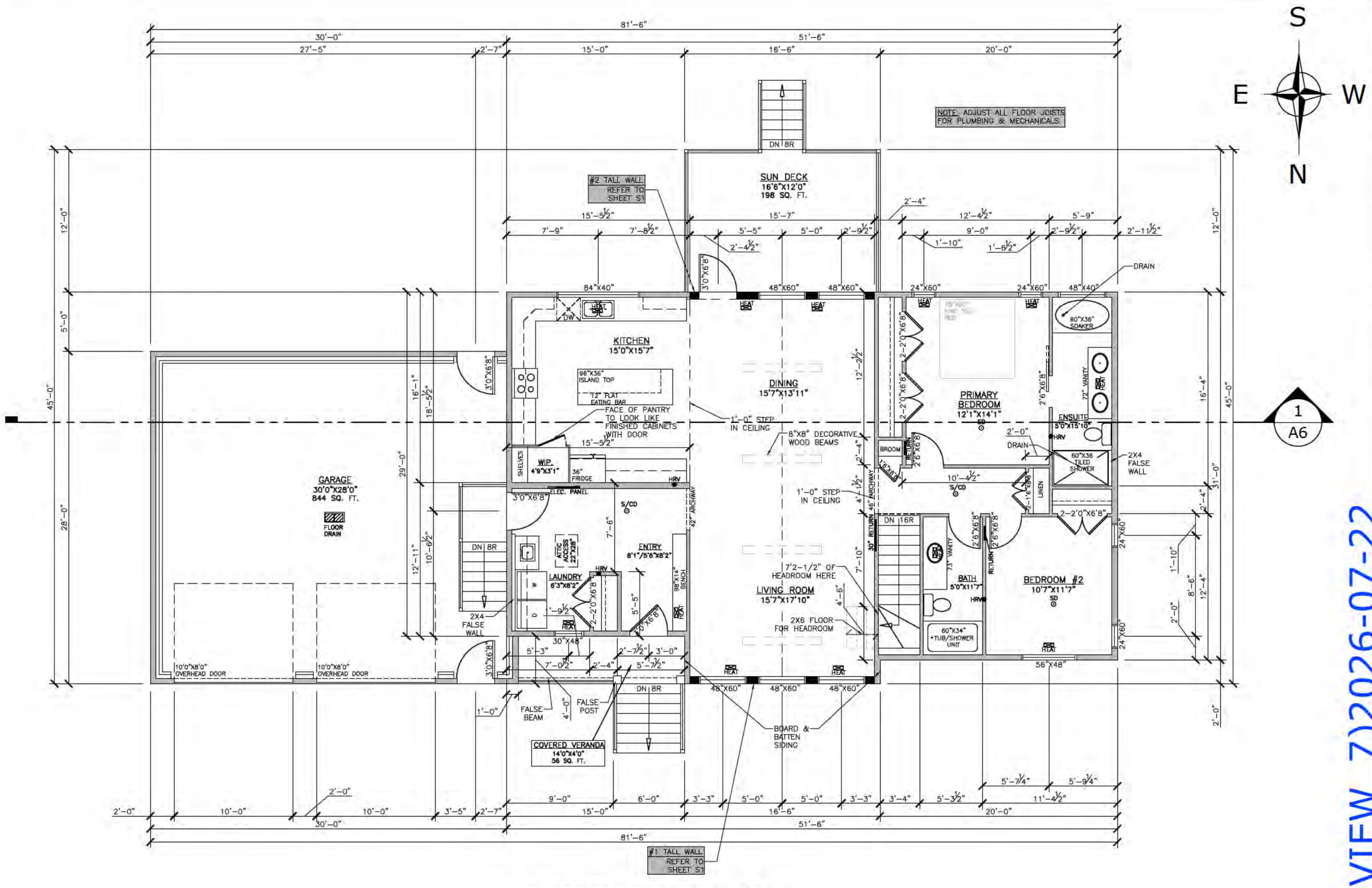
JOB START DATE:	REVISION #
2026-07-03	7

JOB NO. :26007-14 ----

SCALE: 11"X17" PAPER
AS SHOWN

DRAWN BY:	CHECKED BY:
KCK	KCK

SHEET:	DWG. NO.
1 / 9	A1



1 / A2 MAIN FLOOR PLAN

SCALE: 1/8"=1'-0" 1599 SQ. FT.

GENERATED BY:
ALANTIS
CUSTOM CREATIONS INC.
DRAFTING SERVICES

CONTACT INFORMATION:

E-MAIL ADDRESS
Kurtis@Alantiscc.com

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PREPARED FOR:
JadeHomes
Get ready to move.

PROJECT:
1599 SQ. FT. BUNGALOW
(TRENT&CARA BENNETT)
JADE HOME #623

LOCATION:
LUNDBRECK, ALBERTA

TITLE:
MAIN FLOOR PLAN

95% COMPLETED PLAN

JOB START DATE:	REVISION #
2026-07-03	7

JOB NO. :26007-14 ----

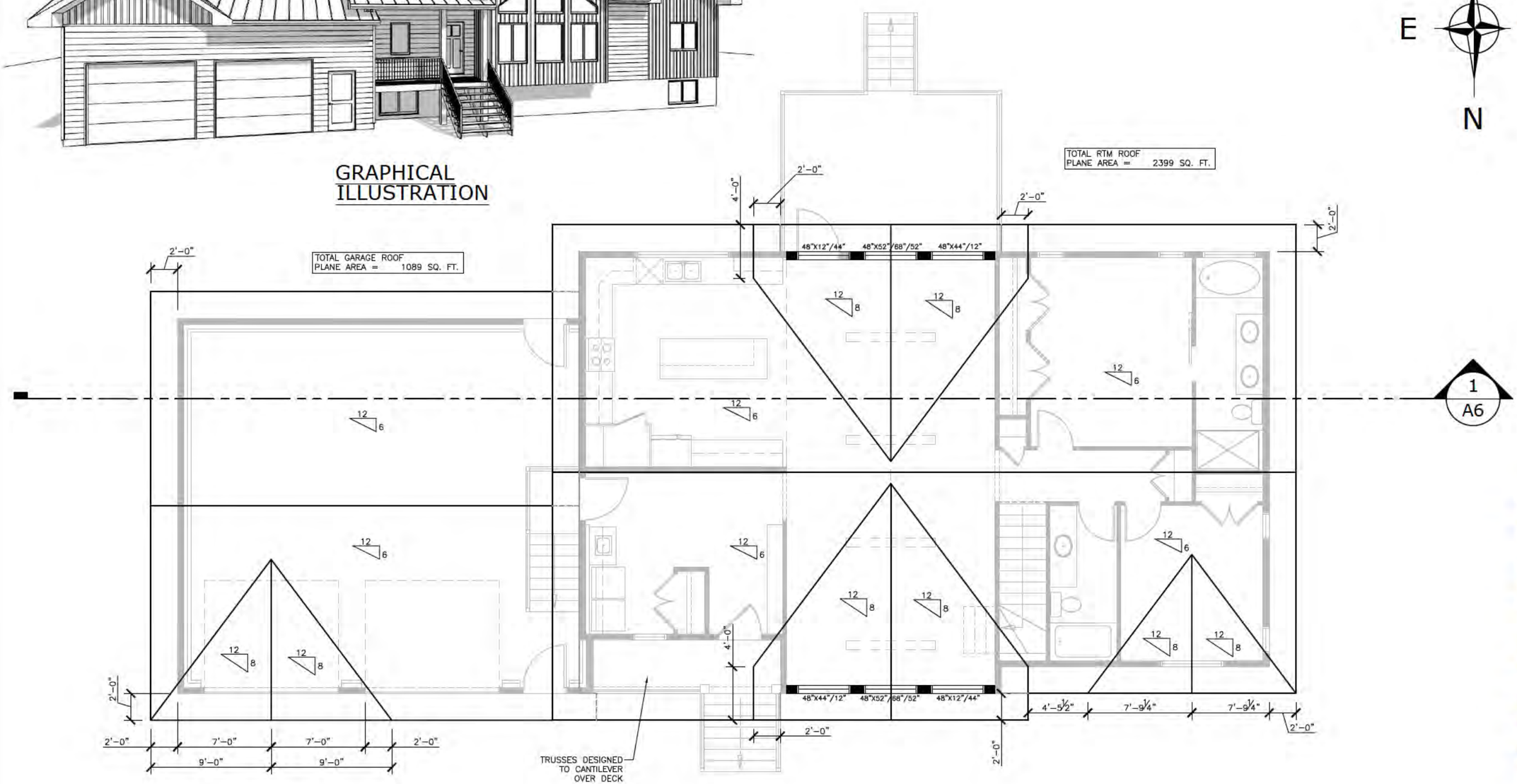
SCALE: 11"X17" PAPER
AS SHOWN

DRAWN BY:	CHECKED BY:
KCK	KCK

SHEET:	DWG. NO.
2 / 9	A2

(REVIEW_7)2026-07-22

GRAPHICAL ILLUSTRATION



1 / A3 ROOF PLAN
SCALE: 1/8"=1'-0"

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ROOF PLAN

95% COMPLETED PLAN

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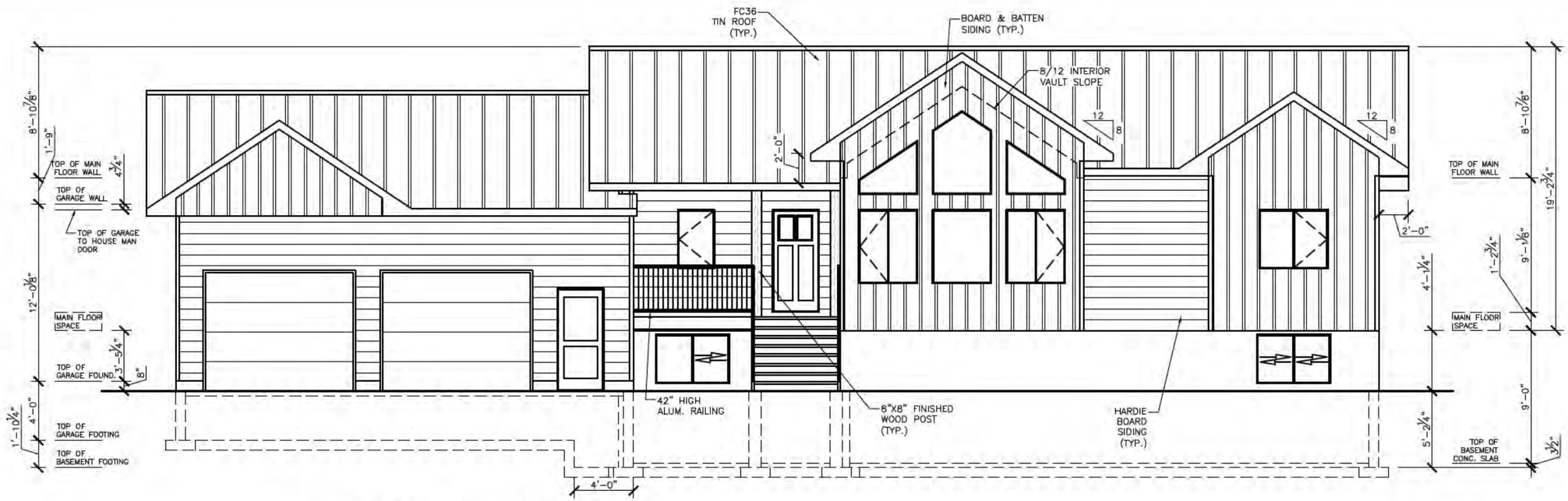
DRAWN BY:	CHECKED BY:
KCK	KCK

SHEET:	DWG. NO.
3 / 9	A3

(REVIEW_7)2026-07-22



1 / A4 FRONT ELEVATION
SCALE: 1/8"=1'-0" (NORTH FACING)

2 / A4 REAR ELEVATION
SCALE: 1/8"=1'-0" (SOUTH FACING)

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JADE HOME #623

LOCATION:
LUNDBRECK, ALBERTA

TITLE:
FRONT & REAR
ELEVATIONS

95% COMPLETED PLAN

JOB START DATE:	REVISION #
2026-07-03	7

JOB NO. :26007-14 ----

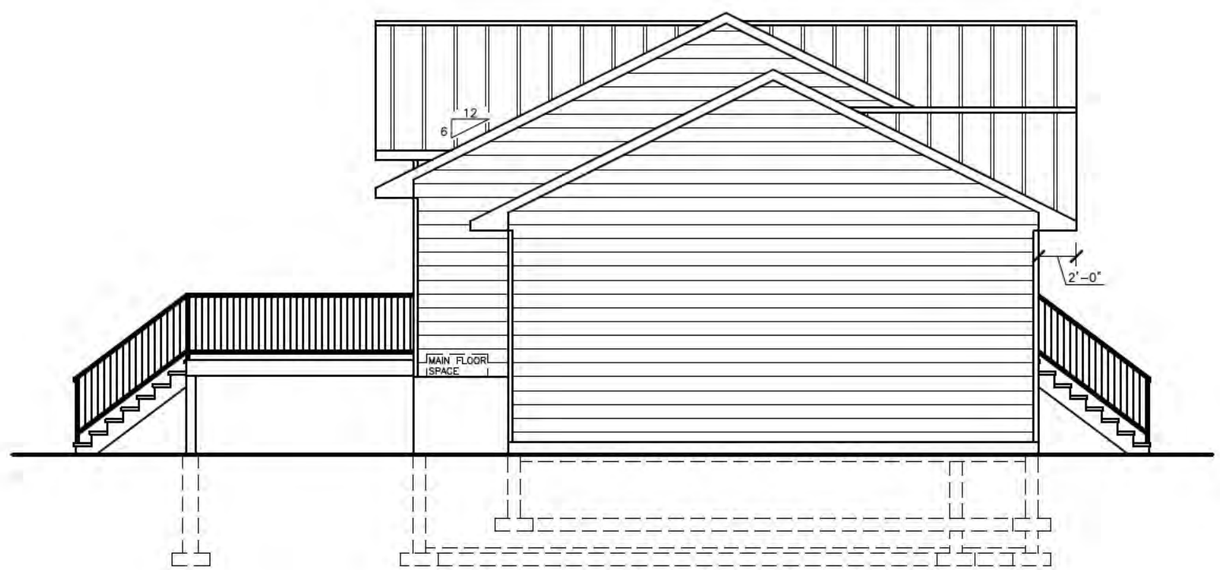
SCALE: 11"X17" PAPER
AS SHOWN

DRAWN BY:	CHECKED BY:
KCK	KCK

SHEET:	DWG. NO.
4 / 9	A4

(REVIEW_7)2026-07-22

1 / A5 RIGHT ELEVATION
SCALE: 1/8"=1'-0" (WEST FACING)



2 / A5 LEFT ELEVATION
SCALE: 1/8"=1'-0" (EAST FACING)

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JADE HOME #623

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LUNDBRECK, ALBERTA

TITLE:
RIGHT & LEFT ELEVATIONS

95% COMPLETED PLAN

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DRAWN BY:	CHECKED BY:
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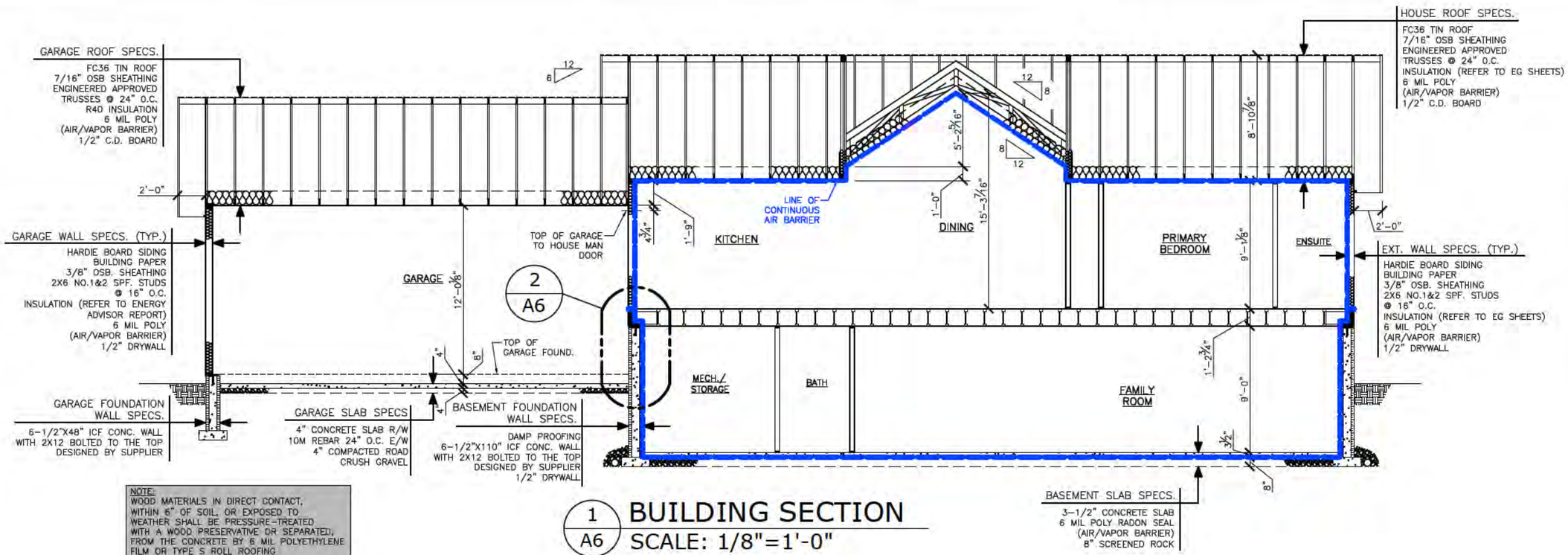
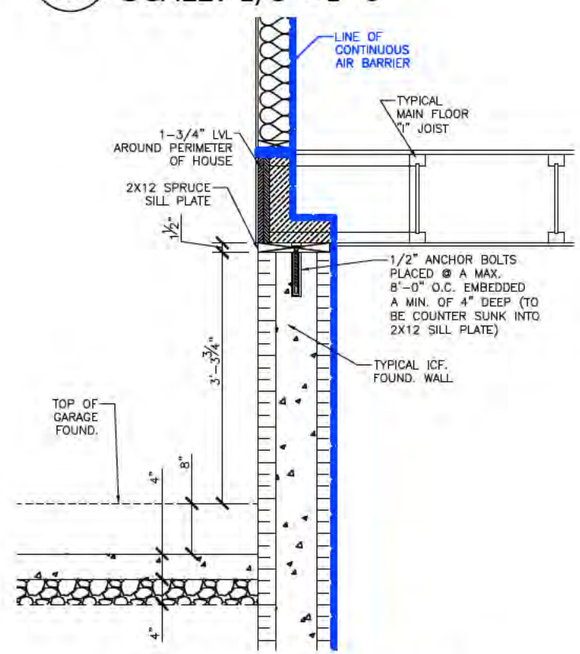
5 / 9	A5

(REVIEW_7)2026-07-22



NOTE:
WOOD MATERIALS IN DIRECT CONTACT, WITHIN 6" OF SOIL, OR EXPOSED TO WEATHER SHALL BE PRESSURE-TREATED WITH A WOOD PRESERVATIVE OR SEPARATED, FROM THE CONCRETE BY 6 MIL POLYETHYLENE FILM OR TYPE S ROLL ROOFING AS PER ABC 9.23.2.3.

1 / A6 BUILDING SECTION
SCALE: 1/8"=1'-0"



2 / A6 TOP OF FOUND.
SCALE: 1/2"=1'-0"

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TITLE:
SECTIONS

95% COMPLETED PLAN

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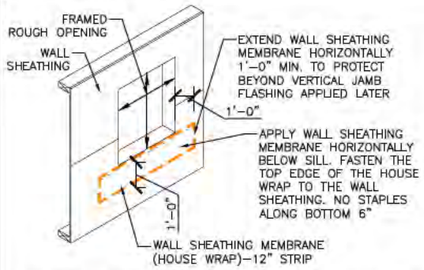
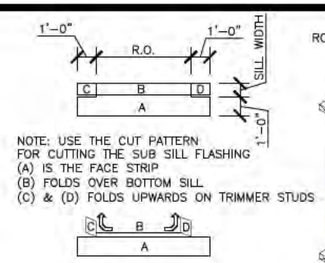
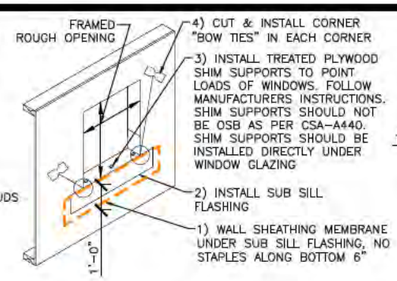


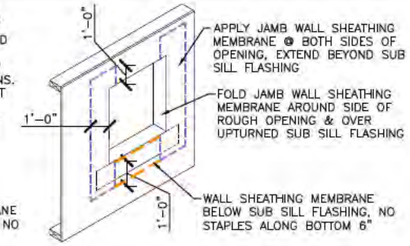
1) WALL SHEATHING MEMBRANE-SILL DETAIL (HOUSE WRAP)



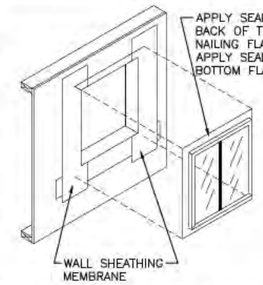
2) SUB SILL FLASHING-CUT PATTERN



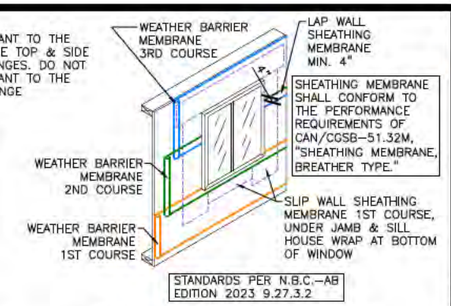
3) SILL DETAIL-SUB SILL FLASHING



4) WEATHER BARRIER (HOUSE WRAP)-JAMB DETAIL



5) WINDOW INSTALLATION DETAIL



6) WALL SHEATHING MEMBRANE APPLICATION DETAIL

1/A7 WINDOW INSTALLATION
SCALE: N.T.S.

N.B.C.-AB EDITION 2023 9.7.6.1.

1)THE INSTALLATION OF WINDOWS, DOORS & SKYLIGHTS SHALL CONFORM TO CAN/CSA-A440.4, "WINDOW, DOOR, & SKYLIGHT INSTALLATION,"EXCEPT THAT
A)SHIMS USED TO SUPPORT WINDOWS, DOORS, & SKYLIGHTS ARE PREMITTED TO BE MADE OF TREATED PLYWOOD, &
B)PROTECTION FROM PRECIPITATION FOR WALLS INCORPORATING WINDOWS OR DOORS & FOR ROOFS INCORPORATING SKYLIGHTS, & THE INTERFACES OF THESE WALLS WITH WINDOWS OR DOORS & OF ROOFS WITH SKYLIGHTS, SHALL CONFORM SECTION 9.27

REQUIRED SEALANTS
AS PER N.B.C.-AB EDITION 2023 9.27.4.1.

1)SEALANT SHALL BE PROVIDED WHERE REQUIRED TO PREVENT THE ENTRY OF WATER INTO THE STRUCTURE
2)SEALANT SHALL BE PROVIDED BETWEEN MASONRY, SIDING, OR STUCCO & THE ADJACENT DOOR & WINDOW FRAMES OR TRIM, INCLUDING SILLS, UNLESS SUCH LOCATIONS ARE COMPLETELY PROTECTED FROM THE ENTRY OF RAIN.
3)SEALANT SHALL BE PROVIDED AT VERTICAL JOINTS BETWEEN DIFFERENT CLADDING MATERIALS UNLESS THE JOINT IS SUITABLY LAPPED OR FLASHED TO PREVENT THE ENTRY OF RAIN.

GENERAL PLAN NOTES

1. CODE COMPLIANCE

-ALL CONSTRUCTION SHALL COMPLY WITH DIVISION B, PART 9 OF THE 2023 ALBERTA BUILDING CODE.
-THE PROJECT DOES NOT EXCEED THE SCOPE REQUIRING PROFESSIONAL INVOLVEMENT AS DEFINED IN DIVISION C, ARTICLE 2.4.2.1. BUT MAY NEED COMPONENTS ENGINEERED

2. BUILDING CLASSIFICATION

-GROUP C -RESIDENTIAL OCCUPANCY.
-WOOD-FRAME, DETACHED OR SEMI-DETACHED DWELLING.
-NOT MORE THAN 3 STOREY'S IN BUILDING HEIGHT.
-BUILDING AREA DOES NOT EXCEED 600 M² (6458 FT²).

3. FOUNDATION

-FOUNDATIONS TO BE CONVENTIONAL CONCRETE STRIP FOOTINGS, CONCRETE PADS, IN ACCORDANCE WITH SECTION 9.15.
-FOOTING WIDTH AND DEPTH PER TABLE 9.15.3.4.
-MINIMUM FOUNDATION WALL HEIGHT PER DESIGN, NO GREATER THAN 3 M UNLESS ENGINEERING IS PROVIDED.
-CONCRETE TO CONFORM TO CSA A23.1 WITH MINIMUM 20 MPA COMPRESSIVE STRENGTH AT 28 DAYS. UNLESS AHJ REQUIRES GREATER

4. FLOOR CONSTRUCTION

-JOISTS AND BEAMS PER SECTION 9.23 (FRAMING), SIZE AND SPACING AS PER TABLES 9.23.4.2 AND 9.23.10.1.

4. ROOF CONSTRUCTION

-ROOF FRAMING WITH MANUFACTURED TRUSSES OR CONVENTIONAL RAFTERS AS PER 9.23.16.

5. FIRE PROTECTION

-FIRE SEPARATIONS, SMOKE ALARMS, AND CO DETECTORS TO COMPLY WITH SECTION 9.10.
-INTERCONNECTED SMOKE ALARMS IN EACH SLEEPING ROOM, OUTSIDE SLEEPING AREAS, AND ON EACH FLOOR LEVEL.

6. WINDOWS & DOORS

-ALL WINDOWS AND DOORS TO MEET CAN/CSA-A440 (PERFORMANCE-RATED).
-INSTALLATION AS PER MANUFACTURER'S SPECS AND SECTION 9.7 AND 9.20.
-BEDROOM WINDOWS TO HAVE UNOBSTRUCTED EGRESS AREA MIN. 0.35 M², WITH NO DIMENSION LESS THAN 380 MM.

7. STAIRS & GUARDS

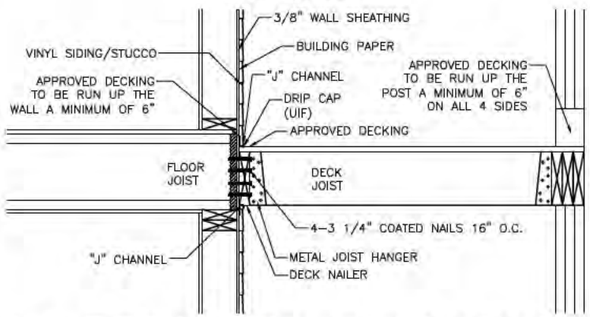
-RISE: MAX 200 MM; RUN: MIN 255 MM; WIDTH: MIN 860 MM.
-HANDRAILS AT 865-1070 MM ABOVE STAIR NOSINGS.
-GUARDS REQUIRED WHERE DROP EXCEEDS 600 MM: MIN. 900 MM (INTERIOR) OR 1070 MM (DECKS).

8. MECHANICAL & VENTILATION

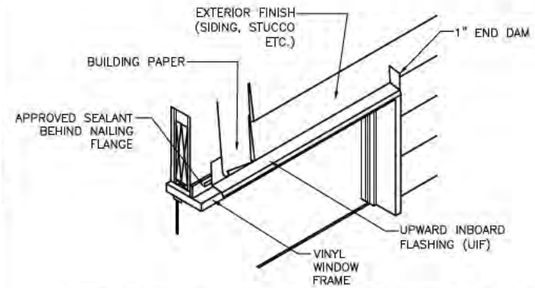
-HVAC AND HRV SYSTEMS INSTALLED PER MANUFACTURER AND NBC PART 9.32.
-MECHANICAL VENTILATION AS PER 9.32.3.3. (PRINCIPAL EXHAUST + SUPPLY VIA HRV OR EXHAUST FANS).
-BATHROOM AND KITCHEN EXHAUSTS VENTED TO EXTERIOR.

9. GARAGES & ATTACHED STRUCTURES

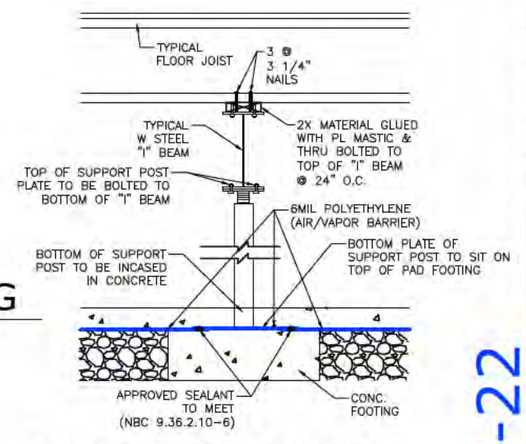
-FIRE SEPARATION BETWEEN DWELLING AND GARAGE PER 9.10.9.16 (MIN. ½" DRYWALL, TAPED AND SEALED).



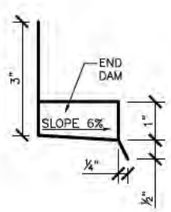
2/A7 DECK VINYL APPLICATION
SCALE: N.T.S.



3/A7 TOP OF OPENING FLASHING
SCALE: N.T.S.



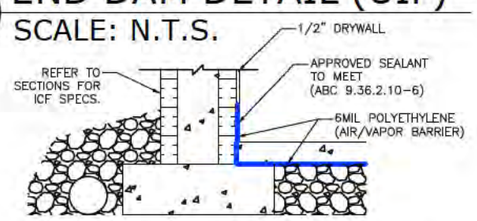
4/A7 TYPICAL SUPPORT POST CONNECTION
SCALE: N.T.S.



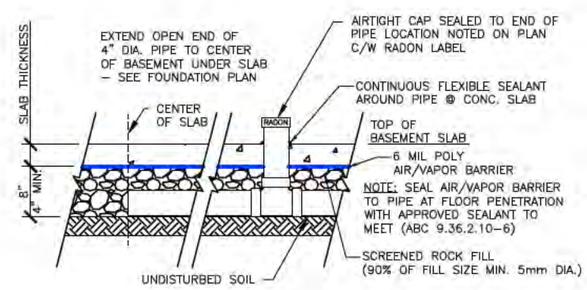
NOTES:
(REFER TO ABC 2023 9.27.3.8)

1.FLASHING TO BE INSTALLED AT EVERY HORIZONTAL JUNCTION BETWEEN CLADDING ELEMENTS
2.EVERY HORIZONTAL OFFSET IN CLADDING
3.EVERY HORIZONTAL LINE WHERE CLADDING SUBSTRATES CHANGE
4.FLASHING SHALL EXTEND NOT LESS THAN 2" UPWARD INBOARD OF THE SHEATHING MEMBRANE (3" UPWARD RECOMMENDED)
5.HAVE A SLOPE OF NOT LESS THAN 6% OUTWARD
6.TERMINATE AT EACH END WITH AN END-DAM NOT LESS THAN 1" HIGH
7.LAP NOT LESS THAN 3/8" VERTICALLY OVER THE BUILDING ELEMENT BELOW
8.TERMINATE IN A DRIP OFFSET NOT LESS 3/16" OUTWARD FROM OUTER FACE OF THE BUILDING ELEMENT BELOW
9.WHERE THE SILLS OF WINDOWS & DOORS INSTALLED IN EXTERIOR WALLS ARE NOT SELF-FLASHING, FLASHING SHALL BE INSTALLED BETWEEN THE UNDERSIDE OF THE WINDOW OR DOOR & WALL CONSTRUCTION BELOW.

5/A7 END DAM DETAIL (UIF)
SCALE: N.T.S.



6/A7 TYPICAL AIR BARRIER/ INSULATION CONTINUITY
SCALE: N.T.S. BASEMENT SLAB



7/A7 RADON ROUGH-IN DETAIL
SCALE: N.T.S.

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CONTACT INFORMATION:
E-MAIL ADDRESS
Kurtis@Alantiscc.com

THE INFORMATION CONTAINED IN THESE CONSTRUCTION DRAWINGS & SPECIFICATIONS IS INTENDED FOR THE DESIGN AND CONSTRUCTION TO MEET NATIONAL BUILDING CODE OF CANADA-ALBERTA EDITION 2023. THE CONTENTS REFLECT TYPICAL PRACTICES AND CODE INTERPRETATIONS APPLICABLE AT THE TIME OF ISSUE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR, BUILDER, AND ALL SUBTRADES TO ENSURE THAT ALL CONSTRUCTION COMPLIES WITH THE LATEST EDITION OF THE ALBERTA BUILDING CODE, LOCAL BYLAWS, MUNICIPAL REQUIREMENTS, AND ALL APPLICABLE PROVINCIAL AND FEDERAL REGULATIONS.

THE DESIGNER ASSUMES NO LIABILITY FOR CONSTRUCTION METHODS, SITE CONDITIONS, MATERIAL SELECTION, OR DEVIATIONS FROM THE DESIGN THAT OCCUR WITHOUT WRITTEN APPROVAL. ANY DISCREPANCIES FOUND BETWEEN DRAWINGS, SPECIFICATIONS, OR SITE CONDITIONS MUST BE BROUGHT TO THE ATTENTION OF THE DESIGNER PRIOR TO PROCEEDING WITH THE AFFECTED WORK. ALL DIMENSIONS SHALL BE VERIFIED ON SITE. DO NOT SCALE DRAWINGS.

MANUFACTURER'S ENGINEERED SPECIFICATIONS, INSTALLATION INSTRUCTIONS, AND STRUCTURAL LAYOUTS SHALL TAKE PRECEDENCE OVER GENERIC OR ILLUSTRATIVE DETAILS SHOWN ON THESE PLANS. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND REVIEWING ALL NECESSARY PERMITS, INSPECTIONS, AND ENGINEERING APPROVALS PRIOR TO AND DURING CONSTRUCTION.

THESE DOCUMENTS ARE NOT INTENDED TO REPLACE THE NEED FOR PROFESSIONAL ENGINEERING WHERE REQUIRED BY CODE OR AUTHORITY HAVING JURISDICTION.

PREPARED FOR:
JadeHomes
Get ready to move.

PROJECT:
1599 SQ. FT. BUNGALOW (TRENT&CARA BENNETT) JADE HOME #623

LOCATION:
LUNDBRECK, ALBERTA

TITLE:
DETAILS-1

95% COMPLETED PLAN

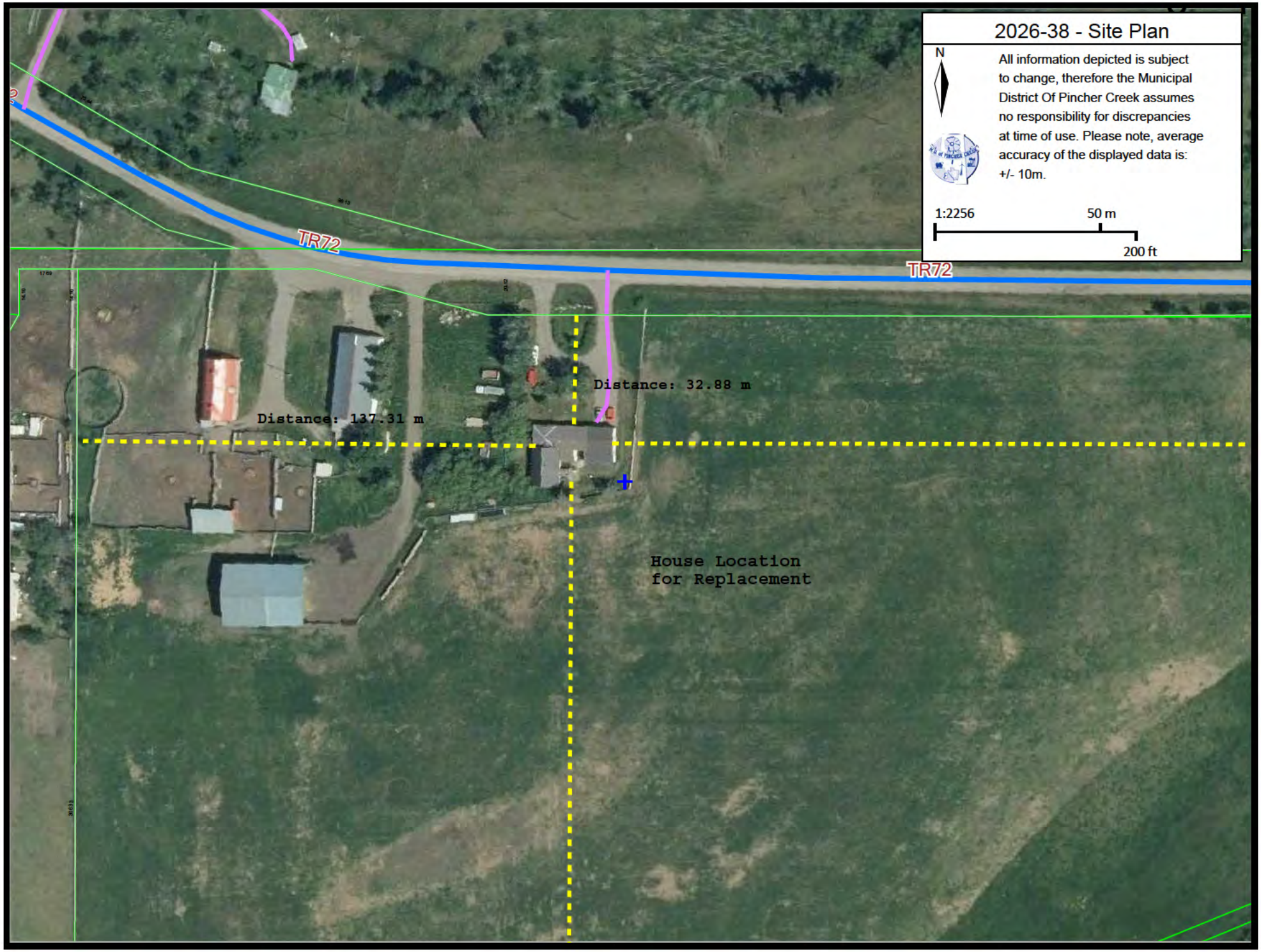
JOB START DATE:	REVISION #
2026-07-03	7

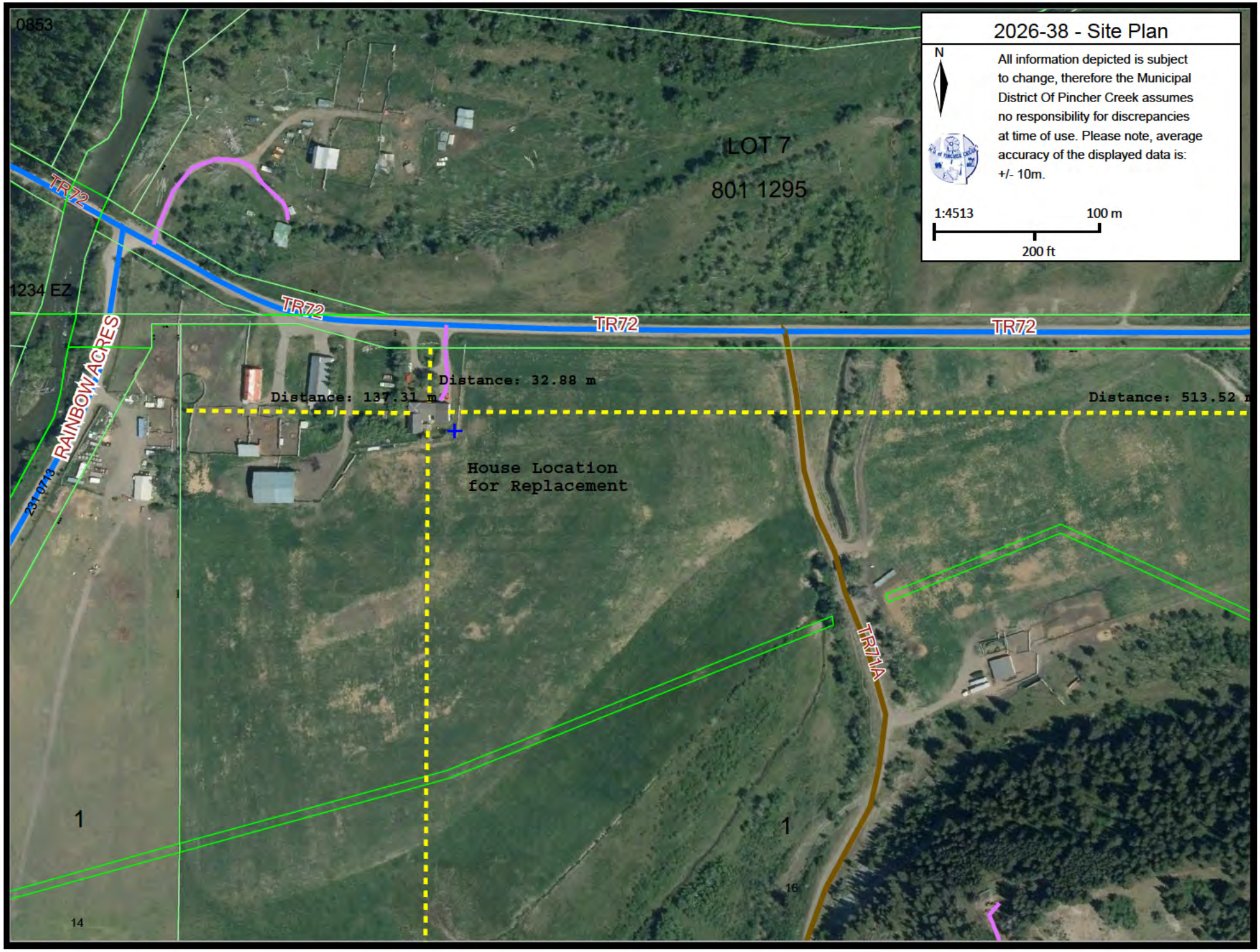
JOB NO. :26007-14 ----

SCALE: 11"X17" PAPER
AS SHOWN

DRAWN BY:	CHECKED BY:
KCK	KCK

SHEET:	DWG. NO.
7 / 9	A7


2026-38 - Site Plan
N
All information depicted is subject to change, therefore the Municipal District Of Pincher Creek assumes no responsibility for discrepancies at time of use. Please note, average accuracy of the displayed data is: +/- 10m.
1:2256
50 m
200 ft
TR72
TR72
Distance: 32.88 m
Distance: 137.31 m
House Location
for Replacement


2026-38 - Site Plan
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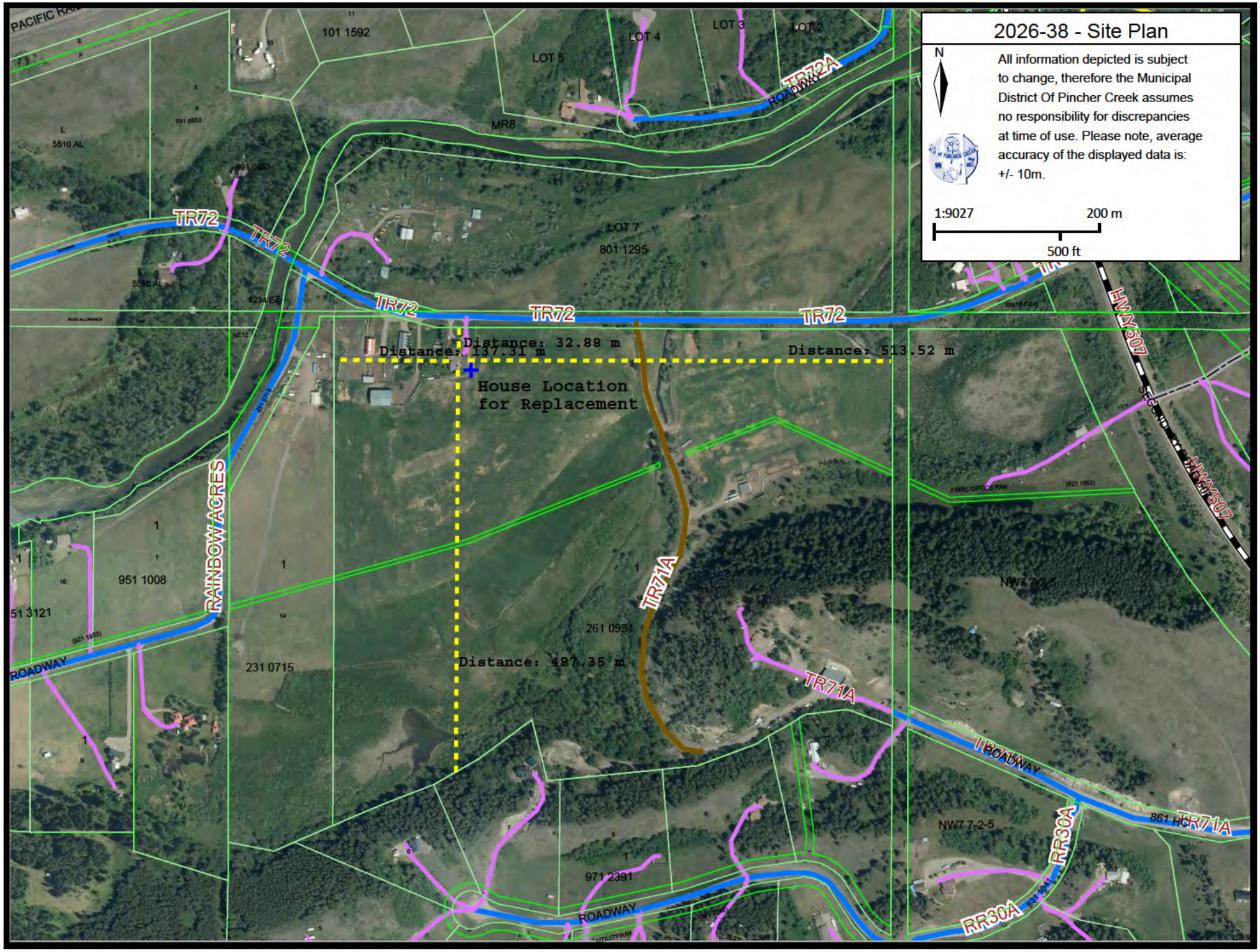
All information depicted is subject to change, therefore the Municipal District Of Pincher Creek assumes no responsibility for discrepancies at time of use. Please note, average accuracy of the displayed data is: +/- 10m.
1:4513
100 m
200 ft
0853
LOT 7
801 1295
TR72
1234 EZ
RAINBOW ACRES
231 0713
Distance: 137.31 m
Distance: 32.88 m
Distance: 513.52 m
House Location
for Replacement
TR71A
1
1
14
16


2026-38 - Site Plan
N
All information depicted is subject to change, therefore the Municipal District Of Pincher Creek assumes no responsibility for discrepancies at time of use. Please note, average accuracy of the displayed data is: +/- 10m.
1:9027
200 m
500 ft
Distance: 32.88 m
Distance: 137.31 m
Distance: 513.52 m
House Location for Replacement
Distance: 487.35 m
TR72
TR72A
TR71A
RR30A
HWY 507
RAINBOW ACRES
ROADWAY
LOT 2
LOT 3
LOT 4
LOT 5
LOT 7
MR8
101 1592
801 1295
951 1008
231 0715
261 0934
971 2391
NW7 7-2-5

Recommendation to Municipal Planning Commission

TITLE:	**DEVELOPMENT PERMIT No. 2026-41**
Applicant:	**Castle Mountain Resort**
Location:	**Lot 112, Block 3, Plan 0913558 within Castle Mountain Resort**
Division:	**3**
Size of Parcel:	**0.30 ha (0.75 Acres)**
Zoning:	**Castle Mountain Resort Medium Density Residential (CMMDR)**
Development:	**Modular Home – Staff Accommodation**

PREPARED BY: Laura McKinnon	**DATE: October 1, 2026**
DEPARTMENT: Planning and Development	

Signature:		2026/10/01	**ATTACHMENTS:** **1. Development Permit Application 2026-41** **2. Staff Accommodation Drawings** **3. Site Plan**

APPROVALS:

		Roland Milligan	2026/10/01
Department Director	**Date**	**CAO**	**Date**

RECOMMENDATION:

That Development Permit Application No. 2026-41, for a Modular Home (Staff Accommodation) be approved subject to the following Condition(s):

Condition(s):

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

BACKGROUND:

- On September 8, 2026, the MD accepted the Development Permit Application No. 2026-41 from applicants Castle Mountain Resort.
- On October 7, 2025 the Municipal Planning Commission approved Development Permit 2025-45 for a TEMPORARY Modular Home (Staff Accommodation), until October 8, 2026 ***(Attachement No. 2 & 3).*** Due to the temporary nature of Development Permit 2025-45, a complete new application was circulated to adjacent landowners for comment.
- This application is being placed in front of the MPC because:
    - Within the Castle Mountain Resort Medium Density Residential (CMMDR) Land Use District, a Modular Home is a Discretionary Use.

Recommendation to Municipal Planning Commission

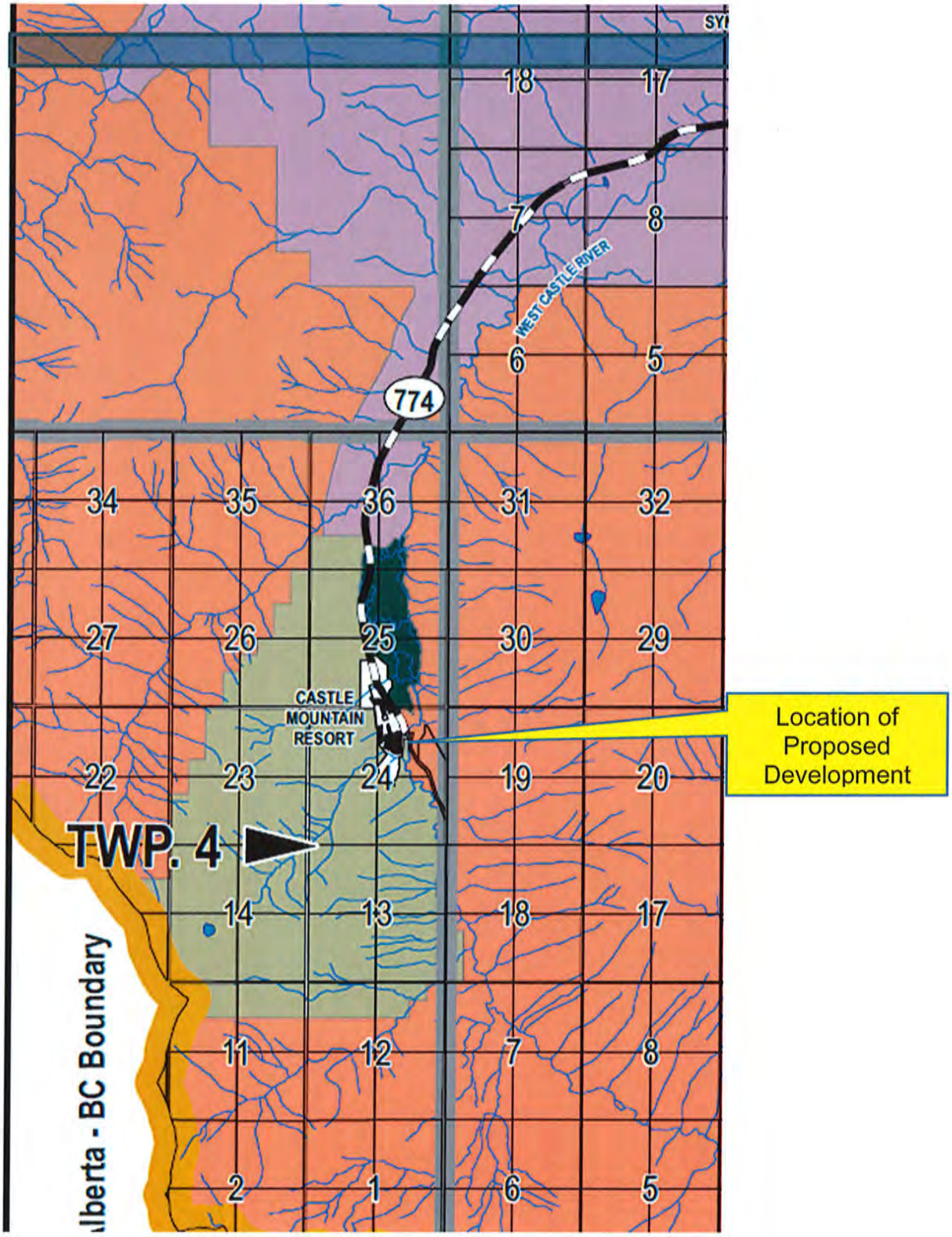
- At the time of the 2025 Development Permit, the Wastewater Capacity report from CMR had not yet been accepted by Council as acceptable for future development, and unit counts. Now, this report has been deemed acceptable by Council and the 13 units are within the allowable units at CMR.
- The application was forwarded to the adjacent landowners for comment; no responses were received at the time of this report being written. Additionally, the Development Officer reached out to CMR for any complaints or concerns regarding the last year of staff accommodation operations at that location, none were submitted.

Background for Development Permit 2025-45

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

Recommendation to Municipal Planning Commission

Location of Proposed Development



Outlook

Request for Temporary Building Permit Extension

From Katherine Seleski [redacted]
Date Thu 2026-05-28 10:38 AM
To Laura McKinnon <AdminDevOfr@mdpinchercreek.ab.ca>
Cc Chris Salhany <[redacted]

Hey Laura,

Thanks for your time today and on all things CMR.

As discussed, we would like to request a one year extension to the 2025-45 Development permit for the Larch Staff Accommodation building. This is to extend the approval to Oct. 8, 2027 or until we can sort out unit counts via the Area Structure Plan and get a permanent permit.

Please confirm that this is ok to move forward. From my understanding, this will need to be raised at a Municipal Planning Commission (MPC), likely in September.

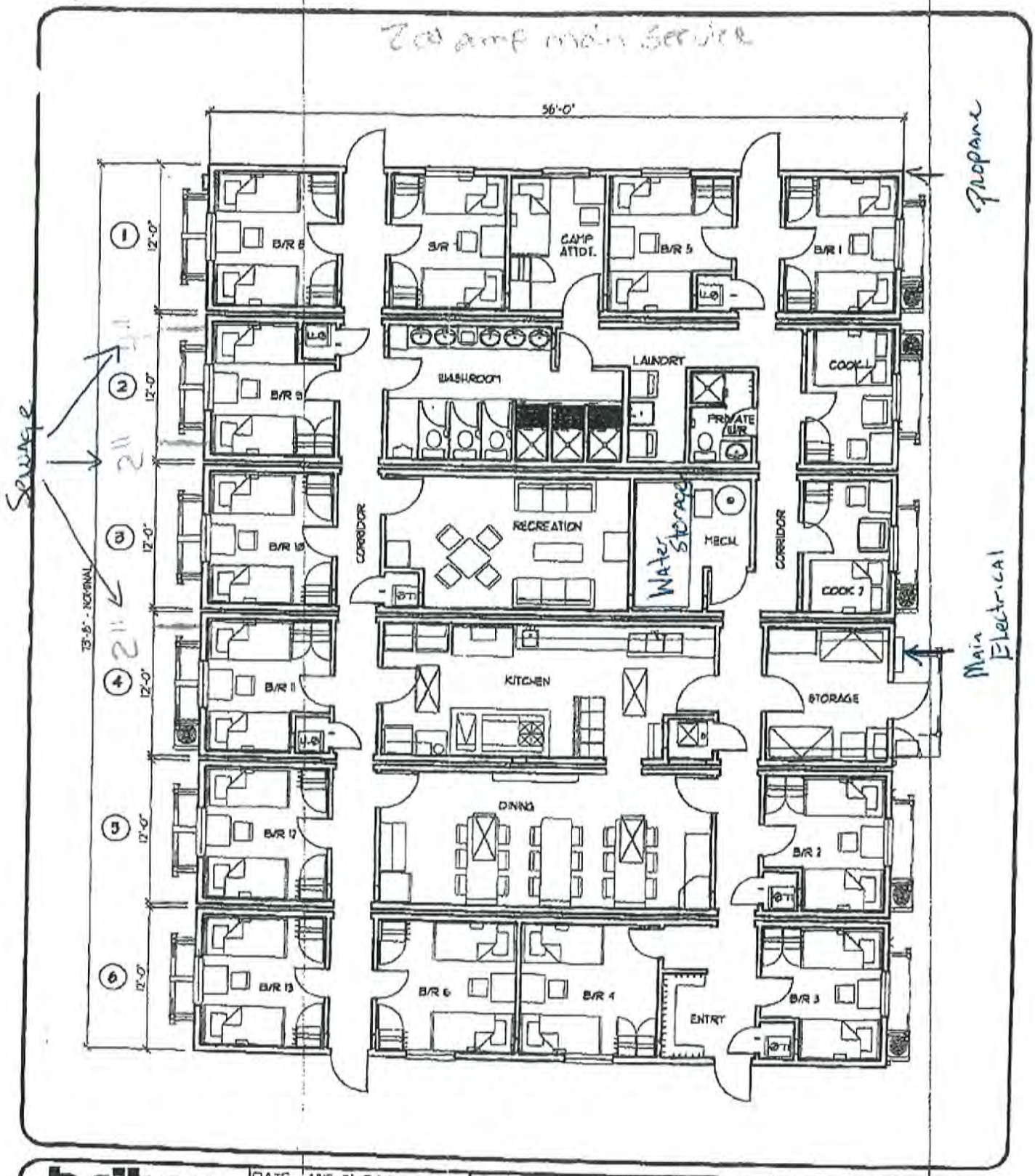
Thanks,
K

1966 - 2026
60 Castle Mountain

KATHERINE SELESKI
Project Manager

Phone: 403.627.5101 x 297
Email: [redacted]
Web: www.skicastle.ca

Tom camp main service



britco
FACTORY BUILT BUILDINGS

DATE: JUNE 01, 2001
SCALE: 1/8" = 1'-0"
DRAWN BY: CALVIN
REVISION ON: 06/04/01

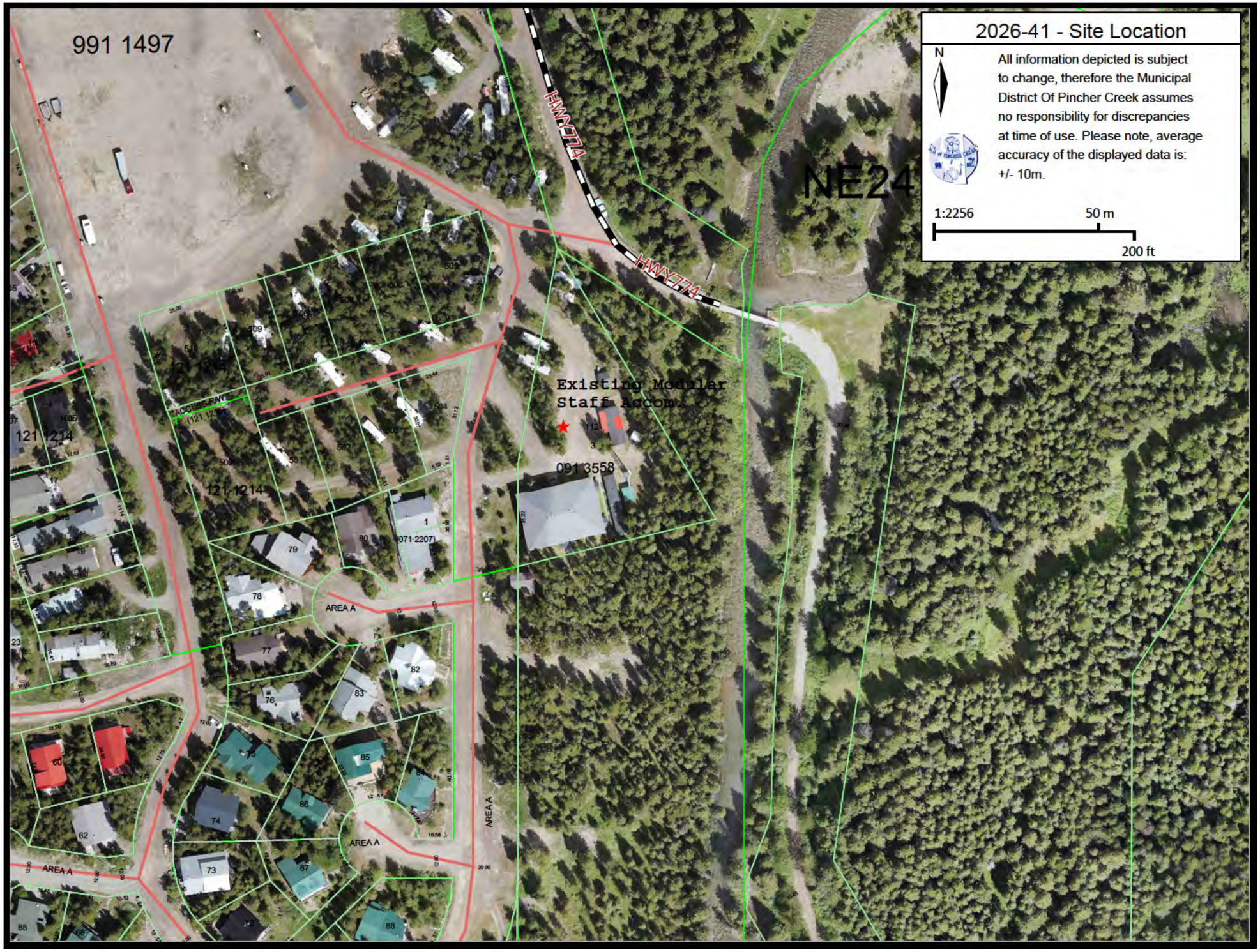
J: 01096

PROJECT
THOMPSON
SIDE x SIDE CAMP

DRAWING TITLE
GENERAL FLOOR PLAN

SHEET No.
A1.1

2026-41 - Site Location
N
All information depicted is subject to change, therefore the Municipal District Of Pincher Creek assumes no responsibility for discrepancies at time of use. Please note, average accuracy of the displayed data is: +/- 10m.
1:1128
20 m
100 ft
HWY774
HWY774
Existing Modular Staff Accom.
091 3558
112
3
505
506
507
508
504
503
502
501
1
(071 2207)
2
80
79
AREA A


2026-41 - Site Location
N
All information depicted is subject to change, therefore the Municipal District Of Pincher Creek assumes no responsibility for discrepancies at time of use. Please note, average accuracy of the displayed data is: +/- 10m.
1:2256
50 m
200 ft
991 1497
HWY774
HWY774
NE24
Existing Modular Staff Accom.
091 3558
121 1214
121 1214
ACCESS RAMP
AREA A
AREA A
AREA A
AREA A

Recommendation to Municipal Planning Commission

TITLE:	**DEVELOPMENT PERMIT No. 2026-42**
Applicant:	**Grace Zoratti**
Location:	**Lot 2, Block 1, Plan 1212489 within SW 24-6-2 W5**
Division:	**3**
Size of Parcel:	**1.7 ha (4.3 Acres)**
Zoning:	**Agriculture (A)**
Development:	**Tourist Home**

PREPARED BY: Laura McKinnon	**DATE: October 1, 2026**
DEPARTMENT: Planning and Development	

			ATTACHMENTS: **1. Development Permit Application 2026-42** **2. Concept Plan** **3. RV Tiny Home Photo** **4. Land Use Bylaw Tourist Home Section** **5. Site Plan**
Signature:		2026/10/01	

APPROVALS:

		Roland Milligan	2026/10/01
Department Director	**Date**	**CAO**	**Date**

RECOMMENDATION:

That Development Permit Application No. 2026-42, for a Tourist Home (Two RV Sites) 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 variance be given from the Tourist Home section, recreational vehicle space requirements of seasonal use, for the RV Tiny Home Site to be used year-round for Tourist Home purposes.**

BACKGROUND:

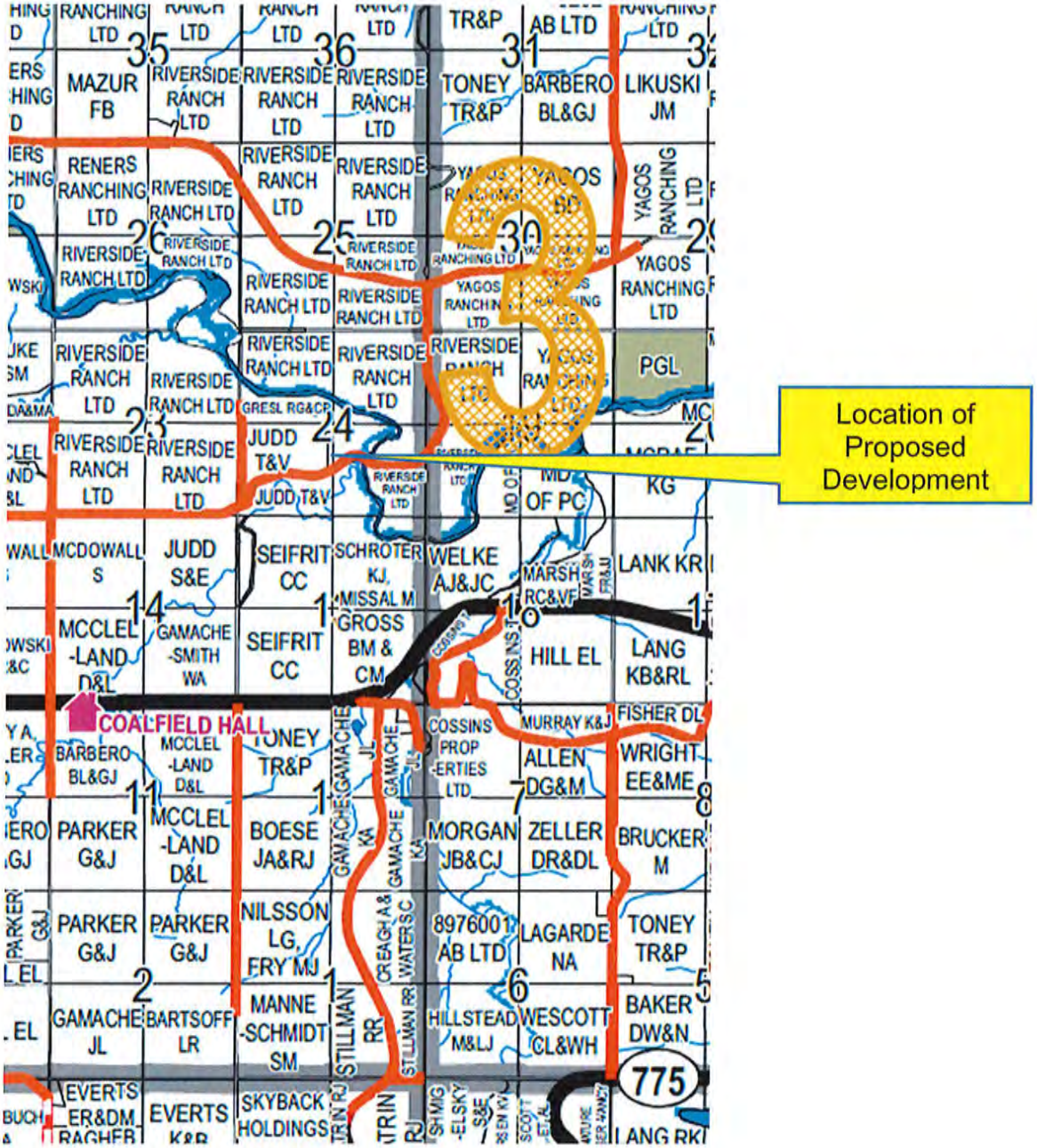
- On September 14, 2026, the MD accepted the Development Permit Application No. 2026-42 from applicant Grace Zoratti. ***(Attachment No. 1)***.
- This application is to allow for Tourist Home (Two RVs Sites) on an Agricultural (A) parcel.
- This application is being placed in front of the MPC because:
  - Within the Agriculture (A) Land Use District, a Tourist Home is a Discretionary Use.
- The applicant is intending to purchase a new RV Tiny Home to be used for short term rental year-round, and one RV spot for seasonal use with a RV (Holiday Trailer). The applicant has provided a concept plan regarding the use of the sites ***(Attachment No. 2).*** The applicant lives in the main residence on the property.

Recommendation to Municipal Planning Commission

- After extensive research and discussion with Safety Codes, it was determined that a Tiny Home does fall within the RV codes, and if it is CSA approved, they can be used for short term rental purposes. The RV Tiny Home intended to be purchased does have the required CSA approvals ***(Attachment No. 3).***
- Land Use Bylaw 1349-23 requirements for a Tourist Home, specifically regarding RV Spots, are defined as below ***(Attachment No. 4)***:
    - *Within the Agriculture – A district, a tourist home may be considered on properties that have a principal dwelling and that may also have a secondary suite or a secondary farm residence. Only one of the dwelling units may be considered for the Tourist Home use. Alternatively, where a principal dwelling is located on the site, a tourist home may be approved as a maximum of two (2) recreation vehicle spaces and is to be designated as a seasonal tourist home in place of designating a dwelling unit as a tourist home.*
- A site plan has been provided, and the location meets all required setbacks as per Land Use Bylaw 1349-23 ***(Attachment No. 5)***.
- The application was forwarded to the adjacent landowners for comment; no responses were received at the time of this report being written.

Recommendation to Municipal Planning Commission

Location of Proposed Development



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. 2026-42

Date Application Received Sept 14/26 **PERMIT FEE** ~~$100 Permitted~~ $150 Discretionary

Date Application Accepted Sept 14/26 **RECEIPT NO.** 74024

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: Grace Zoratti

Address: Box [redacted], Pincher Creek AB, T0K 1W0.

Telephone: 403 [redacted] Email: [redacted]

Owner of Land (if different from above): Mark Zoratti (Riverside Ranch)

Address: Box 1360, Pincher Creek AB, T0K 1W0 Telephone: [redacted]

Interest of Applicant (if not the owner): Family, working on Ranch, lives in principal dwelling

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:

Please see attached. Proposal for tourist home permit.

Legal Description:

Lot(s) 002

Block 01

Plan 1212489

Quarter Section SW 24-6-2-W5

Estimated Commencement Date: Spring 2027

Estimated Completion Date: Summer 2027

SECTION 3: SITE REQUIREMENTS

Land Use District: Agriculture - A Division: 3

☐ Permitted Use ☑ Discretionary Use

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

☐ Yes ☒ No

Is the proposed development below a licenced dam?

☐ Yes ☒ No

Is the proposed development site situated on a slope?

☐ Yes ☒ No

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

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

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

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

☐ Yes ☒ No ☐ Don't think so

~~**PRINCIPAL BUILDING**~~ *Combined 2 RV spaces	Proposed	By Law Requirements	Conforms
(1) Area of Site	4.3 acres		
(2) Area of Building	900 m²/0.22 acres		
(3) %Site Coverage by Building (within Hamets)	5%		
(4) Front Yard Setback Direction Facing: North	215 m	7.5M	Yes
(5) Rear Yard Setback Direction Facing: South	75 m	30M	Yes
(6) Side Yard Setback: Direction Facing: West	10 m	7.5M	Yes
(7) Side Yard Setback: Direction Facing: East	12 m	7.5M	Yes
(8) Height of Building	4.1 m		
(9) Number of Off Street Parking Spaces	2 per lot		

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

see attached

ACCESSORY BUILDING N/A	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)

N/A

SECTION 4: DEMOLITION N/A

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: September 14, 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@mdpinchercreek.ab.ca

Grace Zoratti

PAYMENT RECEIPT

Receipt Number:	74024
Date:	9/14/2026
Initials:	KO
GST Registration #:	10747347RP

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

Subtotal:	$150.00
Discount	$0.00
GST	$0.00
Total Receipt:	$150.00
Visa:	$150.00
Total Amount Received:	$150.00

Riverside Ranch (Zoratti) Ltd Tourist home permit proposal:

The following is additional information related to the permit application for a tourist home put in by Riverside Ranch (Zoratti) Ltd, situated at civic address 2018 TWP6-3 (SW24-6-2-W5).

The proposed tourist home is a tiny home built on a trailer base, known in the industry as an RV Tiny Home. It is built to RV Code CSA AZ240RV, thus, we would like this to be considered a recreational vehicle (RV), rather than a secondary dwelling. “Within the Agriculture – A district, a tourist home may be considered on properties that have a principal dwelling and may have a secondary suite, a secondary farm residence, and/or a maximum of two (2) supplemental recreation vehicle spaces.” (MD of Pincher Creek land use bylaw 47.15).

The intended parcel consists of a 4.3 acre strip of land that primarily functions as an extended driveway providing access to the principal dwelling. The land is not currently used for agricultural purposes and is not included within the Ranch’s Nature Conservancy of Canada conservation easement. Grace Zoratti, family working on the ranch, lives in the primary dwelling on this site and will be the caretaker and manager of this proposed rental.

The intent is to operate this RV as a short-term rental and to list it on platforms such as Airbnb and VRBO. The property is near the Castle Mountain Ski Resort, and with their recent expansion, we are optimistic that there will be increased tourism and demand for accommodation in the area during the winter season. In summer, due to its proximity to Castle Wildland Provincial Park, Castle Provincial Park, Waterton Lakes National Park, and the towns of Pincher Creek and the Crowsnest Pass, this property is well positioned for people seeking to recreate outdoors. The property is also just a two-minute walk to the popular swimming, tubing and fishing location, the Castle Crossing Bridge. For these reasons, we believe that we would be able to operate in all seasons.

We are planning to have these sites fully serviced with water, power, and sewer. We will bring all these services to the sites by trench from the principal dwelling. We have met with a contractor and will start the process of getting a detailed plan if the development permit is approved. The two RV pads will be approximately 20 meters x 12 meters. One pad will have the RV year-round and the other would be for additional seasonal RV parking.

We have narrowed down a builder, Teacup Tiny Homes, and chosen an RV model, Amelia. This model has 2 lofts and will be able to sleep 4 people + 1. It is 341 sq ft and is 26’ l x 8.5’w. The RV is built to CSA Z240-RV, in fact it is built beyond this code and built to withstand the harsh winters we have here in Southern Alberta. **They are built to a higher standard than a typical RV and would be more than comfortable and safe to stay in in all weather conditions**. Here are some of the specifications for this model which can be found on the Teacup Tiny Homes website:

- Attached to professionally built welded steel chassis with removable coupler for security.
- IN FLOOR HEAT with forced air propane furnace designed for extreme Canadian winters.
- Propane Instantaneous Hot Water Heater
- 50 Amp power connection with power cord
- All-season fresh water hook-up
- Dual pane low maintenance white vinyl- Low E windows w/ argon gas. Comes with screen package.
- Spray foam insulation R35 in floors & ceiling, R24 in walls.
- Maintenance-free snap-lock steel roofing.
- Horizontal light-weight vinyl siding. (upgrades available)
- Insulated fiberglass front door with peep hole- painted your choice of colour.
- Stainless exterior vented hood fan.
- Residential flush toilet
- 30x30 Stand-Up Shower with easy to clean & maintain fiberglass walls.

Please see the attachments for stock photos of an RV tiny home (Image 1), floor plans (Image 2), and the layout of the property on a map (Image 3).

(Image 3)

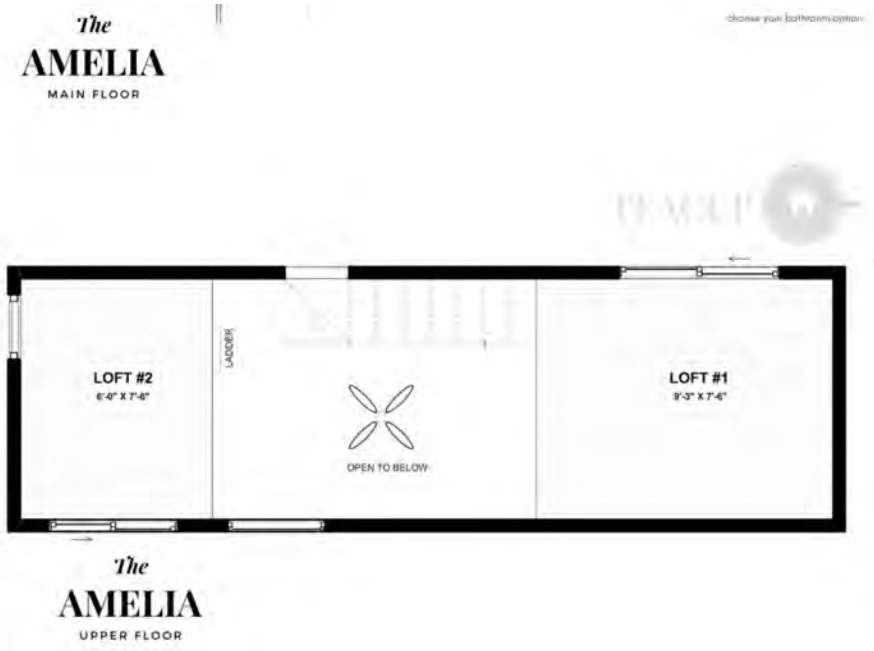
Image 4 is a map of the property including the location of the proposed lots and related infrastructure.

I, Mark Zoratti, the registered owner of Riverside Ranch (Zoratti) Ltd., give my consent to the applicant, Grace Zoratti, to apply for and act as my agent in relation to this development.

_____
Mark Zoratti
Per Riverside Ranch (Zoratti) Ltd
[redacted]

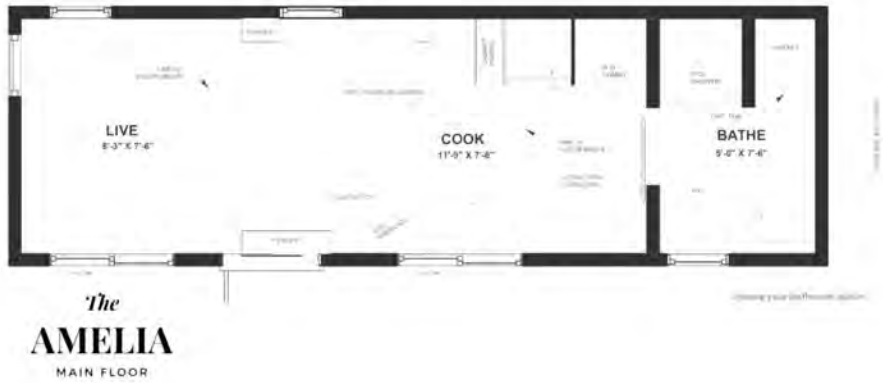
_____
Grace Zoratti
Agent
[redacted]

(Image 1)



(Image 2)

Floor Plans



TOURIST HOME

47.13 Tourist Homes are prohibited in residential districts except where they are expressly listed as a discretionary use.

47.14 Excepting the Agriculture- A district, Tourist Homes are only allowed on parcels of land that contain one (1) dwelling unit. Development with more than one dwelling unit shall look to the definition of 'Country Inn', or the Rural Recreation districts for development potential.

47.15 Within the Agriculture – A district, a tourist home may be considered on properties that have a principal dwelling and may have a secondary suite, a secondary farm residence, and/or a maximum of two (2) supplemental recreation vehicle spaces.

47.16 Tourist Homes that are prohibited or are found to be operating without a valid development permit are subject to the imposition of fines/penalties by the municipality in accordance with the fee schedule or other applicable bylaw.

47.17 The advertising or management of a dwelling unit as a Tourist Home, short-term rental, tourist accommodation or vacation rental on social media, the internet or on vacation rental websites, such as but not limited to Airbnb, VRBO, or where the intent is for the occupant to stay for short-term visiting or vacation purposes rather than use the property as a permanent residence, is considered a Tourist Home.

47.18 The number of rental units or bedrooms in the Tourist Home and the maximum occupancy of the dwelling shall be stated on the application form and included as a condition of approval in the development permit. The Development Authority may limit the number of rental units and/or the maximum occupancy of a Tourist Home on a case-by-case basis.

47.19 Where approved, Tourist Homes shall be developed and operated in accordance with the following regulations in order to ensure that the impacts of this commercial use do not unduly affect the amenities of the residential neighbourhood or rural area in which they are located:

(a) The maximum number of bedrooms in a dwelling unit used for a Tourist Homes shall be four, with maximum of eight ('pillows') guests.

(b) Tourist Homes require a development permit. A permit may be revoked at any time if, in the opinion of a designated officer, the operator has violated any provision of this bylaw or the conditions of a permit.

(c) One hard surfaced, on-site parking stall per bedroom shall be provided and parking stalls shall not be tandem. The Development Authority shall not approve any variance to the off-street parking standard for a Tourist Home.

(d) The exterior appearance of a dwelling approved as a Tourist Home shall not be altered, renovated, or changed to make the residential dwelling significantly stand-out or be readily recognized or identified as a commercial accommodation rental unit except where limited signage may be approved as provided for in this bylaw.

(e) Tourist Homes shall not interfere with the rights of other neighbours and residents to quiet enjoyment of a residential neighbourhood or rural area.

(f) The Development Authority may place conditions on a development permit to address or mitigate concerns with compatibility to the neighbourhood/rural area or to ensure the standards of this bylaw are being met.

(g) The Development Authority may refuse to approve a development permit for a Tourist Home if they determine there are other pre-existing Tourist Homes established in the

vicinity or neighborhood/rural area and additional such use would negatively affect the neighborhood/rural area, cause traffic or parking concerns, or interfere with the residents right to peaceful enjoyment of their property.

(h) The Development Authority may, where an existing secondary suite is being proposed as a Tourist home, require that a building inspection be conducted, and the results submitted with the application.

(i) The Development Authority shall circulate all applications to Alberta Health Services that intend on providing food service to guests.

47.20 In reviewing an application for a Tourist Home, the Municipal Planning Commission shall, among other factors, consider:

(a) the size of the parcel;

(b) the impact of the proposed use on the existing water and sewer systems;

(c) side yard setbacks in relation to adjacent land uses;

(d) potential traffic generation, and parking requirements;

(e) buffering or other techniques design to limit any interference with other uses or the peaceful enjoyment of neighbouring parcel and consistency with other development in the surrounding area/land use districts in terms of nature and intensity of use.

47.21 The owner/operator of the Tourist Home shall:

(a) keep and maintain, or have kept and maintained by a company or individual identified in the development permit application, a guest record/register that shall be reasonably available for inspection by designated officer;

(b) provide personal contact information to the designated officer that is kept accurate and up to date during the duration of the active operation of the dwelling as a Tourist Home;

(c) provide and maintain the on-site parking required;

(d) not display any form of advertising related to the Tourist home except as provided for in this bylaw and until after a development permit is issued;

(e) ensure that all parts of the dwelling conform to the National Building Code – Alberta Edition; and

(f) be responsible for complying with Alberta Government requirements relating to the provincial tourism levy on accommodation.

SECTION 48 COMMERCIAL / PRIVATE RECREATION USES

DEFINITIONS

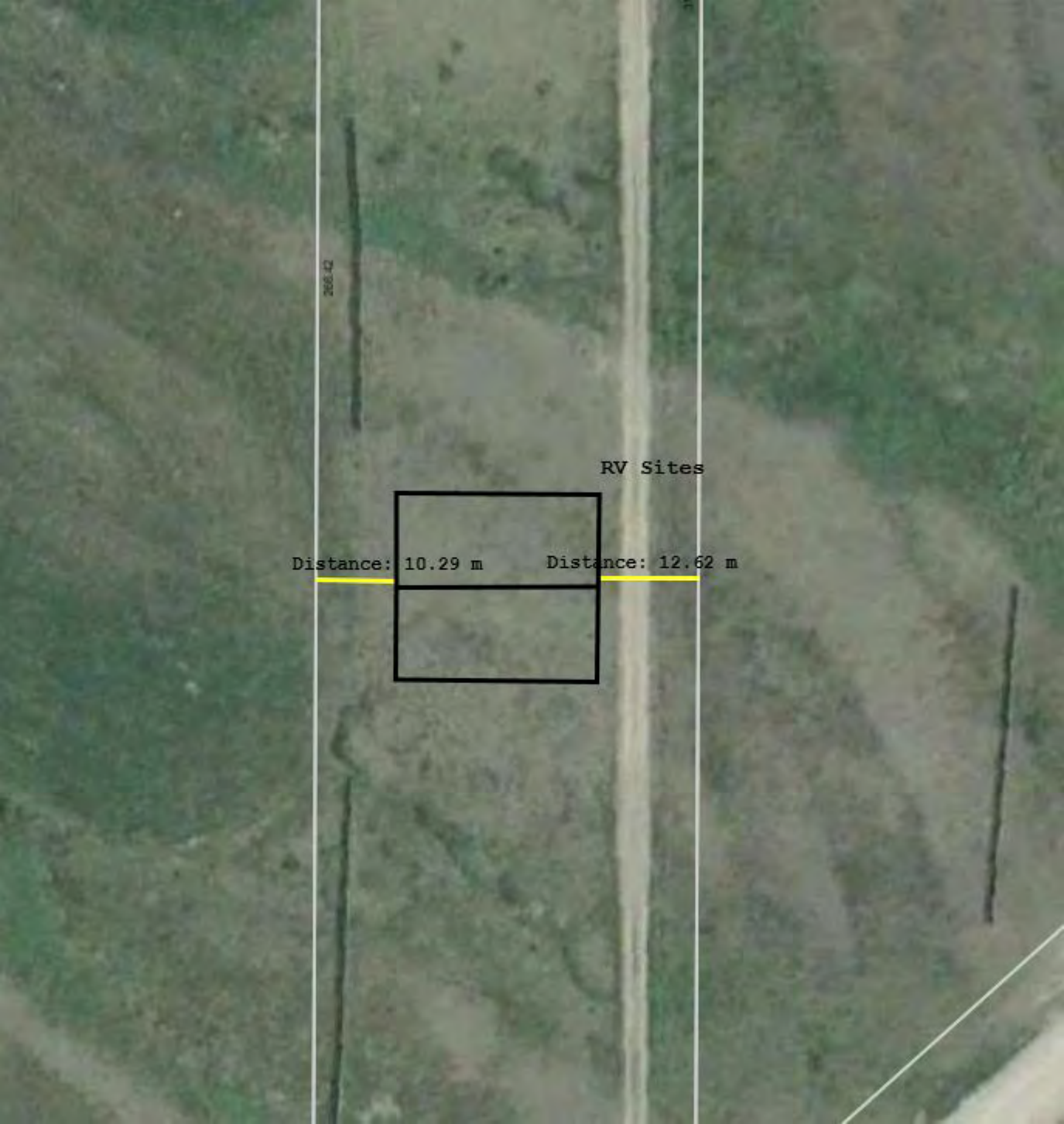
For the purpose of this Section, the following definitions apply:

48.1 Bathroom Facility: an accessory building that includes any or all of the following:

(a) bath facilities,

(b) shower facilities,

(c) washroom facilities,


RV Sites
Distance: 10.29 m
Distance: 12.62 m

NE24 6-2-5
(191 2141)
121 2489
RV Sites
991 0541

Recommendation to Municipal Planning Commission

TITLE:	**DEVELOPMENT PERMIT No. 2026-43**
Applicant:	**Eli & Patti Montgomery**
Location:	**Lot 2, Block 5, Plan 9710177 within NW 27-7-2 W5**
Division:	**5**
Size of Parcel:	**2.5 ha (6.17 Acres)**
Zoning:	**Grouped Country Residential (GCR)**
Development:	**Moved In Residential Building**

PREPARED BY: Laura McKinnon	**DATE: October 1, 2026**
DEPARTMENT: Planning and Development	

Signature:		2026/10/01	**ATTACHMENTS:** **1. Development Permit Application 2026-43** **2. House Photos** **3. Site Plan** **4. Adjacent Landowner Comments**

APPROVALS:

		Roland Milligan	2026/10/01
Department Director	**Date**	**CAO**	**Date**

RECOMMENDATION:

That Development Permit Application No. 2026-43, 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 services, foundation and access be established prior to placement of the moved in residential building on the parcel.**
3. **That the manufactured home be removed immediately upon occupancy occurring in the moved in residential building.**

BACKGROUND:

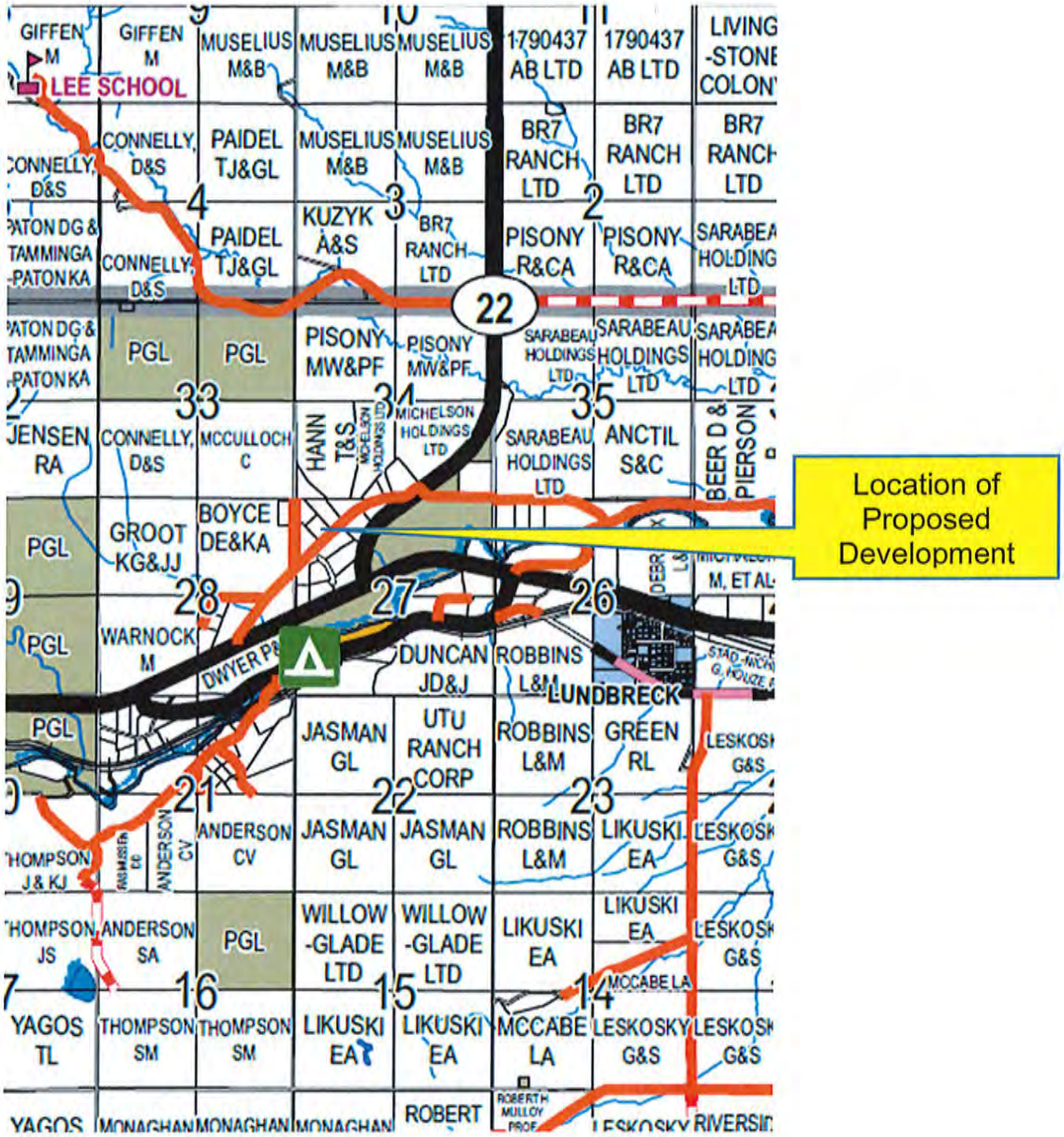
- On September 14, 2026, the MD accepted the Development Permit Application No. 2026-43 from applicants Eli & Patti Montgomery. ***(Attachment No. 1)***.
- This application is to allow for a Moved On Residential Building onto a Grouped Country Residential (CGR) parcel.
- This application is being placed in front of the MPC because:
  - Within the Grouped Country Residential (GCR) Land Use District, a Moved In Residential Building is a Discretionary Use.

Recommendation to Municipal Planning Commission

- The applicant is intending to move on a previously occupied residential building ***(Attachment No. 2)***, to replace their manufactured home on the parcel. The new home is anticipated to be on a walk out basement foundation.
- As this is a Grouped Country Residential area, it was determined by Administration that a timeline must be established to ensure that there are not two residences on the parcel for an extended amount of time.
- A site plan has been provided, and the moved in residential building meets all required setbacks as per Land Use Bylaw 1349-23 ***(Attachment No. 3)***.
- The application was forwarded to the adjacent landowners for comment; two responses were received at the time of this report being written ***(Attachment No. 4)***.

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. 2026-43

Date Application Received Sept 14/26 **PERMIT FEE** ~~$100 Permitted~~ ~~$150 Discretionary~~

Date Application Accepted Sept 14/26 **RECEIPT NO.** 74628

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: Eli Montgomery

Address: 2230 twp 7-5 municipality # 9 Alberta T0K1H0

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:

Relocate ~~take~~ an existing appx 24 x 41 ft residential dwelling onto property and place in a separate location on a new permanent walkout basement foundation. the current residence will remain occupied while construction is taking place and be removed shortly after

Legal Description: Lot(s) 002

Block 05

Plan 9710177

Quarter Section NW 27 07 02 W5

Estimated Commencement Date: Jan 1

Estimated Completion Date: June 1

SECTION 3: SITE REQUIREMENTS

Land Use District: Grouped Country Residential GCR Division: 5

☐ Permitted Use ☑ Discretionary Use

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

☒ Yes ☒ No

Is the proposed development below a licenced dam?

☐ Yes ☒ No

Is the proposed development site situated on a slope?

☒ Yes ☐ No

If yes, approximately how many degrees of slope? 1.8° 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	6 acres		
(2) Area of Building	1,104		
(3) %Site Coverage by Building (within Hamets)			
(4) Front Yard Setback Direction Facing:	137.03m South	30M (98.4ft)	Yes
(5) Rear Yard Setback Direction Facing:	56.62m North	15M (49ft)	Yes
(6) Side Yard Setback: Direction Facing:	109.29m East	7.5M (24.6ft)	Yes
(7) Side Yard Setback: Direction Facing:	31.01m West	7.5M (24.6ft)	Yes
(8) Height of Building	20 Ft		
(9) Number of Off Street Parking Spaces	4		

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

site plan, photos

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

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

_____

_____

SECTION 4: DEMOLITION

Type of building being demolished : none

Area of size: _____

Type of demolition planned: _____

SECTION 5: SIGNATURES (both signatures required)

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

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

DATE: Sept 14 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.

Edit Image

AI-generated content

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

Eli Montgomery

PAYMENT RECEIPT

Receipt Number:	74028
Date:	9/14/2026
Initials:	KO
GST Registration #:	10747347RP

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

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

5
971 0177
House to be removed
Distance: 101.34 m
Distance: 49.52 m
New Location
Distance: 31.26 m
2
Distance: 123.14 m
ON
Current Scale: 1128
Lat: 49.595543
Long: -114.

261 0577
5
971 0177
House to be removed
Distance: 101.34 m
Distance: 49.52 m
New Location
2
Distance: 31.26 m
Distance: 123.14 m
ROADWAY
1

1
791 0279
4
261 0577
5
971 0177
House to be removed
Distance: 101.34 m
Distance: 49.12 m
Distance: 21.26 m
New Location
Distance: 123.14 m
3910 IB
ROADWAY
1
791 0279
11
981 1884
UTILITY R/W
(011 1795)

To: Laura McKinnon
Development Officer

Sept 28, 2026

RE: Development Permit Application No. 2026-43

The only concern that we have is the time line for the construction of the new home to occupancy and removal of the manufactured home.

Ron + Terry DALTON

September 29, 2026

Attention, Laura McKinnon, Gavin Scott, Members of the MPC:

Re: Development Permit Application No. 2026-43
Lot 2, Block 5, Plan 7910177 within NW 27-7-2-W5

To begin, let it be known that I am not against a dwelling being moved onto a property.

However,I have concerns that this development will not be completed in a timely or proper manner and will be based on a series of **Promises** which will not come to fruition and will require much prompting and definitely constant supervision from the MPC from its inception to completion.

The fact that there has, to date, been no “boots on the ground” action on site by the Development Officer or members of the Municipal Planning Commission to actually see where the building will rest and on what, or where the road allowance will be, is of concern.

Generally speaking, it takes awhile to get all the clearances in place for the move to occur and I think this application is being rushed and that this development information package does not clearly address any of the above regards, especially the time element. I have no idea when this is all to take place. Where is the building going to sit on the property while a pad or foundation is prepared and for how long? Is there a time limit for the completion? There are so many questions yet to be answered.

Please consider looking further into the matter before giving the project, as it stands, permission to move ahead in any way.

Yours truly,

Judith Snowdon

DEVELOPMENT OFFICER REPORT

September 2026

Development / Community Services Activities include:

- Sept 1 Planning & MPC Meeting
- Sept 2 Meeting w/ Hiawatha Campground
- Sept 8 Council Committee & Council Meeting
- Sept 10 Site Inspection – Enforcement Order
- Sept 14 Miistakis Institute – Ecological Corridor Session
- Sept 15-18 Alberta Development Officers Association Conference
- Sept 21 Captus Generation Meeting
- Sept 22 Council Committee & Council Meeting
- Sept 24 SDO
- Sept 30 National Day for Truth and Reconciliation

PLANNING DEPARTMENT STATISTICS

Development Permits Issued by the Development Officer for September 2026

No.	Applicant	Division	Legal Address	Development
2026-39	Ben & Jennifer Puch	4	NW 1-8-30 W4	Single Detached Residence
2026-40	Dain Van Herk	3	SE 14-1-6 W5	Single Detached Residence
2026-45	Kuby Energy	3	Lot 15, Block 1, Plan 1211358 within NE 21-6-30 W4	Roof Mounted Solar
2026-47	Doug Sokoloski	3	NE 12-6-1 W5	Addition – Garage

Development Permits Issued by Municipal Planning Commission September 2026

2026-32	Mike Ziebert	5	Lot 5, Block 1, Plan 9511008 within NW 12-7-3 W5	Farm Buildings & Structures and Accessory Building Variance
2026-35	David Willis	2	Lot 2, Block 1, Plan 1710316 within SE 35-5-30 W4	Secondary Suite
2026-36	Travis Stushnoff	2	NW 21-5-29 W4	Secondary Farm Residence

Development Statistics to Date

DESCRIPTION		2026 To date (Sep)	2025	2024	2023
Dev Permits Issued	6 – Sept	39 25 -DO 14 -MPC	55 38 -DO 16 -MPC 1-Council	54 38 -DO 16 -MPC	49 31 – DO 18 - MPC

Dev Applications Accepted	9 – Sept	52	60	58	54
Utility Permits Issued	0– Sept	23	48	23	35
Subdivision Applications Approved	1 –Sept	7	12	12	5
Rezoning	0 – June, Jul, Aug	**1**	0	1	0
DESCRIPTION		**2026 to Date (Oct)**	**2025**	**2024**	**2023**
Compliance Cert	1 – Sept	15	16	34	21

RECOMMENDATION:

That the report for the period ending September 30, 2026, be received as information.

Prepared by: Laura McKinnon, Development Officer Date: October 1, 2026

Respectfully Submitted to: Municipal Planning Commission