

AGENDA  
PUBLIC HEARING  
Bylaw No. 1265-15  
Tuesday, February 9, 2016; 6:30 pm  
Council Chambers, MD Administration Building

1. Call Public Hearing to Order

2. Advertising requirement

This Public Hearing has been advertised in accordance with Section 606 of the MGA. This Public Hearing was advertised in the Pincher Creek Echo on Wednesday, January 27, 2016 and Wednesday, February 3, 2016.

3. Purpose of the hearing

The purpose of this Public Hearing is to receive public input on proposed Bylaw No. 1265-5.

The purpose of proposed Bylaw No. 1265-15 is to amend the land use designation of lands legally described as a portion of NE 15-5-1 W5M, from "Agriculture – A" to "Rural Recreation 1 – RR1".

The purpose of the proposed amendment is to allow for the establishment of a commercial / private recreational use.

4. Overview of Bylaw No. 1265-15

5. Presentations:

a. VERBAL:

The following wish to make a presentation:

- (1) Dr. Tom Liscombe
- (2) Anne Gover
  - Email dated February 3, 2016

b. WRITTEN

The following written submissions were received:

- (1) Jocelyn Mercer
  - Email dated January 13, 2016
- (2) Bryce Sackett
  - Email dated January 18, 2016
- (3) Michael Gerrand and Michelle Spencer
  - Email dated January 22, 2016
- (4) Dr. Tom Liscombe
  - Email dated January 27, 2016
- (5) Caron and Brent Kozachenko
  - Email dated January 28, 2016
- (6) Ed and Pat Moskaluk
  - Letter received January 29, 2016
- (7) Dr. Dennis Springhetti
  - Letter dated February 1, 2016

- (8) Alberta Wilderness Association
  - Email dated February 1, 2016
- (9) Doug Main and Anne Gover
  - Letter dated February 1, 2016
- (10) John Jensen and Pat Lowell
  - Letter dated February 1, 2016
- (11) Jody Best and Doug Goodfellow
  - Letter dated February 1, 2016
- (12) Max and Ianthe Goodfellow
  - Letter dated February 1, 2016
- (13) Michael Gerrand and Michelle Spencer
  - Letter dated February 1, 2016
- (14) Rick Seward
  - Letter dated February 1, 2016
- (15) Steve and Cheryl Maunsell
  - Letter dated February 1, 2016
- (16) Suzanne and Jim Curran
  - Letter dated February 1, 2016
- (17) Kristin Buhrman and Bob Grier
  - Letter dated February 1, 2016
- (18) Mark Maunsell
  - Email dated February 2, 2016
- (19) Michelle Spencer
  - Email dated February 2, 2016
- (20) Nature Conservancy of Canada
  - Email dated February 2, 2016
- (21) Dejax Family
  - Email dated February 2, 2016
- (22) D'Arcy and Deacon
  - Letter dated February 3, 2016

6. Notification Area Map

7. Adjournment from Public Hearing

**MUNICIPAL DISTRICT OF PINCHER CREEK NO. 9  
BYLAW NO. 1265-15**

BEING A BYLAW OF THE MUNICIPAL DISTRICT OF PINCHER CREEK NO. 9 IN THE PROVINCE OF ALBERTA, TO AMEND BYLAW NO. 1140-08, BEING THE LAND USE BYLAW

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**WHEREAS** Section 639 of the *Municipal Government Act*, Revised Statutes of Alberta 2000, Chapter M-26, as amended, provides that a municipality must pass a Land Use Bylaw; and

**WHEREAS** the Municipal District of Pincher Creek No. 9 is in receipt of a request to amend the land use designation of lands legally described as:

A portion of the NE 15-5-1 W5M;

And as shown on Schedule 'A' attached hereto, from "Agriculture- A" to "Rural Recreation 1 – RR-1"; and

**WHEREAS** Council recognizes that the "Rural Recreation 1 – RR-1" designation is appropriate for a site developed as a youth camp development; and

**WHEREAS** the purpose of the proposed amendment is to allow for the establishment of a commercial/private recreational use.

**NOW THEREFORE**, under the authority and subject to the provisions of the *Municipal Government Act*, Revised Statutes of Alberta 2000, Chapter M-26, as amended, the Council of the Municipal District of Pincher Creek No. 9, in the Province of Alberta, duly assembled does hereby ENACT THE FOLLOWING:

1. This bylaw shall be cited as "Land Use Bylaw Amendment No. 1265-15".
2. Amendments to Land Use Bylaw No. 1140-08 as per "Schedule A" attached.
3. This bylaw shall come into force and effect upon third and final passing thereof.

READ a first time this 22<sup>nd</sup> day of December, 2015.

A PUBLIC HEARING was held this \_\_\_\_ day of \_\_\_\_\_, 2016.

READ a second time this \_\_\_\_ day of \_\_\_\_\_, 2016.

READ a third time and finally PASSED this \_\_\_\_ day of \_\_\_\_\_, 2016.

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*Reeve – Brian Hammond*

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*Chief Administrative Officer - Wendy Kay*

Attachment  
- "Schedule A"

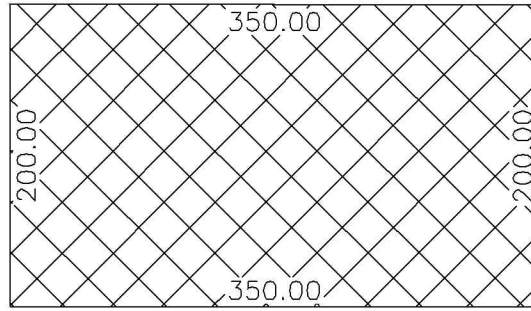
SW22

SE22 5-1-5

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NW15 5-1-5

NW14 5-1-5



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SW15

SE15 5-1-5

ACCESS R/W (1313400)

SW14

## LAND USE DISTRICT REDESIGNATION SCHEDULE 'A'



FROM: Agriculture 'A'

TO: Rural Recreation 1 'RR-1'

PORTION OF LOT 3, BLOCK 1, PLAN 1512259 WITHIN

SE 1/4 SEC 15, TWP 5, RGE 1, W 5 M

MUNICIPAL DISTRICT OF PINCHER CREEK No. 9

DATE: DECEMBER 4, 2015

Bylaw #: 1265-15

Date: \_\_\_\_\_



MAP PREPARED BY:  
 OLDMAN RIVER REGIONAL SERVICES COMMISSION  
 3105 16th AVENUE NORTH, LETHBRIDGE, ALBERTA T1H 5E8  
 TEL. 403-329-1344

"NOT RESPONSIBLE FOR ERRORS OR OMISSIONS"



**MDInfo**

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**From:** Anne Gover <annehgover@gmail.com>  
**Sent:** Wednesday, February 3, 2016 9:56 AM  
**To:** MDInfo  
**Cc:** Anne Gover  
**Subject:** reserved space

Hello.

I would like to reserve a spot for the hearing on February 9. Please confirm my spot :) All the best!

Anne

**Roland Milligan**

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**From:** Jocelyn Mercer <jocelynmercer@gmail.com>  
**Sent:** Wednesday, January 13, 2016 8:31 PM  
**To:** Roland Milligan  
**Subject:** Proposed rezoning of NE 15-5-1 W5M to commercial/private recreational use

Good evening Roland

Thank you for your recent letter informing us of the above. Forgive my blatant laziness, I am forwarding a previous email submitted to you when the same same applicants attempted to get a development permit on adjacent property for a church camp. I would like to resubmit this email in regard to this latest proposal. Obviously my concerns regarding the rezoning (one is assuming in order to host a Christian camp for First Nations youth) are identical to those raised by this organization's former development application. The ethical issues surrounding a missionary style religious camp for First Nations youth, considering Canada's history with aboriginal youth, should require little further explanation and for this reason I cannot endorse the above rezoning.

In addition - and I am sure you are quite aware, the precedent that such rezoning could have across the MD is somewhat alarming and seems out of context with the municipality's philosophy.

Best wishes

Jocelyn

Jocelyn Mercer

Begin forwarded message:

**From:** Jocelyn Mercer <jocelynmercer@gmail.com>  
**Date:** May 22, 2015 at 11:24:46 AM MDT  
**To:** SCOTT OSBORN <scottosborn30@hotmail.com>  
**Subject:** Fwd: Development Permit Application 2015-30

Begin forwarded message:

**From:** Jocelyn Mercer <jocelynmercer@gmail.com>  
**Date:** May 22, 2015 at 11:00:32 AM MDT  
**To:** rmilligan@mdpincercreek.ab.ca  
**Subject:** Development Permit Application 2015-30

Dear Mr Milligan

I am writing in response to the notice I received through the mail today informing me of Donny Coulter's application for a temporary development permit for Camp Gladstone. Credit to Mr Coulter for applying for a permit for 2015 – a process he obviously thought unnecessary last year.

I fully support the idea of getting our youth outside and connecting with the outdoors – provided all development and activity complies with environmental and safety regulations and appropriate regard is

taken for dust control.

Mr Coulter's camp activities of archery, horse riding and storytelling are both wholesome and appropriate and his target audience is honourable. However, I was somewhat surprised that Mr Coulter's letter to council informing of his proposal makes scant mention of the camp's religious agenda. Mr Milligan, I want this to be known; I am objecting the camp on moral and ethical grounds. In all documentation I have seen and from my understanding of Mr Coulter's occupation, Camp Gladstone is a Christian camp and a key focus of the camp is Christian teachings. Mr Coulter and his ministry are recruiting underprivileged First Nation Youth for a camp - the main purpose of which is to spread the gospel. I cannot be the only one left with a sour taste in my mouth – especially considering missionary history with our Blackfoot neighbours. Regardless of my own faith, the missionary focus of the camp feels wrong.

Mr Milligan I understand that the municipality's role is not so much in the intricacies of a development rather the logistics and thus my concern will likely fall on deaf ears: I accept that, however please understand ethically it is important to me my concern for First Nations history and culture be documented.

With kind regards

Jocelyn Mercer

**Roland Milligan**

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**From:** Bryce Sackett <bryce.sackett@dexteroilfield.com>  
**Sent:** Monday, January 18, 2016 10:03 AM  
**To:** Roland Milligan  
**Subject:** NE 15-5-1 W5M

Hi Roland,

I am closest residence in the application to change land use designation. My house is shown on the map. A few questions, perhaps you can point me in the right direction to get answered.

The application acres shows 5 acres to be RR1. The package in the mail that i received, dated Jan 5 shows 350 x 200 meters. This would indicate 70,000 meters square, or 17.29 acres, or 7 Hectare.

What would be factors in rejecting the land use to be changed?

In the case of being rezoned to RR1, whats limitations are in place for future developments. Can they build anything they want?

This is a subdivision, i was to believe that a quarter can only be subdivide once, for a dwelling.

I obviously have great concerns with this Camp Gladstone and need to find as much info as possible to "what the future" could look like this is area. As it is right outside my window. Literally.

Thanks

Bryce Sackett  
403.627.6466 cell

**Roland Milligan**

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**From:** Michael Gerrand <mgerrand@platinum.ca>  
**Sent:** Friday, January 22, 2016 11:02 AM  
**To:** Roland Milligan  
**Subject:** re: register our concern

Roland and Councillors,

I guess this won't come as any surprised but we just want to register our concern with the application for a by-law amendment change from Mr. Liscombe. We are disappointed that this has been raised again and have multiple concerns in regards to the inappropriateness of a zoning change and the ambiguity of the application.

Thanks,

Michael Gerrand & Michelle Spencer

**Roland Milligan**

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**From:** Shirley.Liscombe <shirleyliscombe@yahoo.ca>  
**Sent:** Wednesday, January 27, 2016 1:47 PM  
**To:** Roland Milligan; G.Marchuk@mdpincercreek.ab.ca

Greetings Council : We are applying for a rezoning of a portion of the NE15-5-1- W5 to facilitate seasonal youth activities. This children's camp has been held for over twenty years at a average attendance of twenty-one local children per week for the four weeks of July in different locations. These numbers have purposely not been increased. Because this land has a remote location and varied topography , its forests are perfect for hiking, horse riding , camping and other nature related outdoor activity. It provides the opportunity for youth to learn about conservation, animal husbandry, wood crafting, and outdoor sports. As a livestock producer, the short time period and small acreage needed will have little impact on our ranching operations. It was pointed out by the Community Foundations of Canada's report on Southern Alberta , our zone maintained the highest provincial ranking as we focus on youth and "the sense of belonging" to a community. The first thing listed as supported by this foundation: before skate parks, ball diamonds, rodeo grounds, playgrounds and recreational centers was youth camps. With so many stresses on todays youth, I want to thank everyone of you leaders for your public service and your concern for our local children.

Respectfully submitted  
Dr.Tom Liscombe



Box 1455

Pincher Creek, AB T0K 1W0

January 28, 2016

Re: Land Use Bylaw amendment No. 1265-15

Greetings,

Thanks for the chance to comment on this proposed bylaw change. We support the retention of the existing Agricultural zoning on this land. Rezoning appears to create problems with existing subdivision bylaws, and may open the door to any allowable use in designated recreation zones. We would prefer to see the land use stay as it is.

Caron and Brent Kozachenko

**RECEIVED**

JAN 29 2016

M.D. OF PINCHER CREEK

Ed & Pat Moskaluk  
Box 2437  
Pincher Creek, AB  
T0K 1W0

5b6

Roland Milligan  
Director of Development and Community Services  
M.D. of Pincher Creek  
Pincher Creek, AB

**Re: Proposed Rezoning for the Establishment of Commercial/Private Recreation Use Land  
Use Bylaw Amendment Bylaw No. 1265-15**

We received your letter and attachments on the rezoning as stated above. There appears to be conflicting and missing information.

- Mr. Liscombe states in his **APPLICATION FOR AMENDMENT TO THE LAND USE BYLAW** that he is designating "3 to 5 acres." However the indicated portion appears to be 17.2974 acres (350 x 200 = 70,000 sq meters = 7 hectares = **17.2974** acres).
- The only road to the property appears to pass through someone's yard. Where will the road be?
- The map is not well labelled.

We oppose the rezoning of this land because it contravenes the *Municipal Development Plan No. 1062-02 September 2002 (Amended to Bylaw No. 1153-08, April 2009)* which states:

**B. GOAL (Page 9)**

*To protect and conserve agricultural land for agricultural use to the fullest extent possible without unduly restricting compatible economic diversification or development while respecting the natural environment.*

**C. OBJECTIVES**

1. *To conserve and protect agricultural land, including foothills grazing lands, for extensive agriculture by:*
  - (a) *minimizing conflicts with non-agricultural uses;*
  - (b) *discouraging the fragmentation of agricultural and grazing land into small nonagricultural parcels;*
  - (c) *ensuring that agricultural lots or parcels remain as large as possible; and*
  - (d) *endeavouring to maintain traditional ranching activities.*

**B. GENERAL FUTURE LAND USE (Page 13)**

1. *Extensive agriculture shall remain the predominant and prevailing land use in the municipality.*
2. *The land use bylaw shall be designed to facilitate the continued viability of agricultural activities.*

Owners of land change frequently and what may be a reasonable designation today could easily become incompatible in an area zoned agriculture i.e. we could be faced with restaurants, recreation vehicle park, recreation facility.

Furthermore, once a precedent has been set, anyone in the M.D. of Pincher Creek who chooses may justifiably apply for rezoning as well.

Also, see Pages 28-29 of the **Municipal Development Plan No. 1062-02**

*Subdivision of a Single Residential Lot from an Unsubdivided Quarter Section*

11. *A subdivision application which proposes to subdivide an existing residence (or a farmstead containing a residence) from an unsubdivided quarter section shall not be approved unless the proposed residential lot is as small as possible between **3 acres and 10 acres in size, but large enough to contain related buildings, structures and improvements.** [Appendix 1, Figure 4]*
12. *Only one subdivision shall be approved on an unsubdivided quarter section.*

If this rezoning were to pass, then it follows that the new Rural Recreation plot would have to be subdivided and:

by its very size (17.2974) it would then be disqualified, and as there is already one plot subdivided from the quarter, there could not be a second.

We urge the M.D. Council to reject this rezoning request.

  
Ed Moskaluk

  
Pat Moskaluk



Municipal District of Pincher Creek no.9  
1037 Herron Avenue  
Box 279  
Pincher Creek, AB T0K 1W0

Dr. Dennis Springhetti  
251099 WELLAND WAY  
CALGARY AB T3R 1L3

RECEIVED

FEB - 2 2016

M.D. OF PINCHER CREEK

February 1, 2016

RE: NE-15-5-1-W5

Application for Designation of Land Use from Agriculture A to Rural Recreation 1 & Related  
Change to Land Use By-Law 1140-08

I write to register my opposition to the above-described application for change in land use. The application as it is advanced contains several issues of considerable concern to our household and a large contingent of the surrounding community. The application notes it seeks a change in its land use designation from agricultural to rural recreational to be used as a youth camp.

First, it cannot be understated how profound the effect of changing the land use of the proposed parcel from Agricultural to Rural Recreational will be today. It will allow a commercial level of traffic over a road designed for light residential and agricultural-related road use which will increase risks of human, property and livestock related vehicle collisions several fold. It comes with inherent and health safety risks to human life due to its proximity to a sour gas pipeline and the volume of people that would be allowed on a so designated property with limited access and no proposed emergency plan. In short, the proposed parcel is not appropriate to be designated as a Rural Recreational parcel today. All of this ought to be sufficient to cause the Board to decline this Application outright, without more. However, the most profound risks, I believe, lie in the future effects of this decision.

Second, the effects of the application being approved are potentially catastrophic for the community at whatever time the Applicant choose to discontinue the proposed camp or transfer the land altogether. Should the Applicant or a subsequent purchaser elect to use the land designated as Rural Recreational as a campground, a recreational vehicle park or a festival ground, he would be fully entitled to do use with that land use designation. I implore you to consider that what is today being proposed as a children's camp may in months or years from now be a blight on the community bustling with recreational vehicles, fifth-wheels and the like. It would also gravely affect the safe, quiet, peaceful area that I currently call my home in an extremely negative way. Please, when making considerations regarding this Application, recall this is not about approving or denying a children's camp. It is about allowing the land that is the subject of the Application to be used in a fundamentally different way *forever*, and in a way that is not at all aligned with surrounding Agricultural lands and their homesteads.

Finally, the application proposes to change a parcel of land that is currently not, to the best of my knowledge, capable of being designated rural recreational. It is not currently:

1. Designated in the MD of Pincher Creek Municipal Development Plan as land intended to be converted to RR1 land use;

2. It is currently principally Agricultural land, which the MDP provides must be preserved and the nature not converted in nature of use;
3. It is inside an exclusion zone for an H2S sour gas pipeline. Where fifty individuals or more can expect to be and remain within 1500m of the pipeline, an emergency exit plan must be advanced. One does not, to my knowledge, form part of the Applicant's Application. Even if it did, the current road would not allow the volumes of young lives proposed to be in the area to be evacuated safely or in a timely manner;
4. It has, and continues to have, access issues. To enter the Applicant's land, individuals must cross property that is currently accessed by private easement. That easement does not contemplate commercial uses;
5. The land is not capable of being further subdivided. It already has a homestead subdivision, which means it cannot have a further subdivision and be compliant with the MDP. I believe the parcel must be subdivided before that subdivided smaller portion can be designated RR1

I believe the camp should be allowed to operate within the MD, but in an area already designated as RR1 or in an area that has been identified in the MDP as being a proper parcel for RR1 Designation.

I believe the value of my property financially and as agricultural land will be adversely affected by the designation of this land as RR1. I am concerned that the increased traffic will cause more difficult and less safe trips in and out of the area. I am concerned that this development would directly or indirectly increase rates. I fear for the safety of myself and my guests as a result of increased traffic.

I believe the Applicant cannot use the nearby lands for the purpose of transporting several hundred individuals in and out of an RR1 property or related event. The Applicant must therefore build a new access road in advance of his Application.

I am concerned about what future uses may precipitate from the redesignation of this land's land use.

On all of the above, we do not believe that the proposed property is an appropriate property to be designated Rural Recreation 1. We respectfully request that you dismiss the Applicant's application for a change to the Land Use By-Law 1140-08 to permit the RR1 designation of the Applicant's land. I believe that the corresponding risks far exceed any benefits to the land or the community.

Sincerely,



**DR. DENNIS SPRINGHETTI  
SE 15-5-1-WEST OF THE FIFTH  
SE 16-6-2 WEST OF THE FIFTH**

**MD OF PINCHER CREEK**

**Tara Cryderman**

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**From:** Wendy Kay  
**Sent:** Monday, February 1, 2016 11:10 AM  
**To:** Tara Cryderman  
**Subject:** FW: MD Pincher Creek Proposed Bylaw No. 1265-15 - Land Use District Redesignation  
**Attachments:** 20160129\_it\_awa\_to\_mcpinchercreek\_re\_land\_rezoning.pdf

Public Hearing

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**From:** Sean Nichols [mailto:snichols@abwild.ca]  
**Sent:** Monday, February 1, 2016 10:58 AM  
**To:** Wendy Kay <wkay@mdpincercreek.ab.ca>  
**Subject:** MD Pincher Creek Proposed Bylaw No. 1265-15 - Land Use District Redesignation

Good morning, Ms. Kay.

Please find attached a submission from Alberta Wilderness Association (AWA) regarding the proposed bylaw no. 1265-15 and the February 9 public hearing concerning the proposed bylaw change to redesignate the parcel of land at NE 15-5-1 W5M from "Agriculture A" to "Rural Recreation 1 – RR1."

Thank you for your attention,  
- Sean Nichols  
AWA Conservation Specialist

\*\*\*\*\*

**Sean Nichols**  
**Conservation Specialist**  
**Alberta Wilderness Association**

*"Defending Wild Alberta through Awareness and Action"*

Address: 455-12 St NW Calgary, AB T2N 1Y9  
Email: [snichols@abwild.ca](mailto:snichols@abwild.ca)  
403-283-2025 [www.AlbertaWilderness.ca](http://www.AlbertaWilderness.ca)

\*\*\*\*\*





**ALBERTA WILDERNESS ASSOCIATION**  
"Defending Wild Alberta through Awareness and Action"

January 29, 2016

Wendy Kay  
Chief Administrative Officer  
MD of Pincher Creek No. 9  
P.O. Box 279  
Pincher Creek, AB T0K 1W0

By email: [wkay@mdpincercreek.ab.ca](mailto:wkay@mdpincercreek.ab.ca)

Dear Ms. Kay,

**Re: Public Hearing, Proposed Bylaw No. 1265-15 – Land Use District Redesignation**

Alberta Wilderness Association (AWA) was contacted earlier this year by supporters in the Pincher Creek region who are concerned about proposals to develop a seasonal wilderness children's camp on a site within the Municipal District:

*Specifically, the request to amend the land use designation of lands legally described as: A Portion of NE 15-5-1 W5M*

We understand that there is a public hearing planned for February 9, concerning the proposed bylaw change to redesignate this parcel of land from "Agriculture A" to "Rural Recreation 1 – RR1."

AWA shares the concerns of our supporters about the proposed development in a sensitive area that falls within one of AWA's long-established provincial Areas of Concern (see map 1 on following page).

AWA is a non-profit, federally registered charitable society, and is the oldest wilderness conservation group in Alberta dedicated to the completion of a protected areas network and the conservation of wilderness throughout the province. Founded in 1965 in Pincher Creek by backcountry enthusiasts, ranchers and outfitters, AWA is a provincial organization with more than 7,000 members and supporters. AWA has for many years recognized "Areas of Concern" in the province, consisting of outstanding wilderness values. Activities in these regions, we believe, should be carried out to a considerably higher standard, in ways that respect these values. The Castle, identified on the map below, is one of these Areas of Concern.

Although AWA is supportive of initiatives that encourage youth to spend more time in the outdoors, we share the concerns of our local supporters about the appropriateness and location of the proposed development, and its potential impact on such sensitive lands.

The site in question, we note, is located within areas identified as being of "National Significance" in the 2009 Fiera Provincial Environmentally Significant Areas report (see map 2).

There seems to have been little attention paid to the issue of cumulative effects, which can have a significant effect on sensitive landscapes, and while we understand the limited scope of the camp as initially proposed, we are particularly concerned about the possibility for future expansion and the effect that expansion may have on the ecosystem. The rezoning being proposed would permit a youth camp on the parcel, but would also permit other uses listed in the Land Use Bylaw, such as the construction of a small resort. This latter would be an entirely inappropriate land use for this area.

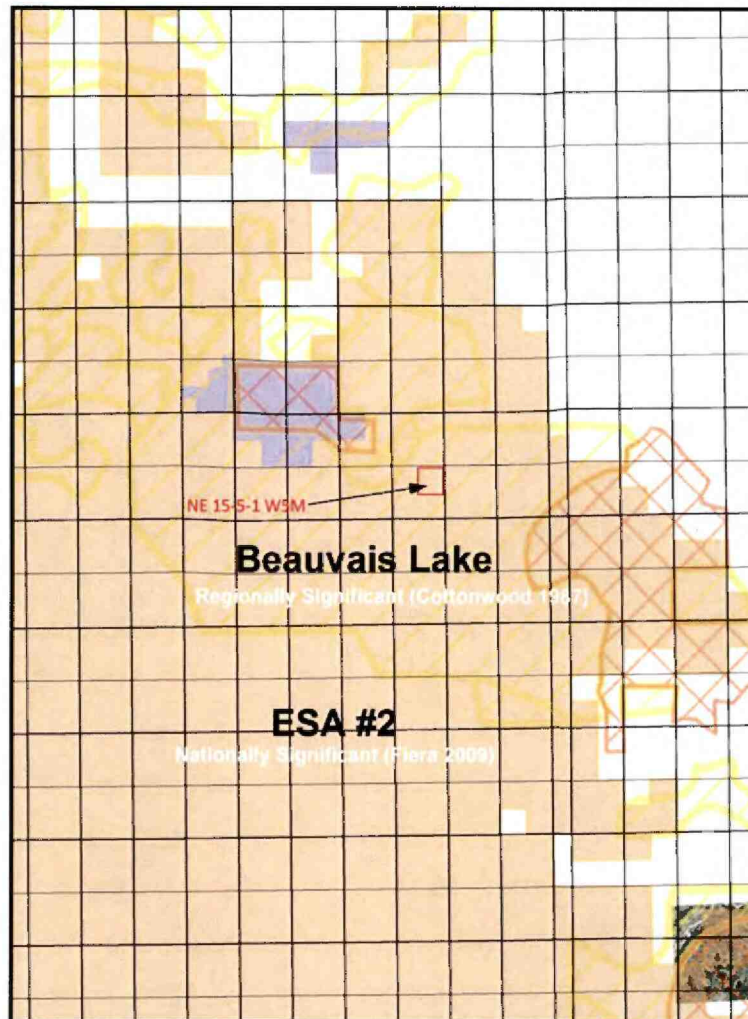


**Map 1:** AWA's Castle area of concern, with NE 15-5-1 WSM indicated

As is often the case with proposals of this nature, AWA is also greatly concerned over the precedent that it may set for future applications (whether by the same applicant or otherwise). Once one is approved, future proposals become significantly more difficult to turn down, which would exacerbate the cumulative effect on the ecosystem, and fundamentally change the nature of the region. With a large extent of nearby lands currently being proposed for the Castle Provincial Park and Wildland Provincial Park, it is foreseeable that there will be significant future pressure to allow for similar types of recreational development in the area.

We also share the concerns of a neighbouring landowner, expressed to us, about the nature of the area as wildlife habitat, and specifically the fact that there are known grizzly dens on lands immediately adjacent to

the proposed camp. The potential for conflicts between grizzlies and young camp attendees raises questions about the wisdom of allowing this type of activity in this place.



**Map 2:** Provincially-identified Environmentally Significant Areas, with NE 15-5-1 WSM indicated

We note that the region in question is identified in the September 2002 *Municipal Development Plan No. 1062-02* as being prioritized for agricultural use, with Section III B. stating that:

1. Extensive agriculture shall remain the predominant and prevailing land use in the municipality.
2. The land use bylaw shall be designed to facilitate the continued viability of agricultural activities.

Section III O. in the same document continues to state that:

2. Commercial development, including [...] private recreation development **shall only be accommodated in the Rural Area [...] by land use districts intended specifically for these uses.** (emphasis added)

We strongly believe an Agricultural zoning would best speak to these land use priorities, as well as the general ecological sustainability of the area. Additionally, We do note that there is one parcel that has already been



subdivided out of the indicated LSD (NE 15-5-1 W5M), and we are uncertain whether the rezoning would imply that the parcel currently in question would also be subdivided out of the LSD. If so, that would seem to be in contravention of the Municipal Development Plan, section II C. having objective of:

*1. (c) discouraging the fragmentation of agricultural and grazing land into small nonagricultural parcels*

It would also be inconsistent with the goals of section III L. dealing with residential density.

Finally, we are confused about what seems to be a discrepancy in the application submitted by the landowner and development proponent, who requested an amendment of "3 to 4 acres." Yet on the maps attached to the same application, the redesignation seems to apply to an area of 200m x 350m, which would be 17.3 acres. This discrepancy needs to be clarified, and if it is indeed in error, it would raise questions about the rezoning application and its implications. Furthermore the larger size would also appear to contravene the Municipal Development Plan, section III O. stating that:

*7. Parcel sizes shall be between 3 acres and 10 acres or the area shown in an area structure plan.*

Without clarifications about size and proposed use, limits on capacity, and attention paid to cumulative effects AWA is concerned and opposed to the bylaw change. The current Agricultural designation remains more protective of the significant features than the proposed change to Rural Recreation.

AWA is requesting that you register our interest and concern with the development and that you please keep us informed of your plans as this proposal is reviewed.

Yours truly,

ALBERTA WILDERNESS ASSOCIATION



Sean Nichols,  
Conservation Specialist

**RECEIVED**

FEB - 2 2016

M.D. OF PINCHER CREEK

Municipal District of Pincher Creek no.9  
1037 Herron Avenue  
Box 279  
Pincher Creek, AB T0K 1W0

Doug Main & Anne Gover  
BOX 1566  
PINCHER CREEK AB T0K 1W0

February 1, 2016

RE: NE-15-5-1-W5

Application for Designation of Land Use from Agriculture A to Rural Recreation 1 & Related  
Change to Land Use By-Law 1140-08

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We write to register our opposition to the above-described application for change in land use. The application as it is advanced contains several issues of considerable concern to our household and a large contingent of the surrounding community. The application notes it seeks a change in its land use designation from agricultural to rural recreational to be used as a youth camp.

First, it cannot be understated how profound the effect of changing the land use of the proposed parcel from Agricultural to Rural Recreational will be today. It will allow a commercial level of traffic over a road designed for light residential and agricultural-related road use which will increase risks of human, property and livestock related vehicle collisions several fold. It comes with inherent and health safety risks to human life due to its proximity to a sour gas pipeline and the volume of people that would be allowed on a so designated property with limited access and no proposed emergency plan. In short, the proposed parcel is not appropriate to be designated as a Rural Recreational parcel today. All of this ought to be sufficient to cause the Board to decline this Application outright, without more. However, the most profound risks, we believe, lie in the future effects of this decision.

Second, the effects of the application being approved are potentially catastrophic for the community at whatever time the Applicant choose to discontinue the proposed camp or transfer the land altogether. Should the Applicant or a subsequent purchaser elect to use the land designated as Rural Recreational as a campground, a recreational vehicle park or a festival ground, he would be fully entitled to do use with that land use designation. We implore you to consider that what is today being proposed as a children's camp may in months or years from now be a blight on the community bustling with recreational vehicles, fifth-wheels and the like. It would also gravely affect the safe, quiet, peaceful area that we currently call my home in an extremely negative way. Please, when making considerations regarding this Application, recall this is not about approving or denying a children's camp. It is about allowing the land that is the subject of the Application to be used in a fundamentally different way *forever*, and in a way that is not at all aligned with surrounding Agricultural lands and their homesteads.

Finally, the application proposes to change a parcel of land that is currently not, to the best of our knowledge, capable of being designated rural recreational. It is not currently:

1. Designated in the MD of Pincher Creek Municipal Development Plan as land intended to be converted to RR1 land use;
2. It is currently principally Agricultural land, which the MDP provides must be preserved and the nature not converted in nature of use;
3. It is inside an exclusion zone for an H2S sour gas pipeline. Where fifty individuals or more can expect to be and remain within 1500m of the pipeline, an emergency exit plan must be advanced. One does not, to our knowledge, form part of the Applicant's Application. Even if it did, the current road would not allow the volumes of young lives proposed to be in the area to be evacuated safely or in a timely manner;
4. It has, and continues to have, access issues. To enter the Applicant's land, individuals must cross property that is currently accessed by private easement. That easement does not contemplate commercial uses;
5. The land is not capable of being further subdivided. It already has a homestead subdivision, which means it cannot have a further subdivision and be compliant with the MDP. We believe the parcel must be subdivided before that subdivided smaller portion can be designated RR1.

We believe the value of our property financially and as agricultural land will be adversely affected by the designation of this land as RR1. We are concerned that the increased traffic will cause more difficult and less safe trips in and out of the area. We are concerned that this development would directly or indirectly increase rates.

We believe the camp should be allowed to operate within the MD, but in an area already designated as RR1 or in an area that has been identified in the MDP as being a proper parcel for RR1 Designation.

We are concerned about what future uses may precipitate from the re-designation of this land's land use.

On all of the above, we do not believe that the proposed property is an appropriate property to be designated Rural Recreation 1. We respectfully request that you dismiss the Applicant's application for a change to the Land Use By-Law 1140-08 to permit the RR1 designation of the Applicant's land. We believe that the corresponding risks far exceed any benefits to the land or the community.

Sincerely,



Handwritten signature of Anne H. Gover in cursive script.

**DOUG MAIN & ANNE GOVER**



Municipal District of Pincher Creek no.9  
1037 Herron Avenue  
Box 279  
Pincher Creek, AB T0K 1W0

John Jensen & Pat Lowell  
BOX 2258  
PINCHER CREEK AB T0K 1W0

RECEIVED

FEB - 2 2016

M.D. OF PINCHER CREEK

February 1, 2016

RE: NE-15-5-1-W5

Application for Designation of Land Use from Agriculture A to Rural Recreation 1 & Related  
Change to Land Use By-Law 1140-08

I write to register my opposition to the above-described application for change in land use. The application as it is advanced contains several issues of considerable concern to our household and a large contingent of the surrounding community. The application notes it seeks a change in its land use designation from agricultural to rural recreational to be used as a youth camp.

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Second, the effects of the application being approved are potentially catastrophic for the community at whatever time the Applicant choose to discontinue the proposed camp or transfer the land altogether. Should the Applicant or a subsequent purchaser elect to use the land designated as Rural Recreational as a campground, a recreational vehicle park or a festival ground, he would be fully entitled to do use with that land use designation. I implore you to consider that what is today being proposed as a children's camp may in months or years from now be a blight on the community bustling with recreational vehicles, fifth-wheels and the like. It would also gravely affect the safe, quiet, peaceful area that I currently call my home in an extremely negative way. Please, when making considerations regarding this Application, recall this is not about approving or denying a children's camp. It is about allowing the land that is the subject of the Application to be used in a fundamentally different way *forever*, and in a way that is not at all aligned with surrounding Agricultural lands and their homesteads.

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4. It has, and continues to have, access issues. To enter the Applicant's land, individuals must cross property that is currently accessed by private easement. That easement does not contemplate commercial uses;
5. The land is not capable of being further subdivided. It already has a homestead subdivision, which means it cannot have a further subdivision and be compliant with the MDP. I believe the parcel must be subdivided before that subdivided smaller portion can be designated RR1.

I believe the value of my property financially and as agricultural land will be adversely affected by the designation of this land as RR1. I am concerned that the increased traffic will cause more difficult and less safe trips in and out of the area. I am concerned that this development would directly or indirectly increase rates.

I believe the camp should be allowed to operate within the MD, but in an area already designated as RR1 or in an area that has been identified in the MDP as being a proper parcel for RR1 Designation.

I am concerned about what future uses may precipitate from the redesignation of this land's land use.

On all of the above, we do not believe that the proposed property is an appropriate property to be designated Rural Recreation 1. We respectfully request that you dismiss the Applicant's application for a change to the Land Use By-Law 1140-08 to permit the RR1 designation of the Applicant's land. I believe that the corresponding risks far exceed any benefits to the land or the community.

Sincerely,



**JOHN JENSEN & PAT LOWELL**

FEB - 3 2016

M.D. OF PINCHER CREEK

Municipal District of Pincher Creek No.9  
Box 279  
Pincher Creek, AB T0K 1W0

Jody Best & Doug Goodfellow  
BOX 3008  
PINCHER CREEK, AB T0K 1W0

February 1, 2016

**RE: Land Use Bylaw Amendment, Bylaw N. 1265-15  
NE-15-5-1-W5M (Division 3)  
Application for Designation of Land Use from Agriculture A to Rural  
Recreation 1 & Related Change to Land Use By-Law 1140-08**

---

We write to register our opposition to the above-described application for change in land use. The application as it is advanced contains several issues of considerable concern to our household and a large contingent of the surrounding community. The application notes it seeks a change in its land use designation from agricultural to rural recreational to be used as a youth camp.

First, it cannot be understated how profound the effect of changing the land use of the proposed parcel from Agricultural to Rural Recreational will be today. It will allow a commercial level of traffic over a road designed for light residential and agricultural-related road use which will increase risks of human, property and livestock related vehicle collisions several fold. It comes with inherent and health safety risks to human life due to its proximity to a sour gas pipeline and the volume of people that would be allowed on a so-designated property with limited access and no proposed emergency plan. In short, the proposed parcel is not appropriate to be designated as a Rural Recreational parcel today. All of this ought to be sufficient to cause the Board to decline this Application outright, without more. However, the most profound risks, we believe, lay in the future effects of this decision.

Second, the effects of the application being approved are potentially catastrophic for the community at whatever time the Applicant chooses to discontinue the proposed camp or transfer the land altogether. Should the Applicant or a subsequent purchaser elect to use the land designated as Rural Recreational as a campground, a country inn, a recreational vehicle park or a festival ground, he would be fully entitled to do use with that land use designation. We implore you to consider that what is today being proposed as a children's camp may in months or years from now be a blight on the community bustling with recreational vehicles, fifth-wheels and the like. It would also gravely affect the safe, quiet, peaceful area that we currently call our home in an extremely negative way. Please, when making considerations regarding this Application, recall this is not about approving or denying a children's camp. It is about allowing the land that is the subject of the Application to be used in a fundamentally different way *forever*, and in a way that is not at all aligned with surrounding Agricultural lands and their homesteads.



Finally, the application proposes to change a parcel of land that is currently not, to the best of our knowledge, capable of being designated rural recreational. It is not currently:

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3. It is inside an exclusion zone for an H<sub>2</sub>S sour gas pipeline. Where fifty individuals or more can expect to be and remain within 1500m of the pipeline, an emergency exit plan must be advanced. One does not, to our knowledge, form part of the Applicant's Application. Even if it did, the current road would not allow the volumes of young lives proposed to be in the area to be evacuated safely or in a timely manner;
4. It has, and continues to have, access issues. To enter the Applicant's land, individuals must cross property that is currently accessed by private easement. That easement does not contemplate commercial uses;
5. The land is not capable of being further subdivided. It already has a homestead subdivision, which means it cannot have a further subdivision and be compliant with the MDP. We believe the parcel must be subdivided before that subdivided smaller portion can be designated RR1.

Our land is located immediately adjacent to the land that forms the subject matter of this Application, on NW-15-5-1-W5. We fear for the well-being of several different species of wildlife as a result of increased traffic. We are also concerned about the risk of increased human-wildlife conflicts as the density of carnivores such as grizzly bear and cougar are fairly high in this area; if part of NE-15-5-1-W5 is developed for private/commercial recreational use as permitted under the RR1 zoning, the human activity on the local landscape will greatly increase, and the conflicts may increase as well.

We believe the quietness and amenity of our property will be adversely affected by the designation of the Applicant's land as RR1 if it is otherwise surrounded by Agriculture designated land. The value of our land for private outdoor activities is also severely diminished if commercial recreational activities are permitted on land adjacent to ours.

In summary, we do not believe that the proposed property is an appropriate property to be designated Rural Recreation 1. We respectfully request that you dismiss the Applicant's application for a change to the Land Use By-Law 1140-08 to permit the RR1 designation of the Applicant's land. We believe that the corresponding risks far exceed any benefits to the land or the community.

Sincerely,

Handwritten signatures of Jody Best and Doug Goodfellow in blue ink.

JODY BEST & DOUG GOODFELLOW

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FEB - 3 2016

M.D. OF PINCHER CREEK

5b12

Municipal District of Pincher Creek no.9  
1037 Herron Avenue  
Box 279  
Pincher Creek, AB T0K 1W0

Max & Ianthe Goodfellow  
BOX 1231  
PINCHER CREEK AB T0K 1W0

February 1, 2016

RE: NE-15-5-1-W5

Application for Designation of Land Use from Agriculture A to Rural Recreation 1 &  
Related Change to Land Use By-Law 1140-08

I write to register my opposition to the above-described application for change in land use. The application as it is advanced contains several issues of considerable concern to our household and a large contingent of the surrounding community. The application notes it seeks a change in its land use designation from agricultural to rural recreational to be used as a youth camp.

First, it cannot be understated how profound the effect of changing the land use of the proposed parcel from Agricultural to Rural Recreational will be today. It will allow a commercial level of traffic over a road designed for light residential and agricultural-related road use which will increase risks of human, property and livestock related vehicle collisions several fold. It comes with inherent and health safety risks to human life due to its proximity to a sour gas pipeline and the volume of people that would be allowed on a so designated property with limited access and no proposed emergency plan. In short, the proposed parcel is not appropriate to be designated as a Rural Recreational parcel today. All of this ought to be sufficient to cause the Board to decline this Application outright, without more. However, the most profound risks, I believe, lie in the future effects of this decision.

Second, the effects of the application being approved are potentially catastrophic for the community at whatever time the Applicant choose to discontinue the proposed camp or transfer the land altogether. Should the Applicant or a subsequent purchaser elect to use the land designated as Rural Recreational as a campground, a recreational vehicle park or a festival ground, he would be fully entitled to do use with that land use designation. I implore you to consider that what is today being proposed as a children's camp may in months or years from now be a blight on the community bustling with recreational vehicles, fifth-wheels and the like. It would also gravely affect the safe, quiet, peaceful area that I currently call my home in an extremely negative way. Please, when making considerations regarding this Application, recall this is not about approving or denying a children's camp. It is about allowing the land that is the subject of the Application to be used in a fundamentally different way *forever*, and in a way that is not at all aligned with surrounding Agricultural lands and their homesteads.

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5. The land is not capable of being further subdivided. It already has a homestead subdivision, which means it cannot have a further subdivision and be compliant with the MDP. I believe the parcel must be subdivided before that subdivided smaller portion can be designated RR1.

I believe the value of my property financially and as agricultural land will be adversely affected by the designation of this land as RR1. I am concerned that the increased traffic will cause more difficult and less safe trips in and out of the area. I am concerned that this development would directly or indirectly increase rates.

I believe the camp should be allowed to operate within the MD, but in an area already designated as RR1 or in an area that has been identified in the MDP as being a proper parcel for RR1 Designation.

I am concerned about what future uses may precipitate from the redesignation of this land's land use.

On all of the above, we do not believe that the proposed property is an appropriate property to be designated Rural Recreation1. We respectfully request that you dismiss the Applicant's application for a change to the Land Use By-Law 1140-08 to permit the RR1 designation of the Applicant's land. I believe that the corresponding risks far exceed any benefits to the land or the community.

Sincerely,

**MAX & IANTHÉ GOODFELLOW**



The image shows two handwritten signatures in cursive. The top signature is 'Ianthe Goodfellow' and the bottom signature is 'Max Goodfellow'. Both signatures are written in dark ink and are positioned over the printed name 'MAX & IANTHÉ GOODFELLOW'.



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FEB - 3 2016

M.D. OF PINCHER CREEK

Municipal District of Pincher Creek no.9  
1037 Herron Avenue  
Box 279  
Pincher Creek, AB T0K 1W0

5b13

Michael Gerrand & Michelle Spencer  
BOX 785  
PINCHER CREEK AB T0K 1W0

February 1, 2016

RE: NE-15-5-1-W5

Application for Designation of Land Use from Agriculture A to Rural Recreation 1 &  
Related Change to Land Use By-Law 1140-08

I write to register my opposition to the above-described application for change in land use. The application as it is advanced contains several issues of considerable concern to our household and a large contingent of the surrounding community. The application notes it seeks a change in its land use designation from agricultural to rural recreational to be used as a youth camp.

First, it cannot be understated how profound the effect of changing the land use of the proposed parcel from Agricultural to Rural Recreational will be today. It will allow a commercial level of traffic over a road designed for light residential and agricultural-related road use which will increase risks of human, property and livestock related vehicle collisions several fold. It comes with inherent and health safety risks to human life due to its proximity to a sour gas pipeline and the volume of people that would be allowed on a so designated property with limited access and no proposed emergency plan. In short, the proposed parcel is not appropriate to be designated as a Rural Recreational parcel today. All of this ought to be sufficient to cause the Board to decline this Application outright, without more. However, the most profound risks, I believe, lie in the future effects of this decision.

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Finally, the application proposes to change a parcel of land that is currently not, to the best of my knowledge, capable of being designated rural recreational. It is not currently:

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I am concerned about what future uses may precipitate from the redesignation of this land's land use.

On all of the above, we do not believe that the proposed property is an appropriate property to be designated Rural Recreational 1. We respectfully request that you dismiss the Applicant's application for a change to the Land Use By-Law 1140-08 to permit the RR1 designation of the Applicant's land. I believe that the corresponding risks far exceed any benefits to the land or the community.

Sincerely,

Handwritten signatures of Michael Gerrand and Michelle Spencer in blue ink, separated by a small plus sign.

**MICHAEL GERRAND & MICHELLE SPENCER**



**RECEIVED**

FEB - 3 2016

M.D. OF PINCHER CREEK

Municipal District of Pincher Creek no.9  
1037 Herron Avenue  
Box 279  
Pincher Creek, AB T0K 1W0

5b14

Rick Seward  
BOX  
PINCHER CREEK AB T0K 1W0

February 1, 2016

RE: NE-15-5-1-W5

Application for Designation of Land Use from Agriculture A to Rural Recreation 1 & Related  
Change to Land Use By-Law 1140-08

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We write to register my opposition to the above-described application for change in land use. The application as it is advanced contains several issues of considerable concern to our household and a large contingent of the surrounding community. The application notes it seeks a change in its land use designation from agricultural to rural recreational to be used as a youth camp.

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On all of the above, we do not believe that the proposed property is an appropriate property to be designated Rural Recreational 1. We respectfully request that you dismiss the Applicant's application for a change to the Land Use By-Law 1140-08 to permit the RR1 designation of the Applicant's land. I believe that the corresponding risks far exceed any benefits to the land or the community.

Sincerely,



**RICK SEWARD**



RECEIVED

FEB - 3 2016

M.D. OF PINCHER CREEK

Municipal District of Pincher Creek no.9  
1037 Herron Avenue  
Box 279  
Pincher Creek, AB T0K 1W0

5b15

Steve & Cheryl Maunsell  
Box 2559  
PINCHER CREEK AB T0K 1W0

February 1, 2016

RE: NE-15-5-1-W5  
Application for Designation of Land Use from Agriculture A to Rural Recreation 1 & Related  
Change to Land Use By-Law 1140-08

We write to register my opposition to the above-described application for change in land use. The application as it is advanced contains several issues of considerable concern to our household and a large contingent of the surrounding community. The application notes it seeks a change in its land use designation from agricultural to rural recreational to be used as a youth camp.

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I believe the value of my property financially and as agricultural land will be adversely affected by the designation of this land as RR1. I am concerned that the increased traffic will cause more difficult and less safe trips in and out of the area. I am concerned that this development would directly or indirectly increase rates.

I believe the camp should be allowed to operate within the MD, but in an area already designated as RR1 or in an area that has been identified in the MDP as being a proper parcel for RR1 Designation.

I am concerned about what future uses may precipitate from the redesignation of this land's land use.

Even with the very limited allowance in 2015 to the Applicant's land for the purpose of attending the children's camp (which allowance was subsequently appealed and denied), I experienced collisions with private property, collisions with fences and near miss collisions with livestock. We fear for the safety of myself and my guests as a result of increased traffic.

We have put considerable time and effort to fight for conservation efforts in the surrounding areas. I do not believe that allowing RR1 land nearby wetlands and other protected land sends a positive message to the community.

On all of the above, we do not believe that the proposed property is an appropriate property to be designated Rural Recreation 1. We respectfully request that you dismiss the Applicant's application for a change to the Land Use By-Law 1140-08 to permit the RR1 designation of the Applicant's land. I believe that the corresponding risks far exceed any benefits to the land or the community.

Sincerely,



STEVE & CHERYL MAUNSELL

**RECEIVED**

FEB - 3 2016

M.D. OF PINCHER CREEK

February 1, 2016

Suzanne & Jim Curran  
Box 2474  
Pincher Creek, AB T0K 1W0

Municipal District of Pincher Creek No.9  
1037 Herron Avenue  
Box 279  
Pincher Creek, AB T0K 1W0

RE: NE-15-5-1-W5

Application for Designation of Land Use from Agriculture A to Rural Recreation 1  
and Related Change to Land Use By-Law 1140-08

We write to register our opposition to the above-described application for change in land use. The application as it is advanced, contains several issues of considerable concern to our household and a large contingent of the surrounding community. The application notes it seeks a change in its land use designation from agricultural to rural recreational to be used as a youth camp.

First, it cannot be understated how profound the effect of changing the land use of the proposed parcel from Agricultural to Rural Recreational will be today. It will allow a commercial level of traffic over a road designed for light residential and agricultural related road use, which will increase risks of human, property and livestock related vehicle collisions several fold. It comes with inherent and health safety risks to human life due to its proximity to a sour gas pipeline and the volume of people that would be allowed on a so designated property with limited access and no proposed emergency plan. In short, the proposed parcel is not appropriate to be designated as a Rural Recreational parcel today. All of this ought to be sufficient to cause the Board to decline this Application outright, without more. However, the most profound risks, we believe, lie in the future effects of this decision.

Second, the effects of the application being approved are potentially catastrophic for the community at whatever time the Applicant chooses to discontinue the proposed camp or transfer the land altogether. Should the Applicant or a subsequent purchaser elect to use the land designated as Rural Recreational as a campground, a recreational vehicle park or a festival ground, he would be fully entitled to do so with that land use designation. We implore you to consider that what is today being proposed as a children's camp may in months or years from now be a blight on the community bustling with recreational vehicles, fifth-wheels and the like. It would also gravely affect the safe, quiet, peaceful area that we currently call our home in an extremely negative way. Please, when making considerations regarding this Application, recall, this is not about approving or denying a children's camp. It is about allowing the land that is the subject of the Application to be used in a fundamentally different way *forever*, and in a way that is not at all aligned with surrounding Agricultural lands and their homesteads.



Finally, the application proposes to change a parcel of land that is currently not, to the best of our knowledge, capable of being designated rural recreational. It is not currently:

1. Designated in the MD of Pincher Creek Municipal Development Plan as land intended to be converted to RR1 land use;
2. It is currently principally Agricultural land, which the MDP provides must be preserved and the nature not converted in nature of use;
3. It is inside an exclusion zone for an H2S sour gas pipeline. Where fifty individuals or more can expect to be and remain within 1500m of the pipeline, an emergency exit plan must be advanced. One does not, to our knowledge, form part of the Applicant's Application. Even if it did, the current road would not allow the volumes of young lives proposed to be in the area to be evacuated safely or in a timely manner;
4. It has, and continues to have, access issues. To enter the Applicant's land, individuals must cross property that is currently accessed by private easement. That easement does not contemplate commercial uses;
5. The land is not capable of being further subdivided. It already has a homestead subdivision, which means it cannot have a further subdivision and be compliant with the MDP. We believe the parcel must be subdivided before that subdivided smaller portion can be designated RR1.

We believe the value of our property financially and as agricultural land will be adversely affected by the designation of this land as RR1. We are concerned that the increased traffic will cause more difficult and less safe trips in and out of the area. We are concerned that this development would directly or indirectly increase rates.

We believe the camp should be allowed to operate within the MD, but in an area already designated as RR1 or in an area that has been identified in the MDP as being a proper parcel for RR1 designation.

We are concerned about what future uses may precipitate from the re-designation of this land's, land use.

On all of the above, we do not believe that the proposed property is an appropriate property to be designated Rural Recreation 1. We respectfully request that you dismiss the Applicant's application for a change to the Land Use By-Law 1140-08 to permit the RR1 designation of the Applicant's land. We believe that the corresponding risks far exceed any benefits to the land or the community.

Sincerely,



**Suzanne & Jim Curran**





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FEB - 3 2016

M.D. OF PINCHER CREEK

Municipal District of Pincher Creek no.9  
1037 Herron Avenue  
Box 279  
Pincher Creek, AB T0K 1W0

Kristin Buhrmann & Bob Grier  
Box 2405  
PINCHER CREEK AB T0K 1W0

February 1, 2016

RE: NE-15-5-1-W5

Application for Designation of Land Use from Agriculture A to Rural Recreation 1 &  
Related Change to Land Use By-Law 1140-08

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I write to register my opposition to the above-described application for change in land use. The application as it is advanced contains several issues of considerable concern to our household and a large contingent of the surrounding community. The application notes it seeks a change in its land use designation from agricultural to rural recreational to be used as a youth camp.

First, it cannot be understated how profound the effect of changing the land use of the proposed parcel from Agricultural to Rural Recreational will be today. It will allow a commercial level of traffic over a road designed for light residential and agricultural-related road use which will increase risks of human, property and livestock related vehicle collisions several fold. It comes with inherent and health safety risks to human life due to its proximity to a sour gas pipeline and the volume of people that would be allowed on a so designated property with limited access and no proposed emergency plan. In short, the proposed parcel is not appropriate to be designated as a Rural Recreational parcel today. All of this ought to be sufficient to cause the Board to decline this Application outright, without more. However, the most profound risks, I believe, lie in the future effects of this decision.

Second, the effects of the application being approved are potentially catastrophic for the community at whatever time the Applicant choose to discontinue the proposed camp or transfer the land altogether. Should the Applicant or a subsequent purchaser elect to use the land designated as Rural Recreational as a campground, a recreational vehicle park or a festival ground, he would be fully entitled to do use with that land use designation. I implore you to consider that what is today being proposed as a children's camp may in months or years from now be a blight on the community bustling with recreational vehicles, fifth-wheels and the like. It would also gravely affect the safe, quiet, peaceful area that I currently call my home in an extremely negative way. Please, when making considerations regarding this Application, recall this is not about approving or denying a children's camp. It is about allowing the land that is the subject of the Application to be used in a fundamentally different way *forever*, and in a way that is not at all aligned with surrounding Agricultural lands and their homesteads.

Finally, the application proposes to change a parcel of land that is currently not, to the best of my knowledge, capable of being designated rural recreational. It is not currently:

1. Designated in the MD of Pincher Creek Municipal Development Plan as land

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I believe the camp should be allowed to operate within the MD, but in an area already designated as RR1 or in an area that has been identified in the MDP as being a proper parcel for RR1 Designation.

I am concerned about what future uses may precipitate from the redesignation of this land's land use.

On all of the above, we do not believe that the proposed property is an appropriate property to be designated Rural Recreational 1. We respectfully request that you dismiss the Applicant's application for a change to the Land Use By-Law 1140-08 to permit the RR1 designation of the Applicant's land. I believe that the corresponding risks far exceed any benefits to the land or the community.

Sincerely,

Handwritten signatures of Kristin Buhrmann and Bob Grier. The signature on the left is 'KR' and the signature on the right is 'Bob Grier'.

**KRISTIN BUHRMANN & BOB GRIER**

**MDInfo**

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**From:** mark.maunsell@gmail.com  
**Sent:** Tuesday, February 2, 2016 12:40 PM  
**To:** MDInfo  
**Subject:** Opposition to Land Use Designation Change  
**Attachments:** Letter to MD.pdf; ATT00001.txt

Hello,

Please find attached my letter outlining my concerns and opposition to the proposed land use designation change of NE 15-5-1W5.

Please let me know when this is received.

Municipal District of Pincher Creek no.9  
1037 Herron Avenue  
Box 279  
Pincher Creek, AB T0K 1W0

Mark Maunsell  
BOX 1928  
PINCHER CREEK AB T0K 1W0

February 1, 2016

RE: NE-15-5-1-W5

Application for Designation of Land Use from Agriculture A to Rural Recreation 1 & Related  
Change to Land Use By-Law 1140-08

We write to register my opposition to the above-described application for change in land use. The application as it is advanced contains several issues of considerable concern to our household and a large contingent of the surrounding community. The application notes it seeks a change in its land use designation from agricultural to rural recreational to be used as a youth camp.

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2. It is currently principally Agricultural land, which the MDP provides must be preserved and the nature not converted in nature of use;
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I believe the camp should be allowed to operate within the MD, but in an area already designated as RR1 or in an area that has been identified in the MDP as being a proper parcel for RR1 Designation.

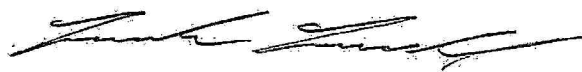
I am concerned about what future uses may precipitate from the redesignation of this land's land use.

Even with the very limited allowance in 2015 to the Applicant's land for the purpose of attending the children's camp (which allowance was subsequently appealed and denied), I experienced collisions with private property, collisions with fences and near miss collisions with livestock. We fear for the safety of myself and my guests as a result of increased traffic.

My family has put considerable time and effort to fight for conservation efforts in the surrounding areas. I do not believe that allowing RR1 land nearby wetlands and other protected land sends a positive message to the community.

On all of the above, we do not believe that the proposed property is an appropriate property to be designated Rural Recreation 1. We respectfully request that you dismiss the Applicant's application for a change to the Land Use By-Law 1140-08 to permit the RR1 designation of the Applicant's land. I believe that the corresponding risks far exceed any benefits to the land or the community.

Sincerely,



**MARK MAUNSELL**

**Tara Cryderman**

---

**From:** Wendy Kay  
**Sent:** Tuesday, February 2, 2016 8:26 AM  
**To:** Tara Cryderman  
**Subject:** FW: land use change

Public hearing

-----Original Message-----

**From:** Garry Marchuk  
**Sent:** Tuesday, February 2, 2016 8:25 AM  
**To:** Wendy Kay <wkay@mdpincercreek.ab.ca>  
**Subject:** FW: land use change

---

**From:** Michelle Spencer <mspencer@platinum.ca>  
**Sent:** January 26, 2016 10:11 AM  
**To:** Garry Marchuk  
**Subject:** re: land use change

Dear Mr. Marchuk,

I would like to make you aware that as an MD ratepayer I am very concerned with the application from Mr. Tom Liscombe for the land use change.

I do not believe that this is in the best interest of the MD and sets a dangerous precedent throughout the MD. I hope that Council will keep in mind that they are approving a land use change — and that this is not about the deficiencies or merits of the proposed camp. The current owner or subsequent owners are not obligated to continue with the camp once the land use change is approved. Looking at the land use change and the development permit at the same time makes the issue very murky and I think the MD is on shaky ground letting this application go ahead as presented.

I am surprised given the current mood around Bill 6 and the strong feelings that the agricultural way of life needs to be protected that the MD is considering going down this road. I think the MD has misjudged how unpopular a decision this would be.

Thanks for listening.

Michelle Spencer ( Division 3)

**Roland Milligan**

---

**From:** Rylee Osadczuk <Rylee.Osadczuk@natureconservancy.ca>  
**Sent:** Tuesday, February 2, 2016 4:40 PM  
**To:** Roland Milligan  
**Cc:** Bob Demulder; Marie Tremblay; Kristie Romanow  
**Subject:** February 9, 2016 - Public Hearing - Bylaw 1265-15 - Land Re-designation to Rural Recreation 1-RR1  
**Attachments:** MDPincherCreekNCCLetter2Feb2016.pdf; MDPincherCreekNCCLetterFigure1.pdf

Hi Roland,

Please find attached a letter from NCC for submission into the February 9 – Public Hearing on land redesignation within the MD of Pincher Creek. Please let me know if I should be forwarding this letter to someone other than yourself or if a hardcopy is required prior to tomorrow's deadline. Thank you very much.

**Rylee Osadczuk**

Natural Area Manager – Southwest Alberta

**Nature Conservancy of Canada** – Alberta Region

Box 55 Pincher Creek, Ab TOK1W0

C: 403.563.0328

[rylee.osadczuk@natureconservancy.ca](mailto:rylee.osadczuk@natureconservancy.ca)

[www.natureconservancy.ca](http://www.natureconservancy.ca)



February 2, 2016

**Rolland Milligan** – Director of Development and Community Services  
MD of Pincher Creek No. 9  
P.O. Box 279  
Pincher Creek, Alberta  
T0K 1W0

Dear Mr. Milligan,

Re : **Proposed Bylaw No. 1265-15 NE 15-5-1 W5M**  
**Land Re-designation to Rural Recreation I-RR1**

The Nature Conservancy of Canada (NCC) would like to respectfully submit information on the conservation planning and activities that have been undertaken by our organization and regional landowners, which could be impacted by the proposed land re-designation application listed above, within the Municipal District of Pincher Creek No. 9. It is our hope that members of the council will use this information to assist in the county's deliberation on this proposed bylaw change.

NCC was founded in 1962 and is now Canada's leading land trust in preserving high value conservation lands across the country. We have been active in the Municipal District of Pincher Creek No. 9 since 1994, with a number of internationally recognized conservation actions on the ground; such as the 35,000 acre Waterton Park Front project and the 30,500 acre Waldron project (of which most of these are within the M.D. of Pincher Creek). Our work in this area supports working landscape conservation objectives and views sustainable ranch operations as compatible with these goals.

Through the gradual acquisition of conservation easements and fee simple properties of lands surrounding Beauvais Lake Provincial Park and Christie Ridge; NCC, other organizations and regional landowners are protecting these areas which are important for healthy watersheds and wildlife corridors of the Castle River and the Pincher Creek (See Figure 1).

The lands currently being considered by this proposed bylaw change have been assessed as having high conservation value. These lands are located within a critical corridor between Beauvais Lake, Christie Ridge and easement and conserved fee simple lands south of the town of Pincher Creek. Development of these lands, as is being proposed under this bylaw, would have a negative impact on the considerable conservation work the local ranch community has already started with NCC and other land trusts.

NCC appreciates the opportunity to provide this information. If you would like further information please contact me directly.

Sincerely,

A handwritten signature in black ink, appearing to read "Rylee Osadczuk".

Rylee Osadczuk  
*Natural Area Manager – Crowsnest Pass, Castle Crown & Southern Foothills Regions*  
The Nature Conservancy of Canada  
[rylee.osadczuk@natureconservancy.ca](mailto:rylee.osadczuk@natureconservancy.ca)  
(403) 563-0328

cc Bob Demulder, Regional Vice President





## Rezoning Applicant Lands Castle Crowsnest Watershed Natural Area

- Rezoning Applicant Lands
- NCC Fee Simple
- NCC Easement
- Other Conservation Lands
- Priority 1
- Priority 2
- Priority 3

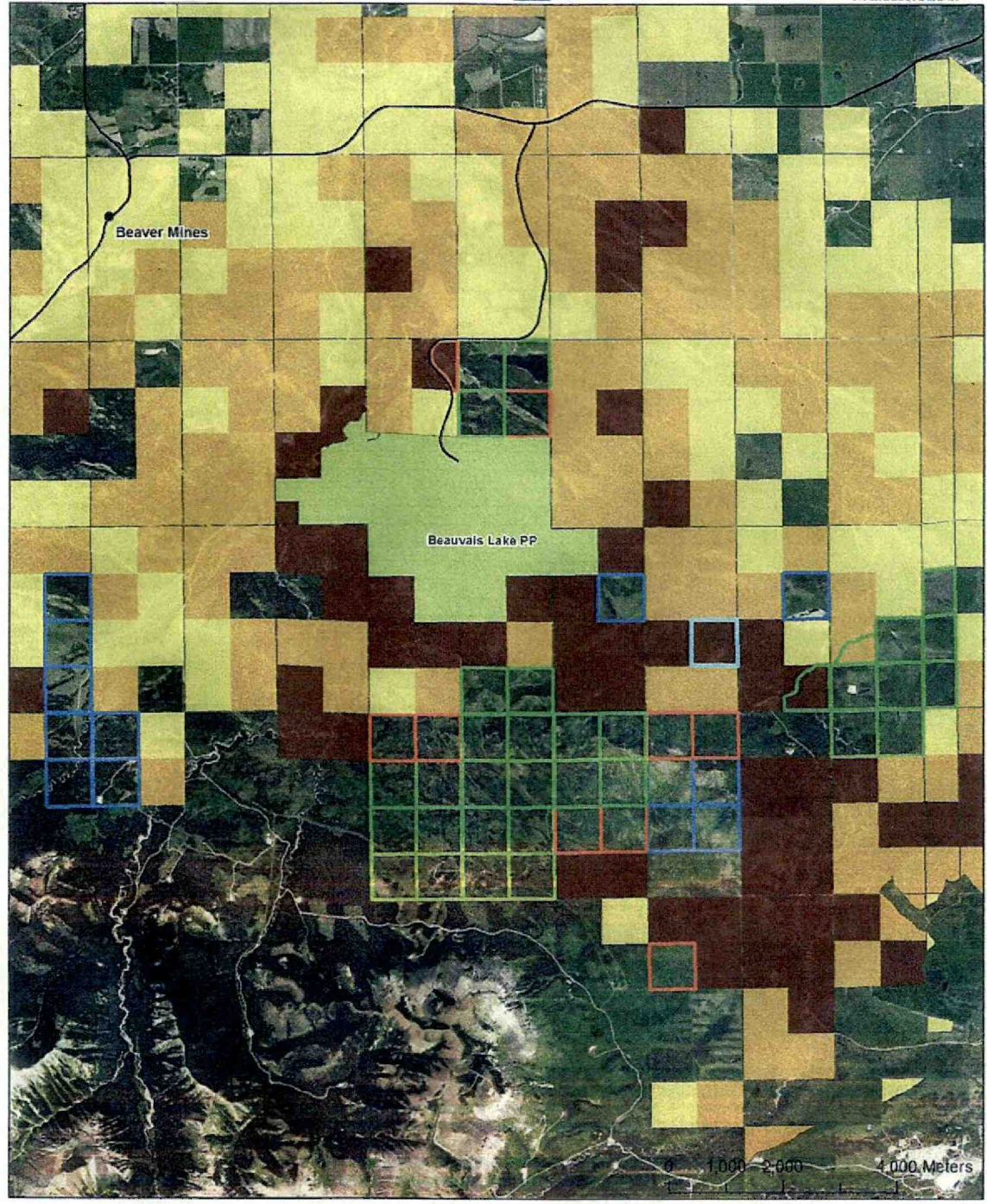


Figure 1. Conserved lands and high priority conservation lands in relation to the proposed rezoning applicant lands in the Municipal District of Pincher Creek No. 9.



**Roland Milligan**

---

**From:** Jeff & Darci <j.d.dejax@gmail.com>  
**Sent:** Tuesday, February 2, 2016 6:50 PM  
**To:** Roland Milligan  
**Subject:** Amendment No. 1265-15

To whom it may concern:

We remain concerned with the same things as before, regarding changing the use of the land(s) in question. The quietness and relative solitude of country living is extremely important to us. Please do not change this land use designation to recreational. There is abundant land north of the M.D. that would be completely and perfectly suited for the camp. We do support and encourage such camps. They just need to be situated according to good judgment.

Thank you.

Jeff Dejax & family.



5b22

February 3, 2016

REFERENCE NO:

122109-0003

PLEASE REPLY TO:

Brian P. Hennings

DIRECT LINE:

403-781-8305 Ext 621

EMAIL:

bhennings@darcydeacon.com

Municipal District of Pincher Creek no.9  
**ATTN: ROLAND MILLIGAN**  
1037 Herron Avenue  
Box 279  
Pincher Creek, AB T0K 1W0

Dear Mr. Milligan:

**RE: NE-15-5-1-W5**

**Application for Designation of Land Use from Agriculture A to Rural Recreation;  
Related Change to Land Use By-Law 1140-08 and Amending By-Law 1265-15**

LEGAL ASSISTANT:

Robert C. Forsyth

DIRECT LINE:

403-781-8306

EMAIL:

rforsyth@darcydeacon.com

We write on behalf of several landowners that represent ten households within your Municipal District who have retained our firm to oppose the proposed Change to Land Use By-Law 1140-08 ("LUB") as advanced by Dr. Thomas J. Liscombe (the "Applicant") in his Application dated October 20<sup>th</sup>, 2015, and its related Amending By-Law 1265-15. The application as it is advanced contains several issues of considerable concern to our clients specifically and a large contingent of the surrounding community stakeholders generally. The application notes it seeks a change in the subject land's land use designation from Agricultural to Rural Recreational 1, to be used as a youth camp. By delivery of this letter, we provide notice of our intention to make oral and written submissions on behalf of each and all of the individuals or households, a list of whom are attached to this letter, on February 9, 2016 at 6:30PM.

Services provided by:

Orvel L. Currie Professional  
Corporation & Brian P.  
Hennings, Student at Law to  
Orvel L. Currie

As you may be aware, our firm has been involved in this matter since the Subdivision and Development Appeal Board's decision DP 2015-30 refusing a Development Permit on an adjacent parcel held by the same landowner in the Board's decision dated July 23, 2015. We note that decision provides that the use applied for in that Development Permit was found to be "Commercial/Private Recreation" and therefore that use was incongruent with Agricultural designated lands, which aligns with section VIII.A.2.3 of the current LUB. Our clients' position is that the use is, and remains, inappropriate for the surrounding area and the application to change the LUB should be refused for the reasons that follow below.

MAIN OFFICE - WINNIPEG

The application as proposed, in our view, raises some concerns. The subject land is currently zoned for agricultural use under the LUB and Municipal Development Plan 1062-02. The application includes a very nebulous part of NE-15-5-1-W5, which was originally indicated as being 3-5 acres. The application map that has been provided to homeowners by you on behalf of the MD of Pincher Creek indicates that the area to be designated Rural Recreational 1 by the Amending By-Law 1265-15 is 17.29 acres. We note that there is

already one parcel subdivided out of NE-15-5-1-W5 for a residence; on the basis of the LUB and the MDP at section 3 (R), an Agricultural parcel previously subdivided for a homestead cannot be further subdivided. It also states that "a subdivision application which proposes to subdivide one or more lots proposed for industrial [commercial] use may be approved in the Rural Area, but such an application shall not be approved unless the land which is the subject of the subdivision application is designated for grouped or multi-lot industrial [commercial] development in the land use bylaw." On the basis of the Board's own previous characterization of the Applicant's intended use and the current designation of the subject lands, it is our position that Council is required to refuse this application.

It is not clear in the application if the 17.29 acre subject parcel would be subdivided out of NE-15-5-1-W5 prior to its land use designation being changed, which in our view the MDP and current LUB require. The only scenario in which either the LUB or MDP contemplate a change in land use designation is where an entire existing parcel is to be rezoned, or, subdividing a parcel and rezoning the subdivided lot. Zoning a portion of a previously zoned parcel, already subdivided, does not fit in either of these scenarios. In any event, it is our clients' position that allowing a land use designation over an unspecific portion of a parcel, or within a differently designated parcel, as the application seems to propose sets a dangerous precedent. Such a zone would be very difficult for anyone to separate from the parcel's remainder, and therefore nearly any part of the larger Agricultural parcel could be used as the "RR1 zone" within the otherwise Agricultural designated land. To further add to the confusion, the portion proposed by the Applicant does not abut one of the parcel's pre-existing boundaries, which is a requirement of the MDP.

The MD of Pincher Creek MDP affords considerable protection to Agricultural designated lands, and their ongoing preservation. The MDP at part III states that "extensive agriculture shall be the predominant land use in the MD of Pincher Creek, and that the [LUB] shall facilitate the continued viability of agriculture in the area." It further adds that "the protection of agricultural lands shall be considered when decisions about non-agricultural land use are being made." Section 3 further states that: "commercial/private recreation shall be permitted under the Land Use Bylaw in the Rural Area only in land use districts intended for these uses. However pre-existing commercial/private recreation shall be zoned appropriately to permit this continued use." There are at least four areas within the MD of Pincher Creek currently zoned for Rural Recreational 1 use. NE-15-5-1-W5 is not one of them. The landowners should not be required to forgo any portion of their amenity or any part of the uses approved on their land so that the Applicant may enjoy a use on his land for which that land was never zoned and never intended.

One of the largest concerns of the landowner group is that future uses cannot be circumscribed or guaranteed to remain as what is applied for today. Should the Applicant or



a subsequent purchaser elect to use the land designated as Rural Recreational 1 as a campground within the meaning of the LUB sections 44.11-15, he would be fully entitled to that use with that land use designation. He may also choose to make an application for a discretionary use, such as a recreational vehicle park or a festival ground, which our clients believe would be completely incongruent with the lands intended use. We implore you to consider at this juncture that what is today being proposed as a children's camp may in months or years from now be a blight on the community bustling with recreational vehicles, fifth-wheels and the like. It would also gravely affect the safe, quiet, peaceful area that the landowners currently call their homes.

We respectfully request that the Council, when making considerations regarding this application, recall this is not about approving or denying a youth bible camp. This application does not include a Development Permit, which some of the ancillary proposed uses may ultimately require. We suggest to you that even if it did, it could not be considered because sufficient time has not passed since the Applicant's previous application for a Development Permit. Instead, this application for a change in land use designation is about allowing the land that is the subject of the application to be used in a fundamentally different way *forever*, and in a way that is not at all aligned with surrounding Agricultural lands, their homesteads or the applicable law as it is outlined in the current LUB or the MDP.

In short, the Applicant proposes to change the land use designation of a parcel of land that is currently not capable of being designated Rural Recreational 1 for a number of other ancillary reasons. It is potentially inside an exclusion zone for an H<sub>2</sub>S sour gas pipeline. While the level of the nearby pipeline is not currently independently ascertained by our office, our understanding is that it is a level 3 or level 4 pipeline. If it is a level 3 or 4 pipeline, this application may require concurrent or prior approval of the Alberta Energy Regulator. It has, and continues to have, access issues. To enter the Applicant's land, individuals must cross property that is currently accessed by private easement. That easement does not contemplate commercial uses. It may also not have public road access at all depending on where the subject land is ultimately situated, which is generally required for all commercial uses by the MDP and the LUB. Finally, the subject land is not capable of being further subdivided. It already has a homestead subdivision, which means it cannot have a further subdivision and be compliant with the MDP. We believe the parcel must be subdivided before that new smaller subdivided portion can be designated Rural Recreational 1, otherwise either the dwelling lot or residual lot must be zoned in its entirety as Rural Recreational 1.

On all of the above, we submit to Council on behalf of our clients that the subject property is not an appropriate property to be designated Rural Recreational 1. Our clients believe that the corresponding risks of changing the land use designation far exceed any benefits to the land or the community. We respectfully request that you dismiss the Applicant's application for a change to the Land Use By-Law 1140-08 to permit the Rural Recreational 1 designation of the Applicant's land.

Yours truly,

**D'ARCY & DEACON LLP**

Per:

A handwritten signature in black ink, appearing to read "B. Hennings", with a long horizontal flourish extending to the right.

**BRIAN P. HENNINGS**

*Student-at-Law*

BPH/

**SCHEDULE OF PARTIES**

The clients for which we are engaged to act in this matter are:

1. Dr. Dennis Springhetti;
2. Michelle Spencer & Michael Gerrard;
3. Mark Maunsell;
4. Steve & Cheryl Maunsell;
5. Jim & Suzanne Curran;
6. John Jensen & Pat Lowell;
7. Doug Goodfellow & Jody Best;
8. Anne Gover and Doug Main;
9. Bob Grier & Kristen Buhrmann; and
10. Max & Ianthe Goodfellow.

Addition to  
Public Hearing  
5 b. (23)

**Tara Cryderman**

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**From:** Wendy Kay  
**Sent:** Tuesday, February 9, 2016 8:49 AM  
**To:** Tara Cryderman  
**Subject:** FW: Objection to proposed amendment of Land Use Bylaw, re-zoning of NE-15-5-1-5W5

---

**From:** Garry Marchuk  
**Sent:** Tuesday, February 9, 2016 8:47 AM  
**To:** Wendy Kay <wkay@mdpincercreek.ab.ca>  
**Subject:** Fwd: Objection to proposed amendment of Land Use Bylaw, re-zoning of NE-15-5-1-5W5

Sent from my iPhone

Begin forwarded message:

**From:** Sam Backlin <[backlins@shaw.ca](mailto:backlins@shaw.ca)>  
**Date:** February 8, 2016 at 10:03:09 PM MST  
**To:** <[CouncilDiv3@mdpincercreek.ab.ca](mailto:CouncilDiv3@mdpincercreek.ab.ca)>  
**Subject:** **Objection to proposed amendment of Land Use Bylaw, re-zoning of NE-15-5-1-5W5**

I am writing to express my opposition to the proposed by-law amendment for the above noted property. This amendment contradicts the objectives of the current Land-Use bylaw and Municipal Development Plan, which are to preserve viable agricultural land. Given the provincial government's plans for development of new provincial parks in the Castle area, there will likely be opportunities for group camps, and campgrounds within those lands. In my view, those lands are more appropriate for this type of development. I have concerns that should council approve this amendment, there would be no oversight of future development on the property, and the end result may be quite different from what has been proposed. Is there any guarantee that the owner would not develop the facility beyond a "youth camp development"? Is there even a definition in the current bylaws of a "youth camp development"? Are there specific land area limitations and occupancy/density restrictions that determine what constitutes a "youth camp", versus a full-service campground (with cabins/motels/amusements)? Is there anything stopping a "Calaway Park" development if the amendment is approved?

In addition, the discrepancy between the mapped areas and the stated size of the development needs clarification, as do the issues of access, and subdividing.



If approved, this bylaw will set a dangerous precedent within the MD of Pincher Creek; even if this particular land-owner doesn't plan to build "Calaway Park 2", another might, and the MD will have little recourse but to approve it.

Thank you for your attention to this important issue. Unfortunately I am unable to attend the public hearing.

Sam Backlin

SE-20-5-1-5W5

February 9<sup>th</sup>, 2016

Addition +  
Public Hearing,  
56(24)

Dear M.D. Council,

As a concerned ratepayer in the M.D. of Pincher Creek, I felt obligated to make a written submission to the Public Hearing held at the M.D. Offices on Tuesday February 9<sup>th</sup> regarding the possible amendment of a standing land use Bylaw within the municipal district.

My name is David Glass and I own together with my wife Heidi Eijzel the NW<sup>1</sup> - 5-08-28-04 located in the northeast area of the M.D. known as the Summerview-Hillsboro District, where we have lived since 1997. My family has been in the Summerview District since 1905. We maintain our land in the Beaver Creek catchment watershed in its' natural state; grazing horses and cultivating some hay on the top land areas. We also have registered a Conservation Easement with the Southern Alberta Land Trust Society (SALTS) on this land, protecting it in perpetuity from subdivision and other encroachments.

It is our belief that it is the responsibility of any elected and sitting council of the M.D. to listen with respect to the concerns of its' citizens and to follow the guidelines set out in documents which serve to guarantee the long term protection of our watersheds, and not to permit further degradation and fragmentation of lands within the M.D. which are zoned Agricultural.

It is my understanding that the land use Bylaw as it presently stands allows one subdivision from a quarter section of land which can be zoned or referred to as Rural Residential. To consider amendment of such a Bylaw to permit more than a single subdivision of a quarter section is, in my opinion, setting a very dangerous precedent which could, and likely would in future see multiple applications for subdivision from a number of landowners, and which, if approved, would result in large scale fragmentation of agricultural land base within the M.D. of Pincher Creek. This could result in scenarios

which could include cottage type recreational development for part time recreational use by owners of small acreage landholdings, higher density of population, possible damages to delicate and vital watershed areas, etc. The list of scenarios which could result in amendment to the existing Bylaw is ominous and certainly would not bode well for the future and long term environmental health of many areas within the M.D. of Pincher Creeks.

To consider amendment of an existing Land Use Bylaw based on a single submission by one landowner in the M.D. is foolhardy and irresponsible behavior by those members of an elected M.D. Council who would support such a motion. As a concerned ratepayer, I strongly urge each of those on council to weigh the long term implications of your decision on this matter extremely carefully. Many of your electorate are dependent upon you to follow the plans and documents developed for the future of the landscapes and watersheds which we have chosen to live in, and to protect each in our own way. This is environmental responsibility and we need to pay attention to it now more than ever.

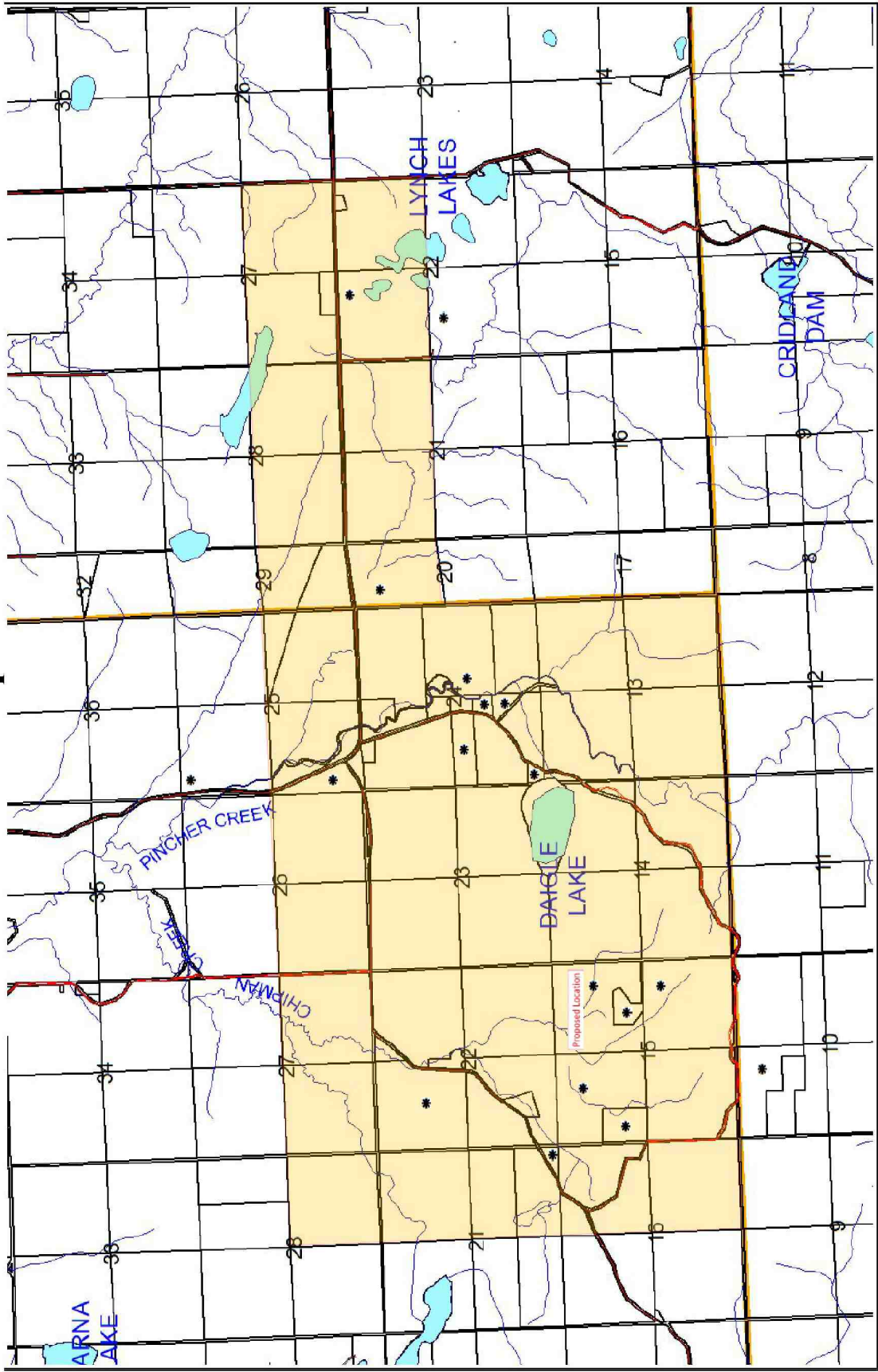
Thank you for taking the time to read through my concerns; I appreciate that my voice may be heard, and to be able to have input.

Respectfully,

David J. Glass  
 P.O. Box 896  
 Pincher Creeks, Alberta.  
 Canada. T0K-1W0

Ph. (403) 627-2081 home  
 (403) 627-1003 cell

**Notification Area**  
**\* indicates responses received**





Addition to  
Public Hearing  
5 b. (23)

**Tara Cryderman**

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**From:** Wendy Kay  
**Sent:** Tuesday, February 9, 2016 8:49 AM  
**To:** Tara Cryderman  
**Subject:** FW: Objection to proposed amendment of Land Use Bylaw, re-zoning of NE-15-5-1-5W5

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**From:** Garry Marchuk  
**Sent:** Tuesday, February 9, 2016 8:47 AM  
**To:** Wendy Kay <wkay@mdpincercreek.ab.ca>  
**Subject:** Fwd: Objection to proposed amendment of Land Use Bylaw, re-zoning of NE-15-5-1-5W5

Sent from my iPhone

Begin forwarded message:

**From:** Sam Backlin <backlins@shaw.ca>  
**Date:** February 8, 2016 at 10:03:09 PM MST  
**To:** <CouncilDiv3@mdpincercreek.ab.ca>  
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SE-20-5-1-5W5

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Pincher Creek, Alberta.  
Canada. T0K-1W0

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(403) 627-1003 cell *11/20/07*