MUNICIPAL DISTRICT OF WILLOW CREEK NO. 26

CHINOOK INTERMUNICIPAL SUBDIVISION AND DEVELOPMENT APPEAL BOARD

November 18, 2026; 1:30 pm

Hearing No. DP 085-26

Appellant: Southorn Lillian van der Lee

Applicant: Rick Tourond and Alice Courchesne

LIST OF EXHIBITS

A. Notice of Hearing and Location Sketch Map
B. List of Persons Notified
C. Notice of Appeal with Reasons
D. Notice of Decision and Development Permit 085-26
E. Comments from Agencies and Adjacent Landowners
F. Notice of Proposed Development
G. Application Package
H. Excerpts from West Ridge Development Area Structure Plan and Relevant Technical Studies
I. Pine Coulee Ranch Restrictive Covenant

MUNICIPAL DISTRICT OF WILLOW CREEK NO. 26

NOTICE OF CHINOOK INTERMUNICIPAL SUBDIVISION AND DEVELOPMENT APPEAL BOARD HEARING

Development Permit 085-26

THIS IS TO NOTIFY YOU THAT IN ACCORDANCE WITH SECTION 686 OF THE MUNICIPAL GOVERNMENT ACT, REVISED STATUTES OF ALBERTA, 2000, CHAPTER M-26, AS AMENDED, A PANEL OF THE CHINOOK INTERMUNICIPAL SUBDIVISION AND DEVELOPMENT APPEAL BOARD WILL HEAR AN APPEAL OF A DEVELOPMENT PERMIT ISSUED BY THE:

Development Authority of the Municipal District of Willow Creek No. 26 with respect to Development Permit No. 085-26

APPELLANT:	Southorn Lillian van der Lee – Represented by Sean van der Lee
APPLICANT:	Rick Tourond and Alice Courchesne
LEGAL DESCRIPTION:	Unit 6, Condominium Plan 0112806 within S ½ 15-14-28-W4
PROPOSAL:	Move-in dwelling – Placement of a previously owned 1,350 sq. ft. residence with walk out basement on a ICF foundation, with a 300 sq. ft. deck on the north side of the dwelling.
DECISION:	APPROVED WITH CONDITIONS
PLACE OF HEARING:	**Municipal District of Willow Creek No. 26 – Municipal Administration Building** #273129 Secondary Highway 520 West (Claresholm Industrial Airport)
DATE OF HEARING:	**November 18, 2026**
TIME OF HEARING:	**1:30 p.m.**

PROCEDURES PRIOR TO THE HEARING FOR DP 085-26:

1. **Provide Written Submissions** - The Appeal Board is encouraging all hearing participants to submit presentations, letters, and comments to the Board prior to the hearing. It is preferred that written material is emailed to the Board Clerk, ideally in a PDF format. Please contact the Clerk with your written submissions, which will be accepted until **12:00 p.m. November 13, 2026**.

   EMAIL: kattieschlamp@orrsc.com

   MAIL: **Kattie Schlamp, Board Clerk**
   Oldman River Regional Services Commission
   3105 – 16th Avenue N., Lethbridge, Alberta T1H 5E8

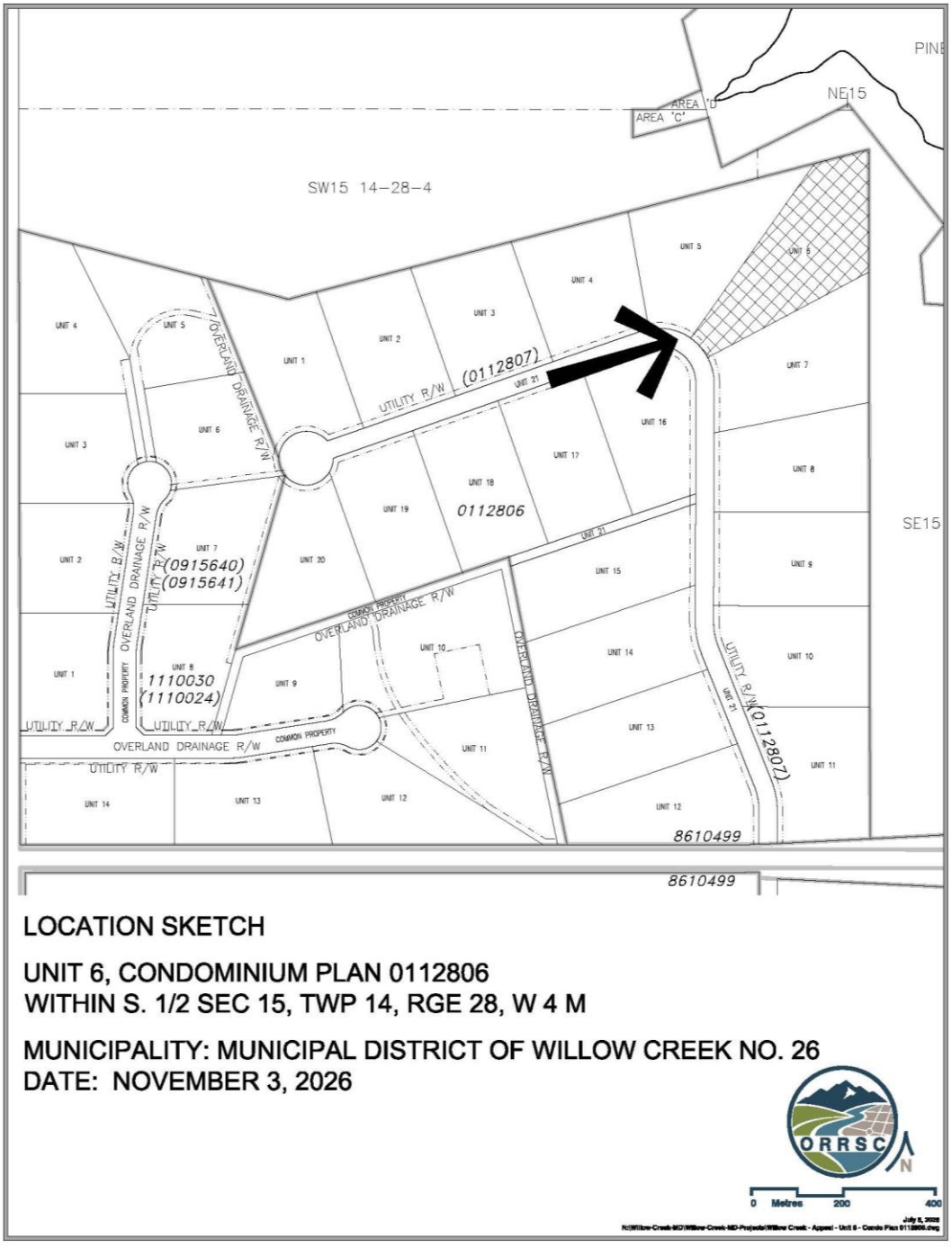
If you are bringing information to the hearing for submission, you are required to supply 12 copies.

2. **Exhibit Viewing** - The initial appeal exhibit package will be posted on the ORRSC website at **www.orrsc.com**. Any additional submissions submitted up to noon on November 13, 2026, will be posted to the website prior to the hearing.

MUNICIPAL DISTRICT OF WILLOW CREEK NO. 26

CHINOOK INTERMUNICIPAL SUBDIVISION AND DEVELOPMENT APPEAL BOARD

Land Subject of Appeal Hearing DP 085-26
Unit 6, Condominium Plan 0112806 within S ½ 15-14-28-W4



LOCATION SKETCH

UNIT 6, CONDOMINIUM PLAN 0112806
WITHIN S. 1/2 SEC 15, TWP 14, RGE 28, W 4 M

MUNICIPALITY: MUNICIPAL DISTRICT OF WILLOW CREEK NO. 26
DATE: NOVEMBER 3, 2026

ORRSC

N

0 Metres 200 400

DATE: **November 3, 2026**

Kattie Schlamp, Clerk
Subdivision & Development Appeal Board

A2

MD OF WILLOW CREEK NO. 26

CHINOOK INTERMUNICIPAL SUBDIVISION & DEVELOPMENT APPEAL BOARD

Development Permit No. 085-26

List of Persons Notified

Municipality:
MD of Willow Creek No. 26 CAO
MD of Willow Creek No. 26 Development Officer
MD of Willow Creek No. 26 Manager of Planning & Development

ORRSC Planner, Ryan Dyck

SDAB Members:
Evert Vandenberg
Howard Paulsen
Michael Varey
Evert Van Essen
Gentry Hall

Appellant:
Southorn van der Lee
Legal Council: Sean van der Lee

Applicant:
Rick Tourond
Alice Courchesne

Landowner Notifications:
Douglas Grafton
Barbara Wylegly
Gary Brown
Pine Coulee Ranch (Phase 1) Condominium Corporation No. 0112806

Additional Notifications:
Fortis Alberta Inc.
Atco Energy Systems
Telus Communications Inc.
Alberta Agriculture and Irrigation, Land Management Coordinator - Water Infrastructure & Operations Branch

SEAN VAN DER LEE
Barrister and Solicitor

Suite 333, 1333-8th Street S.W.
Calgary, Alberta T2R 1M6
Tel: (403) 475-6463
Fax: (403) 974-3251
email: sean@vanderleelaw.ca

File NO.: 0978-26-001

October 20, 2026

Subdivision and Development Appeal Board
c/o Chief Administrative Officer
The Municipal District of Willow Creek
Box 550, Claresholm, Alberta. T0L 0T0

Dear Sirs and Mesdames:

Re: Appeal of Notice of Decision dated October 1, 2026, Development Application No. 085-26 (the "Decision")

We act for Southorn Lillian van der Lee, the owner of UNIT 5 CONDOMINIUM PLAN 0112806, lands which are adjacent to those that are the subject of the Decision. We are providing written reasons for Appeal of the Decision. The Decision is attached as Schedule "A". We enclose our cheque in the sum of $800.00 in payment of the appeal fee.

1. Incorrect Setback

The Application, which is attached as Schedule "B", states on Form A section 7 (c) that the development is located in the proximity of a slope. The Application form further states that setback details from the building site to the edge of the valley should be provided. It is therefore clear that a setback is required from the edge or crest of the valley to the building site. No exemption is applied for in the Application.

The applicant notes on their revised drawing of September 4, 2026, a setback of 34 feet from the building site to the pin marking the valley crest.

Coulee and Waterbody Setbacks are provided in the Municipal District of Willow Creek Land Use Bylaw No. 1826 Standards of Development ("Standards") section 16. I attach the relevant pages for ease of reference as Schedule "C". The Application plainly states that the development is located in the proximity of a slope, in this case the slope is greater than 15%. Applying the Standards to the facts, the setback from the valley crest should be two times the height of the slope (as measured from the toe of the slope to the valley crest per the Bylaw). The height of the slope is categorically not 17 feet, which is the height implied by the Application. I attach contour maps of the area covering the Decision as Schedule "D". An approximate reading of same shows a height somewhere in the vicinity of 50 feet. This would yield a setback from the valley crest of approximately 100 feet, 66 feet further than currently provided, which is a significant deviation.

It is clear that the setback in the Decision significantly breaches the applicable Bylaw. By approving same, the Decision is patently incorrect.

2. Negative Effect on Adjacent Property

My client is further opposed to the proposed siting of the building site as described in the Decision, as it sticks out relative to the other structures in my client's subdivision, as the other structures have taken into account the appropriate Coulee setback. This would compromise my clients view, and have a negative effect on the value and enjoyment of her property. It does not make sense for everybody in a subdivision to comply with the Bylaw, and then for one decision to breach the Bylaw. All those who complied with the Bylaw are punished for complying with the law, and those who do not comply with the Bylaw, are rewarded for breaching it. I attach as Schedule "E" a map overlaying the proposed development with a satellite map of the area, illustrating the extent to which the proposed site sticks out relative to other development sites.

3. Notice

We additionally argue that the Notice, attached as Schedule "F" is misleading. The Notice includes a flag in the centre of the unit, which bears no relation to the development site. There is the bare minimum of detail and no indication as to the actual location of the development site. The actual application with responsive details about the proposed development and site needed to be obtained by request from the Development Officers. Individuals affected by the development, ie. Adjacent landowners, could receive notice with no idea as to the details of the development, or even worse, the incorrect idea that the siting would be where the flag is located on the map provided as part of the Notice. Notice that gives such an incomplete and misleading impression is not true notice.

As expressed to the Development Officers, my client is not opposed to the owners of Unit 6 siting their structure as we understand it further to the West, so long as such a proposal conforms with appropriate setbacks.

Should you have any questions in this regard please contact our office. We look forward to appearing in support of our Appeal, and resolving this matter.

Yours very truly,

[redacted]

SEAN VAN DER LEE
Encl.

SCHEDULE "A"

C3

The Municipal District of Willow Creek No. 26
Box 550, Claresholm, AB T0L 0T0 Phone (403) 625-3351 Fax (403) 625-3886

NOTICE OF DECISION

Application No. 085-26

NAME OF APPLICANT: Rick Tourond and Alice Courchesne

In the matter of Lot 6; Plan 0112806 (S ½ 15-14-28-W4M)

The development as specified in Application No. 085-26 **for the following use:**

Move-in dwelling – Placement of a previously owned 1,350 sq. ft. residence with walk out basement on a ICF foundation, with a 300 sq. ft. deck on the north side of the dwelling.

has been APPROVED, subject to the following conditions:

1. The site, land uses, and improvements shall be developed in accordance with the Development Permit Application and associated information submitted for application to be deemed complete for processing on September 1, 2026, including the revised site plan dated September 9, 2026, which identifies a minimum setback of 34 feet, from the slough pin shown on the site plan.

2. Prior to construction or commencement of the development, the applicant/landowner shall obtain and comply with all necessary permits under the Alberta Safety Codes Act (including building, electrical, gas, plumbing and private sewage) as required. Permits shall be obtained from the accredited agencies on behalf of the municipality: Superior Safety Codes Inc., or Park Enterprises Ltd. or The Inspections Group Inc.

3. Prior to construction of development the private Driveway shall comply with Policy 320-26 Private Driveway (copy attached). Contact Municipal Public Works for pre-inspection and post inspection (403-625-3351)

4. Household water source shall be by cistern only and water supply hauled in from a licenced off-site source. Should an on-site water source (well) be proposed at any time in the future, the applicant shall obtain all required approvals, licences, and authorizations from Alberta Environment and Protected Areas prior to development or use of the well. Documentation confirming such approvals shall be submitted to the Municipal Office before any work associated with the well commences.

5. In accordance with the Restrictive Covenant registered on title, lot watering and/or irrigation of any kind whatsoever shall be strictly prohibited at all times.

6. Construction shall be in accordance with the geotechnical report prepared by G Tech Environmental Inc. May 2000, but not limited to, Section 2 Foundation System; Section 3 Excavations; and Section 4 Foundation Concrete (copy attached)

7. The applicant/landowner shall comply with Municipal Land Use Bylaw No. 2025, but not limited to, Schedule 2 Use Specific Direct Control land use district, Schedule 4 Land Suitability and Servicing Requirements, Schedule 5 Standards of Development, and Schedule 6 Section 25 Use Specific Standards.

8. Applicant/Landowner shall comply with all requirements of the Alberta environment and Parks and Reservoir Lands Guidelines (copy attached)

9. There shall be no development within 50ft. (15.24m) of the front and rear property lines and 25ft. (7.62m) of the side yard, and '0' setback requirement for fences on all property line boundaries, unless a development permit is obtained that specifically varies the required setback to allow the specific development.

DATE OF DECISION October 1, 2026

DEVELOPMENT PERMIT issued on the 1st **day of** October **2026**

A development permit issued in accordance with this notice is not valid until 21 days after the date that this decision has been mailed to adjacent landowners, or posted on the site, or published in a newspaper, unless an appeal is lodged pursuant to the *MGA*. If an appeal is lodged, then the permit will remain in abeyance until the Subdivision and Development Appeal Board has determined the appeal and this Notice of Decision may be modified, confirmed, or nullified hereby.

DATE: October 1, 2026 **SIGNED:** J Robinson

Jumai Robinson
Development Officer
The Municipal District of Willow Creek

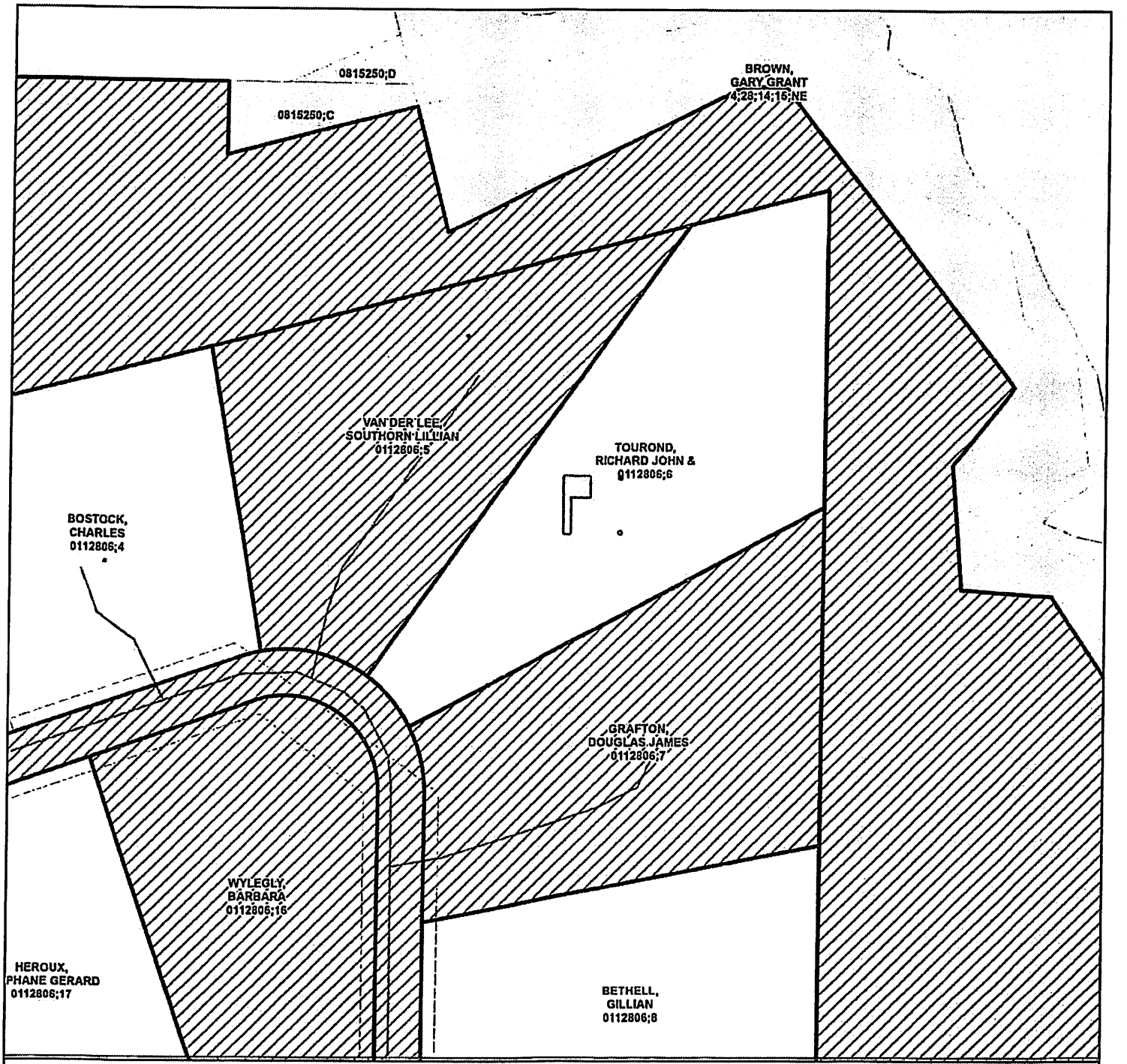
IMPORTANT: Notice of approval in no way removes the need to obtain any permit or approval required by any federal, provincial or municipal legislation and/or regulations pertaining to the development approved.

***Intention to appeal must be received within 21 days of notification of decision.**

NOTE: The Land Use Bylaw provides that any person claiming to be affected by a decision of the Municipal Planning Commission may appeal to the Subdivision and Development Appeal Board by serving written notice of appeal, stating the reasons, to the Subdivision and Development Appeal Board, c/o Chief Administrative Officer, Box 550, Claresholm, Alberta T0L 0T0 within twenty-one (21) days following the date of issuance of this notice. The required fee of $800.00 must accompany the appeal.

Copies to:
- Applicant/landowner
- Pine Coulee Ranch Condominium Corporation No. 0112806
- Alberta Environment and Protected Areas

DEVELOPMENT NOTIFICATION MAP
Permit No. 085-26



Permit No. 085-26

Applicant: Rick Tourond & Alice Courchesne

Proposed Development description:
Move-In Primary Residence

Legal description:
Block 6; Plan 0112806
S1/2-15-14-28-W4M

Jumai Robinson
Development Officer

Legend

- Proposed Parcel
- Adjacent Landowners
- Proposed Parcel

N.T.S. - For Information Only

0 55 110 220 330 440 Feet

0 12.5 25 50 75 100 125 Meters

Service Layer Credits: All Information Contained Within This Map Remains The Property of The M.D. of Willow Creek And Should Be Used For Information Purposes Only.

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MD of Willow Creek

Municipal District of Willow Creek No. 26
P.O. Box 550
#273129 Secondary Highway 520
Claresholm, AB
T0L 0T0
Tel: 403-625-3351

SCHEDULE "B"

THE MUNICIPAL DISTRICT OF WILLOW CREEK NO. 26
#26-Hwy 520, Box 550, Claresholm, Alberta T0L 0T0
Phone: (403) 625-3351 Fax: (403) 625-3886
Email: development@mdwillowcreek.com

NOTICE OF PROPOSED DEVELOPMENT APPLICATION

Application No. 085-26

TO: Adjacent Landowners

Notice is hereby given that an application is being made for a development permit with regard to the following:

NAME OF APPLICANT: Rick Tourond & Alice Courchesne

LEGAL DESCRIPTION OF SITE: Unit 6; Plan 0112806

LAND USE DESIGNATION: Use Specific Direct Control

TYPE OF DEVELOPMENT:

Move-in dwelling – Placement of a previously owned 1,350 sq. ft. residence onto a ICF basement with a 550 sq. ft. wrap around deck,

Pursuant to the Municipal District of Willow Creek Land Use Bylaw No. 2025, notice is hereby given that the Development Authority will consider this application, and the Development Officer Discretionary application must be circulated to adjacent landowners and the appropriate agencies for comments and/or concerns.

Any person affected by the said proposal has the right to provide a written submission prior to the submission date below. Any information submitted will become available to the public and may also be shared with the applicant and appropriate government/other agencies and is subject to the provisions of the *Access to Information Act (ATIA)*. If you have any questions, please contact the Director of Planning and Development or Development Officer.

Please email your comments to:

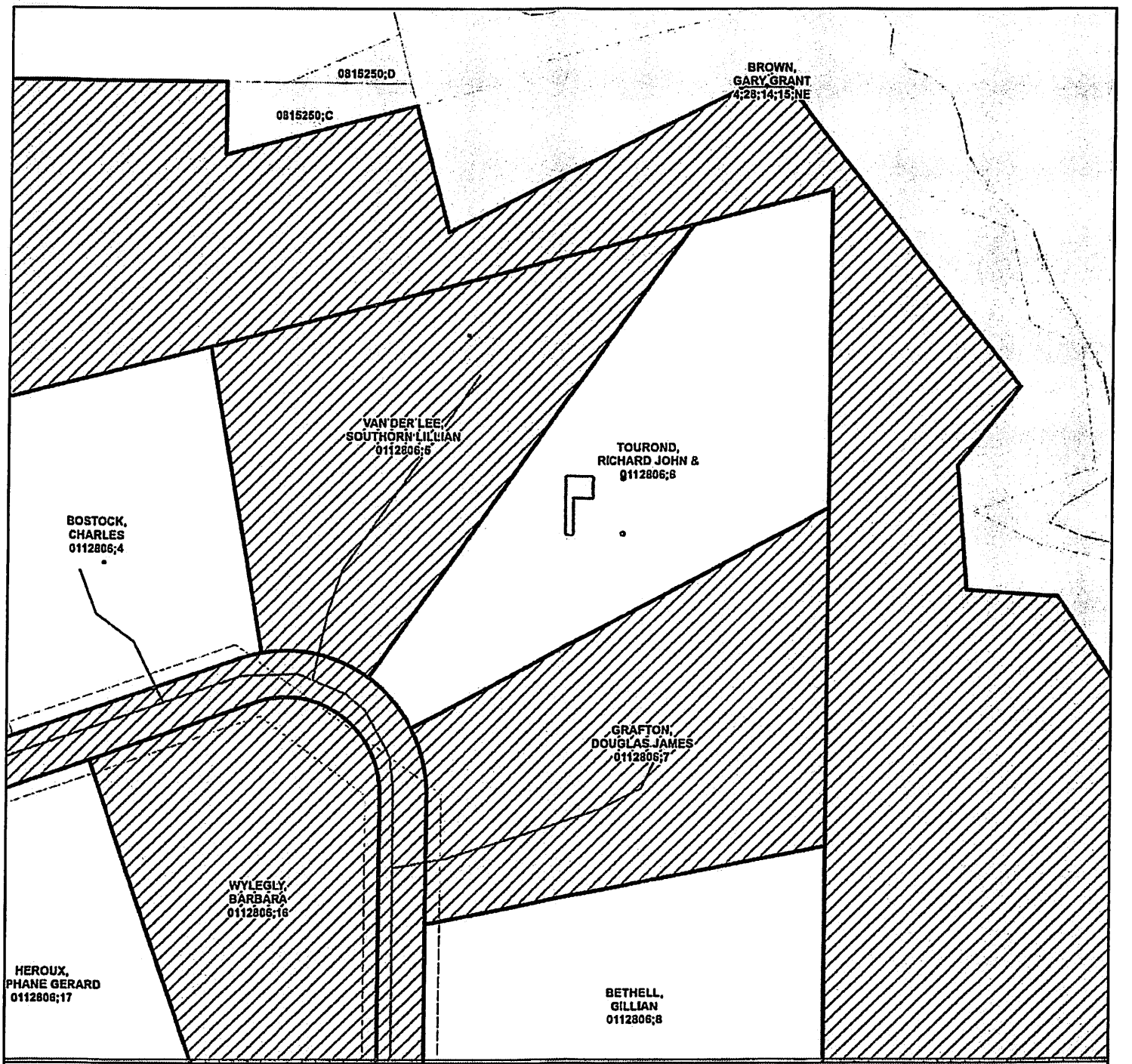
Jumai Robinson, Development Officer
Email: jumai@mdwillowcreek.com
Phone: (403) 625-3351 ext. 230

Written submission by: **September 11, 2026**

DATE: September 1, 2026 **SIGNED:** J Robinson

Jumai Robinson
Development Officer
MD of Willow Creek No. 26

DEVELOPMENT APPLICATION MAP
Application No. 085-26



Application No. 085-26

Applicant: Rick Tourond & Alice Courchesne

Proposed Development description:
Move-in Primary Residence

Legal description:
Block 6; Plan 0112806
S1/2-15-14-28-W4M

Jumai Robinson
Development Officer

Legend

Proposed Parcel

Adjacent Landowners

Project Proposal Location

N.T.S. - For Information Only

0 55 110 220 330 440 Feet

0 12.5 25 50 75 100 125 Meters

Service Layer Credits: All Information Contained Within This Map Remains The Property of The M.D. of Willow Creek And Should Be Used For Information Purposes Only.

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MD of Willow Creek

Municipal District of Willow Creek No. 26
P.O. Box 550
#273129 Secondary Highway 520
Claresholm, AB
T0L 0T0
Tel: 403-625-3351

MD of Willow Creek

Municipal District of Willow Creek No. 26
#273129 Secondary Highway 520 West
PO Box 550
Claresholm, AB T0L 0T0
403-625-3351

FORM A: DEVELOPMENT PERMIT APPLICATION

Pursuant to Land Use Bylaw No. 2025

OFFICE USE		
Application No: 085-26	Roll No: 5647.006	Use: ☐ Permitted ☑ Discretionary DO ☐ Similar ☐ Prohibited
Application Fee: $ 530.00	Date Paid: Aug 12/2026	Land Use District: ☐ Rural General ☐ Hamlet Residential ☐ Hamlet Business ☐ Willow Creek Business Park ☐ Rural Commercial ☐ Rural Industrial ☐ Natural Resource Extraction ☐ Claresholm Airport ☐ Rural Recreational ☐ Open Space/Public Recreation ☐ Public Service ☐ Nanton Urban Fringe ☐ Residential Growth Area ☐ Commercial/Industrial Growth Area ☑ Use Specific Direct Control ☐ Industrial Renewable Energy Direct Control
Application Received / Complete: Aug 12/26 / Sept. 1/26		
Notification or Advertised Date:	Effective Date:	
Municipal Address Application Submitted: ☐ Yes ☐ Not Required		
AER Abandoned well information provided: ☐ Yes ☐ No		☐ FHPO Overlay ☐ RV Overlay
Site Plans or drawings Submitted: ☑ Yes ☐ No		Site Visit Conducted: ☐ No ☑ Yes Date: Aug 18/2026

Primary Residence (Move-in)

APPLICANT & LAND INFORMATION

Applicant's Name: Rick Tourond Alice Courchesne

Phone: [redacted] Cell Phone: _____

Mailing Address: [redacted]

Email: [redacted]

Registered Owner's Name: As Above

Phone: _____ Cell Phone: _____

Mailing Address: _____

Email: _____

Applicant's interest in the proposed development if not the registered owner:

☐ Agent ☐ Contractor ☐ Tenant ☐ Other: _____

Quarter SE 15 Section 14 Township 28 Range _____ W 4 M

Lot(s) #6 Block _____ Plan 0112806

Municipal/Street address: _____

* Subject to Municipal Address Bylaw 1814, if there is currently not a municipal address on the parcel a municipal address application must be submitted.

Area of Parcel: 5 Acres _____ Hectares Land Use District: Use Specific Direct Control

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MD of Willow Creek

Municipal District of Willow Creek No. 26
#273129 Secondary Highway 520 West
PO Box 550
Claresholm, AB T0L 0T0
403-625-3351

FORM A: DEVELOPMENT PERMIT APPLICATION

Pursuant to Land Use Bylaw No. 2025

DEVELOPMENT INFORMATION

(1) Existing Development

Please list the existing buildings, structures and use(s) on the land. (Please indicate if any are to be removed or relocated.)

NONE

(2) Proposed Development

Please describe the proposed development including uses, buildings, structures, and any planned renovations and additions that are to be constructed on the lot; including the dimensions of each.

HOUSE 30'X45' BASEMENT 9' CEILING
Wrap around deck ~~550~~ 300 sq. ft. - walk out basement

For **residential** development please check the applicable box below:

- ☐ Single-detached dwelling (site built)
- ☐ Prefabricated dwelling
- ☐ Second dwelling unit
- ☐ Third or more dwelling unit
- ☐ Moved-in dwelling (previously occupied)
- ☐ Accessory Building/Structure (e.g. deck/garage/shop)
- ☑ Other Dwelling Type: MOVED IN
- ☐ Addition: _____

Does dwelling application include an attached garage? ☐ Yes ☒ No

For **non-residential** development please check the applicable box below if the proposed development is for one of the following **AND** complete the supplementary form:

- ☐ Isolated rural commercial industrial Class A or B (Form A1)
- ☐ Renewable Energy (Form A2a)
- ☐ Rural Commercial / Industrial or Rural Recreation (Form A2)
- ☐ Sign(s) (Form A3)

Building Details:

Size/Dimensions	Principal Building or Addition	Accessory Building or Addition	Office Use
Building or Addition Size	1350 / 30'X45' ☐ m² ☒ ft²	☐ m² ☐ ft²	1350 ft²
Height of Building (grade to peak)	20.5' ☐ m ☒ ft	☐ m ☐ ft	
Attached Garage Size	/ ☐ m² ☐ sq. ft	N/A	
Proposed Setbacks from Property Lines	Principal Building	Accessory Building	
Front	543 ☐ m ☑ ft	☐ m ☐ ft	165.5 m
Rear	152 ☐ m ☑ ft	☐ m ☐ ft	46.32 m
Side	160 ☐ m ☑ ft	☐ m ☐ ft	48.76 m
Side	225 ☐ m ☑ ft	☐ m ☐ ft	68.58 m

MD of Willow Creek

Municipal District of Willow Creek No. 26
#273129 Secondary Highway 520 West
PO Box 550
Claresholm, AB T0L 0T0
403-625-3351

FORM A: DEVELOPMENT PERMIT APPLICATION

Pursuant to Land Use Bylaw No. 2025

Parcel Type: ☐ Interior Lot ☑ Corner Lot	
Development Details: Access & Cost	
Approach or driveway required to the development? ☒ No ☐ Yes (specify)	
Estimated cost of development:	150,000

(3) Exterior Finish, Fencing & Landscaping

(a) ☑ Not applicable to this development

(b) ☐ Applicable – Describe generally the types, colors, and materials, as applicable, of:

Exterior finishes of the proposed building(s): _____

Proposed fencing and height: _____

Proposed landscaping: _____

Describe any proposed improvements to the exterior of the dwelling where application is for a previously occupied dwelling (moved-in or manufactured home): N/A

_____

(4) Services

Indicate the existing or proposed sewer system and potable water supply:

Sewer System:

☒ Private Septic ☐ Municipal ☐ Communal

(specify): _____

Water Supply:

☑ Cistern ☐ Water well ☐ Dugout ☐ Municipal/Co-op

☐ Other (specify): _____

Other Services: Indicate as follows: **A**= available **R** = required

Natural gas (A) Electricity (A)

(5) Details of Vehicle Parking and Access (for commercial/industrial proposals, see supplementary form)

Describe the **number** ___ and **size** ___ of all existing and proposed **parking spaces** ___, and **driveways** ___ on site (or N/A if not applicable).

(Indicate locations of same on a scaled PLOT PLAN.)

(6) Waivers

Is a waiver (variance) to one or more standards in the Land Use Bylaw being requested? ☒ No ☐ Yes

If yes, please specify:

_____

_____

_____

C12

M.D of Willow Creek

Municipal District of Willow Creek No. 26
#273129 Secondary Highway 520 West
PO Box 550
Claresholm, AB T0L 0T0
403-625-3351

FORM A: DEVELOPMENT PERMIT APPLICATION

Pursuant to Land Use Bylaw No. 2025

(7) Other – for parcels outside of Hamlet districts (Please indicate to the best of your knowledge.)

(a) Are any of the following within 1-mile (1.6 km) of the proposed development?

☐ Provincial Highway ☐ Confined Feeding Operation ☐ Sour gas well or pipeline

☐ Sewage treatment plant ☐ Waste transfer station or landfill

(b) Is the proposed development to be situated within 500 metres (1,640 ft.) of an established anhydrous ammonia bulk storage facility? ☒ No ☐ Yes ☐ Don't Know

(c) Is the development located in proximity of a coulee bank/break/slope? ☐ No ☒ Yes

If "yes", please provide details on the building sites' setback distance from the front edge of the valley or coulee break (escarpment rim).

Estimated **Commencement** Date: AUG/2026 Estimated **Completion** Date: NOV/2026

DECLARATION OF APPLICANT

I/We have read and understand the terms noted below and hereby apply for a development permit to carry out the development described within this application including any attached supplementary forms, plans, and documents.

I/We hereby certify that the registered owner of the land is aware of, and in agreement with this application.

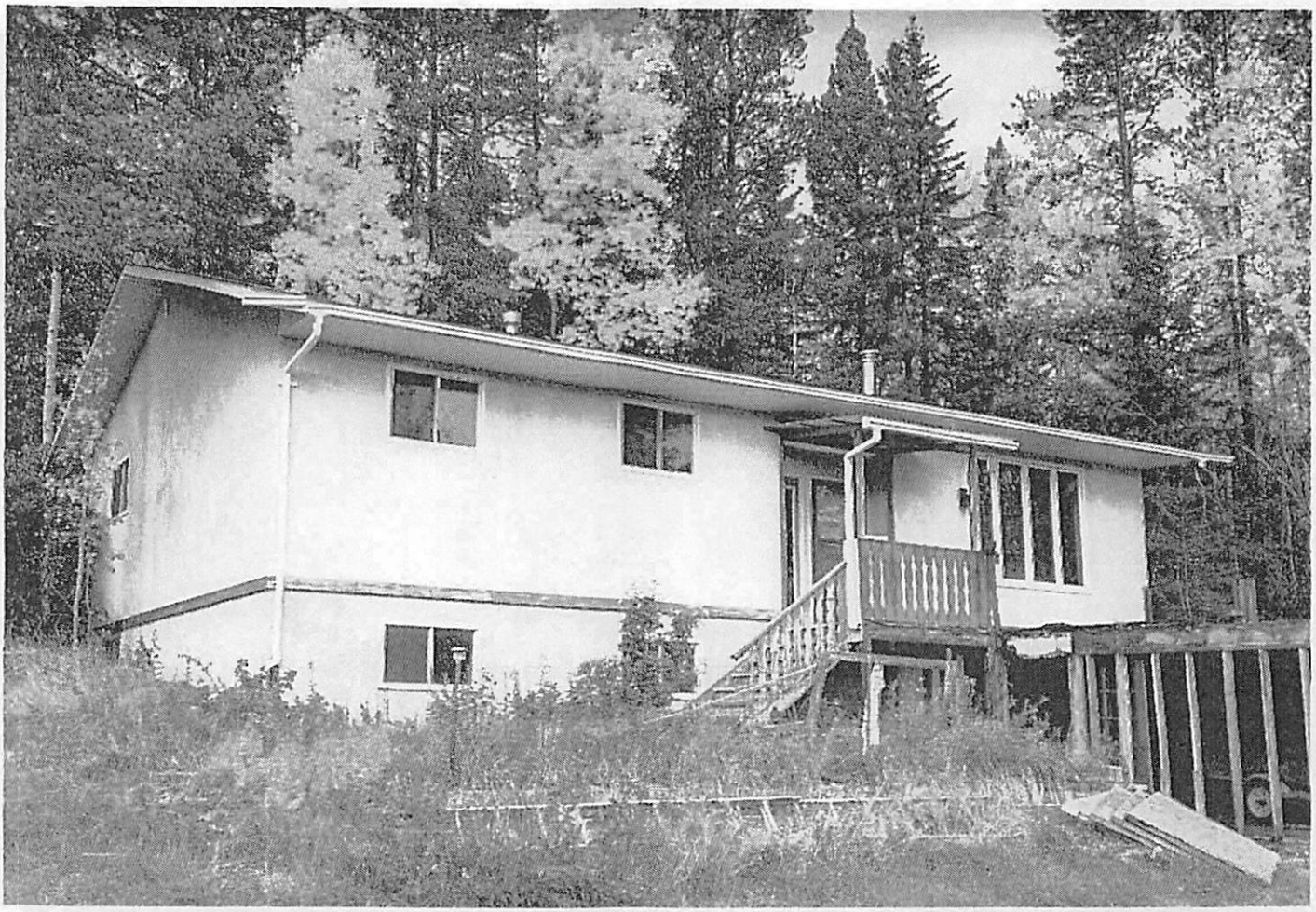
Further I/We hereby give my/our consent to allow authorized persons the right to enter upon the subject land and/or building(s) for the purpose of an inspection with respect to this application only.

Date: August 9 2026 **Applicant's Signature:** [redacted]

Registered Owner's (Required, if different from applicant):

Signature:_____

1. The Development Authority may deem a development permit application incomplete if any of the application requirements are incomplete or the quality of the information is deemed inadequate to properly evaluate the application.
2. Plans and drawings, in sufficient detail to enable adequate consideration of the application, must be submitted in **duplicate** with this application, together with a plan sufficient to identify the land. It is desirable that the plans and drawings should be on a scale appropriate to the development. However, unless otherwise stipulated, it is not necessary for plans and drawings to be professionally prepared.
3. Although the Development Officer is in a position to advise applicants of the process and requirements of the development application, such advice must not be taken as official consent, and is without prejudice to the decision in connection with the formal application.
4. Any development started before the issuance of a development permit and expiration of the appeal period is at the applicant's own risk.
5. **If a decision is not made within 40 days** from the date the application is deemed complete, or within such longer period as the applicant may approve in writing, **the applicant may deem the application to be refused** and the applicant may exercise his right of appeal as though he had been mailed a refusal at the end of the 40-day period.
6. A development permit does not constitute a building permit or approval from any provincial or federal department. Construction undertaken subsequent to approval of this development permit application may be regulated by the **Alberta Safety Codes.** The applicant/owner/developer assumes all responsibilities pertaining to construction plan submissions, approval and inspections as may be required by the appropriate provincial body. The applicant is responsible for determining and obtaining any other applicable provincial and federal approvals prior to commencement.



AGE IS EARLY 80'S

30' WIDE 45' LONG 1350 SQFT.

2"X6" WALLS

WILL BE ON FULL BASEMENT

RECEIVED
AUG 12 2026

C14

RECEIVED
AUG 1 2 2026

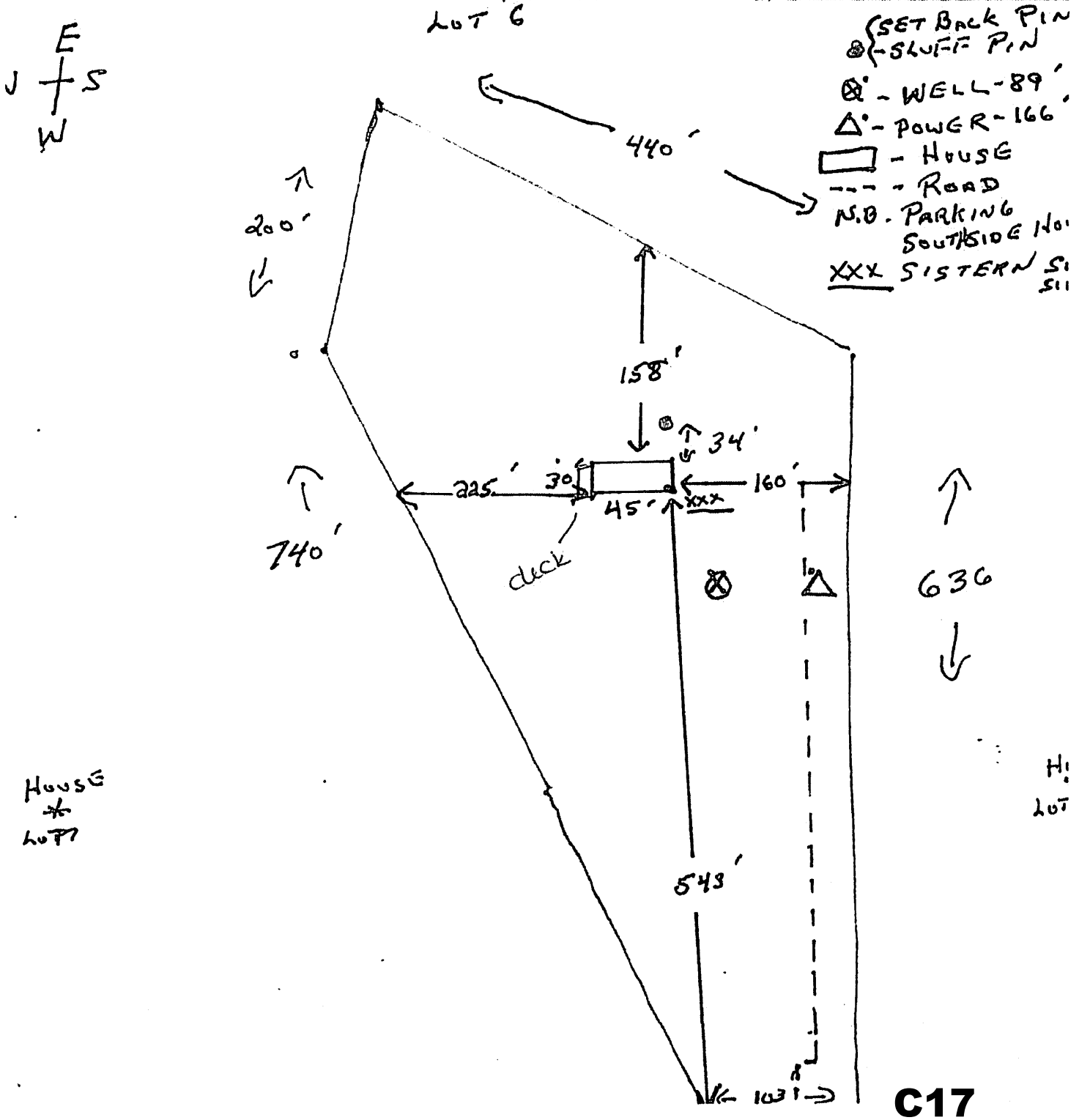
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CO-189 (85-11)

Mobil **engineers calculation sheet**

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LOCATION _____ PAGE _____

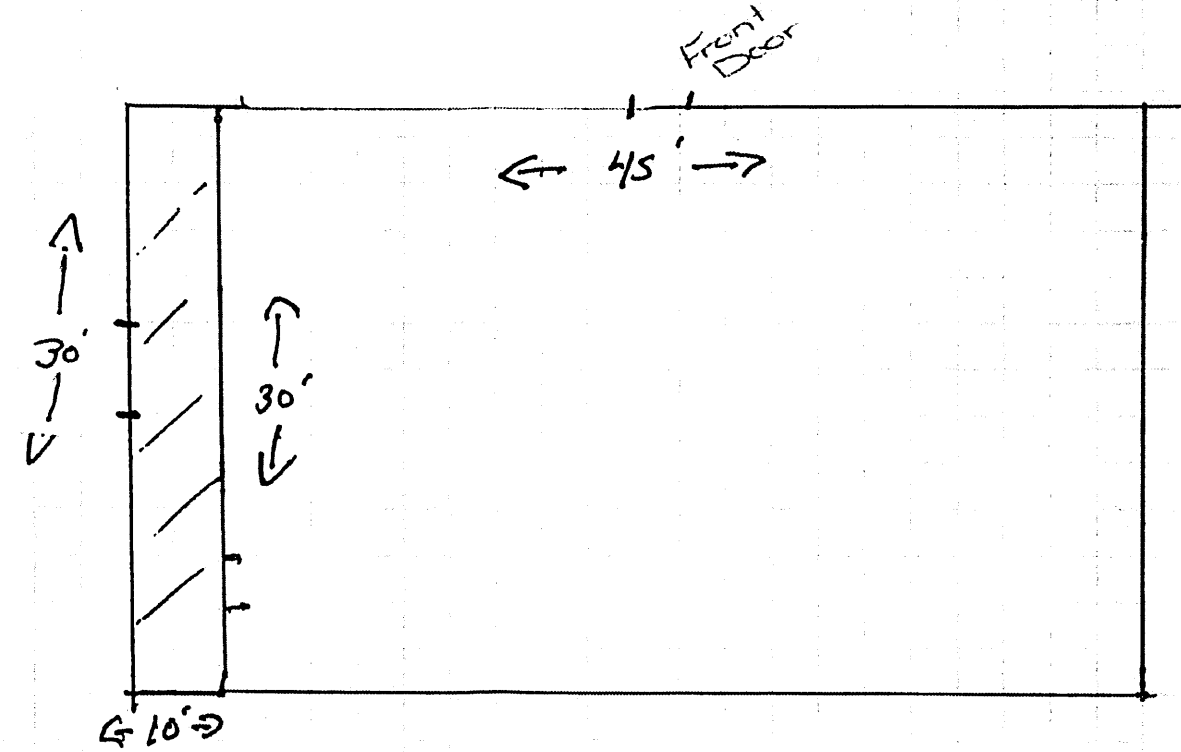
SUBJECT _____ DATE _____

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SEP 04 2026
REVISOR

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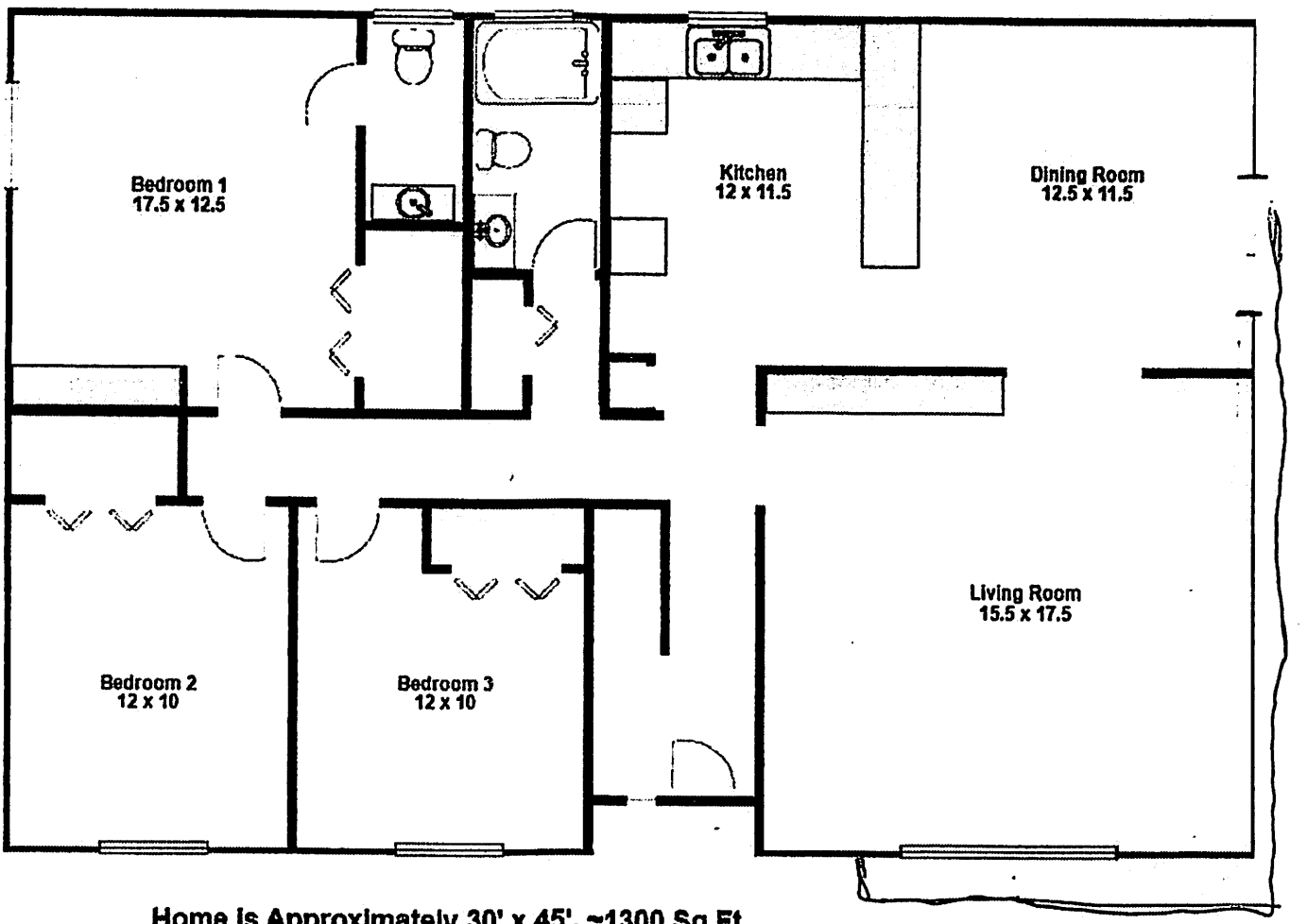


N

BALCONY

10' WIDE
30' LONG
* ON NORTH SIDE

N.B.
BUILT BY CARPENTOR TO "CODE"



Home is Approximately 30' x 45', ~1300 Sq Ft
Floor plan is approximate for reference only

East

WRAP
Around
Deck.

RECEIVED
AUG 12 2026

CO-189 (85-

Mobil **engineers calculation shee**

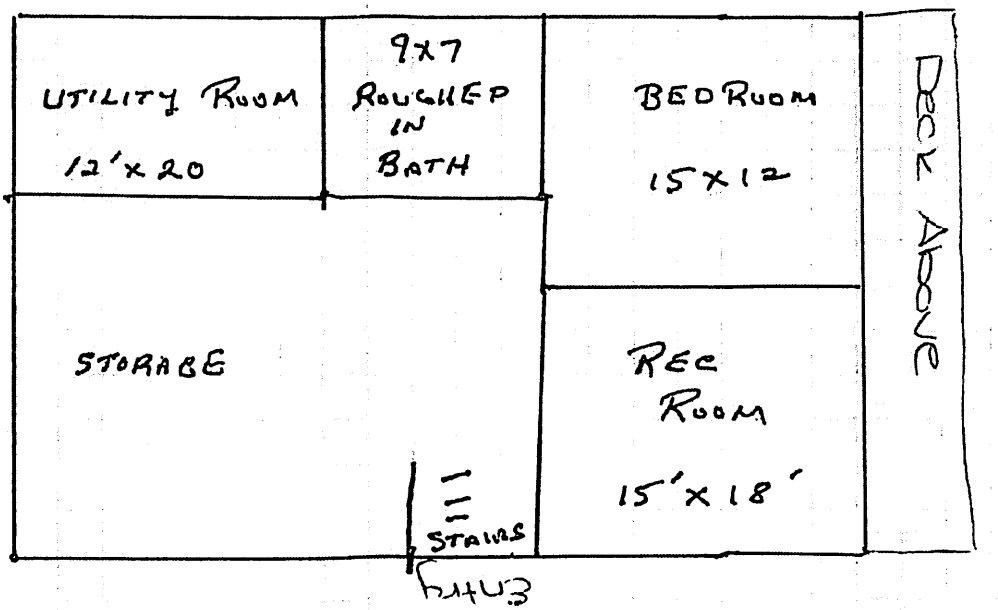
FOR _____ JOB OR AUTH. No. _____

LOCATION _____ PAGE _____

SUBJECT _____ DATE _____

_____ BY _____

W
S N
E



BASEMENT

ICF CONST.

9' CEILINGS

CEMENT FLOOR

RECEIVED
AUG 18 2026

C20

RECEIVED
SEP 0 1 2026

ICF Cross Section

[redacted]

1786279 Alta. Ltd.
O/A Challand Concrete & Construction

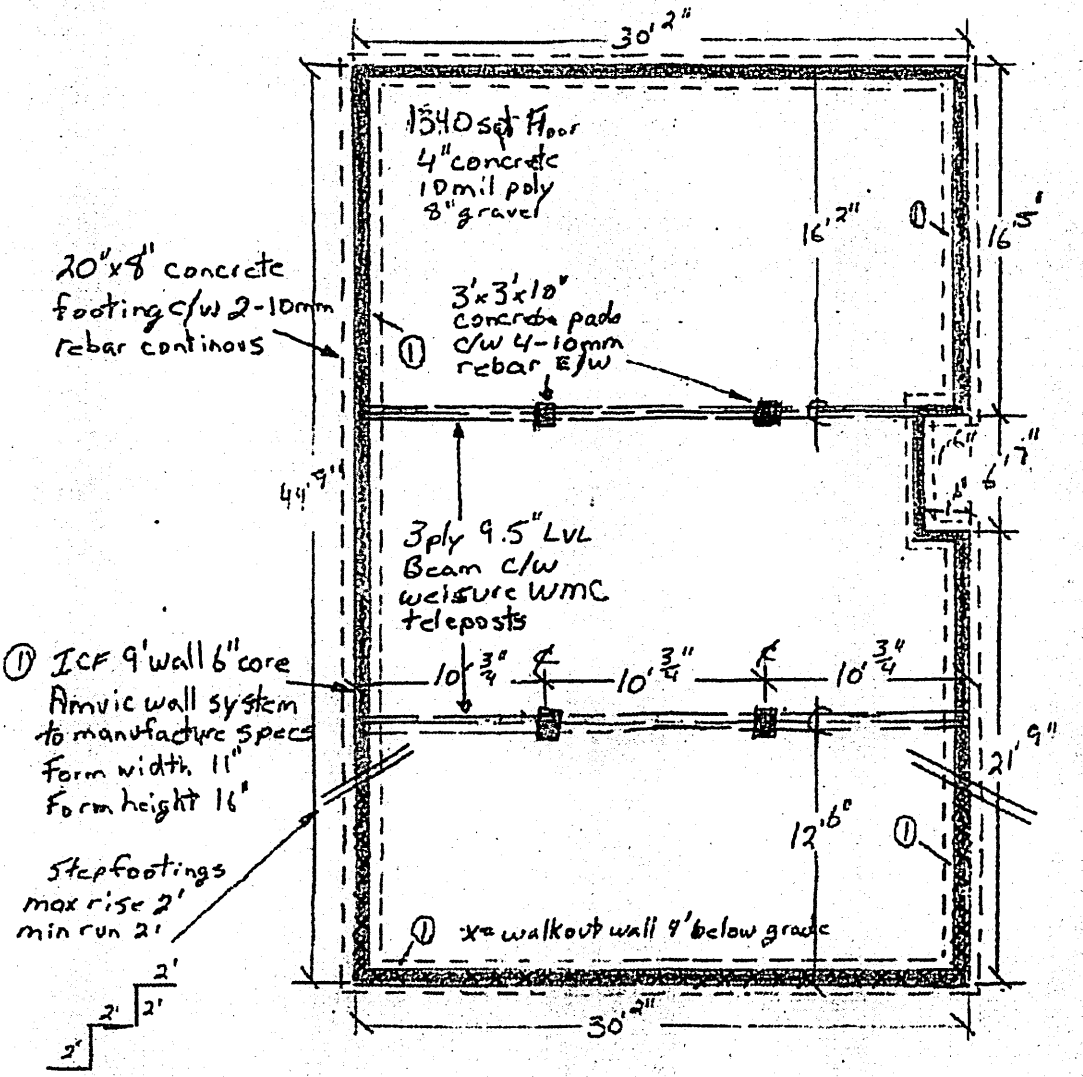
C21

1786279 Alberta Ltd.
O/A Challand Concrete & Construction
[redacted]

Alice Courchesne
Rick Tourond
Residence

Challand concrete
use only

Top View Foundation Plan



East

RECEIVED
SEP 0 1 2026

C22

1786279 Alberta Ltd.
O/A Challand Concrete & Construction
[redacted]

ICF basement details,

Excavating hole.
Install 6" – 8" x 20" footing with 2 - 10mm rebar continuous with 10mm rebar dowels.
Install 4" weeping tile with washed around perimeter of footing.
Setting ICF Blocks with 10mm rebar each row horizontally continuous, with 10mm rebar 2 feet on centre vertically top of footing to top of wall, with 2" x 12" top plate anchored with Titan HD anchor washer head bolt.
Casting window and door opening in wall where requested.
Install Super Seal dimple membrane damp proofing.
Loose back filling to grade.
Install 6" – 8" screened rock under a 3.5" concrete floor with fiber mesh reinforcing.
Wall concrete is 32 mpa with air entrainment.
Basement floor concrete is 30 mpa.

RECEIVED
SEP 01 2026

C23

August 10th, 2026

Pine Coulee Ranch
Condominium Corporation No.0112806
General Delivery
Stavely, AB
T0L 1K0
pinecouleeranch@gmail.com

To: Owner(s) Alice Lee Courchesne & Richard John Tourond - Lot 6 Condominium Corporation No.0112806

This letter is to advise you that Approval has been granted for the proposed move on existing House consisting of 1350 square feet. Refer to attachments outlining the details of the proposed development: Email "Lot 6 Development Proposal" dated July 27th, 2026 and related information to move a house onto Lot 6.

Approval is conditional on:

1. Full compliance with Pine Coulee Ranch Restrictive Covenant and attached Schedule A of the Condominium Plan No. 0112806 (includes Condominium Plan No. 0112806 Architectural Control Modification 2004-01-01) under the Architectural Guidelines for Pine Coulee Estates Development;

As outlined in Schedule A, section 6, acceptance of plans is also subject to municipal standards and regulations. Please be aware that county setbacks related to the property lines and coulee must be strictly adhered to.

For specifications on related development, building or safety permits, contact the MD of Willow Creek No. 26 directly or regulating authority.

Attached are copies of the following documents related to this development for your reference; a written request and approval is required for any changes or alterations to this proposed structure:

1: Email request for house including photos and plot plan.
2: Condominium Plan No. 0112806 Restrictive Covenant
3: Condominium Plan No. 0112806 Schedule A
4: Condominium Plan No. 0112806 Architectural Control Modification 2004-01-01
5: Outbuildings Rule – Limit number of outbuildings to 3 per lot (1 House/Dwelling + 3 outbuildings) – Motion carried September 3, 2025 AGM

This approval is valid for twelve (12) months from the date of the Approval. The Owner may provide written request for an extension of the approval for an additional twelve (12) months to the email address noted above but such extension shall be at the sole discretion of the Pine Coulee Board. Acceptance of this approval requires the Owner(s) to complete the proposed Home to the approved standard and must be permitted for habitation otherwise the Owner agrees and shall be responsible for all costs associated with alterations to comply or removal of the building.

A copy of this approval and the attachments will be sent to the MD of Willow Creek Planning and Development office.

If you have any further questions, please contact Barbara Joy, President of the Pine Coulee Ranch Condominium Corporation No. 0112806 via the following email: pinecouleeranch@gmail.com .

Respectfully,

[redacted]

Barbara Joy
President
Pine Coulee Ranch
Condominium Corporation No. 0112806

C24

LAND TITLE CERTIFICATE

S

LINC	SHORT LEGAL	TITLE NUMBER
0029 031 796	0112806;6	261 176 267

LEGAL DESCRIPTION
CONDOMINIUM PLAN 0112806
UNIT 6
AND 500 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE COMMON PROPERTY
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE
ATS REFERENCE: 4;28;14;15;S

MUNICIPALITY: MUNICIPAL DISTRICT OF WILLOW CREEK NO. 26

REFERENCE NUMBER: 071 322 969

REGISTERED OWNER(S)

REGISTRATION	DATE(DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
261 176 267	11/06/2026	[redacted]		

OWNERS

ALICE LEE COURCHESNE

AND
RICHARD JOHN TOUROND
[redacted]

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
011 300 545	12/10/2001	CAVEAT RE : DEVELOPMENT AGREEMENT CAVEATOR - THE MUNICIPAL DISTRICT OF WILLOW CREEK NO. 26.

(CONTINUED)

C25

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
		P.O.BOX 550, CLARESHOLM ALBERTA T0L0T0
011 300 548	12/10/2001	UTILITY RIGHT OF WAY GRANTEE - FORTISALBERTA INC. 320-17 AVE SW CALGARY ALBERTA T2S2V1 GRANTEE - TELUS COMMUNICATIONS INC. 10020 - 100 STREET EDMONTON ALBERTA T5J0N5 GRANTEE - ATCO GAS AND PIPELINES LTD. 909 11TH AVENUE S.W. CALGARY ALBERTA T2P1L8 AS TO PORTION OR PLAN:0112807 (DATA UPDATED BY: CHANGE OF NAME 041472378)
011 316 487	25/10/2001	RESTRICTIVE COVENANT
041 146 368	27/04/2004	CAVEAT RE : AMENDING AGREEMENT CAVEATOR - CONDOMINIUM CORPORATION NO. 0112806. C/O 1400 350 7 AVE SW CALGARY ALBERTA T2P3N9 AGENT - CRAIG R HILL
041 221 551	15/06/2004	CAVEAT RE : DEVELOPMENT AGREEMENT CAVEATOR - THE MUNICIPAL DISTRICT OF WILLOW CREEK NO. 26. C/O CONDOMINIUM CORPORATION NO. 0112806 ATTN CRAIG R HILL 1400, 350-7 AVE SW CALGARY ALBERTA T2P3N9 AGENT - CRAIG R HILL

* ADDITIONAL REGISTRATIONS MAY BE SHOWN ON THE CONDOMINIUM ADDITIONAL PLAN SHEET

TOTAL INSTRUMENTS: 005

(CONTINUED)

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN ACCURATE REPRODUCTION OF THE CERTIFICATE OF TITLE REPRESENTED HEREIN THIS 11 DAY OF JUNE, 2026 AT 03:18 P.M.

ORDER NUMBER: 57441791

CUSTOMER FILE NUMBER:

END OF CERTIFICATE

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER, SUBJECT TO WHAT IS SET OUT IN THE PARAGRAPH BELOW.

THE ABOVE PROVISIONS DO NOT PROHIBIT THE ORIGINAL PURCHASER FROM INCLUDING THIS UNMODIFIED PRODUCT IN ANY REPORT, OPINION, APPRAISAL OR OTHER ADVICE PREPARED BY THE ORIGINAL PURCHASER AS PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).

SCHEDULE "C"

14. **TEMPORARY USES** – See Section 24 of the Administration section of this bylaw

15. **ENVIRONMENTAL IMPACT REQUIREMENTS AND CRITERIA**

An environmental impact assessment and development permit conditions to satisfactorily minimize:

(a) soil erosion and coulee slumping;

(b) contamination of air or water;

(c) hindrance or alteration of water flow to a lake, river or reservoir;

(d) compromising the aesthetic quality of a scenic area;

(e) damage to an ecologically sensitive habitat or area of historic importance;

(f) conflicts with surrounding land uses;

may be required by the Municipal Planning Commission for any development proposed within 300 m (984 feet) of:

(i) a waterbody; or

(ii) an existing or potential recreation area;

(iii) an environmentally significant area, critical wildlife zone or regionally sensitive area.

16. **COULEE AND WATERBODY SETBACK REQUIREMENTS**

(1) No development shall occur within the distances calculated using the "Guidelines for the Subdivision of Land Adjacent to Steep Valley Banks" or subsequent guidelines provided by Alberta Environment and Parks (Figures 4.5 and 4.6, and Table 1) (see diagram below).

(2) Development within the distances calculated using the "Guidelines for the Subdivision of Land Adjacent to Steep Valley Banks" or subsequent guidelines provided by Alberta Environment and Parks may be allowed on the basis of soils studies prepared by an engineer qualified in the field of soils analysis.

(3) The Municipal Planning Commission shall require soils tests to be provided in support of any development permit application or subdivision application where they determine there is risk for soil failures.

(4) The Municipal Planning Commission shall require a flood risk analysis for development permit applications or subdivision applications for properties located in any river valley, drainage course or within 30.48 m (100 feet) of the high water mark of other water bodies such as lakes. The analysis shall use the "Guidelines for the Subdivision of Land in Areas Adversely Affected by River Flooding and Erosion".

(5) The Municipal Planning Commission shall require an applicant for a development permit or subdivision approval to undertake a geotechnical study to determine slope stability where they determine there is a risk for slope failure.

Figure 4.1 - Cross-section of River Valley

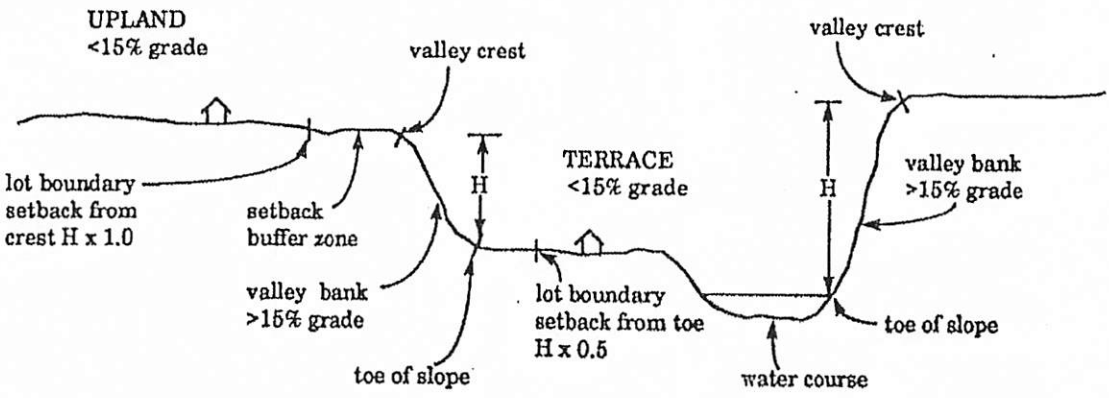


Table 1

Guidelines for the Setback of Lot Boundaries from a River Valley Crest where the Grade of the Adjacent Valley Bank Exceeds 15%

LOT BOUNDARY SETBACK

SLOPE FACTOR	H[1] x 2.0	H x 2.5	H x 3.0
LATERAL RIVER EROSION OF TOE OF SLOPE	No Erosion[2]	Minor Active Erosion	Major Active Erosion[3]
SLOPE STEEPNESS	>15 to 50% (>8.5 to 26.6 degrees)	51 to 100% (27.0 to 45 degrees)	more than 100%
SLOPE FAILURE ON BANK	No Failure, Minor[4] Inactive	Minor Active, Major[5] Inactive	Major Active Failure
PAST & EXISTING ANTHROPOGENIC DISTURBANCE[6]	No Disturbance to Moderate	Major Disturbance	
PROPOSED ANTHROPOGENIC DISTURBANCE	Minor to Moderate Disturbance	Major Disturbance	

1 The valley bank height, H is defined as the vertical distance from the valley crest to the toe of slope. The toe of slope may be found either where the valley bank meets a terrace or where it directly enters the water course.

2 an abandoned slope with the toe protected by a terrace

3 occurs on an outside bend of a river meander or opposite an island

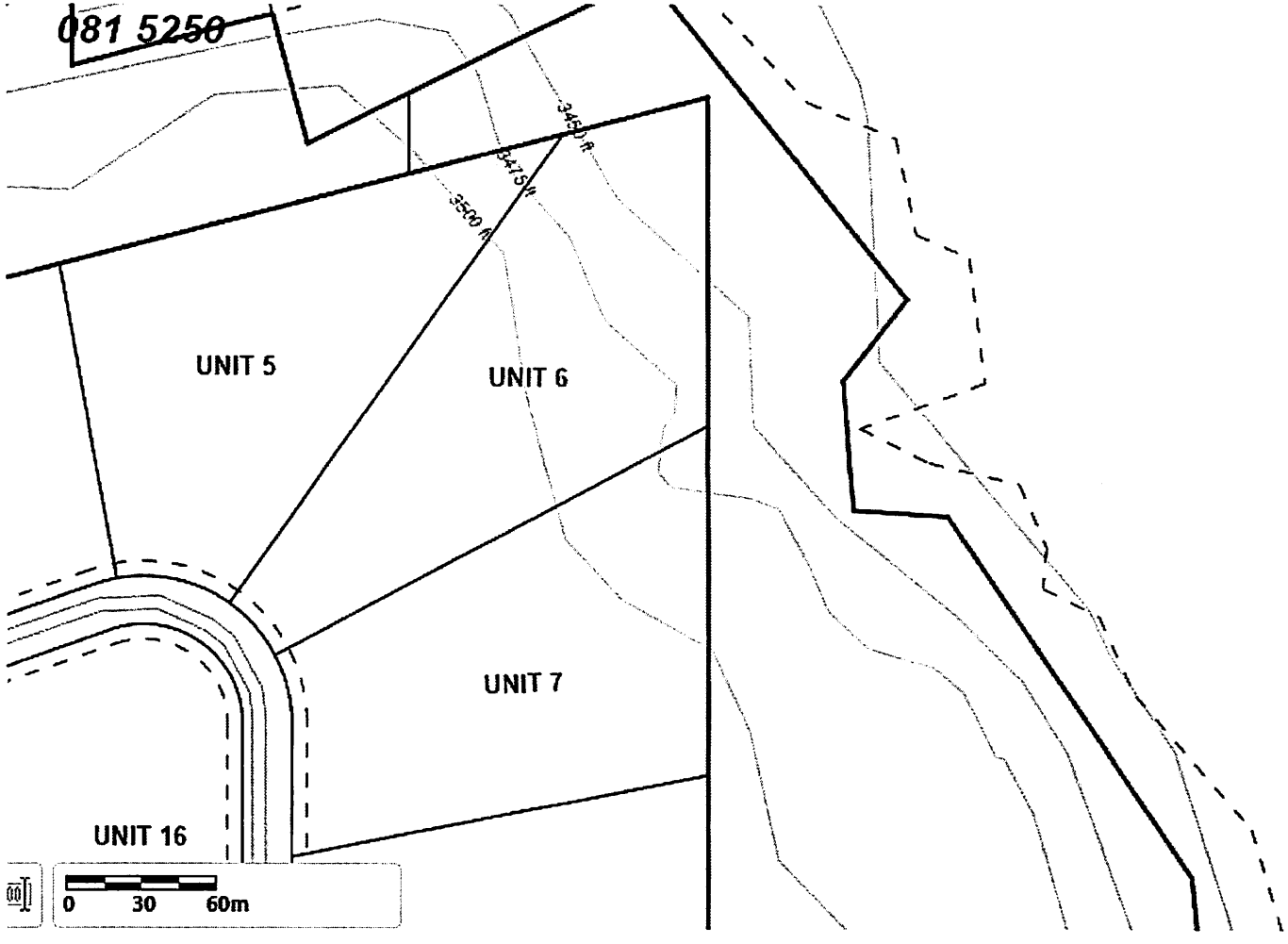
4 minor refers to shallow slope failures, surface sloughing

5 major refers to deep seated slope failures involving the entire valley bank

6 man-induced disturbance such as excavating, filling, recontouring, drainage works, reservoirs, mining and tunnelling, utilities and roads

C30

SCHEDULE "D"



C32

0
20
40m
1:500
UNIT 6
3500 #
2475 #
2450 #

SCHEDULE "E"

C34

C35

SCHEDULE "F"

C36

THE MUNICIPAL DISTRICT OF WILLOW CREEK NO. 26
#26-Hwy 520, Box 550, Claresholm, Alberta T0L 0T0
Phone: (403) 625-3351 Fax: (403) 625-3886
Email: development@mdwillowcreek.com

NOTICE OF PROPOSED DEVELOPMENT APPLICATION

Application No. 085-26

TO: Adjacent Landowners

Notice is hereby given that an application is being made for a development permit with regard to the following:

NAME OF APPLICANT: Rick Tourond & Alice Courchesne

LEGAL DESCRIPTION OF SITE: Unit 6; Plan 0112806

LAND USE DESIGNATION: Use Specific Direct Control

TYPE OF DEVELOPMENT:

Move-in dwelling – Placement of a previously owned 1,350 sq. ft. residence onto a ICF basement with a 550 sq. ft. wrap around deck,

Pursuant to the Municipal District of Willow Creek Land Use Bylaw No. 2025, notice is hereby given that the Development Authority will consider this application, and the Development Officer Discretionary application must be circulated to adjacent landowners and the appropriate agencies for comments and/or concerns.

Any person affected by the said proposal has the right to provide a written submission prior to the submission date below. Any information submitted will become available to the public and may also be shared with the applicant and appropriate government/other agencies and is subject to the provisions of the *Access to Information Act (ATIA)*. If you have any questions, please contact the Director of Planning and Development or Development Officer.

Please email your comments to:

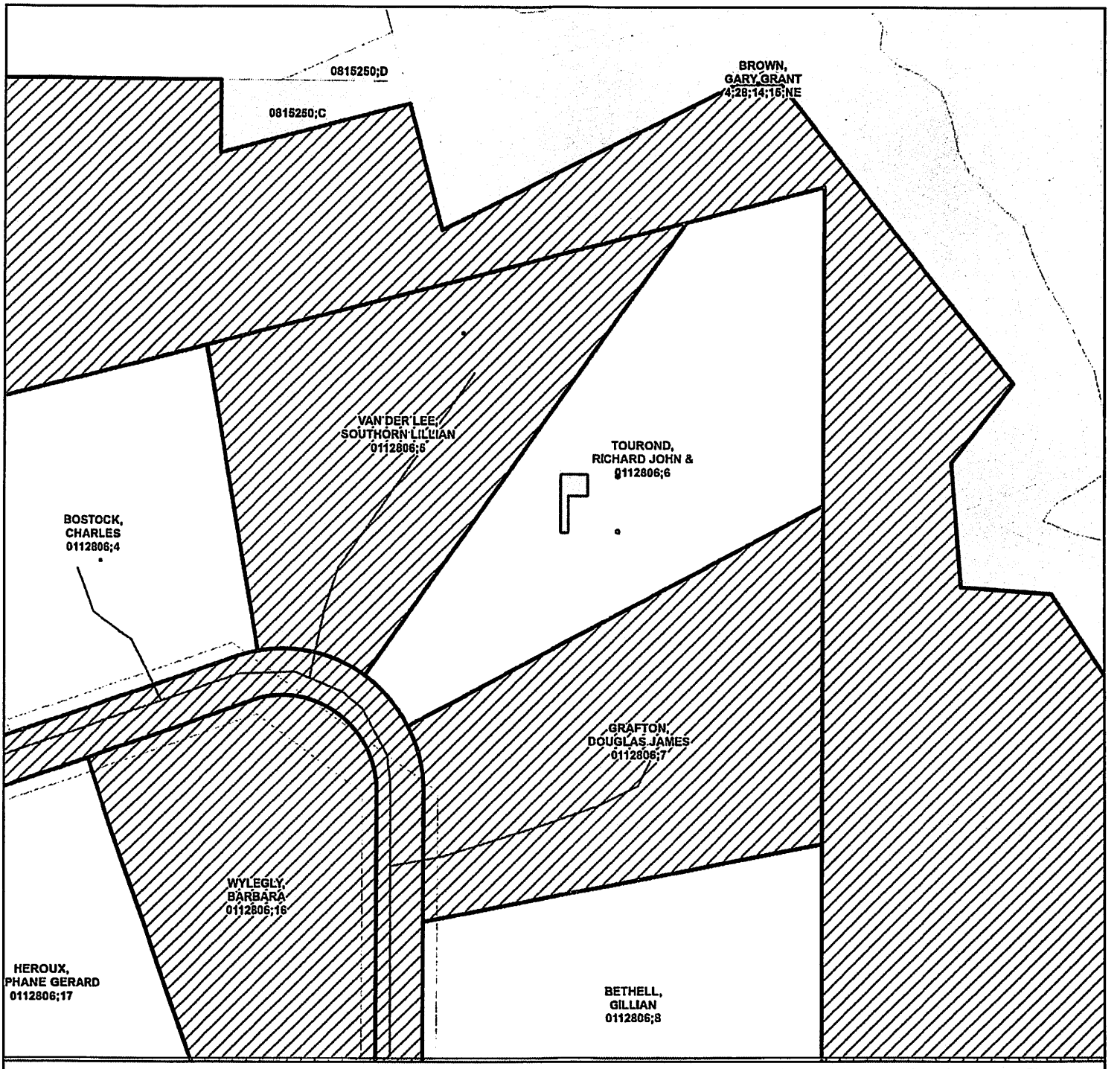
Jumai Robinson, Development Officer
Email: jumai@mdwillowcreek.com
Phone: (403) 625-3351 ext. 230

Written submission by: **September 11, 2026**

DATE: September 1, 2026 **SIGNED:** J Robinson

Jumai Robinson
Development Officer
MD of Willow Creek No. 26

DEVELOPMENT APPLICATION MAP
Application No. 085-26



Application No. 085-26

Applicant: Rick Tourond & Alice Courchesne

Proposed Development description:
Move-in Primary Residence

Legal description:
Block 6; Plan 0112806
S1/2-15-14-28-W4M

Jumai Robinson
Development Officer

Legend

- Proposed Parcel
- Adjacent Landowners
- Project Proposal Location

N.T.S. - For Information Only

0 55 110 220 330 440 Feet

0 12.5 25 50 75 100 125 Meters

Service Layer Credits: All Information Contained Within This Map Remains The Property of The M.D. of Willow Creek And Should Be Used For Information Purposes Only.

N

MD of Willow Creek

Municipal District of Willow Creek No. 26
P.O. Box 550
#273129 Secondary Highway 520
Claresholm, AB
T0L 0T0
Tel: 403-625-3351

The Municipal District of Willow Creek No. 26
Box 550, Claresholm, AB T0L 0T0 Phone (403) 625-3351 Fax (403) 625-3886

NOTICE OF DECISION

Application No. 085-26

NAME OF APPLICANT: Rick Tourond and Alice Courchesne

In the matter of Lot 6; Plan 0112806 (S ½ 15-14-28-W4M)

The development as specified in Application No. 085-26 **for the following use:**

Move-in dwelling – Placement of a previously owned 1,350 sq. ft. residence with walk out basement on a ICF foundation, with a 300 sq. ft. deck on the north side of the dwelling.

has been APPROVED, subject to the following conditions:

1. The site, land uses, and improvements shall be developed in accordance with the Development Permit Application and associated information submitted for application to be deemed complete for processing on September 1, 2026, including the revised site plan dated September 9, 2026, which identifies a minimum setback of 34 feet, from the slough pin shown on the site plan.

2. Prior to construction or commencement of the development, the applicant/landowner shall obtain and comply with all necessary permits under the Alberta Safety Codes Act (including building, electrical, gas, plumbing and private sewage) as required. Permits shall be obtained from the accredited agencies on behalf of the municipality: Superior Safety Codes Inc., or Park Enterprises Ltd. or The Inspections Group Inc.

3. Prior to construction of development the private Driveway shall comply with Policy 320-26 Private Driveway (copy attached). Contact Municipal Public Works for pre-inspection and post inspection (403-625-3351)

4. Household water source shall be by cistern only and water supply hauled in from a licenced off-site source. Should an on-site water source (well) be proposed at any time in the future, the applicant shall obtain all required approvals, licences, and authorizations from Alberta Environment and Protected Areas prior to development or use of the well. Documentation confirming such approvals shall be submitted to the Municipal Office before any work associated with the well commences.

5. In accordance with the Restrictive Covenant registered on title, lot watering and/or irrigation of any kind whatsoever shall be strictly prohibited at all times.

6. Construction shall be in accordance with the geotechnical report prepared by G Tech Environmental Inc. May 2000, but not limited to, Section 2 Foundation System; Section 3 Excavations; and Section 4 Foundation Concrete (copy attached)

7. The applicant/landowner shall comply with Municipal Land Use Bylaw No. 2025, but not limited to, Schedule 2 Use Specific Direct Control land use district, Schedule 4 Land Suitability and Servicing Requirements, Schedule 5 Standards of Development, and Schedule 6 Section 25 Use Specific Standards.

8. Applicant/Landowner shall comply with all requirements of the Alberta environment and Parks and Reservoir Lands Guidelines (copy attached)

9. There shall be no development within 50ft. (15.24m) of the front and rear property lines and 25ft. (7.62m) of the side yard, and '0' setback requirement for fences on all property line boundaries, unless a development permit is obtained that specifically varies the required setback to allow the specific development.

DATE OF DECISION October 1, 2026

DEVELOPMENT PERMIT issued on the 1st **day of** October **2026**

A development permit issued in accordance with this notice is not valid until 21 days after the date that this decision has been mailed to adjacent landowners, or posted on the site, or published in a newspaper, unless an appeal is lodged pursuant to the *MGA*. If an appeal is lodged, then the permit will remain in abeyance until the Subdivision and Development Appeal Board has determined the appeal and this Notice of Decision may be modified, confirmed, or nullified hereby.

DATE: October 1, 2026 **SIGNED:** J Robinson

Jumai Robinson
Development Officer
The Municipal District of Willow Creek

IMPORTANT: Notice of approval in no way removes the need to obtain any permit or approval required by any federal, provincial or municipal legislation and/or regulations pertaining to the development approved.

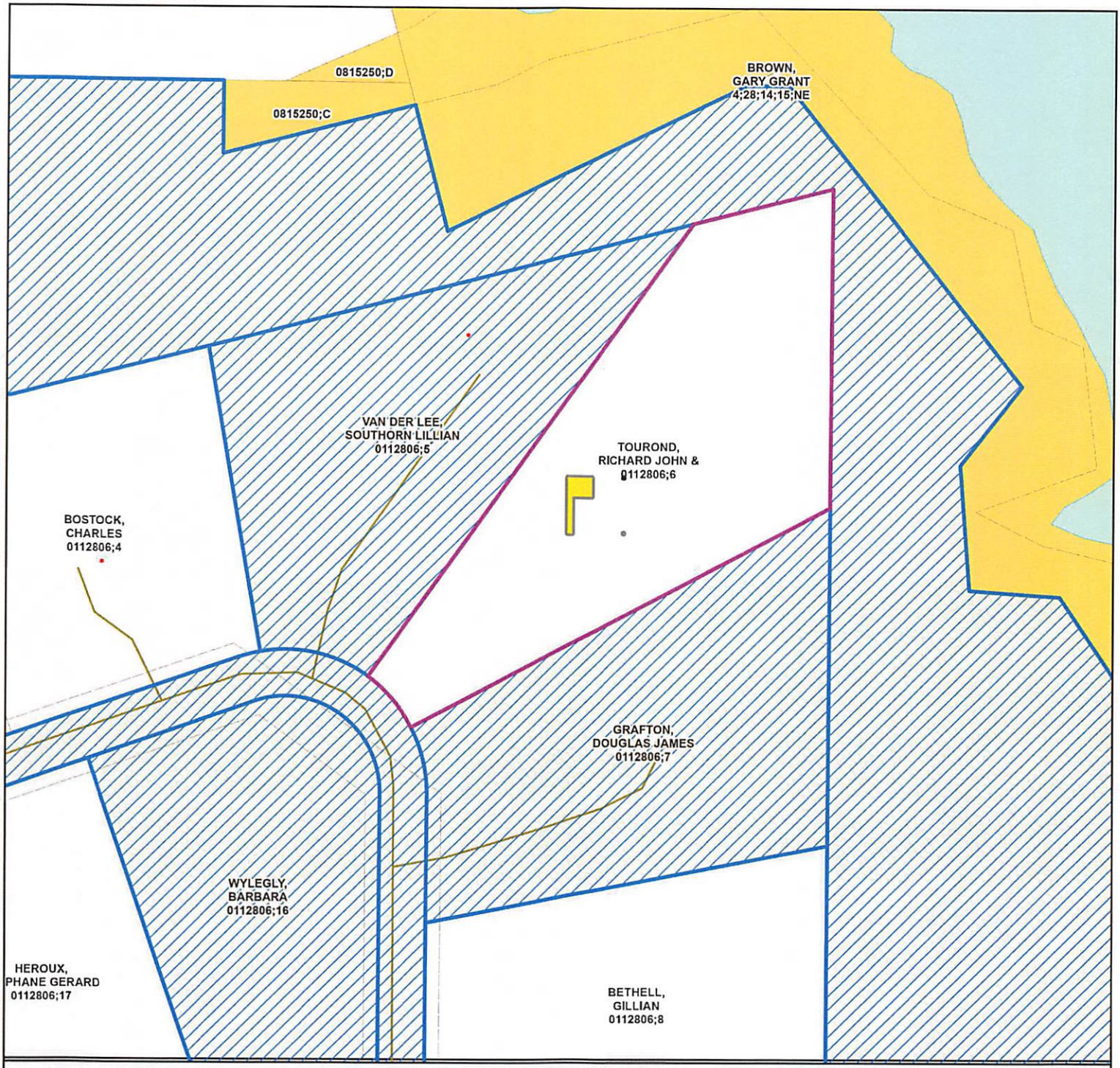
***Intention to appeal must be received within 21 days of notification of decision.**

NOTE: The Land Use Bylaw provides that any person claiming to be affected by a decision of the Municipal Planning Commission may appeal to the Subdivision and Development Appeal Board by serving written notice of appeal, stating the reasons, to the Subdivision and Development Appeal Board, c/o Chief Administrative Officer, Box 550, Claresholm, Alberta T0L 0T0 within twenty-one (21) days following the date of issuance of this notice. The required fee of $800.00 must accompany the appeal.

Copies to:

- Applicant/landowner
- Pine Coulee Ranch Condominium Corporation No. 0112806
- Alberta Environment and Protected Areas

DEVELOPMENT NOTIFICATION MAP
Permit No. 085-26



Permit No. 085-26

Applicant: Rick Tourond & Alice Courchesne

Proposed Development description:
Move-in Primary Residence

Legal description:
Block 6; Plan 0112806
S1/2-15-14-28-W4M

Jumai Robinson
Development Officer

Legend

Proposed Parcel

Adjacent Landowners

Proposed Parcel

N.T.S. - For Information Only

0 55 110 220 330 440 Feet

0 12.5 25 50 75 100 125 Meters

Service Layer Credits: All Information Contained Within This Map Remains The Property of The M.D. of Willow Creek And Should Be Used For Information Purposes Only.

N

MD of Willow Creek

Municipal District of Willow Creek No. 26
P.O. Box 550
#273129 Secondary Highway 520
Claresholm, AB
T0L 0T0
Tel: 403-625-3351

D3

THE MUNICIPAL DISTRICT OF WILLOW CREEK NO. 26

COPY

DEVELOPMENT PERMIT

Application No. 085-26

This development permit is hereby issued to:

NAME: Rick Tourond and Alice Courchesne

ADDRESS: [redacted]

In respect of development consisting of:
Move-in dwelling – Placement of a previously owned 1,350 sq. ft. residence with walk out basement on a ICF foundation, with a 300 sq. ft. deck on the north side of the dwelling.

Municipal Address: Lot 6; Plan 0112806

On land located at: S ½ 15-14-28-W4M

and as described on Development Permit Application No. 085-26 **and plans submitted by the applicant.**

This permit refers only to development outlined in Development Permit Application No. 085-26 **, dated** August 9, 2026

And is subject to the conditions contained in the Notice of Decision:

1. The site, land uses, and improvements shall be developed in accordance with the Development Permit Application and associated information submitted for application to be deemed complete for processing on September 1, 2026, including the revised site plan dated September 9, 2026, which identifies a minimum setback of 34 feet, from the slough pin shown on the site plan.

2. Prior to construction or commencement of the development, the applicant/landowner shall obtain and comply with all necessary permits under the Alberta Safety Codes Act (including building, electrical, gas, plumbing and private sewage) as required. Permits shall be obtained from the accredited agencies on behalf of the municipality: Superior Safety Codes Inc., or Park Enterprises Ltd. or The Inspections Group Inc.

3. Prior to construction of development the private Driveway shall comply with Policy 320-26 Private Driveway (copy attached). Contact Municipal Public Works for pre-inspection and post inspection (403-625-3351)

4. Household water source shall be by cistern only and water supply hauled in from a licenced off-site source. Should an on-site water source (well) be proposed at any time in the future, the applicant shall obtain all required approvals, licences, and authorizations from Alberta Environment and Protected Areas prior to development or use of the well. Documentation confirming such approvals shall be submitted to the Municipal Office before any work associated with the well commences.

5. In accordance with the Restrictive Covenant registered on title, lot watering and/or irrigation of any kind whatsoever shall be strictly prohibited at all times.

6. Construction shall be in accordance with the geotechnical report prepared by G Tech Environmental Inc. May 2000, but not limited to, Section 2 Foundation System; Section 3 Excavations; and Section 4 Foundation Concrete (copy attached)

7. The applicant/landowner shall comply with Municipal Land Use Bylaw No. 2025, but not limited to, Schedule 2 Use Specific Direct Control land use district, Schedule 4 Land Suitability and Servicing Requirements, Schedule 5 Standards of Development, and Schedule 6 Section 25 Use Specific Standards.

8. Applicant/Landowner shall comply with all requirements of the Alberta environment and Parks and Reservoir Lands Guidelines (copy attached)

9. There shall be no development within 50ft. (15.24m) of the front and rear property lines and 25ft. (7.62m) of the side yard, and '0' setback requirement for fences on all property line boundaries, unless a development permit is obtained that specifically varies the required setback to allow the specific development.

DATE: October 1, 2026 **SIGNED:** J Robinson

Jumai Robinson
Development Officer
The Municipal District of Willow Creek

THIS IS NOT A BUILDING PERMIT

IMPORTANT:
This development permit is subject to the following conditions:

a) This permit indicates only the development to which it relates is authorized in accordance with the provisions of the Land Use Bylaw and in no way relieves or excuses the applicant from complying with the land Use Bylaw or any other bylaw, laws, orders and/or regulations affecting such development.

b) Contact Utility Safety Partners at 1-800-242-3447 prior to excavation to locate buried utilities.

c) This permit, issued in accordance with the notice of decision, is **valid for 12 months** from the date of issue. If, at the expiry of this period, the development has not been commenced or carried out with reasonable diligence, this permit shall be null and void.

d) If this development permit is issued for construction of a building, the exterior finish of the building, including painting, shall be completed within **12 months** from the date of issue of this development permit unless otherwise authorized in the conditions of a development permit.

e) The Development Officer may, in accordance with section 645 of the *Municipal Government Act*, take such action as is necessary to ensure that the provisions of this bylaw are complied with.

f) Construction undertaken in accordance with this development may be regulated by the **provincial building requirements** and the **Alberta Safety Codes**. The applicant/owner/developer assumes all responsibilities pertaining to construction plan submissions, approvals and inspections as may be required by **Alberta Labour**.

g) The applicant/landowner to whom a development permit has been issued shall notify the development officer upon completion of the development.

h) The issuance of this development permit is subject to the condition it does not become effective until 21 days after the date of the issuance of the notice of decision. Should this decision be appealed within 21 days after the notice of decision has been issued, the permit shall not become effective until the appeal shall have been determined, and the permit upheld thereby. SHOULD DEVELOPMENT BE COMMENCED WITHIN THE 21-DAY TIME FRAME AND AN APPEAL BE LAUNCHED AGAINST THIS PROPOSAL AND SUBSEQUENTLY BE UPHELD BY THE SUBDIVISION AND DEVELOPMENT APPEAL BOARD, ANY COSTS INCURRED SHALL BE AT THE SOLE EXPENSE OF THE DEVELOPER.

i) IF THE DEVELOPMENT APPLICATION HAS BEEN APPEALED, THE APPLICANT SHALL NOT COMMENCE ANY DEVELOPMENT UNTIL THE DECISION OF THE SUBDIVISION AND DEVELOPMENT APPEAL BOARD HAS BEEN OFFICIALLY RENDERED IN WRITING AND AUTHORIZES THE PROPOSED DEVELOPMENT.

Outlook

RE:FW: Notice of Development - Unit 6, Plan 0112806 (Pine Coulee)

From Maglasang, Charles <charles.maglasang@atco.com>
Date Mon 2026-09-28 8:40 AM
To Jumai Robinson <jumai@mdwillowcreek.com>

1 attachment (927 KB)
NOTICE OF PROPOSED DEVELOPMENT APPLICATION.pdf;

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning,

No concerns from ATCO on this one.

Thanks,
Charles Maglasang, E.I.T
South Districts Engineering
Natural Gas

E. charles.maglasang@atco.com **C.** 587-220-1673
A. 410 Stafford Dr N, Lethbridge, AB T1H 2A9
OH. 7:00am – 3:30pm Mon-Fri

ATCO Energy Systems™

ATCO.com LinkedIn Facebook Instagram X

In the spirit of reconciliation, we acknowledge the traditional territories and homelands on which many of our ATCO operations and facilities are located. We honour and respect the diverse history, languages, ceremonies, and culture of the Indigenous Peoples who call these areas home.

From: CirculationsGrowthandImprovement <CirculationsGrowthandImprovement@atco.com>
Sent: September 15, 2026 12:23 PM
To: South District Engineering <SouthDistrictEngineering1@atco.com>
Subject: FW: Notice of Development - Unit 6, Plan 0112806 (Pine Coulee)

Hi,

This is a circulation for the MD of Willow Creek.

Thanks,

E1

Alix Gregoraschuk (she/her)
Administrative Coordinator, Distribution Engineering Growth
ATCO Gas & Pipelines

P. 403 476 0626
A. 909 11th Ave SW Calgary, AB Canada T2R 1L8

ATCO Energy Systems

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-

In the spirit of reconciliation, we acknowledge the traditional territories and homelands on which many of our ATCO operations and facilities are located. We honour and respect the diverse history, languages, ceremonies, and culture of the Indigenous Peoples who call these areas home.
honour and respect the diverse history, languages, ceremonies, and culture of the Indigenous Peoples who call these areas home.

From: Gas Land Department <land.admin@atco.com>
Sent: Tuesday, September 8, 2026 10:26 AM
To: CirculationsGrowthandImprovement <CirculationsGrowthandImprovement@atco.com>
Subject: FW: Notice of Development - Unit 6, Plan 0112806 (Pine Coulee)

Shan Newton, CONTRACTOR
Administrator, Circulations Team
E: Shannon.newton@atco.com
ATCO Pipelines & Liquids Global Business Unit

From: Jumai Robinson <jumai@mdwillowcreek.com>
Sent: Tuesday, September 1, 2026 2:01 PM
To: Gas Land Department <land.admin@atco.com>
Subject: Notice of Development - Unit 6, Plan 0112806 (Pine Coulee)

CAUTION: This email originated outside of ATCO. Do not click links or open attachments unless you trust the sender and know the content is safe. Immediately report suspicious emails using the **Phish Alert Report button**.

Good afternoon,

Please find attached the Notice of Development for your review.

If you have any questions or require any additional information, please let me know.

Kind regards,

E2 Jumai Robinson

Development Officer
M.D. of Willow Creek No. 26
Office: (403) 625-3351 ext. 230



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Outlook

ATCO TRANSMISSION 9312: Notice of Development - Unit 6, Plan 0112806 (Pine Coulee)

From Gas Land Department <land.admin@atco.com>
Date Tue 2026-09-08 10:26 AM
To Jumai Robinson <jumai@mdwillowcreek.com>

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ATCO Transmission wishes to confirm we have no conflict as we have no high-pressure pipelines in the proposed area.
NOTE: ATCO Distribution [Gas] will reply under separate email.
Thank you for allowing ATCO to review your proposal and provide feedback.

Shan Newton, CONTRACTOR
Administrator, Circulations Team
E: Shannon.newton@atco.com
ATCO Pipelines & Liquids Global Business Unit

From: Jumai Robinson <jumai@mdwillowcreek.com>
Sent: Tuesday, September 1, 2026 2:01 PM
To: Gas Land Department <land.admin@atco.com>
Subject: Notice of Development - Unit 6, Plan 0112806 (Pine Coulee)

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Good afternoon,

Please find attached the Notice of Development for your review.

If you have any questions or require any additional information, please let me know.

Kind regards,

Jumai Robinson
Development Officer
M.D. of Willow Creek No. 26
Office: (403) 625 3351 ext. 230

E4



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Outlook

Re: Notice of Development - Unit 6, Plan 0112806 (Pine Coulee)

From circulations . <circulations@telus.com>
Date Wed 2026-09-02 8:50 AM
To Jumai Robinson <jumai@mdwillowcreek.com>

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Good Day,

Thank you for including TELUS in your circulation. At this time, TELUS has no concerns with the proposed activities.

Regards,

Joanne Bourdage

Real Estate Specialist | TELUS Land Solutions Team
National Network Planning (NNP)
2930 Centre Avenue NE, Calgary, AB T2A 4Y2

The future is friendly®

circulations@telus.com

On Tue, Sep 1, 2026 at 2:00 PM Jumai Robinson <jumai@mdwillowcreek.com> wrote:

> Good afternoon,
>
> Please find attached the Notice of Development for your review.
>
> If you have any questions or require any additional information, please let me know.
>
> Kind regards,
>
> **Jumai Robinson**
> Development Officer
> M.D. of Willow Creek No. 26
> Office: (403) 625 3351 ext. 230

E6



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Outlook

Re: UNIT 6 CONDOMINIUM PLAN 0112806 potential development permit application.

From Jumai Robinson <jumai@mdwillowcreek.com>
Date Thu 2026-09-03 5:17 PM
To South van der Lee [redacted]
Cc Cindy Chisholm <chisholm@mdwillowcreek.com>

1 attachment (928 KB)
NOTICE OF PROPOSED DEVELOPMENT APPLICATION.pdf;

Good afternoon, Southorn,

Thank you for submitting your comments.

The proposed development falls under the zoning, Use Specific Direct Control as a Discretionary Use - Development Officer.
Therefore, the attached Notice of Proposed Development, is being circulated to notify adjacent landowners of development application submission for proposed - Move-in Dwelling.

The applicant has provided a letter of approval from the Pine Coulee Ranch Condominium Corporation dated August 10, 2026.

Jumai Robinson
Development Officer
M.D. of Willow Creek No. 26
Office: (403) 625 3351 ext. 230

MD of Willow Creek

From: Cindy Chisholm <chisholm@mdwillowcreek.com>
Sent: September 3, 2026 4:07 PM
To: Jumai Robinson <jumai@mdwillowcreek.com>
Subject: FW: UNIT 6 CONDOMINIUM PLAN 0112806 potential development permit application.

Hi Jumai
Please see the email message below.

Thank you
Cindy

E8

From: [redacted]
Sent: September 3, 2026 3:46 PM
To: Cindy Chisholm <chisholm@mdwillowcreek.com>
Subject: UNIT 6 CONDOMINIUM PLAN 0112806 potential development permit application.

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon,

I am the owner of UNIT 5 CONDOMINIUM PLAN 0112806, and attach title to this unit as well as a photograph of my drivers licence to satisfy you of my identity and status as a landowner.

I am aware that the owner of UNIT 6 CONDOMINIUM PLAN 0112806 (Unit 6) is making a Development Permit Application regarding that property (the "Application"). I am not sure of the exact status of the Application at this time.

Under the Municipal District of Willow Creek Land Use Bylaw No. 2025, (the "LUB") Section 40.4 I am an adjacent landowner and entitled to notice of any development permit application regarding Unit 6.

I ask that you provide me with notice of any such application through email as current postal service may not reach my address in time. I want to voice my opposition to the proposed Application, to the Development Officer and at any meeting of the Municipal Planning Commission.

Discussions myself and my husband have had with one of the owners of Unit 6 lead me to believe that the Application they are in the process of submitting makes no provision for the Coulee and Waterbody Setback per the Municipal District of Willow Creek Land Use Bylaw No. 1826 Standards of Development ("Standards") section 16. This is something that I contemplated as part of my Development Permit Application, and sited my structure accordingly. Other unit owners in our subdivision and up and down Pine Coulee Reservoir appear to have built with the appropriate setback as I understand it. The owners of Unit 6 have been made aware of this requirement, but in their discussions with my husband and myself seem to be under the impression, mistaken in my view, that a building can be constructed right at the valley crest with no setback.

In any event I am opposed to the proposed siting of the house on the Development Permit Application, as I understand it, it would stick out relative to the other structures in our subdivision, compromise our view, and have a negative effect on the value and enjoyment of our property.

I am confident that the standard due diligence conducted by the MD will show that the proposed Application is deficient in this regard. I wanted to exercise my right to submit feedback as well as simplify the process for the MD by bringing this issue to their attention. The site plan we have seen does not contain elevations so it is possible that the appropriate detail would be overlooked.

We are not opposed to the owners of Unit 6 siting their structure as we understand it further to the West, so long as such a proposal conforms with appropriate setbacks.

Thank you,
Southorn van der Lee

Outlook

Re: Proposed Development Application 0865-26

From Sean van der Lee <sean@vanderleelaw.ca>
Date Thu 2026-10-01 3:51 PM
To Jumai Robinson <jumai@mdwillowcreek.com>
Cc Cindy Chisholm <chisholm@mdwillowcreek.com>; South Godfrey [redacted]

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Thank you we appreciate your help.

Yours truly,

S

On Thu, Oct 1, 2026 at 3:42 PM Jumai Robinson <jumai@mdwillowcreek.com> wrote:

> Good afternoon Sean,
>
> Please see attached decision.
> Southorn will also be receiving a copy in the mail.
>
> Kind regards,
>
> **Jumai Robinson**
> Development Officer
> M.D. of Willow Creek No. 26
> Office: (403) 625 3351 ext. 230
>
> MD of Willow Creek
>
> ---
>
> **From:** Sean van der Lee <sean@vanderleelaw.ca>
> **Sent:** October 1, 2026 3:36 PM
> **To:** Jumai Robinson <jumai@mdwillowcreek.com>; Cindy Chisholm <chisholm@mdwillowcreek.com>
> **Cc:** South Godfrey [redacted]
> **Subject:** Re: Proposed Development Application 0865-26
>
> **CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.
>
> Good afternoon,

E10

Could you please send me a copy of the written decision regarding Permit #085-26.

Thank you,

Sean

On Fri, Sep 11, 2026 at 3:40 PM Sean van der Lee <sean@vanderleelaw.ca> wrote:

Good afternoon,

Please see letter attached, with thanks.

I also attach a colour version of the contour map.

Thank you for your time,

S

On Wed, Sep 9, 2026 at 2:28 PM Jumai Robinson <jumai@mdwillowcreek.com> wrote:

Good afternoon Sean,

I just sent the documents to Southorn's email.
Would you like me to attach here as well?

Kind regards,

Jumai Robinson
Development Officer
M.D. of Willow Creek No. 26
Office: (403) 625-3351 ext. 230

MD of Willow Creek

From: Sean van der Lee <sean@vanderleelaw.ca>
Sent: September 9, 2026 2:26 PM
To: Jumai Robinson <jumai@mdwillowcreek.com>
Cc: South Godfrey [redacted]
Subject: Re: Proposed Development Application 0865-26

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Jumai,

Thanks again to you and Cindy for your time yesterday. Could you please send the redacted application for your review as discussed?

E11

Thank you

S

On Tue, Sep 8, 2026 at 1:19 PM Sean van der Lee <sean@vanderleelaw.ca> wrote:

> Good afternoon Jumai,
>
> My name is Sean van der Lee, I am acting as solicitor for Southorn van der Lee, owner of the adjacent Unit 5, regarding the above Proposed Development Application.
>
> My client has received the Notice of Proposed Development Application by mail, with thanks. Could you please assist us as we are trying to figure out exactly what is going on with this Application.
>
> The map that accompanied the Notice appears to have a Project Proposal Location centrally located on the unit. My understanding is that there is also a hand drawn survey which showed the proposed location further to the East, which was conditionally approved by the condo board.
>
> Could you please help me as an initial step, figure out where exactly the location of the project is from the point of view of the MD? Currently we are aware of two conflicting maps. I note additionally that there are no proposed setbacks, drawings or measurements of any kind listed on the Map that accompanies the Proposed Development Application. I'm sure you understand without these things it is hard for us to understand or otherwise provide feedback regarding the Notice.
>
> Thank you!
>
> S
>
> --
>
> SEAN VAN DER LEE
> Barrister & Solicitor
>
> Suite 333, 1333 8th Street SW
> Calgary, Alberta T2R 1M6
> Ph: 403.475.6463
> Fax: 403.974-3251
>
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E12

--

SEAN VAN DER LEE
Barrister & Solicitor

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Calgary, Alberta T2R 1M6
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SEAN VAN DER LEE
Barrister & Solicitor

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Calgary, Alberta T2R 1M6
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--

SEAN VAN DER LEE
Barrister & Solicitor

Suite 333, 1333 8th Street SW
Calgary, Alberta T2R 1M6
Ph: 403.475.6463
Fax: 403.974-3251

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SEAN VAN DER LEE
Barrister and Solicitor

Suite 333, 1333-8th Street S.W.
Calgary, Alberta T2R 1M6
Tel: (403) 475-6463
Fax: (403) 974-3251
email: sean@vanderleelaw.ca

File NO.: 0978-26-001

September 11, 2026

The Municipal District of Willow Creek

Attention: Jumai Robinson **jumai@mdwillowcreek.com**
And: Cindy Chisholm **chisholm@mdwillowcreek.com**

Dear Mesdames:

Re: Proposed Development Application No. 086-25 (the "Application")

We act for Southorn Lillian van der Lee, the owner of UNIT 5 CONDOMINIUM PLAN 0112806, who has provided written feedback via email. We thank you for your time via email and phone to date.

We are providing further written submissions on behalf of Southorn Lillian van der Lee regarding the "Application").

The Application notes on Form A section 7 (c) that the development is located in the proximity of a slope, and the application form states that setback details from the building site to the edge of the valley should be provided. The applicant notes on their revised drawing of September 4, 2026 a setback of 34 feet from the building site to the pin marking the valley crest.

Coulee and Waterbody Setbacks are provided in the Municipal District of Willow Creek Land Use Bylaw No. 1826 Standards of Development ("Standards") section 16. I attach the relevant pages for ease of reference. In the Application the slope is greater than 15%, there is no erosion. Accordingly, the setback from the valley crest should be two times the height of the slope (as measured from the toe of the slope to the valley crest). I'm not sure of the height of the slope as it's not provided in the Application. However if 34 feet were taken to be the correct setback, that would imply a height of 17 feet, and I'm sure the height is in excess of 17 feet. I attach a contour map of the area covering the Application and an approximate view of same shows a height somewhere in the vicinity of 50 feet. This would yield a setback from the valley crest of approximately 100 feet, 66 feet further than currently provided, which is a significant deviation.

The burden of showing that the setback is correct is on the applicant and has not been satisfied as there is no reference to height.

Additionally my client is opposed to the proposed siting of the house on the Application, as it sticks out relative to the other structures in our subdivision, likely at least in part to as the other structures seem to have taken into account the appropriate Coulee setback. This would compromise my clients view, and have a negative effect on the value and enjoyment of her property.

My client is not opposed to the owners of Unit 6 siting their structure as we understand it further to the West, so long as such a proposal conforms with appropriate setbacks.

Should you have any questions in this regard please contact our office.

Yours very truly,

[redacted]

SEAN VAN DER LEE
Encl.

14. **TEMPORARY USES** – See Section 24 of the Administration section of this bylaw

15. **ENVIRONMENTAL IMPACT REQUIREMENTS AND CRITERIA**

An environmental impact assessment and development permit conditions to satisfactorily minimize:

(a) soil erosion and coulee slumping;

(b) contamination of air or water;

(c) hindrance or alteration of water flow to a lake, river or reservoir;

(d) compromising the aesthetic quality of a scenic area;

(e) damage to an ecologically sensitive habitat or area of historic importance;

(f) conflicts with surrounding land uses;

may be required by the Municipal Planning Commission for any development proposed within 300 m (984 feet) of:

(i) a waterbody; or

(ii) an existing or potential recreation area;

(iii) an environmentally significant area, critical wildlife zone or regionally sensitive area.

16. **COULEE AND WATERBODY SETBACK REQUIREMENTS**

(1) No development shall occur within the distances calculated using the "Guidelines for the Subdivision of Land Adjacent to Steep Valley Banks" or subsequent guidelines provided by Alberta Environment and Parks (Figures 4.5 and 4.6, and Table 1) (see diagram below).

(2) Development within the distances calculated using the "Guidelines for the Subdivision of Land Adjacent to Steep Valley Banks" or subsequent guidelines provided by Alberta Environment and Parks may be allowed on the basis of soils studies prepared by an engineer qualified in the field of soils analysis.

(3) The Municipal Planning Commission shall require soils tests to be provided in support of any development permit application or subdivision application where they determine there is risk for soil failures.

(4) The Municipal Planning Commission shall require a flood risk analysis for development permit applications or subdivision applications for properties located in any river valley, drainage course or within 30.48 m (100 feet) of the high water mark of other water bodies such as lakes. The analysis shall use the "Guidelines for the Subdivision of Land in Areas Adversely Affected by River Flooding and Erosion".

(5) The Municipal Planning Commission shall require an applicant for a development permit or subdivision approval to undertake a geotechnical study to determine slope stability where they determine there is a risk for slope failure.

Figure 4.1 - Cross-section of River Valley

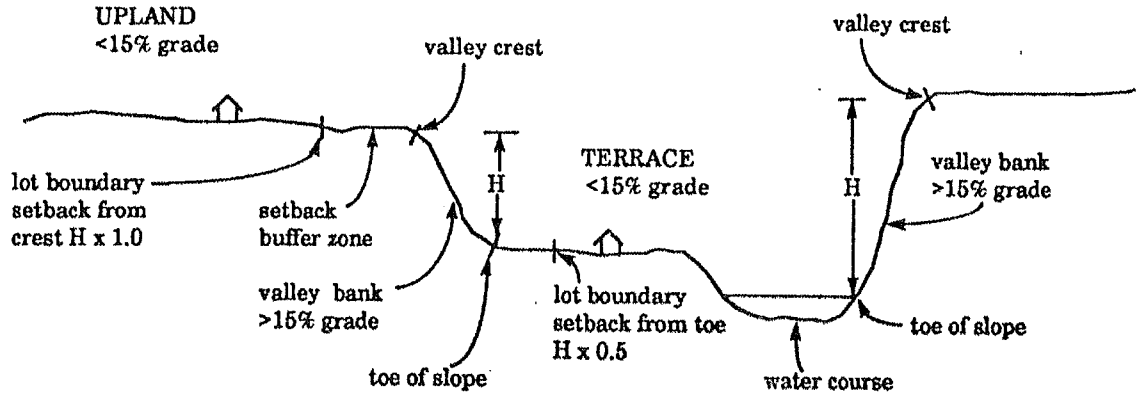


Table 1

Guidelines for the Setback of Lot Boundaries from a River Valley Crest where the Grade of the Adjacent Valley Bank Exceeds 15%

LOT BOUNDARY SETBACK

SLOPE FACTOR	H[1] x 2.0	H x 2.5	H x 3.0
LATERAL RIVER EROSION OF TOE OF SLOPE	No Erosion[2]	Minor Active Erosion	Major Active Erosion[3]
SLOPE STEEPNESS	>15 to 50% (>8.5 to 26.6 degrees)	51 to 100% (27.0 to 45 degrees)	more than 100%
SLOPE FAILURE ON BANK	No Failure, Minor[4] Inactive	Minor Active, Major[5] Inactive	Major Active Failure
PAST & EXISTING ANTHROPOGENIC DISTURBANCE[6]	No Disturbance to Moderate	Major Disturbance	
PROPOSED ANTHROPOGENIC DISTURBANCE	Minor to Moderate Disturbance	Major Disturbance	

1 The valley bank height, H is defined as the vertical distance from the valley crest to the toe of slope. The toe of slope may be found either where the valley bank meets a terrace or where it directly enters the water course.

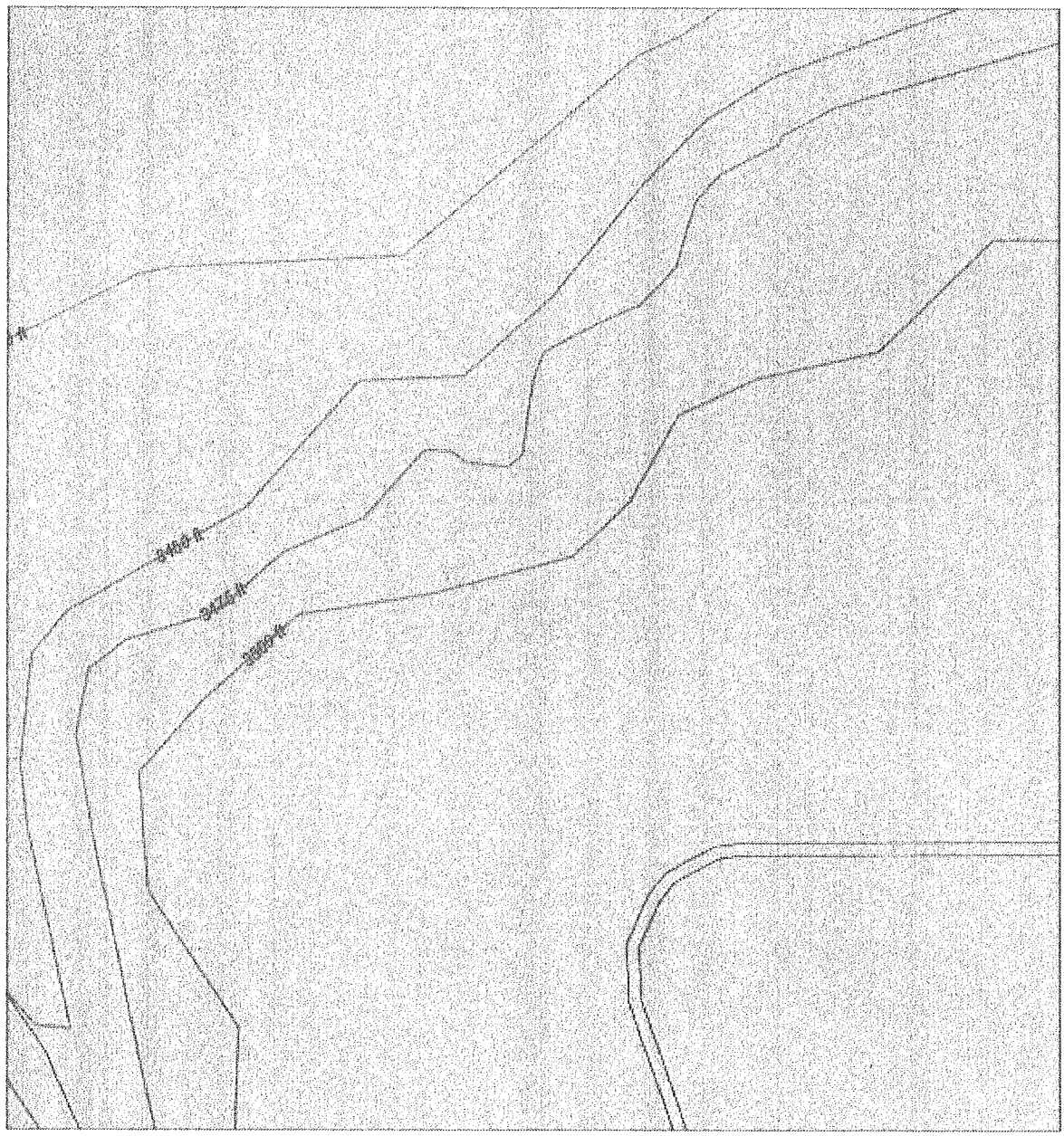
2 an abandoned slope with the toe protected by a terrace

3 occurs on an outside bend of a river meander or opposite an island

4 minor refers to shallow slope failures, surface sloughing

5 major refers to deep seated slope failures involving the entire valley bank

6 man-induced disturbance such as excavating, filling, recontouring, drainage works, reservoirs, mining and tunnelling, utilities and roads


3460 ft
3425 ft
3385 ft


3450 ft
3475 ft
3500 ft
E20

THE MUNICIPAL DISTRICT OF WILLOW CREEK NO. 26
#26-Hwy 520, Box 550, Claresholm, Alberta T0L 0T0
Phone: (403) 625-3351 Fax: (403) 625-3886
Email: development@mdwillowcreek.com

NOTICE OF PROPOSED DEVELOPMENT APPLICATION

Application No. 085-26

TO: Adjacent Landowners

Notice is hereby given that an application is being made for a development permit with regard to the following:

NAME OF APPLICANT: Rick Tourond & Alice Courchesne

LEGAL DESCRIPTION OF SITE: Unit 6; Plan 0112806

LAND USE DESIGNATION: Use Specific Direct Control

TYPE OF DEVELOPMENT:

Move-in dwelling – Placement of a previously owned 1,350 sq. ft. residence onto a ICF basement with a 550 sq. ft. wrap around deck,

Pursuant to the Municipal District of Willow Creek Land Use Bylaw No. 2025, notice is hereby given that the Development Authority will consider this application, and the Development Officer Discretionary application must be circulated to adjacent landowners and the appropriate agencies for comments and/or concerns.

Any person affected by the said proposal has the right to provide a written submission prior to the submission date below. Any information submitted will become available to the public and may also be shared with the applicant and appropriate government/other agencies and is subject to the provisions of the *Access to Information Act (ATIA).* If you have any questions, please contact the Director of Planning and Development or Development Officer.

Please email your comments to:

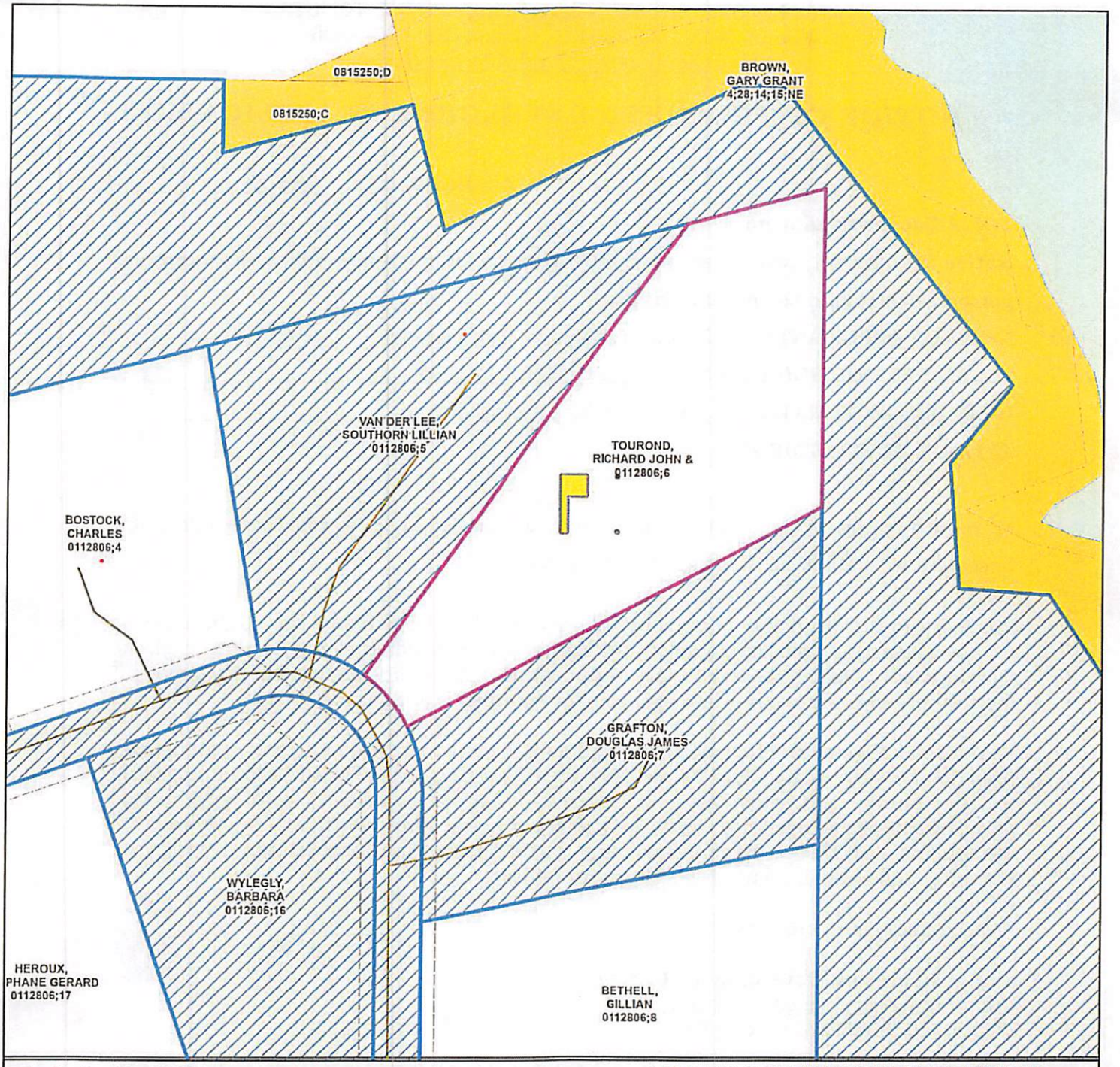
Jumai Robinson, Development Officer
Email: jumai@mdwillowcreek.com
Phone: (403) 625-3351 ext. 230

Written submission by: **September 11, 2026**

DATE: September 1, 2026 **SIGNED:** J Robinson

Jumai Robinson
Development Officer
MD of Willow Creek No. 26

DEVELOPMENT APPLICATION MAP
Application No. 085-26



Application No. 085-26

Applicant: Rick Tourond & Alice Courchesne

Proposed Development description:
Move-in Primary Residence

Legal description:
Block 6; Plan 0112806
S1/2-15-14-28-W4M

Jumai Robinson
Development Officer

Legend

- Proposed Parcel
- Adjacent Landowners
- Project Proposal Location

N.T.S. - For Information Only

0 55 110 220 330 440 Feet

0 12.5 25 50 75 100 125 Meters

Service Layer Credits: All Information Contained Within This Map Remains The Property of The M.D. of Willow Creek And Should Be Used For Information Purposes Only.

N

MD of Willow Creek
Municipal District of Willow Creek No. 26
P.O. Box 550
#273129 Secondary Highway 520
Claresholm, AB
T0L 0T0
Tel: 403-625-3351

F2

5647.006 ✓ (L)

The Municipal District of Willow Creek No. 26

Box 550, Claresholm, AB T0L 0T0 Phone (403) 625-3351 Fax (403) 625-3886

NOTICE OF DECISION

Application No. 085-26

NAME OF APPLICANT: Rick Tourond and Alice Courchesne

In the matter of Lot 6; Plan 0112806 (S ½ 15-14-28-W4M)

The development as specified in Application No. 085-26 **for the following use:**

Move-in dwelling – Placement of a previously owned 1,350 sq. ft. residence with walk out basement on a ICF foundation, with a 300 sq. ft. deck on the north side of the dwelling.

has been APPROVED, subject to the following conditions:

1. The site, land uses, and improvements shall be developed in accordance with the Development Permit Application and associated information submitted for application to be deemed complete for processing on September 1, 2026, including the revised site plan dated September 9, 2026, which identifies a minimum setback of 34 feet, from the slough pin shown on the site plan.

2. Prior to construction or commencement of the development, the applicant/landowner shall obtain and comply with all necessary permits under the Alberta Safety Codes Act (including building, electrical, gas, plumbing and private sewage) as required. Permits shall be obtained from the accredited agencies on behalf of the municipality: Superior Safety Codes Inc., or Park Enterprises Ltd. or The Inspections Group Inc.

3. Prior to construction of development the private Driveway shall comply with Policy 320-26 Private Driveway (copy attached). Contact Municipal Public Works for pre-inspection and post inspection (403-625-3351)

4. Household water source shall be by cistern only and water supply hauled in from a licenced off-site source. Should an on-site water source (well) be proposed at any time in the future, the applicant shall obtain all required approvals, licences, and authorizations from Alberta Environment and Protected Areas prior to development or use of the well. Documentation confirming such approvals shall be submitted to the Municipal Office before any work associated with the well commences.

5. In accordance with the Restrictive Covenant registered on title, lot watering and/or irrigation of any kind whatsoever shall be strictly prohibited at all times.

6. Construction shall be in accordance with the geotechnical report prepared by G Tech Environmental Inc. May 2000, but not limited to, Section 2 Foundation System; Section 3 Excavations; and Section 4 Foundation Concrete (copy attached)

7. The applicant/landowner shall comply with Municipal Land Use Bylaw No. 2025, but not limited to, Schedule 2 Use Specific Direct Control land use district, Schedule 4 Land Suitability and Servicing Requirements, Schedule 5 Standards of Development, and Schedule 6 Section 25 Use Specific Standards.

8. Applicant/Landowner shall comply with all requirements of the Alberta environment and Parks and Reservoir Lands Guidelines (copy attached)

9. There shall be no development within 50ft. (15.24m) of the front and rear property lines and 25ft. (7.62m) of the side yard, and '0' setback requirement for fences on all property line boundaries, unless a development permit is obtained that specifically varies the required setback to allow the specific development.

DATE OF DECISION October 1, 2026

DEVELOPMENT PERMIT issued on the 1st **day of** October **2026**

A development permit issued in accordance with this notice is not valid until 21 days after the date that this decision has been mailed to adjacent landowners, or posted on the site, or published in a newspaper, unless an appeal is lodged pursuant to the *MGA*. If an appeal is lodged, then the permit will remain in abeyance until the Subdivision and Development Appeal Board has determined the appeal and this Notice of Decision may be modified, confirmed, or nullified hereby.

DATE: October 1, 2026 **SIGNED:** J Robinson

Jumai Robinson
Development Officer
The Municipal District of Willow Creek

IMPORTANT: Notice of approval in no way removes the need to obtain any permit or approval required by any federal, provincial or municipal legislation and/or regulations pertaining to the development approved.

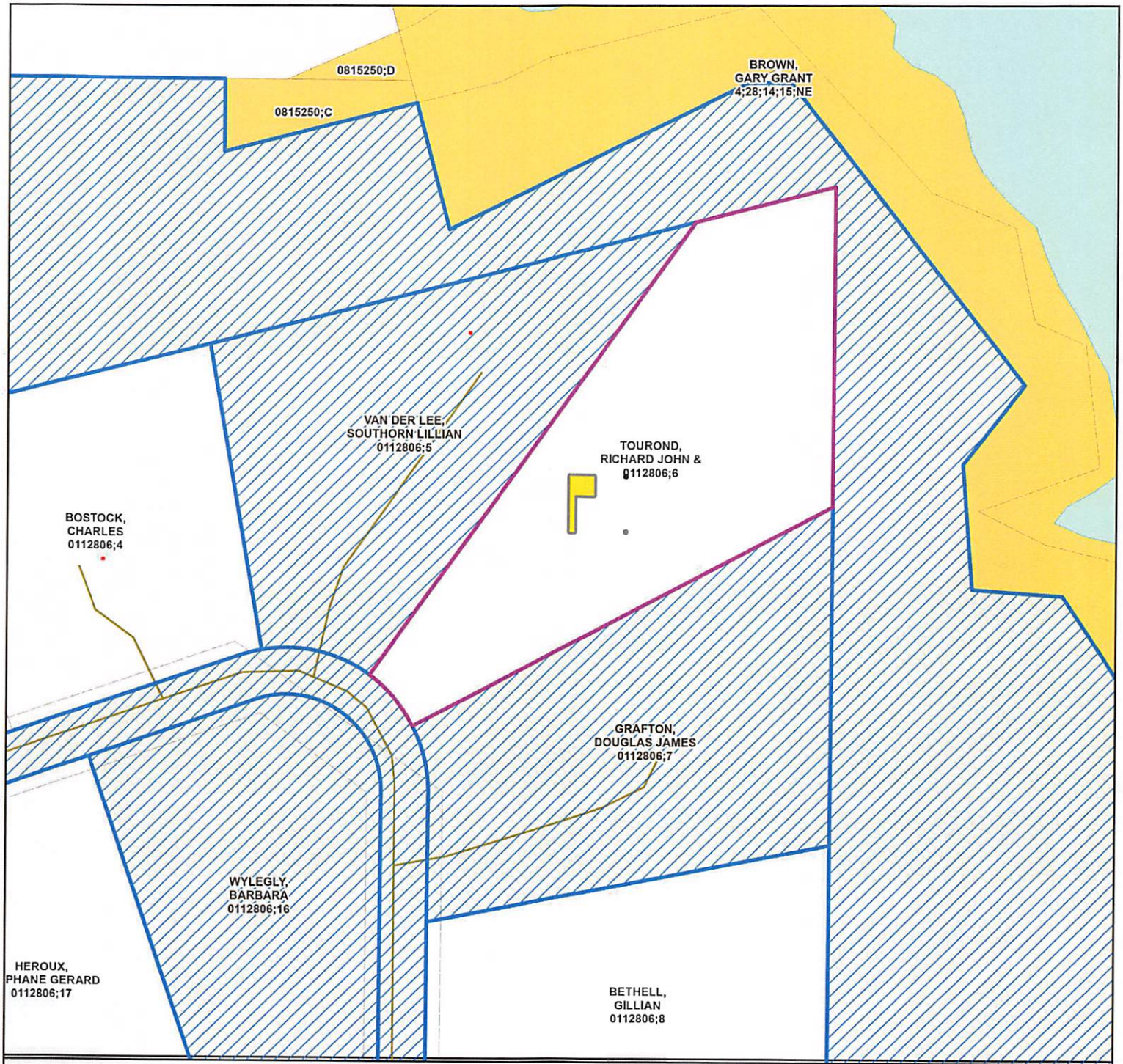
***Intention to appeal must be received within 21 days of notification of decision.**

NOTE: The Land Use Bylaw provides that any person claiming to be affected by a decision of the Municipal Planning Commission may appeal to the Subdivision and Development Appeal Board by serving written notice of appeal, stating the reasons, to the Subdivision and Development Appeal Board, c/o Chief Administrative Officer, Box 550, Claresholm, Alberta T0L 0T0 within twenty-one (21) days following the date of issuance of this notice. The required fee of $800.00 must accompany the appeal.

Copies to:

- Applicant/landowner
- Pine Coulee Ranch Condominium Corporation No. 0112806
- Alberta Environment and Protected Areas

DEVELOPMENT NOTIFICATION MAP
Permit No. 085-26



Permit No. 085-26

Applicant: Rick Tourond & Alice Courchesne

Proposed Development description:
Move-in Primary Residence

Legal description:
Block 6; Plan 0112806
S1/2-15-14-28-W4M

Jumai Robinson
Development Officer

Legend

Proposed Parcel

Adjacent Landowners

Proposed Parcel

N.T.S. - For Information Only

0 55 110 220 330 440 Feet

0 12.5 25 50 75 100 125 Meters

Service Layer Credits: All Information Contained Within This Map Remains The Property of The M.D. of Willow Creek And Should Be Used For Information Purposes Only.

N

MD of Willow Creek

Municipal District of Willow Creek No. 26
P.O. Box 550
#273129 Secondary Highway 520
Claresholm, AB
T0L 0T0
Tel: 403-625-3[illegible]

COPY

THE MUNICIPAL DISTRICT OF WILLOW CREEK NO. 26

DEVELOPMENT PERMIT

Application No. 085-26

This development permit is hereby issued to:

NAME: Rick Tourond and Alice Courchesne

ADDRESS: [redacted]

In respect of development consisting of:
Move-in dwelling – Placement of a previously owned 1,350 sq. ft. residence with walk out basement on a ICF foundation, with a 300 sq. ft. deck on the north side of the dwelling.

Municipal Address: Lot 6; Plan 0112806

On land located at: S ½ 15-14-28-W4M

and as described on Development Permit Application No. 085-26 **and plans submitted by the applicant.**

This permit refers only to development outlined in Development Permit Application No. 085-26 **, dated** August 9, 2026

And is subject to the conditions contained in the Notice of Decision:

1. The site, land uses, and improvements shall be developed in accordance with the Development Permit Application and associated information submitted for application to be deemed complete for processing on September 1, 2026, including the revised site plan dated September 9, 2026, which identifies a minimum setback of 34 feet, from the slough pin shown on the site plan.

2. Prior to construction or commencement of the development, the applicant/landowner shall obtain and comply with all necessary permits under the Alberta Safety Codes Act (including building, electrical, gas, plumbing and private sewage) as required. Permits shall be obtained from the accredited agencies on behalf of the municipality: Superior Safety Codes Inc., or Park Enterprises Ltd. or The Inspections Group Inc.

3. Prior to construction of development the private Driveway shall comply with Policy 320-26 Private Driveway (copy attached). Contact Municipal Public Works for pre-inspection and post inspection (403-625-3351)

4. Household water source shall be by cistern only and water supply hauled in from a licenced off-site source. Should an on-site water source (well) be proposed at any time in the future, the applicant shall obtain all required approvals, licences, and authorizations from Alberta Environment and Protected Areas prior to development or use of the well. Documentation confirming such approvals shall be submitted to the Municipal Office before any work associated with the well commences.

5. In accordance with the Restrictive Covenant registered on title, lot watering and/or irrigation of any kind whatsoever shall be strictly prohibited at all times.

6. Construction shall be in accordance with the geotechnical report prepared by G Tech Environmental Inc. May 2000, but not limited to, Section 2 Foundation System; Section 3 Excavations; and Section 4 Foundation Concrete (copy attached)

7. The applicant/landowner shall comply with Municipal Land Use Bylaw No. 2025, but not limited to, Schedule 2 Use Specific Direct Control land use district, Schedule 4 Land Suitability and Servicing Requirements, Schedule 5 Standards of Development, and Schedule 6 Section 25 Use Specific Standards.

8. Applicant/Landowner shall comply with all requirements of the Alberta environment and Parks and Reservoir Lands Guidelines (copy attached)

9. There shall be no development within 50ft. (15.24m) of the front and rear property lines and 25ft. (7.62m) of the side yard, and '0' setback requirement for fences on all property line boundaries, unless a development permit is obtained that specifically varies the required setback to allow the specific development.

DATE: October 1, 2026 **SIGNED:** J Robinson

Jumai Robinson
Development Officer
The Municipal District of Willow Creek

THIS IS NOT A BUILDING PERMIT

IMPORTANT:
This development permit is subject to the following conditions:

a) This permit indicates only the development to which it relates is authorized in accordance with the provisions of the Land Use Bylaw and in no way relieves or excuses the applicant from complying with the land Use Bylaw or any other bylaw, laws, orders and/or regulations affecting such development.

b) Contact Utility Safety Partners at 1-800-242-3447 prior to excavation to locate buried utilities.

c) This permit, issued in accordance with the notice of decision, is **valid for 12 months** from the date of issue. If, at the expiry of this period, the development has not been commenced or carried out with reasonable diligence, this permit shall be null and void.

d) If this development permit is issued for construction of a building, the exterior finish of the building, including painting, shall be completed within **12 months** from the date of issue of this development permit unless otherwise authorized in the conditions of a development permit.

e) The Development Officer may, in accordance with section 645 of the *Municipal Government Act,* take such action as is necessary to ensure that the provisions of this bylaw are complied with.

f) Construction undertaken in accordance with this development may be regulated by the **provincial building requirements** and the **Alberta Safety Codes**. The applicant/owner/developer assumes all responsibilities pertaining to construction plan submissions, approvals and inspections as may be required by **Alberta Labour**.

g) The applicant/landowner to whom a development permit has been issued shall notify the development officer upon completion of the development.

h) The issuance of this development permit is subject to the condition it does not become effective until 21 days after the date of the issuance of the notice of decision. Should this decision be appealed within 21 days after the notice of decision has been issued, the permit shall not become effective until the appeal shall have been determined, and the permit upheld thereby. SHOULD DEVELOPMENT BE COMMENCED WITHIN THE 21-DAY TIME FRAME AND AN APPEAL BE LAUNCHED AGAINST THIS PROPOSAL AND SUBSEQUENTLY BE UPHELD BY THE SUBDIVISION AND DEVELOPMENT APPEAL BOARD, ANY COSTS INCURRED SHALL BE AT THE SOLE EXPENSE OF THE DEVELOPER.

i) IF THE DEVELOPMENT APPLICATION HAS BEEN APPEALED, THE APPLICANT SHALL NOT COMMENCE ANY DEVELOPMENT UNTIL THE DECISION OF THE SUBDIVISION AND DEVELOPMENT APPEAL BOARD HAS BEEN OFFICIALLY RENDERED IN WRITING AND AUTHORIZES THE PROPOSED DEVELOPMENT.

MD of Willow Creek

Municipal District of Willow Creek No. 26
#273129 Secondary Highway 520 West
PO Box 550
Claresholm, AB T0L 0T0
403-625-3351

FORM A: DEVELOPMENT PERMIT APPLICATION

Pursuant to Land Use Bylaw No. 2025

OFFICE USE

Application No: 085-26	Roll No: 5647.000
Application Fee: $ 530.00	Date Paid: Aug 12/2026
Application Received / Complete: Aug 12/26 / Sept. 1/26	
Notification or Advertised Date: Oct 1/26	Effective Date: Oct 1/26
Municipal Address Application Submitted: ☐ Yes ☑ Not Required	
AER Abandoned well information provided: ☐ Yes ☑ No	
Site Plans or drawings Submitted: ☑ Yes ☐ No	

Use: ☐ Permitted ☑ Discretionary (DO) ☐ Similar ☐ Prohibited

Land Use District:

- ☐ Rural General
- ☐ Hamlet Residential
- ☐ Hamlet Business
- ☐ Willow Creek Business Park
- ☐ Rural Commercial
- ☐ Rural Industrial
- ☐ Natural Resource Extraction
- ☐ Claresholm Airport
- ☐ Rural Recreational
- ☐ Open Space/Public Recreation
- ☐ Public Service
- ☐ Nanton Urban Fringe
- ☐ Residential Growth Area
- ☐ Commercial/Industrial Growth Area
- ☑ Use Specific Direct Control
- ☐ Industrial Renewable Energy Direct Control
- ☐ FHPO Overlay
- ☐ RV Overlay

Site Visit Conducted: ☐ No ☑ Yes

Date: Aug 18/2026

Primary Residence (Move-in)

APPLICANT & LAND INFORMATION

Applicant's Name: Rick Tourond Alice Courchesne

Phone: [redacted] Cell Phone: _____

Mailing Address: [redacted]

Email: [redacted]

Registered Owner's Name: As above

Phone: _____ Cell Phone: _____

Mailing Address: _____

Email: _____

Applicant's interest in the proposed development if not the registered owner:

☐ Agent ☐ Contractor ☐ Tenant ☐ Other: _____

Quarter SE 15 Section 14 Township 28 Range _____ W 4 M

Lot(s) #6 Block _____ Plan 0112806

Municipal/Street address: _____

* Subject to Municipal Address Bylaw 1814, if there is currently not a municipal address on the parcel a municipal address application must be submitted.

Area of Parcel: 5 Acres _____ Hectares Land Use District: Use Specific Direct Control

MD of Willow Creek

Municipal District of Willow Creek No. 26
#273129 Secondary Highway 520 West
PO Box 550
Claresholm, AB T0L 0T0
403-625-3351

FORM A: DEVELOPMENT PERMIT APPLICATION

Pursuant to Land Use Bylaw No. 2025

DEVELOPMENT INFORMATION

(1) Existing Development

Please list the existing buildings, structures and use(s) on the land. (Please indicate if any are to be removed or relocated.)

NONE

(2) Proposed Development

Please describe the proposed development including uses, buildings, structures, and any planned renovations and additions that are to be constructed on the lot; including the dimensions of each.

HOUSE 30'X45' BASEMENT 9' CEILING

WRAP AROUND DECK ~~550~~ 300 SQ. FT. - WALK OUT BASEMENT

For **residential** development please check the applicable box below:

- ☐ Single-detached dwelling (site built)
- ☐ Prefabricated dwelling
- ☐ Second dwelling unit
- ☐ Third or more dwelling unit
- ☐ Moved-in dwelling (previously occupied)
- ☐ Accessory Building/Structure (e.g. deck/garage/shop)
- ☑ Other Dwelling Type: MOVED IN
- ☐ Addition: _____

Does dwelling application include an attached garage? ☐ Yes ☒ No

For **non-residential** development please check the applicable box below if the proposed development is for one of the following **AND** complete the supplementary form:

- ☐ Isolated rural commercial industrial Class A or B (Form A1)
- ☐ Renewable Energy (Form A2a)
- ☐ Rural Commercial / Industrial or Rural Recreation (Form A2)
- ☐ Sign(s) (Form A3)

Building Details:

Size/Dimensions	Principal Building or Addition	Accessory Building or Addition	Office Use
Building or Addition Size	1350 30'X45' ☐ m² ☒ ft²	☐ m² ☐ ft²	1350 ft²
Height of Building (grade to peak)	20.5' ☐ m ☒ ft	☐ m ☐ ft	
Attached Garage Size	/ ☐ m² ☐ sq. ft	N/A	
Proposed Setbacks from Property Lines	Principal Building	Accessory Building	
Front	543 ☐ m ☑ ft	☐ m ☐ ft	165.5 m
Rear	152 ☐ m ☐ ft	☐ m ☐ ft	46.32 m
Side	160 ☐ m ☐ ft	☐ m ☐ ft	48.76 m
Side	225 ☐ m ☐ ft	☐ m ☐ ft	68.58 m

Municipal District of Willow Creek No. 26
#273129 Secondary Highway 520 West
PO Box 550
Claresholm, AB T0L 0T0
403-625-3351

FORM A: DEVELOPMENT PERMIT APPLICATION

Pursuant to Land Use Bylaw No. 2025

Parcel Type: ☐ Interior Lot ☑ Corner Lot	
Development Details: Access & Cost	
Approach or driveway required to the development? ☒ No ☐ Yes (specify)	
Estimated cost of development:	150,000.00

(3) Exterior Finish, Fencing & Landscaping

(a) ☑ Not applicable to this development

(b) ☐ Applicable – Describe generally the types, colors, and materials, as applicable, of:

Exterior finishes of the proposed building(s): _____

Proposed fencing and height: _____

Proposed landscaping: _____

Describe any proposed improvements to the exterior of the dwelling where application is for a previously occupied dwelling (moved-in or manufactured home): NONE

_____

(4) Services

Indicate the existing or proposed sewer system and potable water supply:

Sewer System:

☑ Private Septic ☐ Municipal ☐ Communal

(specify): _____

Water Supply:

☑ Cistern ☐ Water well ☐ Dugout ☐ Municipal/Co-op

☐ Other (specify): _____

Other Services: Indicate as follows: **A**= available **R** = required

Natural gas (A) Electricity (A)

(5) Details of Vehicle Parking and Access (for commercial/industrial proposals, see supplementary form)

Describe the **number** _____ and **size** _____ of all existing and proposed **parking spaces** _____, and **driveways** _____ on site (or N/A if not applicable).

(Indicate locations of same on a scaled PLOT PLAN.)

(6) Waivers

Is a waiver (variance) to one or more standards in the Land Use Bylaw being requested? ☒ No ☐ Yes

If yes, please specify:

_____

_____

_____

G8

MD of Willow Creek

Municipal District of Willow Creek No. 26
#273129 Secondary Highway 520 West
PO Box 550
Claresholm, AB T0L 0T0
403-625-3351

FORM A: DEVELOPMENT PERMIT APPLICATION

Pursuant to Land Use Bylaw No. 2025

(7) Other – for parcels outside of Hamlet districts (Please indicate to the best of your knowledge.)

(a) Are any of the following within 1-mile (1.6 km) of the proposed development?

☐ Provincial Highway ☐ Confined Feeding Operation ☐ Sour gas well or pipeline

☐ Sewage treatment plant ☐ Waste transfer station or landfill

(b) Is the proposed development to be situated within 500 metres (1,640 ft.) of an established anhydrous ammonia bulk storage facility? ☒ No ☐ Yes ☐ Don't Know

(c) Is the development located in proximity of a coulee bank/break/slope? ☐ No ☒ Yes

If "yes", please provide details on the building sites' setback distance from the front edge of the valley or coulee break (escarpment rim).

Estimated **Commencement** Date: AUG/2024 Estimated **Completion** Date: NOV/2026

DECLARATION OF APPLICANT

I/We have read and understand the terms noted below and hereby apply for a development permit to carry out the development described within this application including any attached supplementary forms, plans, and documents.

I/We hereby certify that the registered owner of the land is aware of, and in agreement with this application.

*Further I/We hereby give my/our consent to allow authorized persons the **right to enter** upon the subject land and/or building(s) for the purpose of an inspection with respect to this application only.*

Date: AUGUST 9 2024 **Applicant's Signature:** [redacted]

Registered Owner's (Required, if different from applicant):

Signature:_____

1. The Development Authority may deem a development permit application incomplete if any of the application requirements are incomplete or the quality of the information is deemed inadequate to properly evaluate the application.
2. Plans and drawings, in sufficient detail to enable adequate consideration of the application, must be submitted in **duplicate** with this application, together with a plan sufficient to identify the land. It is desirable that the plans and drawings should be on a scale appropriate to the development. However, unless otherwise stipulated, it is not necessary for plans and drawings to be professionally prepared.
3. Although the Development Officer is in a position to advise applicants of the process and requirements of the development application, such advice must not be taken as official consent, and is without prejudice to the decision in connection with the formal application.
4. Any development started before the issuance of a development permit and expiration of the appeal period is at the applicant's own risk.
5. **If a decision is not made within 40 days** from the date the application is deemed complete, or within such longer period as the applicant may approve in writing, **the applicant may deem the application to be refused** and the applicant may exercise his right of appeal as though he had been mailed a refusal at the end of the 40-day period.
6. A development permit does not constitute a building permit or approval from any provincial or federal department. Construction undertaken subsequent to approval of this development permit application may be regulated by the **Alberta Safety Codes.** The applicant/owner/developer assumes all responsibilities pertaining to construction plan submissions, approval and inspections as may be required by the appropriate provincial body. The applicant is responsible for determining and obtaining any other applicable provincial and federal approvals prior to commencement.



AGE IS EARLY 80'S

30' WIDE 45' LONG 1350 SQFT.

2"X6" WALLS

WILL BE ON FULL BASEMENT

RECEIVED
AUG 12 2026

G10

RECEIVED
AUG 12 2026

RECEIVED
AUG 12 2026

G12

RECEIVED
SEP 0 9 2026

G13

RECEIVED
SEP 09 2026

NORTH SIDE

G14



WEST SIDE

RECEIVED
SEP 09 2026

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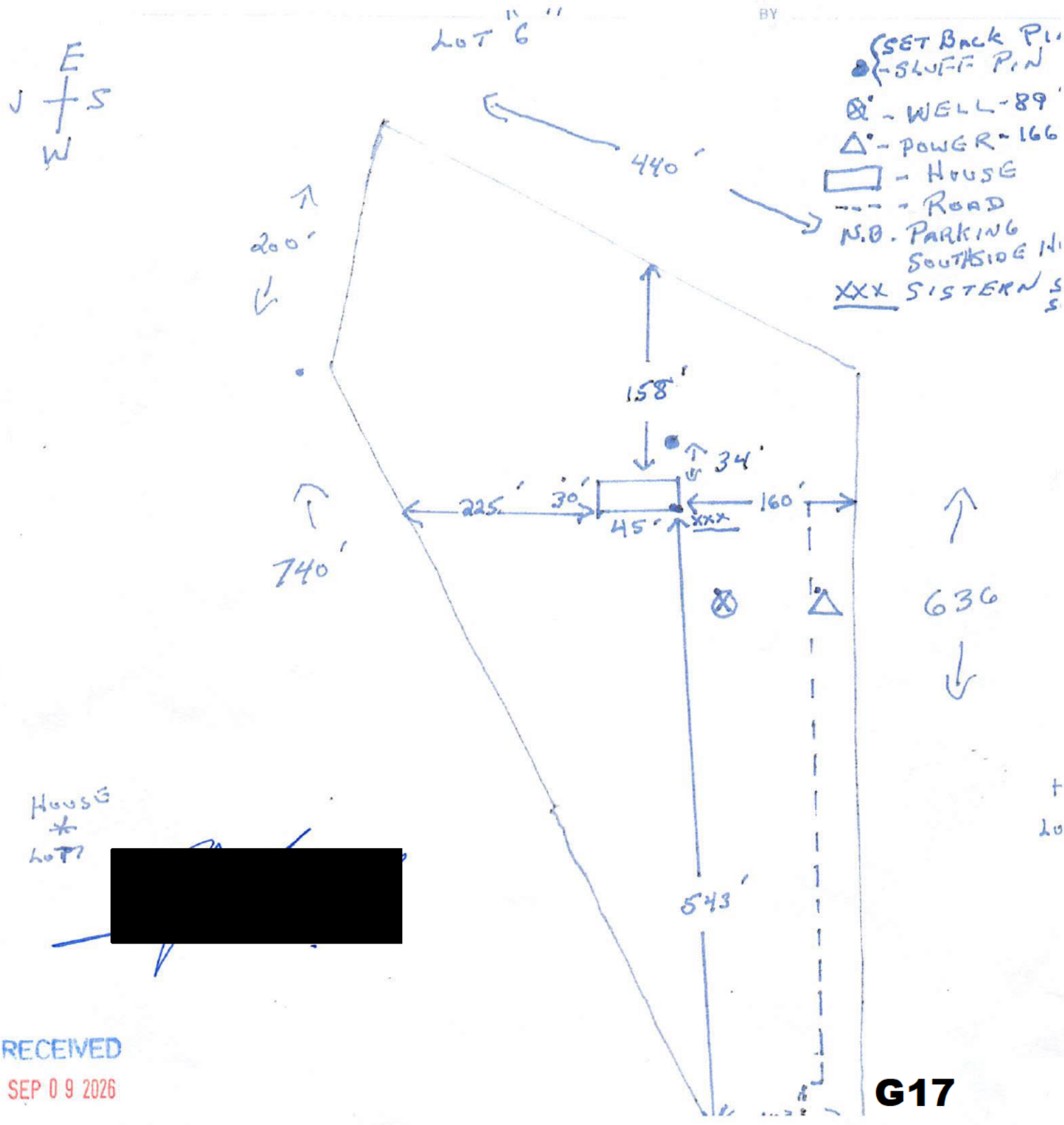
SOUTH SIDE

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SEP 09 2026

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SEP 0 9 2026

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Mobil

engineers calculation sheet

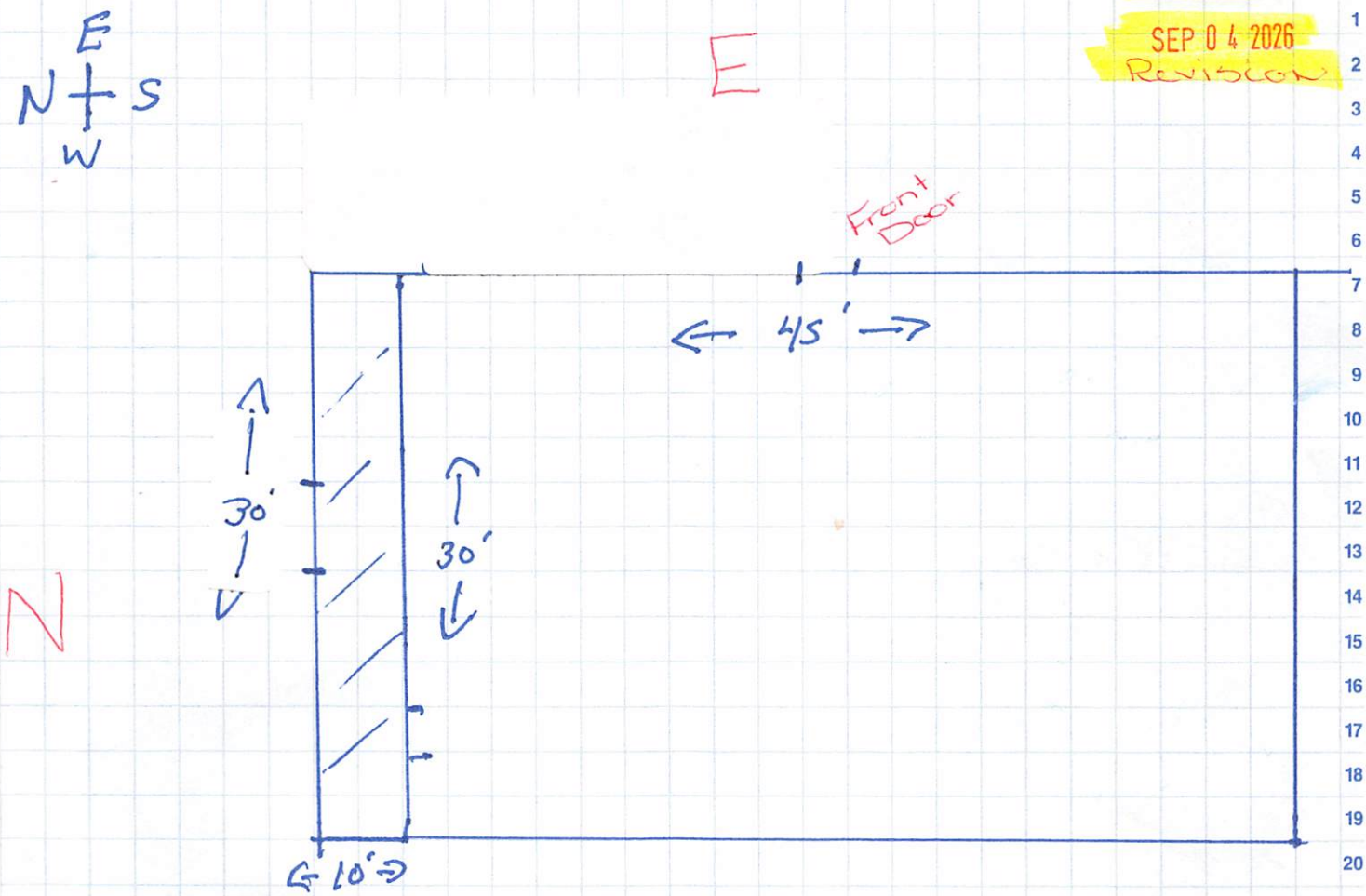
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SUBJECT _____ DATE _____

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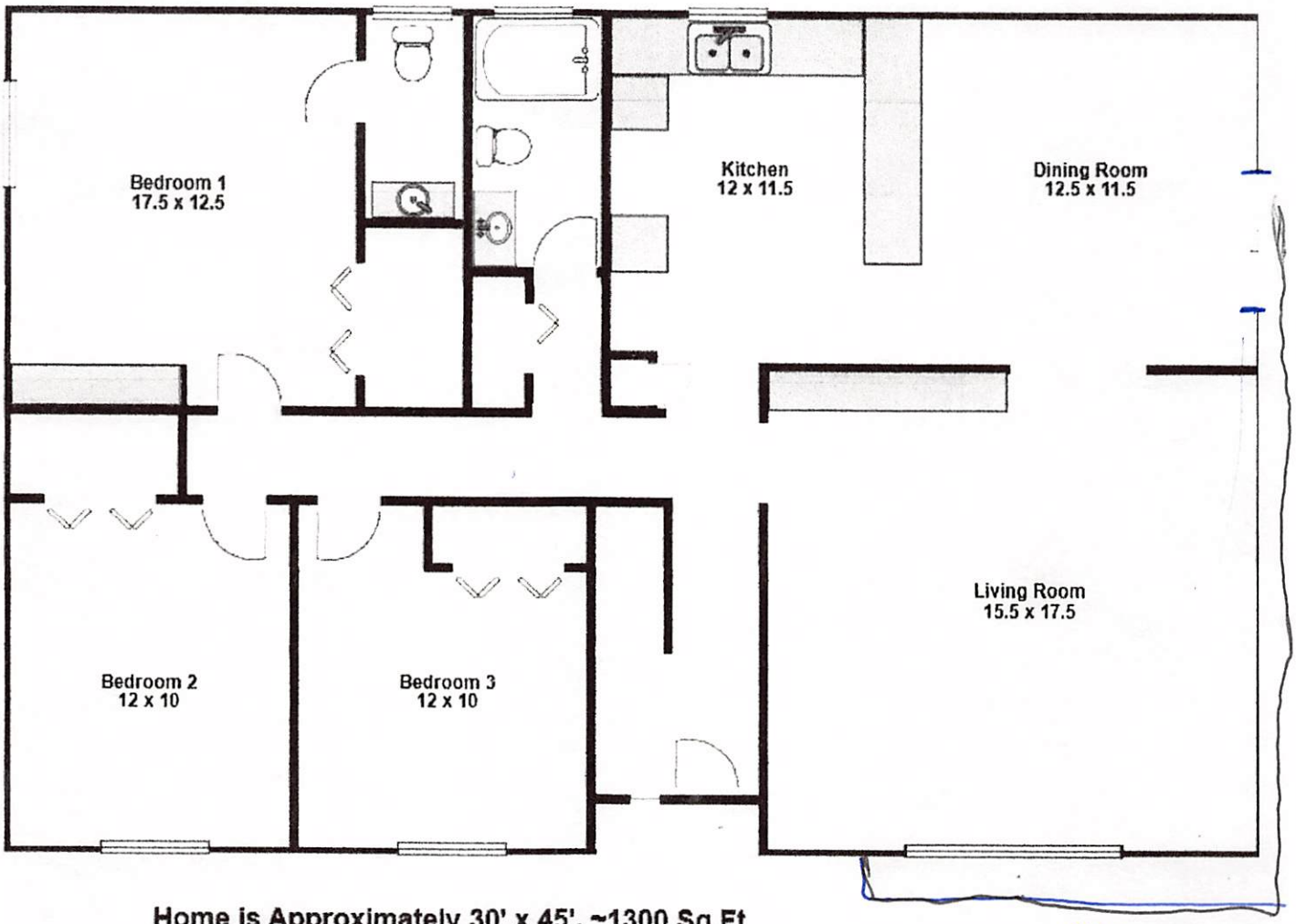
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SEP 04 2026
REVISION



BALCONY

10' WIDE
30' LONG
* ON NORTH SIDE

N.B.
BUILT BY CARPENTOR TO "CODE"



Home is Approximately 30' x 45', ~1300 Sq Ft
Floor plan is approximate for reference only

East

WRAP AROUND Deck.

RECEIVED
AUG 12 2026

CO-189 (85-

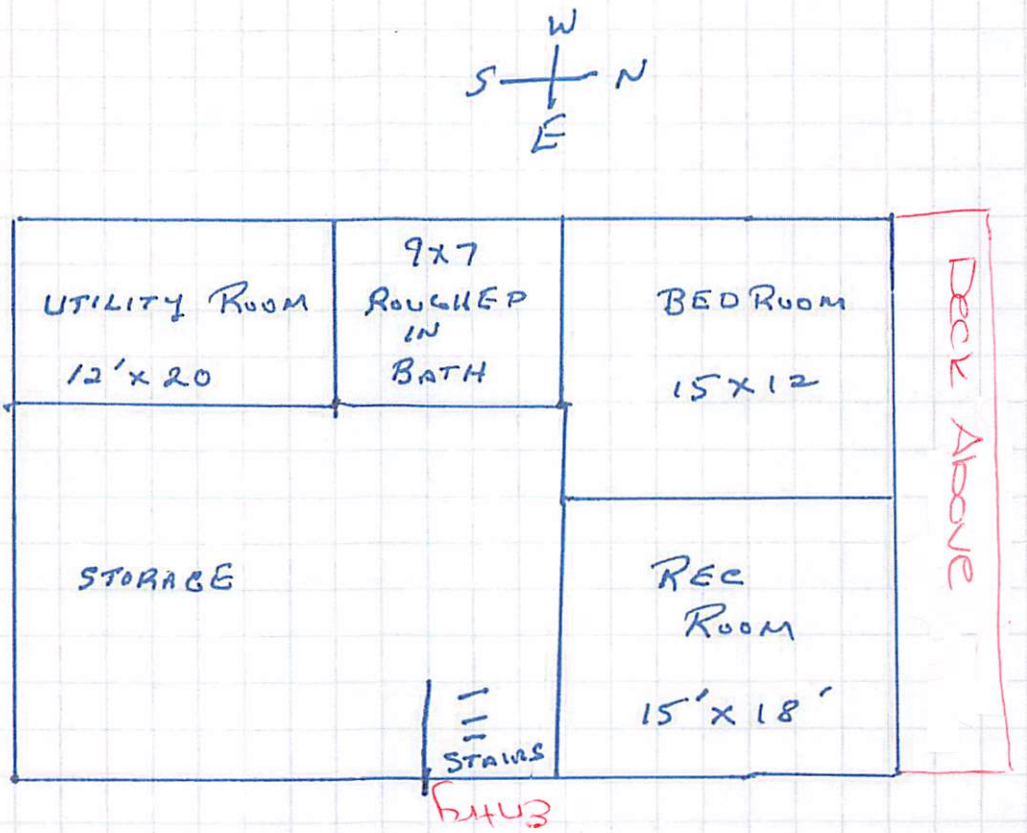
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FOR _____ JOB OR AUTH. No. _____

LOCATION _____ PAGE _____

SUBJECT _____ DATE _____

_____ BY _____



BASEMENT

ICF CONST.

9' CEILINGS

CEMENT FLOOR.

RECEIVED
AUG 18 2026

G20

1786279 Alta. Ltd.
O/A Challand Concrete & Construction
[redacted]

ICF Cross Section

RECEIVED
SEP 0 1 2026

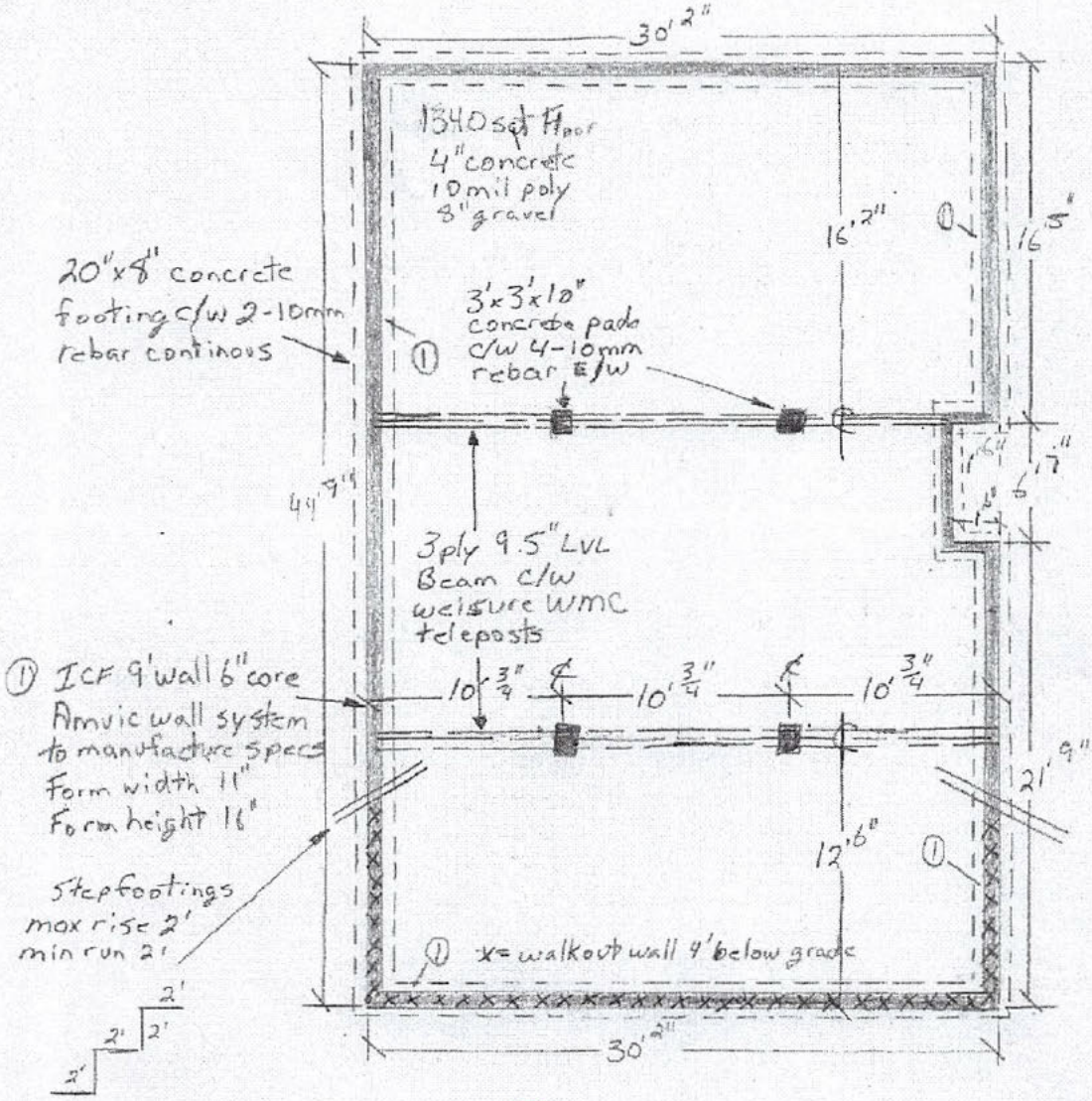
G21

1786279 Alberta Ltd.
O/A Challand Concrete & Construction
[redacted]

Alice Courchesne
Rick Tourond
Residence

Challand concrete use only

Top View Foundation Plan



East

RECEIVED
SEP 0 1 2026

1

G22

1786279 Alberta Ltd.
O/A Challand Concrete & Construction
[redacted]

ICF basement details,

Excavating hole.
Install 6" – 8" x 20" footing with 2 - 10mm rebar continuous with 10mm rebar dowels.
Install 4" weeping tile with washed around perimeter of footing.
Setting ICF Blocks with 10mm rebar each row horizontally continuous, with 10mm rebar 2 feet on centre vertically top of footing to top of wall, with 2" x 12" top plate anchored with Titan HD anchor washer head bolt.
Casting window and door opening in wall where requested.
Install Super Seal dimple membrane damp proofing.
Loose back filling to grade.
Install 6" – 8" screened rock under a 3.5" concrete floor with fiber mesh reinforcing.
Wall concrete is 32 mpa with air entrainment.
Basement floor concrete is 30 mpa.

RECEIVED
SEP 01 2026

August 10th, 2026

Pine Coulee Ranch
Condominium Corporation No.0112806
General Delivery
Stavely, AB
T0L 1K0
pinecouleeranch@gmail.com

To: Owner(s) Alice Lee Courchesne & Richard John Tourond - Lot 6 Condominium Corporation No.0112806

This letter is to advise you that Approval has been granted for the proposed move on existing House consisting of 1350 square feet. Refer to attachments outlining the details of the proposed development: Email "Lot 6 Development Proposal" dated July 27th, 2026 and related information to move a house onto Lot 6.

Approval is conditional on:

1. Full compliance with Pine Coulee Ranch Restrictive Covenant and attached Schedule A of the Condominium Plan No. 0112806 (includes Condominium Plan No. 0112806 Architectural Control Modification 2004-01-01) under the Architectural Guidelines for Pine Coulee Estates Development;

As outlined in Schedule A, section 6, acceptance of plans is also subject to municipal standards and regulations. Please be aware that county setbacks related to the property lines and coulee must be strictly adhered to.

For specifications on related development, building or safety permits, contact the MD of Willow Creek No. 26 directly or regulating authority.

Attached are copies of the following documents related to this development for your reference; a written request and approval is required for any changes or alterations to this proposed structure:

1. Email request for house including photos and plot plan.
2. Condominium Plan No. 0112806 Restrictive Covenant
3. Condominium Plan No. 0112806 Schedule A
4. Condominium Plan No. 0112806 Architectural Control Modification 2004-01-01
5. Outbuildings Rule – Limit number of outbuildings to 3 per lot (1 House/Dwelling + 3 outbuildings) – Motion carried September 3, 2025 AGM

This approval is valid for twelve (12) months from the date of the Approval. The Owner may provide written request for an extension of the approval for an additional twelve (12) months to the email address noted above but such extension shall be at the sole discretion of the Pine Coulee Board. Acceptance of this approval requires the Owner(s) to complete the proposed Home to the approved standard and must be permitted for habitation otherwise the Owner agrees and shall be responsible for all costs associated with alterations to comply or removal of the building.

A copy of this approval and the attachments will be sent to the MD of Willow Creek Planning and Development office.

If you have any further questions, please contact Barbara Joy, President of the Pine Coulee Ranch Condominium Corporation No. 0112806 via the following email: pinecouleeranch@gmail.com .

Respectfully,

[redacted]

Barbara Joy
President
Pine Coulee Ranch
Condominium Corporation No. 0112806

G24

SCHEDULE "A"

ARCHITECTURAL GUIDELINES FOR PINE COULEE ESTATES DEVELOPMENT

1. OBJECTIVE

The objective of these guidelines is to encourage standards for use of quality construction materials and colors that enhance the overall character and charm of the West Ridge Acres Development.

2. HOUSE SIZES

The homes are to have minimum floor areas (excluding garages and basement whether or not developed) as follows:

HOUSE TYPE	SIZE
Bungalow	1000 sq. ft.
Two Story	1500 sq. ft
Split Level (3 or more levels)	1500 sq. ft.

3. EXTERIOR MATERIALS AND COLORS

SIDING	-	Stucco - provided sufficient detail is incorporated in the stucco with masonry detailing or extensive use of batons.
	-	Vinyl siding - double 4", providing colour used is co-orientated with brick or stone detailing.
ROOFS	-	Asphalt Shingles, Shakes or Tile
CHIMNEY	-	All exposed chimneys must be faced in brick, stone or a treatment complementary to that used on the exterior of the house.
COLOURS	-	Pastels, light coloured siding with light coloured masonry.
TRIM MATERIALS		A minimum of 100 sq. ft Brick or stone (should retreat around corner minimum one foot. Maximum two finish materials other than brick or stone.) May be replaced by sufficient stuccoed batons and detailing as described below at the discretion of the architectural controller.

Primary finish must be used on all elevations. False fronts or sudden change of primary materials at the side or rear elevations will not be accepted. Corner lots upgrading of exterior design must be done on at least two elevations rather than just the front.

4. SITING

Adjustments to siting may be required during the architectural control process to protect views of neighbouring homeowners.

5. COMPLIANCE WITH OTHER LEGISLATION

Compliance with these Guidelines in no way absolves the builder from ensuring that the construction of the house on the lot is in accordance with all other statutory regulations.

6. ACCEPTANCE OF PLANS

Any house design may be refused on the grounds that it is not, in the opinion of the architectural controller, compatible with the design objectives for the area. The approval of house plans will also be subject to municipal standards and regulations.

LAND TITLE CERTIFICATE

S

LINC	SHORT LEGAL	TITLE NUMBER
0029 031 796	0112806;6	261 176 267

LEGAL DESCRIPTION
CONDOMINIUM PLAN 0112806
UNIT 6
AND 500 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE COMMON PROPERTY
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE
ATS REFERENCE: 4;28;14;15;S

MUNICIPALITY: MUNICIPAL DISTRICT OF WILLOW CREEK NO. 26

REFERENCE NUMBER: 071 322 969

REGISTERED OWNER(S)

REGISTRATION	DATE(DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
261 176 267	[redacted]			

OWNERS

ALICE LEE COURCHESNE

AND
RICHARD JOHN TOUROND
BOTH OF:
[redacted]

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
011 300 545	12/10/2001	CAVEAT RE : DEVELOPMENT AGREEMENT CAVEATOR - THE MUNICIPAL DISTRICT OF WILLOW CREEK NO. 26.

(CONTINUED)

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
		P.O.BOX 550, CLARESHOLM ALBERTA T0L0T0
011 300 548	12/10/2001	UTILITY RIGHT OF WAY GRANTEE - FORTISALBERTA INC. 320-17 AVE SW CALGARY ALBERTA T2S2V1 GRANTEE - TELUS COMMUNICATIONS INC. 10020 - 100 STREET EDMONTON ALBERTA T5J0N5 GRANTEE - ATCO GAS AND PIPELINES LTD. 909 11TH AVENUE S.W. CALGARY ALBERTA T2P1L8 AS TO PORTION OR PLAN:0112807 (DATA UPDATED BY: CHANGE OF NAME 041472378)
011 316 487	25/10/2001	RESTRICTIVE COVENANT
041 146 368	27/04/2004	CAVEAT RE : AMENDING AGREEMENT CAVEATOR - CONDOMINIUM CORPORATION NO. 0112806. C/O 1400 350 7 AVE SW CALGARY ALBERTA T2P3N9 AGENT - CRAIG R HILL
041 221 551	15/06/2004	CAVEAT RE : DEVELOPMENT AGREEMENT CAVEATOR - THE MUNICIPAL DISTRICT OF WILLOW CREEK NO. 26. C/O CONDOMINIUM CORPORATION NO. 0112806 ATTN CRAIG R HILL 1400, 350-7 AVE SW CALGARY ALBERTA T2P3N9 AGENT - CRAIG R HILL

* ADDITIONAL REGISTRATIONS MAY BE SHOWN ON THE CONDOMINIUM ADDITIONAL PLAN SHEET

TOTAL INSTRUMENTS: 005

(CONTINUED)

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN ACCURATE REPRODUCTION OF THE CERTIFICATE OF TITLE REPRESENTED HEREIN THIS 11 DAY OF JUNE, 2026 AT 03:18 P.M.

ORDER NUMBER: 57441791

CUSTOMER FILE NUMBER:



END OF CERTIFICATE

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER, SUBJECT TO WHAT IS SET OUT IN THE PARAGRAPH BELOW.

THE ABOVE PROVISIONS DO NOT PROHIBIT THE ORIGINAL PURCHASER FROM INCLUDING THIS UNMODIFIED PRODUCT IN ANY REPORT, OPINION, APPRAISAL OR OTHER ADVICE PREPARED BY THE ORIGINAL PURCHASER AS PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).

Outlook

FW: Lot 6 Development Proposal

From Cindy Chisholm <chisholm@mdwillowcreek.com>
Date Wed 2026-08-12 3:27 PM
To Jumai Robinson <jumai@mdwillowcreek.com>

4 attachments (14 MB)
Lot 6 proposal.pdf; Copy of Condominium Plan No. 0112806 Schedule A (6).pdf; AGM FINAL Minutes Sept 3, 2025 - Google Docs.pdf; Lot 6 Existing house move August 10, 2026.pdf;

Hi Jumai
Please see the email message and attachments for Richard Tourand proposed development.

Thank you
Cindy

From: pinecouleeranch <pinecouleeranch@gmail.com>
Sent: August 10, 2026 8:00 AM
To: Rick Tourond [redacted]
Cc: Cindy Chisholm <chisholm@mdwillowcreek.com>; Derrick Krizsan <Derrick@mdwillowcreek.com>; Pine Coulee Ranch Condo Board <pinecouleeranch@gmail.com>
Subject: Fwd: Lot 6 Development Proposal

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Rick & Alice

Please find formal approval from the PCR Board attached below for your proposed project. Please remember to make arrangements to bring existing house/construction materials during dry conditions to prevent damage to the road which is at the sole risk and expense of the Owner.

Your next steps include working with the MD for your building or development permit, cc'd here for your reference. Please note while you have provided a site plan you must confirm and abide by County setback requirements. The Condo Corp is not the regulating authority on setbacks and we ask that you avoid impeding existing home owner views.

Please reach out if you have any other questions and good luck with your project.
This email includes the information you provided on your house, board approval, site plan & reference documents.

Barbara on behalf of the board.

[redacted]

G30

Pine Coulee Ranch
Condominium Corporation No. 0112806
General Delivery
Stavely, Alberta T0L 1Z0
Blue Sign Address: [redacted]
pinecouleeranch@gmail.com

---------- Forwarded message ---------
From: **pinecouleeranch** <pinecouleeranch@gmail.com>
Date: Mon, Jul 27, 2026 at 5:08 PM
Subject: Lot 6 Development Proposal
To: Pine Coulee Ranch Condo Board <pinecouleeranch@gmail.com>
Cc: Barbara Wylegly (Joy) <[redacted]>, Sylvia&John Wickham <[redacted]>, South van der Lee <[redacted]>, Linda Maloney <[redacted]>

Attached is the proposal for development of a recycled home on Lot 6 by owners Rick Tourond and Alice Courchesne presented in person to myself.

Exterior is stucco and roofing currently asphalt shingles, but "deal is to replace with dark color, might be tin like next door here lot 5". Brick to go around door and exposed foundation in area to meet 100 sq. ft.

They are anxious to proceed with application to M.D. of Willow Creek and would appreciate an early response.

Linda
Pine Coulee Ranch
Condominium Corporation No. 0112806
General Delivery
Stavely, Alberta T0L 1Z0
Blue Sign Address: [redacted]
pinecouleeranch@gmail.com

G31

5.2 Proposed Land Use

Grouped Country Residential will be the dominant land use district within the study area. Lot sizes will meet the requirements set out in Bylaw 1258 and the proposed Land Use Bylaw for the M.D. of Willow Creek. Lot sizes will range from 4.0 o 5.0 acres. (Please see Figure 6.)

5.3 Phasing (Development Sequence)

The development will proceed beginning with the most southerly point along the eastern property line, and will follow the local roadway around a cul-de-sac until the second row of housing units west of the local roadway are complete. The absorption rate is expected to be subject to market demands, with the easterly lots selling first, due to their desired location and views of the Pine Coulee Reservoir. The development will occur in two phases. Phase I will involve the development of lots 1 to 6 and 16 to 20. Phase II will include the development of the remaining parcels.

5.4 Environmental and Municipal Reserve

There will be no municipal reserve dedicated lands on the proposed development. The developer will provide the M.D. with cash in lieu of municipal reserve dedicated lands, at present market value.

5.5 Reservoir Access

This Area Structure Plan will comply with the municipal district of Willow Creek Land Use Bylaw No. 1258, which outlines permitted and discretionary land use districts which prohibit, regulate, and control land use within the area structure plan boundaries to facilitate resident access to the reservoir amenity. Residents will not have private access to the reservoir from West Ridge Acres. Instead, residents will have access to the Pine Coulee Reservoir using the public entrances (at the boat launch and campground facilities) determined by Alberta Environment and the M.D. of Willow Creek.

5.6 Water Supply:

The West Ridge Acres development shall not affect the integrity of the Pine Coulee water management project. Groundwater studies pursuant to the requirements of Section 23 of the Water Act have been performed by Groundwater Exploration and Research Ltd. and submitted to Council. Although the North and South wells drilled in the study area property are capable of supplying water to the development, this would require some form of treatment. This development will not access groundwater for residential use. Instead, treated water will be hauled into the development and stored in individual water storage tanks for residential consumption.

$1000.00 architectural deposit. A $200 fee shall be charged for providing architectural control services and a compliance certificate issued for homes built according to required standards, before construction begins on new homes in the subdivision. Draft Architectural Guidelines for the proposed development are provided in Appendix V.

6.5 Lot Coverage:

Maximum building footprints will be in accordance with the limitations set out in the Land Use Bylaw for the M.D. of Willow Creek.

6.6 Setbacks:

Housing setbacks and utility right-of-ways will be accordance with Bylaw No. 1258 and the M.D. of Willow Creek Land Use Bylaw. Current setbacks for development from roadways will be in accordance with the municipal district's Land Use Bylaw to ensure safety and access considerations are met. The study area is buffered from the Pine Coulee Reservoir by privately owned and Crown lands, and will not require setback any greater than the 25 feet required by Bylaw No. 1258. Development on lots 6 and 7 will require a minimum 25 foot setback from the intersecting coulee, so as to minimize any risks of possible slumping. The building envelopes and required setbacks are illustrated in Figure 9.

6.7 Housing Density:

Maximum density of the completed development in the study area is expected to be 1.14 acres per person. Density will be a function of the average number of persons per household. The following table summarizes density figures for a range of household sizes.

Study Area (acres)	Persons per household	Density (acres/person)
91.28	2	2.28
91.28	3	1.52
91.28	4	1.14

6.8 Utility Right-of-Ways

The Utility Right of Way proposed for the development is shown in Figure 9. A 9.5 m registered Utility ROW will be shared between ATCO Gas and Telus Communications. Overhead power lines will be located along the sides of the private roadway.

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Please note that the percolation(hydrometer)tests were for over-all conceptional planning purposes. The percolation suitability will require additional site specific insitu percolation tests for each lots once the septic field location is chosen.

It is recommended the septic field should be located at ground with less gravel/cobble sizes content. If the septic field contains too much gravel/cobble sizes, the gravel/cobble should be replaced by soil containing more clay/silt.

Some shallow bedrock outcrop may existed at the site. The septic field should not be placed less than 3m from the bedrock.

6. Slope Stability

Based on the topographic contours at the time of the investigation and our understanding of the residential lot/roadway location, slope stability is not a concern for all house lots and roadway construction. (The contour plan and lots/roadway location plan were provided by the client.)

a. Present Conditions

The slopes were examined in the field on foot. Significant observations noted from the field are as follows:

H3

2001-0-048 geotech

assumed.

The stability of the overall slope was analysed at co-incident plane with the profiles along which soils information was obtained. The location of the sections analysed are shown on the Test Hole Location Plan, Plate 1. The following table summarizes the results of the stability analyses carried out:

TABLE 2

Summary of Slope Stability Analysis

Section	Slope H:V	Factor of Safety r_u=0.0	Factor of Safety r_u=0.4	REMARK
A-A	5.0:1	2.65	1.63	L/L= 38%

The pore pressure ratio, r_u, is described as the groundwater pressure divided by the overburden pressure. A pore pressure ratio equal to zero is representative of dry conditions as presently exist. A pore pressure ratio of 0.4 was used in the analysis as representative of "worst" anticipated future groundwater conditions which may occur as a result of site development and during a prolong rain storm. The results of the slope stability analysis indicate that the slopes have adequate stability with a minimum computed factor of safety of 1.63. The minimum acceptable factor of safety according to generally accepted engineering practice is 1.50.

It is recommended that a nominal 5m setback distance from the top-of-bank line be used for development The 5m set-back is for the potential bank erosion purpose. No permanent buildings should be located within

H4

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5m of the top-of-bank.

The existing slope with all grass vegetation should be preserved through the construction to limit erosion.

Some fill may be planned near the slope for the road-way turn-around/pathway towards the reservoir. Prior to placement of fill, all existing topsoil should be removed from the surface to prevent development of a potential failure surface through the organic material. All fill should be composed of clean, inorganic soil and placed in thin lifts compacted to 95% of the Standard Proctor maximum density. Fill slopes should have a maximum gradient of 3 horizontal to 1 vertical.

Small localized sloughs and slides often develop on slopes due to formation of temporary perched water tables from rainfall or snowmelt. Remedial action, consisting of regrading and revegetation, should be undertaken immediately on these local instabilities to prevent progressive failure of the slopes.

No addition of fill, excavation or other disturbance of the slope should be allowed on individual lots(lots #6 to 12) without the express review and approval of a qualified geotechnical engineer.

7. Lateral Earth Pressures

Basement walls or retaining walls can be designed based on a coefficient

H5

ALBERTA GOVERNMENT SERVICES
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0112806; 1-21 incl & C.S.

FORM 6
CONDOMINIUM PROPERTY ACT
SECTIONS 43(4) AND 54(4)

CERTIFICATE OF CORPORATION

CONDOMINIUM CORPORATION NO. 0112806 hereby certify that the owners of the units in the condominium plan have, by unanimous resolution, properly passed, directed the corporation to execute the instrument hereunder recited and that all persons having registered interests in the parcel and all other persons having interests (other than statutory interests) which have been notified to the corporation have consented in writing to the release of those interests in respect of the land comprised in such instrument:

RESTRICTIVE COVENANT dated the 16th day of October, 2001 wherein certain restrictions were imposed on the units referred to therein, all as more particularly referred to in the said Restrctive Covenant.

The seal of Condominium Corporation No. 0112806 was affixed on the 16th day of October, 2001.

CONDOMINIUM CORPORATION
NO. 0112806

Per: _____

PINE COULEE RANCH

RESTRICTIVE COVENANT

WHEREAS RADLER CONSTRUCTION SERVICES INC. (the "Developer") is registered as the owner of the Units comprising bare land Condominium Plan No. 0112806 (the "Plan");

AND WHEREAS it is the intention of the Developer to sell all of the Units to Purchasers who shall have the benefit of the following covenants;

AND WHEREAS the Developer wishes to have built upon the bare land units buildings for residential use which are to be architecturally controlled in accordance with the architectural controls as tabled in the "Area Structure Plan" for "West Ridge Acres" (the former name of the Pine Coulee Ranch Project) as prepared by Planning Protocol Inc. in June, 2000 attached as Schedule "A" hereto;

WITNESSETH that the Developer as covenantor, on behalf of itself, its successors in title from time to time and the persons deriving title under it or them; COVENANTS with itself as covenantee on behalf of itself, its successors in title from time to time and the persons deriving title under it or them to the intent that the burden of the covenants may run with and bind the Units and every part thereof and to the intent that the benefit thereof may be annexed to and run with the Units and every party thereof and further for the burden and benefit of Condominium Corporation No. 0112806, AS FOLLOWS:

ARTICLE 1

1.1 In this Agreement:

a. "Condominium Corporation" means Condominium Corporation No. 0112806;

b. "Guidelines" means the Architectural Control Guidelines attached hereto as Schedule "A";

c. "Units" means the bare land condominium units created by the registration of the Plan, which Units are described in Schedule "B" attached hereto.

ARTICLE 2
RESTRICTIVE COVENANT

NOW THEREFORE, the Developer as owner of all of the said Units, subject to such liens, encumbrances and interests as are notified by a memorandum on title, in consideration of the premises and the mutual covenants herein contained, on its own behalf and on behalf of its successors in title to each Unit, does accordingly covenant and agree with itself as owner of each of the remainder Units and with each of its successors in title thereto that:

2.1 No building or structure shall be built, erected or placed on the Units unless the same complies with the Guidelines, and no Unit owner shall apply for any development permit for or with respect to any development of the Units, nor commence any construction whatsoever on the Units, until detailed plans of the buildings, structures, or improvements to be constructed on a Unit, including but not limited to, design, location, elevations, footing elevations, grades, exterior appearance, finishing materials and colors, finished grades and landscaping have been approved in writing by the Developer or by the Condominium Corporation; PROVIDED THAT neither the Developer nor the Condominium Corporation shall have any responsibility or liability by reason of its approval of such plans relative to

the conformity of such plans and specifications with applicable municipal codes and laws and/or the requirements of the New Home Warranty Program of Alberta or the National Home Warranty Program (if applicable).

2.2 An owner of a Unit shall not apply to the M.D. of Willow Creek No. 26 (the "MD") for a development permit for or with respect to, or proceed with the construction of, any building or other improvement on a Unit until the approval required by this Restrictive Covenant and the Guidelines has been given by the Developer or the Condominium Corporation.

2.3 The construction of all buildings and improvements on Units shall be carried out in accordance with (and only in accordance with) the Guidelines and in a manner that will not damage, or constitute a nuisance or interference with the use of, any existing or proposed local improvements, service lines, adjacent lands, lanes or sidewalks.

2.4 A Unit owner shall indemnify and save harmless the Developer and the Condominium Corporation against all claims, damages, liabilities or causes or action that the Developer may suffer or incur arising out of or resulting from any negligent act or omission by an owner, its contractors, or any other person for whose negligence or omission the owner is liable at law, or from the default by the owner in the performance or observance of any of its obligations under this Restrictive Covenant.

2.5 The Guidelines shall be and be deemed to be covenants running with the Units and shall enure to the benefit of all Units and the Developer and its transferees, successors and assigns and may accordingly be enforced in respect of any Unit for the benefit of which they have been granted by the owner of such Unit and the Developer and/or the Condominium Corporation.

2.6 The Developer agrees for itself and its respective transferees, successors and assigns in title in respect of Units 5 to 11, inclusive, in the Plan, that lot watering and/or irrigation of any kind whatsoever on Units 5 to 11, inclusive, shall be strictly prohibited at all times.

2.7 The burden of the said covenants and conditions shall not be personally binding upon the Developer and its respective transferees, successors and assigns in title except while the Developer or its transferees, successors and assigns remain the registered or beneficial owner or owners of any of the Units as are owned by it or them.

2.8 The Developer shall not be liable for a breach of the restrictions or covenants set forth in respect of any Unit after the date title to the Unit is transferred from the Developer.

2.9 Should any one or more of the provisions of this Restrictive Covenant be determined to be illegal or unenforceable or otherwise invalid, the same shall be severed but all other provisions shall remain in effect.

2.10 The Restrictive Covenant may be enforced by any Unit owner, the Board of Managers of the Condominium Corporation or the Developer even if the Developer no longer owns any of the Units.

2.11 Whenever the singular number or neuter or masculine gender is used herein, the same shall be construed as including the plural and such other genders as the context requires.

IN WITNESS WHEREOF RADLER CONSTRUCTION SERVICES INC. and the Condominium Corporation have executed these presents the 16th day of October, 2001.

RADLER CONSTRUCTION SERVICES INC.

Per: _____

CONDOMINIUM CORPORATION NO. 0112806

Per: _____

G:\056628\0001\Restrictive Covenant Guidelines doc\vh

SCHEDULE "A"

THE ARCHITECTURAL CONTROL GUIDELINES ATTACHED HERETO AND FORMING PART HEREOF

SCHEDULE "A"

ARCHITECTURAL GUIDELINES FOR PINE COULEE ESTATES DEVELOPMENT

1. OBJECTIVE

The objective of these guidelines is to encourage standards for use of quality construction materials and colors that enhance the overall character and charm of the West Ridge Acres Development.

2. HOUSE SIZES

The homes are to have minimum floor areas (excluding garages and basement whether or not developed) as follows:

HOUSE TYPE	SIZE
Bungalow	1000 sq. ft.
Two Story	1500 sq. ft
Split Level (3 or more levels)	1500 sq. ft.

3. EXTERIOR MATERIALS AND COLORS

SIDING	-	Stucco - provided sufficient detail is incorporated in the stucco with masonry detailing or extensive use of batons.
	-	Vinyl siding - double 4", providing colour used is co-orientated with brick or stone detailing.
ROOFS	-	Asphalt Shingles, Shakes or Tile
CHIMNEY	-	All exposed chimneys must be faced in brick, stone or a treatment complementary to that used on the exterior of the house.
COLOURS	-	Pastels, light coloured siding with light coloured masonry.
TRIM MATERIALS		A minimum of 100 sq. ft Brick or stone (should retreat around corner minimum one foot. Maximum two finish materials other than brick or stone.) May be replaced by sufficient stuccoed batons and detailing as described below at the discretion of the architectural controller.

Primary finish must be used on all elevations. False fronts or sudden change of primary materials at the side or rear elevations will not be accepted. Corner lots upgrading of exterior design must be done on at least two elevations rather than just the front.

4. SITING

Adjustments to siting may be required during the architectural control process to protect views of neighbouring homeowners.

5. COMPLIANCE WITH OTHER LEGISLATION

Compliance with these Guidelines in no way absolves the builder from ensuring that the construction of the house on the lot is in accordance with all other statutory regulations.

6. ACCEPTANCE OF PLANS

Any house design may be refused on the grounds that it is not, in the opinion of the architectural controller, compatible with the design objectives for the area. The approval of house plans will also be subject to municipal standards and regulations.

SCHEDULE "B"

CONDOMINIUM PLAN 0112806
UNITS ONE (1) TO TWENTY ONE (21) INCLUSIVE, AND
TEN THOUSAND UNDIVIDED ONE TEN THOUSANDTH SHARES
IN THE COMMON PROPERTY THEREIN
EXCEPTING THEREOUT ALL MINES AND MINERALS

011316487 REGISTERED 2001 10 25
RESC - RESTRICTIVE COVENANT
DOC 1 OF 1 DRR#: 8497317 ADR/SELLIOTT
LINC/S: 0029031953 0029031747
0029031755 0029031762 0029031770
0029031788 0029031796 0029031804

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