

Municipality of Crowsnest Pass

CHINOOK INTERMUNICIPAL SUBDIVISION & DEVELOPMENT APPEAL BOARD

June 9, 2025

10:00 a.m.

Hearing No. DP2025-015

Appellant: Patrol Base Inc. c/o Richard Harrison, Wilson Laycraft

Applicant: Tanrock Homes Ltd.

LIST OF EXHIBITS

- A. Notice of Hearing and Location Sketch Map
- B. List of Persons Notified
- C. Notice of Appeal with Reasons dated May 14, 2025
- D. Notice of Decision DP2025-015 dated April 24, 2025
- E. Development Permit Application DP2025-015 - received February 6, 2025
- F. Development Permit Application Review for Completeness
- G. Certificate of Title and Registrations
- H. TC Energy Referral and Response
- I. Municipal Planning Commission Report - Request for a Decision dated April 23, 2025
- J. Draft Municipal Planning Commission Minutes (unapproved)
- K. Municipal Policies used by Development Authority in Making a Decision
- L. Excerpts from South Saskatchewan Regional Plan
- M. Excerpts from Municipality of Crowsnest Pass Municipal Development Plan Bylaw 1059, 2020
- N. Excerpts from Municipality of Crowsnest Pass Land Use Bylaw 1165, 2023

MUNICIPALITY OF CROWSNEST PASS

NOTICE OF CHINOOK INTERMUNICIPAL SUBDIVISION AND DEVELOPMENT APPEAL BOARD HEARING Development Permit No. DP2025-015

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 DECISION BY THE:

Development Authority of the Municipality of Crowsnest Pass with respect to Development Permit Application DP2025-015

APPELLANT:	Patrol Base Inc. c/o Richard Harrison, Wilson Laycraft
APPLICANT:	Tanrock Homes Ltd.
LEGAL DESCRIPTION: (SUBJECT PROPERTY)	Lot 51, Block 1, Plan 0812254 (125 Southmore Drive, Blairmore)
PROPOSAL:	Comprehensive Site Development Plan (CSDP dated April 15, 2025) and "Tourism Accommodation, Small" (discretionary use) for the development of resort accommodation in Phase 1 of the CSDP
DECISION:	Approved with Conditions
PLACE OF HEARING:	Municipality of Crowsnest Pass Administration Office Council Chambers 8502 19 Avenue, Coleman, Alberta
DATE OF HEARING:	Monday, June 9, 2025
TIME OF HEARING:	10:00 A.M.

PROCEDURES PRIOR TO THE HEARING:

1. **Provide Written Submissions** - The Appeal Board encourages 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, in 1 file. Please contact the Clerk with your written submissions, which will be accepted until **noon (12 p.m.) on June 5, 2025.**

EMAIL: bonniebrunner@orrsc.com

MAIL: **Bonnie Brunner, 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 June 5, 2025, will be posted to the website prior to the hearing.

DATE: May 21, 2025



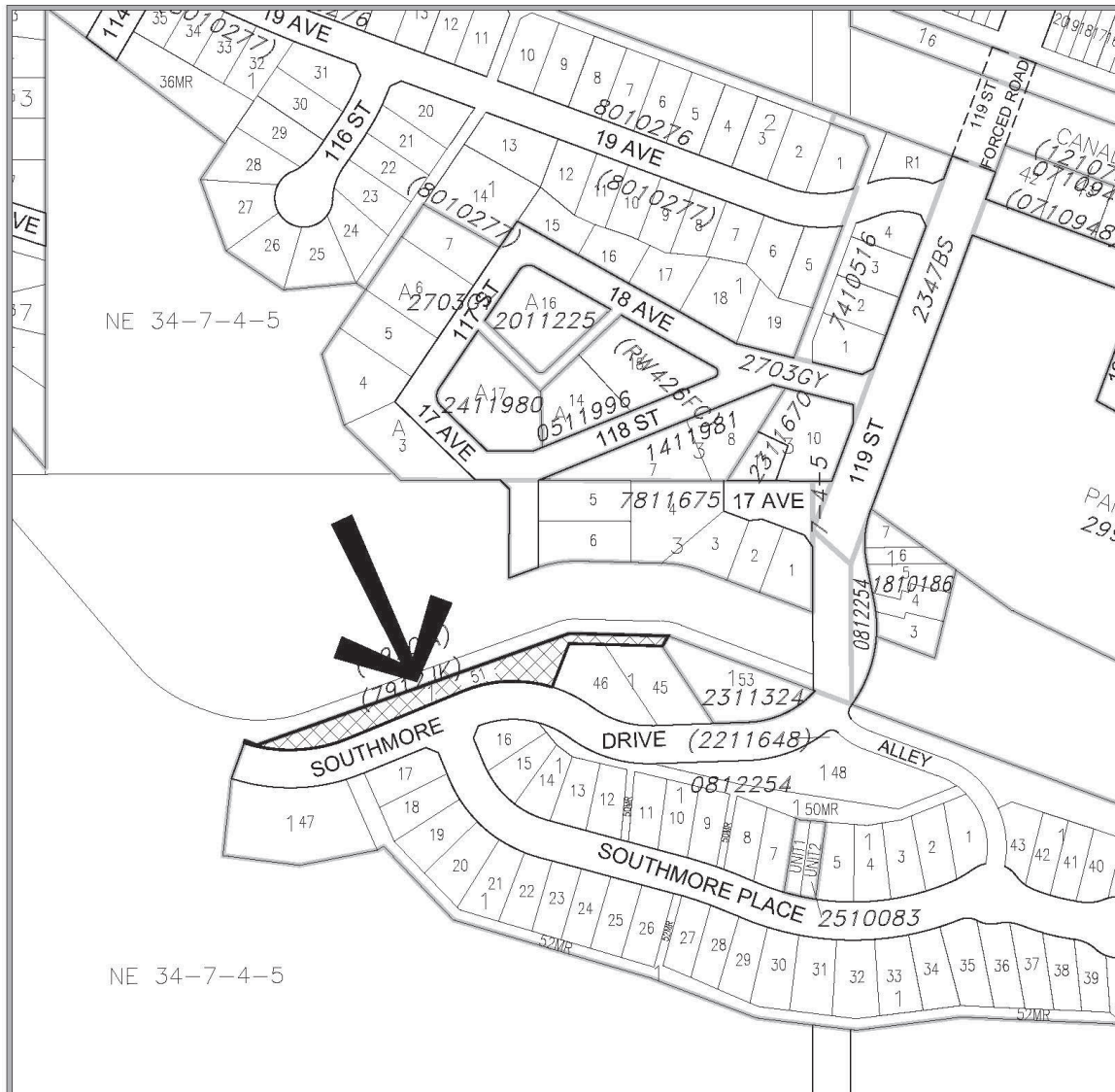
Bonnie Brunner, Clerk
Subdivision & Development Appeal Board

MUNICIPALITY OF CROWSNEST PASS

CHINOOK INTERMUNICIPAL SUBDIVISION AND DEVELOPMENT APPEAL BOARD

Land Subject of Appeal DP2025-015

Lot 51, Block 1, Plan 0812254
(125 Southmore Drive, Blairmore, AB)



LOCATION SKETCH

LOT 51, BLOCK 1, PLAN 0812254

WITHIN NE 1/4 SEC 34, TWP 7, RGE 4, W 5 M

MUNICIPALITY: MUNICIPALITY OF CROWSNEST PASS

DATE: MAY 21, 2025



MUNICIPALITY OF CROWSNEST PASS

CHINOOK INTERMUNICIPAL

SUBDIVISION & DEVELOPMENT APPEAL BOARD

Development Permit No. DP 2025-015

List of Persons Notified

Municipality:

Municipality of Crowsnest Pass CAO
Municipality of Crowsnest Pass Manager
of Development & Trades
Municipality of Crowsnest Pass
Development Officer
ORRSC Planner, Ryan Dyck

SDAB Members:

Glen Girhiny
Rupert Hewison
Don Hill
Howard Paulsen
Evert Van Essen

Appellant:

Patrol Base Inc. c/o Richard
Harrison, Wilson Laycraft

Applicant:

Tanrock Homes Ltd.

Other Persons Notified:

ATKINSON, MELISA J. & STEPHEN J.
ATLATL ARCHAEOLOGY LTD.
BENDIAK, SHAD R. & LAURA J.
BERTRAM, ASHLEY
BLANCHETTE, LEONARD A
BLANCHETTE, MARILYN E
BODELL, DAVID & CHERYL
BOND, BRYAN D. & RHONDA F.
BRAZZONI, CATHERINE
BUNNAH, MARK
CARON, STEPHANIE
CARTWRIGHT, JEREMY R. & MEGAN
CARTWRIGHT, WM RANDAL
CHAREST, JOLLIN
COLBERG, ERIC & TINA
COLUCCI, JASON
COLUCCI, VINCE & TINA
CYTKO, KYLE M.
DESAUNOY, CHANCE
DESAUNOY, DREW & COLLEEN
DONNY LLOYD
FEYTER, GEORGE D. & TRACEY N.
FOX, JESSE L.G. & LISA D.
FRIESEN, PETER
FULKERTH, BROCK R.J.
GEORGE TOKUDA
GILBERT, DAMIAN N.
GILBERT, JODY BLAINE
GOODWIN, JOSEPH W.
HAM, MARK
HARTT, JAMES A. & DOROTHY C

Other Persons Notified:

HER MAJESTY THE QUEEN IN
RIGHT OF ALBERTA
HOPALUK, KERAY & KRYSTAL
HUNTER, SEAN
HUSKA, JORDAN & LAURIE
JACKSON, BRUCE E
JAMES, JOHN C. & ROBIN L.
JOBST, DAVID CLARENCE
KOURY, MARK
KRUZICK, STEVEN
KUBIK, VICTORIA & ROD
LEE, DEREK & KARYSE
LOZZAROTTO, KYLA R.
LUKEY, HEATHER & ARTHUR
MACDONALD, REGINALD &
MOLLY
MANGONE, TROY & MELISSA
MCGALE, DAVID & KAREN
MCLENNAN, DORAN
MERTZ, MICHAEL & KATHERINE
MILLER, SONJA & RYAN T.
MORSTAD, ADAM G
NORMAN, DARCY A.
PEDERSEN, VERNER J.
PERL, AVNER
PINK, RONALD C. & JENNIFER C.
PONEE, AMBER
PRATHER, CLIFF & COLLEEN
PRETE, MELISSA & RUSTIN
R. GROVER PROFESSIONAL
CORPORATION

Other Persons Notified:

REES, STACEY
RUDECKI, ALEXANDER
SMITH, MAURICE
SOMMERFIELD, THERON D.
SOREN B. & MARYANNE
CHRISTENSEN
SPOULE, JAMIE & JULIE
STERNER, ANTHONY & ELKE
ST-GERMAIN, PASCAL
STOVER, DYLLON & ALTNICKEL,
KARLOTTA
STOVER, LORNE & GIANNE
T. DREW SOMMERFELDT
PROFESSIONAL CORPORATION
TARNASKY, O'BRIEN
TELEGA, KEVIN CHARLES & RITA
YIU-FONG
TOKUDA, GEORGE
TRIPPEL, SCOTT & LINDA
VILLENUEVE, SIMON & TARA
WIEBE, KATHY C.
WINDTOWER PRODUCTIONS, INC.
YOUNG, DOUGLAS & VIRGINIA



Subdivision and Development Appeal Board (SDAB) Appeal Form

NOTE: This appeal is not considered submitted until the appeal fee has been received by our office. To pay by credit card, please phone 403-562-8833. To pay by any other method, please visit 8502 - 19 Avenue, Coleman.

This form is not intended for appeals where there is a provincial interest. If the subdivision and development you wish to appeal has a provincial interest, please fill out the Land & Property Rights Tribunal Subdivision and Appeal Forms found at <https://www.alberta.ca/subdivision-appeals.aspx>

Applicant Information

Name *

Patrol Base Inc.

Mailing Address *

c/o Richard Harrison, Wilson Laycraft, 650 211 11 Avenue, SW Calgary, AB T2R 0C6

E-mail *

rharrison@wilcraft.com

Phone Number *

403-290-1601

Details of Appeal

Appeal Deadline

The appeal deadline is indicated on the notice.

2025-05-14

Is this an appeal for: *

☒ Development Permit

☐ Subdivision

☐ Stop Order

Development Permit Number *

DP2025-015

Are you? *

☐ Original Applicant

☒ Concerned Resident

Documents for Appeal

Please include a pdf or text document with the details of your appeal application and any other supporting documents you may have

Reasons for Appeal.pdf

60.17KB

Signature*

NOTE: This appeal is not considered submitted until the appeal fee has been received by our office. If the form and/or fee are not received by this office before the deadline, this appeal will not be considered.

A.H. on behalf of Richard Harrison

Date Submitted

2025-05-14

Payment Received

Date Payment Received	Receipt
2025-05-14	WILSON LAYCRAFT DEVELOPMENT APPEAL FEE_Cash Receipt-Form 3.pdf26.9KB

Assistant Development Officer

Taxroll	
Development Permit Application Form	
DP2025-015 Devpt Permit App.pdf	23.73MB
Development Permit or Notice of Decision	
If one exists	
7_DP2025-015 Notice of Decision APRIL 24 2025.pdf	15.03MB
Adjacent Landowner Mail-Out List	
5_DP2025-015 ALO List.xlsx	1.59MB
Other Supporting Documents	
1_2025 05 14_DP2025-015 Notice of Appeal Form and Checklist.pdf	161.63KB

Outcome of Appeal

Date of Hearing	Was Appeal Successful?
	<input type="radio"/> Yes
	<input type="radio"/> No
Comments	
Final Exhibit Package	
Please upload a compressed version of the exhibit package for reference	
Notice of Decision	

**REASONS FOR APPEAL
DP2015-015**

My clients' residence is adjacent to the site of the proposed development. They are an interested party.

The proposed development is out of character with the surrounding community.

The proposed development will increase parking pressures for the surrounding community that were not appropriately mitigated.

The Appellants maintain a certificate of lis pendens, the resolution of which is required before the Respondent may proceed with a development permit.

Other grounds as will be raised at the appeal of this matter.



Box 600
Crowsnest Pass, Alberta,
T0K 0E0
Phone: 403-562-8833
Fax: 403-563-5474

Corrections:

Notice of Decision

This is not a
Development Permit

Application No. DP2025-015
Roll No. 2210004
Application **Incomplete**: February 25, 2025
Notice of Decision: April 24, 2025
Appeal Period Expires: May 15, 2025

Application
Deemed
Completed:
March 14,
2025
Extension
Granted until:
April 30,
2025

Approving Authority: Municipal Planning Commission

Land Use District: Urban Tourism Accommodation and Recreation - UTAR

Civic Address: 125 Southmore Drive, Blairmore

Legal Land Description: Lot 51 Block 1 Plan 0812254

Proposed Development: 1) For the Comprehensive Site Development Plan (CSDP dated April 15, 2025) and;
2) For "Tourism Accommodation, Small" (discretionary use) for the development of resort accommodation in Phase 1 of the CSDP consisting of:
a) two single-detached dwellings (units 8 & 9), and
b) one cabin in conjunction with an administrative office and laundry facility (unit 4).

Subsequent phases shall require the submission of a development permit application and notification of adjacent landowners.

Dear Sir or Madam:

Please be advised that the **Development Permit application DP2025-015 was approved** subject to the following conditions:

1. The Development Permit approved in this Notice of Decision shall not be issued and shall be of no effect, and construction / placement of the development shall not commence, until all "Prior to Issuance Conditions" stated in this Notice of Decision have been met or fulfilled.
2. This Notice of Decision shall remain effective for a period of six (6) months and shall then expire and be deemed null and void unless the person to whom the Notice of Decision was issued continues to collaborate with the Development Authority to satisfy or complete the "Prior to Issuance Conditions" and, if required, an extension is approved by the Development Authority.

Prior to Issuance Conditions (these conditions are to be satisfied prior to issuance of a development permit and will only form part of the Notice of Decision and not part of the formal development permit issued however, the development permit shall be of no effect until these conditions have been satisfied)

3. The applicant / landowner shall provide to the Development Office a **\$5000** Security Deposit for the completion of the hard surfaced parking areas required in condition 7 of this development permit, which shall be refunded upon completion to the Development Officer's satisfaction by the date specified in condition 7.
4. The applicant / landowner shall provide to the Development Office a **\$5000** Security Deposit for the completion of the landscaping (xeriscaping) required in condition 8 of this development permit, which shall be refunded upon completion to the Development Officer's satisfaction by the date specified in condition 8.
5. The developer / landowner shall provide to the Development Officer's satisfaction a slope stability assessment, a grading plan, and a drainage plan prepared by a qualified professional, and shall comply with the findings and recommendations from that assessment and plans.
6. An appeal period of twenty-one (21) days from the date of the Development Authority's Notice of Decision applies, and if any appeals are submitted the development permit shall not be issued until such appeals are dealt with by the Land and Property Rights Tribunal.

Time Specific Conditions After Issuance (deadline for enforcement or for the validity of the development permit)

7. The landowner and/or applicant shall install and complete the hard surfaced parking areas (i.e. concrete paving) as per Schedule 6 section 2.2 of the Land Use Bylaw and the Overall Parking Plan shown in the Comprehensive Site Development Plan dated April 15, 2025 to the satisfaction of the Development Officer by **September 30, 2026**.
8. The landowner shall install and complete the landscaping (xeriscaping) for Phase 1 as identified in the Overall Landscape Plan shown in the Comprehensive Site Development Plan dated April 15, 2025 pursuant to the Land Use Bylaw, Schedule 4, section 13.1 to the satisfaction of the Development Officer by **September 30, 2026**.
9. The applicant / developer / landowner shall provide a final report prepared by a professional engineer confirming that the development of Phase 1 was undertaken and completed in accordance with the recommendations in the slope stability assessment / grading plan / drainage plan as required in condition 5, within 60 days of the completion of development in Phase 1.
10. Development must be commenced or carried out with reasonable diligence, in the opinion of the Development Officer, within 12 months from the date of issuance of the development permit and / or within the specific timelines and by the specific deadlines stated in this development permit, otherwise the permit shall be deemed to be null and void.
11. The landowner or applicant shall confirm permitting requirements for the proposed buildings / structures, and shall provide to the Development Officer copies of Safety Codes permit applications (Building, Electrical, Gas, Plumbing) when the same are made or copies of Safety Codes permits issued immediately upon issuance to demonstrate that such applications or permits are consistent with the development permit issued for the proposed development.
12. The landowner shall ensure that the construction of Phase 1 is completed to the Development Officer's satisfaction within 36 months after the date of the issuance of the development permit and / or within the specific timelines and by the specific deadlines stated in this development permit,

otherwise the applicant or landowner shall be deemed to be in contravention of the development permit conditions.

Conditions of a Continuing Nature (Permanent Conditions)

13. The development shall comply with and be carried out and completed in its entirety in accordance with the attached approved Comprehensive Site Development Plan dated April 15, 2025 and the development standards in the Urban Tourism Accommodation & Recreation district in Land Use Bylaw 1165, 2023, as amended.

Standards for Resort Accommodation - Unit 4 and the Administration Office / Laundry Building and Units 8 & 9	Standard in the CSDP
Yard Setbacks (from perimeter lot boundaries)	As approved by the Development Authority in the CSDP
Building Height (maximum)	9.67m height on the Southmore Drive frontage (south side) and 15.54m height on the walkout frontage (north side)
Parking Requirements	12 on-site parking stalls. Parking for the entire resort shall be accommodated on-site and parking shall not be allowed to spill over onto Southmore Drive or adjacent public streets.

14. The Comprehensive Site Development Plan dated April 15, 2025 is approved in principle. Any deviations from the approved Comprehensive Site Development Plan or changes to the development from what is approved in the attached Comprehensive Site Development Plan and this development permit DP2025-015 shall require that the landowner submit a new development permit application.
15. The design features, quality, and general colour schemes of the building exteriors shall be consistent with the building elevations approved in the Comprehensive Site Development Plan dated April 11, 2025, to the Development Officer's satisfaction.
16. All parking shall be accommodated on-site in accordance with the Overall Parking Plan in the Comprehensive Site Development Plan dated April 15, 2025. Parking shall not be allowed on public streets (Southmore Drive and adjacent streets) as per Schedule 4 Section 42.2(c) and may be subject to penalties and fines as per the Land Use Bylaw Administration Section 27.
17. Should a retaining wall be required an additional development permit application is required.
18. Signage on the building containing Unit 4 and the administrative office / laundry facility is approved as shown in the Comprehensive Site Development Plan dated April 15, 2025. Any additional signage requires a separate development permit application.
19. The applicant / landowner shall provide municipal water and wastewater services to the proposed development in accordance with the Overall Utility Plan shown in the Comprehensive Site Development Plan dated April 15, 2025, at no cost to the Municipality pursuant to s. 21 of the Land Use Bylaw, and, where public infrastructure needs to be extended to achieve this, it shall be in

accordance with the terms and conditions of a development agreement to the Municipality's satisfaction, pursuant to s. 650 of the Municipal Government Act.

20. Prior to commencing with the proposed development in Phase 2 and/or Phase 3 of the Comprehensive Site Development Plan dated April 15, 2025 the applicant / landowner shall make a new development permit application.
21. The landowner / applicant shall apply to the development office for civic addressing and the resort accommodation units shall be identified with a site number or other suitable identification system to the Development Officer's satisfaction.
22. The developer / applicant / landowner shall comply with the requirements from TC Energy.
23. The Developer and/or the Landowner shall ensure that any changes to the lot grading maintains positive drainage directing the flow of all surface stormwater away from building foundations towards adjacent streets and lanes without adversely affecting (e.g. erosion, flooding) adjacent properties, roads, lanes, public property, or public infrastructure, including where applicable in such a manner that the post-development rate and volume of surface stormwater drainage from the subject property do not exceed the pre-development rate and volume of surface stormwater drainage. Should retaining walls be required as part of the stormwater drainage system, additional development permits are required, and construction shall be completed by the landowner at no cost to the municipality.
24. The Land Use Bylaw 1165, 2023, as amended, contains development standards and regulations that apply to this development permit and for which the landowner is responsible, at no cost to the Municipality of Crowsnest Pass. These regulations address matters relating to many aspects of the approved development or use e.g., access to the property, lines of sight, public safety setbacks, parking requirements, lot grading, maintaining positive drainage towards abutting roads and/or lanes, outdoor storage, etc. It is the Landowner's and/or Applicant's responsibility to ensure that they are fully aware of all the applicable development standards and regulations in the Land Use Bylaw that may apply to the proposed development or use by contacting the Municipality's Department of Development, Engineering & Operations.
25. When construction is involved for a development approved under this development permit, the landowner and/or the applicant to whom this development permit was issued and their successors in title, are responsible to, and shall ensure that the location of the building(s) relative to the subject property boundaries (i.e. approved yard setbacks, including variances if any), as approved in the attached site plan, and relative to easements on the subject property, is staked out by either an Alberta Land Surveyor, a professional engineer (see definition), or another certified agent, prior to the pouring of building foundations. At any time during or after construction, the Development Officer may require that the landowner of the subject property provide the stake-out, a survey and/or a survey drawing (or a Real Property Report) of the subject property and/or the building footprint relative to the subject property boundaries and easements, at no cost to the Municipality.
26. Failure to comply with any one or more of the conditions listed in this development permit either by a specified deadline or at any time throughout the lifetime of the development permit, as may be applicable, or implementation of the development contrary to the approved site plan and/or approved variances, shall result in enforcement through a Stop Order and corresponding fees, rates, charges, or fines pursuant to the Municipality's Fees, Rates and Charges Bylaw in effect at the time of the non-compliance.

Important Information & Notes:

- a) The issuance of a Development Permit indicates only that the development to which the Development Permit relates is authorized in accordance with the provisions of the Municipality of Crowsnest Pass Land Use Bylaw and does not in any way relieve or excuse the Landowner and/or the Development Permit holder from obtaining any other permit (including authorization to modify a wetland, safety codes permits e.g. building, electrical, gas, plumbing, Historical Resources Act approval, Highways Development and Protection Act, etc.), license, or other authorization required by any Federal or Provincial Act or regulation, or under any Bylaw of the Municipality (e.g. a business license), or complying with the conditions of any easement, covenant, agreement, or other instrument affecting the building or land. The Landowner and/or the Applicant is responsible to ensure compliance with these matters, at the sole risk and responsibility of the Applicant/property owner to the exonerated of the Municipality of Crowsnest Pass from any liability related to these matters, and at no cost to the Municipality of Crowsnest Pass. The applicable requirements may include the following:
 - (i) An application under the Historical Resources Act via the Online Permitting and Clearance (OPaC) process (<https://www.alberta.ca/online-permitting-clearance>) to the Historic Resources Management Branch of Alberta Arts, Culture, and Status of Women, and compliance with any requirements, terms, and conditions of such clearance.
- b) The Applicant/property owner is responsible for the following aspects as may be applicable to this development permit, at the sole risk and responsibility of the Applicant/property owner to the exonerated of the Municipality of Crowsnest Pass from any liability related to these matters, and at no cost to the Municipality of Crowsnest Pass:
 - (i) Determining the legal property boundaries and any applicable easements through a survey by an Alberta Land Surveyor before foundations are excavated or poured and before construction proceeds above ground level.
 - (ii) Ensuring that any structures approved under this Development Permit are constructed such that they are correctly set back from the property boundaries in compliance with the front, rear, and side yard setbacks approved in this Development Permit. The landowner should consult an Alberta Land Surveyor for this purpose.
 - (iii) Ensuring that the development and the associated excavation and/or construction activity approved under this Development Permit shall not disturb, affect, or alter conditions of all utilities and appurtenances, drainage rights-of-way, utility rights-of-way, access rights-of-way, and any easements as they may exist, over, under, or through the Lands. The landowner should consult a professional engineer and/or an Alberta Land Surveyor and/or the relevant utility company / utility owner for this purpose.
 - (iv) Ensuring that the development and/or any associated structures and/or the associated excavation and/or construction activity approved under this Development Permit is undertaken in a manner that does not cause or result in a public safety risk or concern, or a nuisance, disturbance, or damage to adjacent properties and/or roads, lanes, or other municipal infrastructure. The landowner should consult a legal professional, a professional engineer and/or an Alberta Land Surveyor for this purpose.
 - (v) Ensuring that all equipment, waste bins, portable toilets, building materials, and excavation stockpiles associated with construction activity approved under this development permit are placed within the subject property boundaries, and that where such items must encroach onto adjacent private property and/or adjacent boulevards, sidewalks, streets and /or lanes, that the adjacent landowner's consent has been obtained and/or that the Municipality has authorized such encroachment through a hoarding permit under the Traffic Bylaw (please contact the Manager of Transportation or a Community Peace Officer).
 - (vi) Making suitable arrangements with utility companies for the provision of all services and/or necessary easements for utility rights-of-way.
 - (vii) Notifying Alberta 1st Call at 1-800-242-3447 to arrange for field locating prior to construction, should any excavations be required near utility lines.
 - (viii) Ensuring that permanent structures are located outside the 1:100-year flood plain of any water body. The landowner should consult a wetland assessment practitioner and/or an Alberta Land Surveyor for this purpose.
 - (ix) Ensuring that construction activity approved under this Development Permit does not result in the modification of a wetland without provincial approval. The landowner should consult a wetland assessment practitioner for this purpose.
 - (x) Ensuring that foundation and drainage systems on a property with an effective grade / slope of greater than 15% are designed in accordance with the recommendations in a slope stability assessment and/or a grading plan / stormwater management plan, as may be applicable, prepared by a professional engineer, and that the same are constructed under the supervision of a professional engineer, to protect the bank from erosion and to ensure slope stability.
 - (xi) Ensuring that a 2-meter separation is provided between the water table and footings for the buildings. The landowner should consult a professional engineer for this purpose.

- (xii) Ensuring that the property is graded in such a manner that positive drainage directing the flow of all surface stormwater away from building foundations towards adjacent streets and lanes is maintained without adversely affecting (e.g. erosion, flooding) adjacent properties, roads, lanes, public property, or public infrastructure, including where applicable in such a manner that the post-development rate and volume of surface stormwater drainage from the subject property do not exceed the pre-development rate and volume of surface stormwater drainage. Should retaining walls be required as part of the stormwater drainage system, additional development permits are required, and construction shall be completed by the landowner at no cost to the municipality. Where an approved grading plan or stormwater management plan exists, the property must be graded (finished grade) in accordance with the grading plan or stormwater management plan. The landowner should consult a professional engineer and an Alberta Land Surveyor for this purpose.
 - (xiii) Being aware of FireSmart Regulations including the Municipality's FireSmart Bylaw and Safety Codes Permit Bylaw as may be applicable.
 - (xiv) This document does not provide permission to commence a use, start construction or occupy a building (as may be applicable). It is the owner's responsibility to ensure that all development permit conditions have been satisfied, and other applicable permits are applied for and issued before commencing construction, and that construction is inspected and permits closed, before occupancy. It is the responsibility of the owner or owner's agent to make an application to the Municipality for an Occupancy and Completion Certificate prior to taking occupancy.
- c) As part of the development permit review the Development Officer considered the following items, and relevant conditions were imposed on the development permit as deemed applicable:

Title – Owner / Application signed	✓	Provincial Historic Resource Value (archaeology)	5a, 3p
Gas well	N/A	Provincial Historic Designation	N/A
Transportation & Economic Corridor (direct access or structure within 40 m of Hwy 3 / 40)	N/A	Historic Commercial Areas Overlay District	N/A
Hydrography through parcel	N/A	Municipal Historic Resource Designation / MCNP Heritage Inventory	N/A
High Pressure Gas Main	YES-Referral Sent	Historic Resource Designation by Bylaw	N/A
Water Connection	Required	Coleman National Historic Site	N/A
If no: Proposed Municipal, Well, Cistern		Areas of Potential Environmental Concern Overlay District / Lagoon	N/A
Sewer Connection	Required	Wetlands	N/A
If no: Proposed Municipal, PSDS		Parking Submitted	✓
Contours – Steep Grade	YES	3m/6m lane	N/A
Area Structure Plan	N/A	Registered Documents	N/A
Cadastral – URW on parcel	✓	Land Use Bylaw No. 1165, 2023 as amended Schedules	2,4
Flood Hazard	N/A	Southmore	✓

Right to Appeal

This decision may be appealed within 21 days after the notice of decision. You may file an appeal with the required appeal fee by the appeal deadline. The SUBDIVISION AND DEVELOPMENT APPEAL BOARD (SDAB) has jurisdiction to hear an appeal of the Development Authority's Decision on this development permit.

Subdivision and Development Appeal Board:

Submit the online form: https://portal.laserfiche.ca/o8468/forms/Development_Appeal or visit <https://www.crowsnestpass.com/planning-development/p-d/subdivision-and-development-appeals> to learn more and access the link to appeal. The fee of \$400.00 must be paid with the appeal (will be contacted for payment once the form is sent).

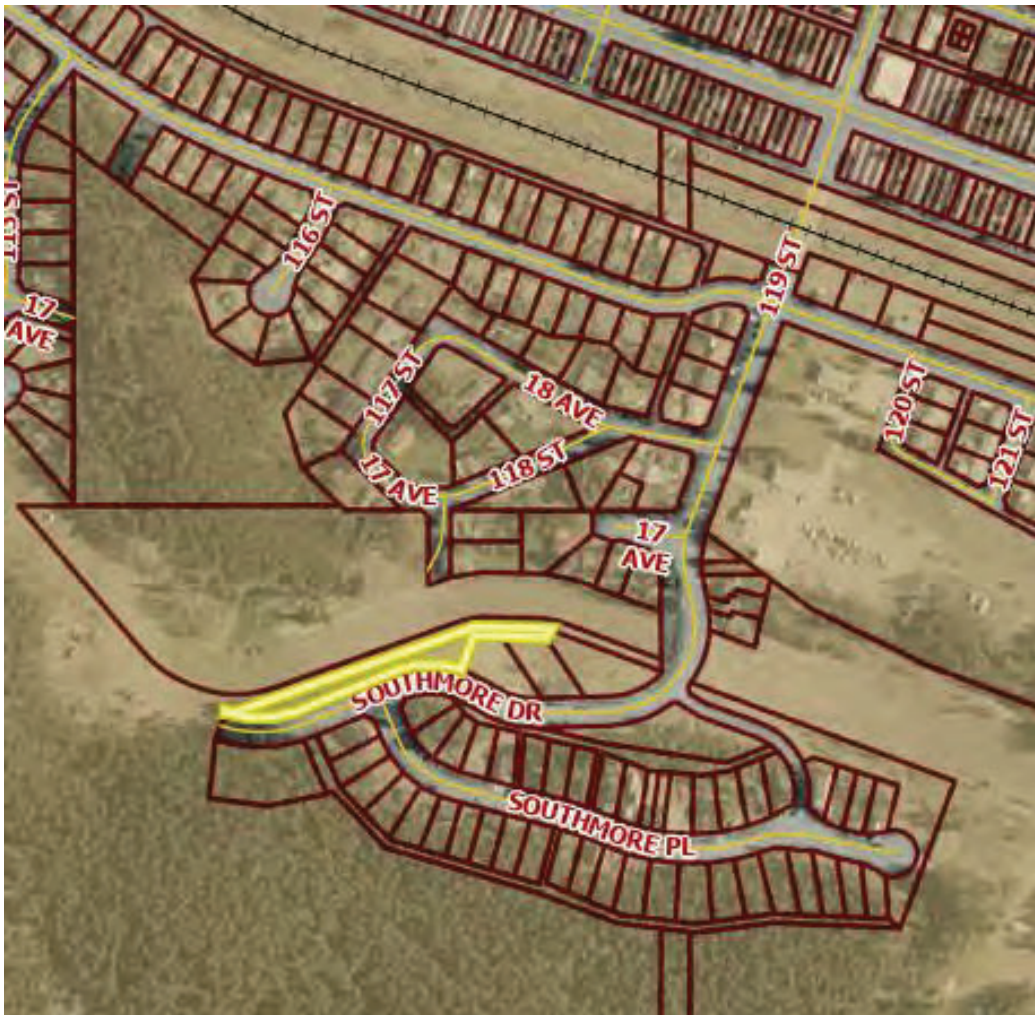
If you have any questions regarding the development permit, please contact the undersigned at development@crowsnestpass.com or make an appointment by calling (403) 562-8833.

Sincerely,

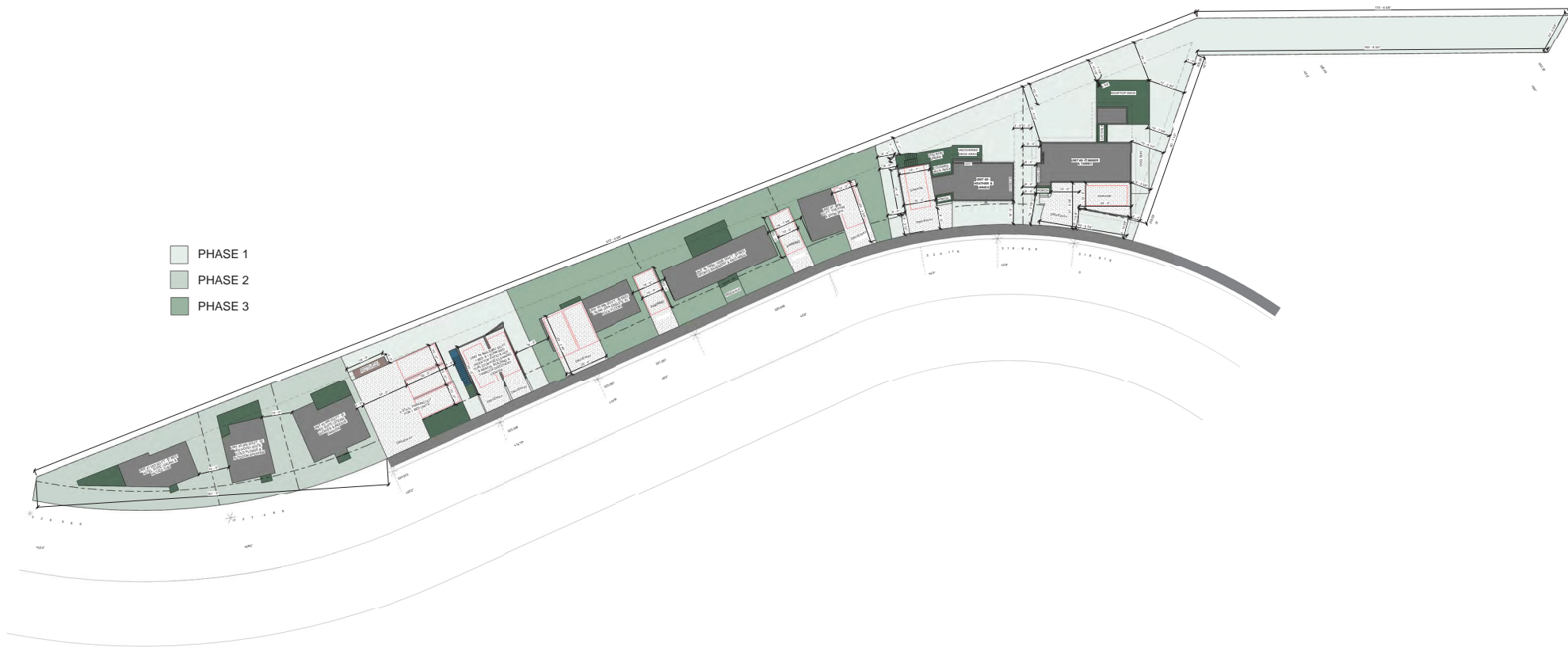


Katherine Mertz
Development Officer

Lot 51 Block 1 Plan 0812254
125 Southmore Drive, Blairmore

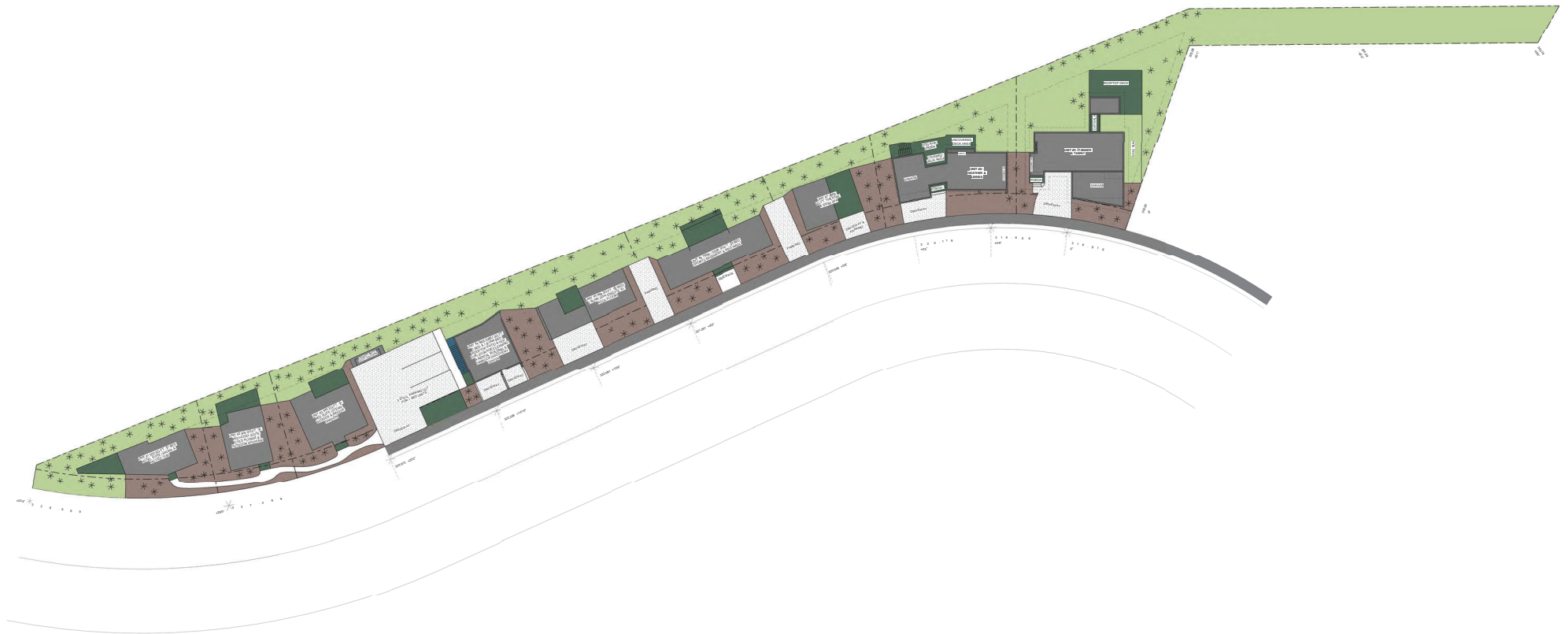






D10



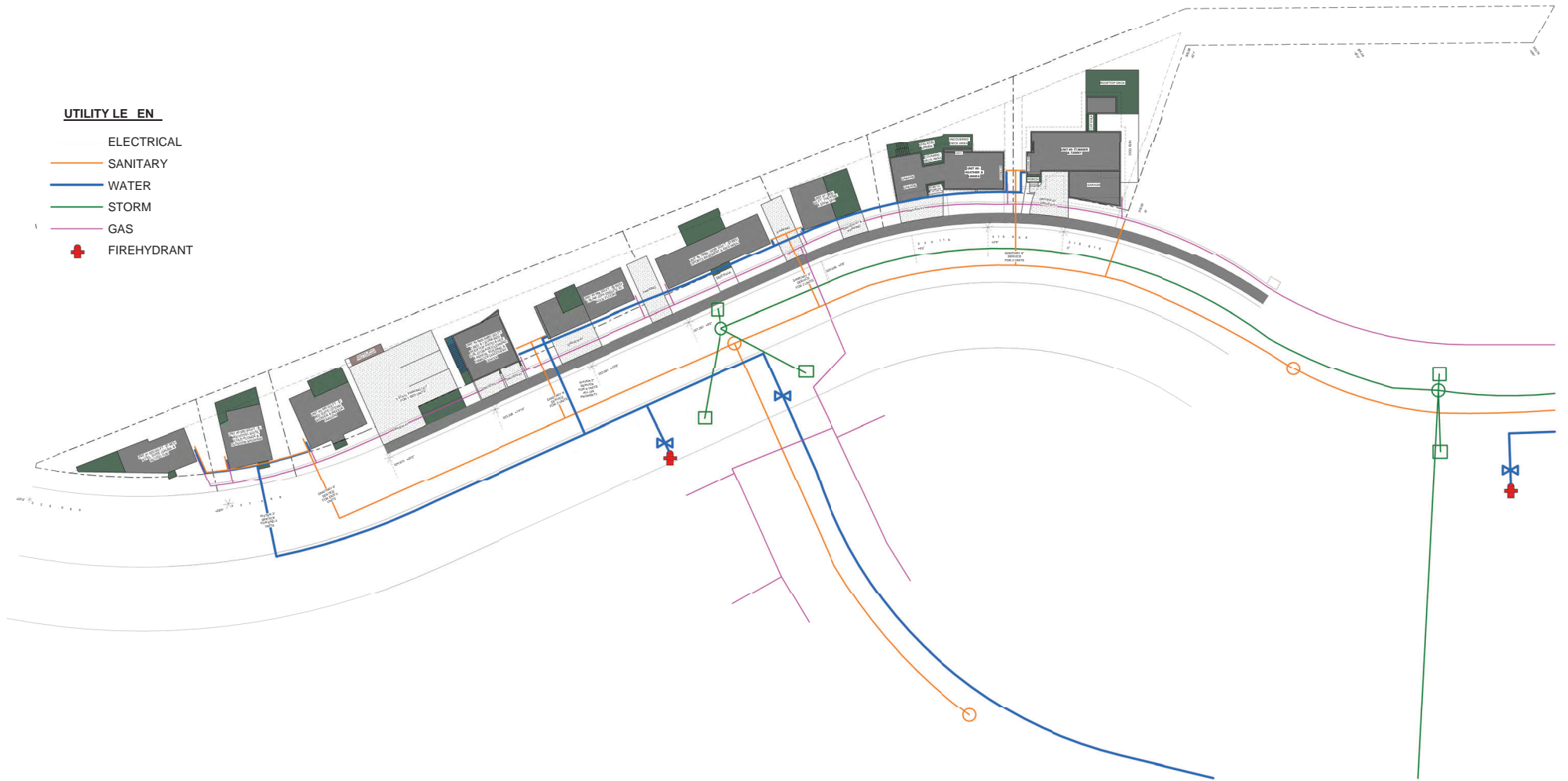


D11



UTILITY LEGEND

- ELECTRICAL
- SANITARY
- WATER
- STORM
- GAS
- + FIREHYDRANT



D12





HEATHER & LINNEA

1421 SQ. FT.

FULKERTH  DRAFTING
design studio

SHEET LIST

- 0 COVER
- A1 FRONT ELEVATION
- A2 REAR ELEVATION
- A3 LEFT & RIGHT ELEVATIONS
- A4 MAIN FLOOR PLAN
- A5 UPPER FLOOR PLAN
- A6 BASEMENT FLOOR PLAN
- A8 SECTION A
- A9 ROOF PLAN
- A10 MAIN FLOOR ELECTRICAL PLAN
- A11 UPPER FLOOR ELECTRICAL PLAN
- A12 BASEMENT ELECTRICAL PLAN
- A13 DETAILS
- S1 SITE PLAN

DEVELOPMENT AREA

GARAGE	315 sq.ft.
BASEMENT (DEVELOPED)	376 sq.ft.
BASEMENT (UNDEVELOPED)	156 sq.ft.
MAIN FLOOR	569 sq.ft.
UPPER FLOOR	852 sq.ft.
HOUSE TOTAL	1421 sq.ft.
DECK	278 sq.ft.
VERANDAH	26 sq.ft.

JOB # TH0006

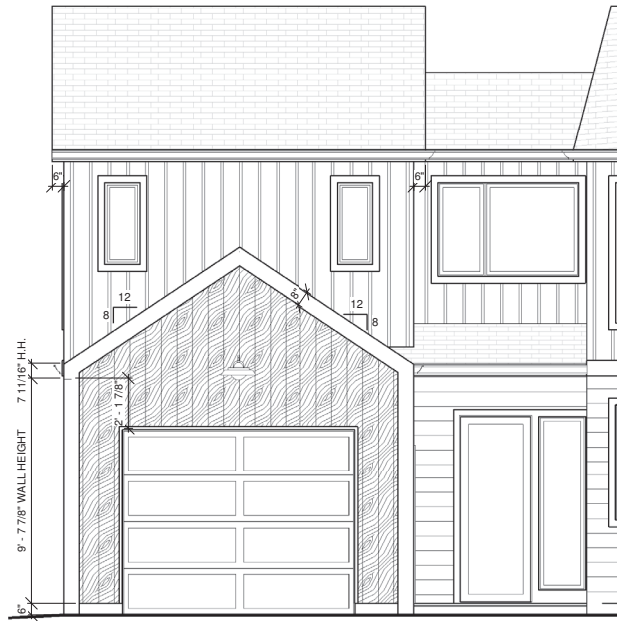
MODEL	THE VILLAGE AT SOUTHMORE SUITE #8
CUSTOMER	HEATHER & LINNEA
MUNICIPAL	125 SOUTHMORE PLACE
ADDRESS	BLAIRMORE, AB
LEGAL	LOT 51, BLOCK 1
ADDRESS	PLAN 081 2254
VERSION	2025-04-08
CONTACT: BROCK FULKERTH (403)-894-5253 TANROCKHOMES@GMAIL.COM	

DO NOT SCALE DRAWINGS. ALL MEASUREMENTS SHALL BE OBTAINED FROM STATED DIMENSIONS. CONTRACTOR SHALL READ DRAWINGS IN CONJUNCTION WITH WRITTEN SPECIFICATIONS. ALL DIMENSIONS AND CONDITIONS SHALL BE VERIFIED ON SITE. ANY QUESTIONS SHALL BE DIRECTED TO TANROCK HOMES PRIOR TO PROCEEDING WITH CONSTRUCTION. THESE DRAWINGS ARE PROPERTY OF FULKERTH DRAFTING & DESIGN STUDIO. ALL RIGHTS RESERVED. REPRODUCTION IN ANY FORM, NO COPIES ALLOWED WITHOUT PERMISSION IN WRITING FROM FULKERTH DRAFTING & DESIGN STUDIO. INFRINGEMENT UPON THIS COPYRIGHT IS SUBJECT TO PROSECUTION.

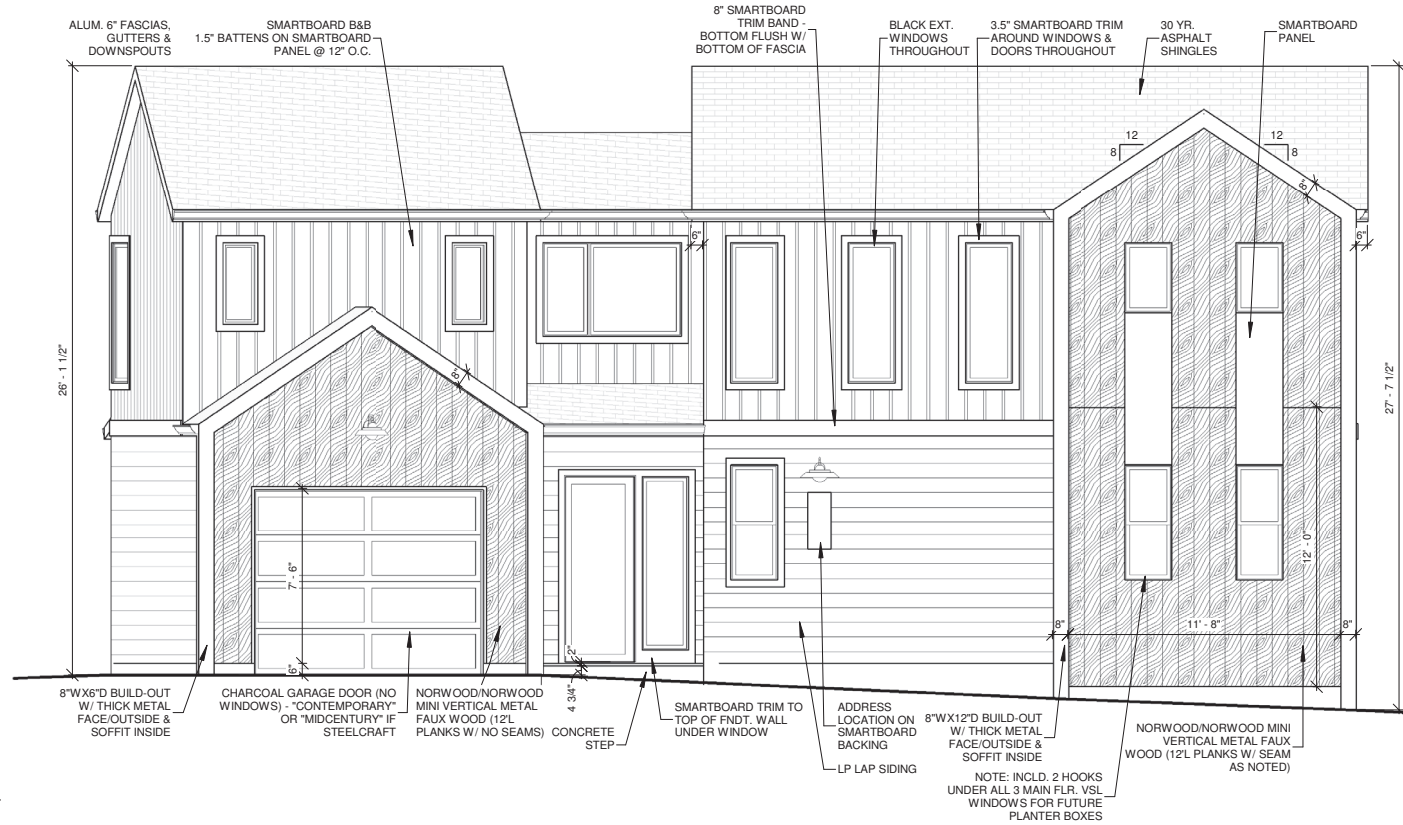
D13

PRELIM PLAN

DRAWING : 0



2 FRONT ELEVATION (LEFT)
3/16" = 1'-0"



1 FRONT ELEVATION (RIGHT)
3/16" = 1'-0"

HEATHER & LINNEA

1421 SQ. FT.



FULKERTH  DRAFTING
design studio

SHEET LIST

0	COVER
A1	FRONT ELEVATION
A2	REAR ELEVATION
A3	LEFT & RIGHT ELEVATIONS
A4	MAIN FLOOR PLAN
A5	UPPER FLOOR PLAN
A6	BASEMENT FLOOR PLAN
A8	SECTION A
A9	ROOF PLAN
A10	MAIN FLOOR ELECTRICAL PLAN
A11	UPPER FLOOR ELECTRICAL PLAN
A12	BASEMENT ELECTRICAL PLAN
A13	DETAILS
S1	SITE PLAN

DEVELOPMENT AREA

GARAGE	315 sq.ft.
BASEMENT (DEVELOPED)	376 sq.ft.
BASEMENT (UNDEVELOPED)	156 sq.ft.
MAIN FLOOR	569 sq.ft.
UPPER FLOOR	852 sq.ft.
HOUSE TOTAL	1421 sq.ft.
DECK	278 sq.ft.
VERANDAH	26 sq.ft.

JOB # TH0006

MODEL	THE VILLAGE AT SOUTHMORE SUITE #8
CUSTOMER	HEATHER & LINNEA
MUNICIPAL	125 SOUTHMORE PLACE
ADDRESS	BLAIRMORE, AB
LEGAL	LOT 51, BLOCK 1
ADDRESS	PLAN 081 2254
VERSION	2025-04-08
CONTACT: BROCK FULKERTH (403)-894-5253 TANROCKHOMES@GMAIL.COM	

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PRELIM PLAN

DRAWING : A1

D14



1 REAR ELEVATION
3/16" = 1'-0"



HEATHER & LINNEA

1421 SQ. FT.

FULKERTH  DRAFTING
design studio

SHEET LIST

0 COVER
A1 FRONT ELEVATION
A2 REAR ELEVATION
A3 LEFT & RIGHT ELEVATIONS
A4 MAIN FLOOR PLAN
A5 UPPER FLOOR PLAN
A6 BASEMENT FLOOR PLAN
A8 SECTION A
A9 ROOF PLAN
A10 MAIN FLOOR ELECTRICAL PLAN
A11 UPPER FLOOR ELECTRICAL PLAN
A12 BASEMENT ELECTRICAL PLAN
A13 DETAILS
S1 SITE PLAN

DEVELOPMENT AREA

GARAGE 315 sq.ft.
BASEMENT (DEVELOPED) 376 sq.ft.
BASEMENT (UNDEVELOPED) 156 sq.ft.
MAIN FLOOR 569 sq.ft.
UPPER FLOOR 852 sq.ft.
HOUSE TOTAL 1421 sq.ft.
DECK 278 sq.ft.
VERANDAH 26 sq.ft.

JOB # TH0006

MODEL THE VILLAGE AT SOUTHMORE
SUITE #8
CUSTOMER HEATHER & LINNEA
MUNICIPAL 125 SOUTHMORE PLACE
ADDRESS BLAIRMORE, AB
LEGAL LOT 51, BLOCK 1
ADDRESS PLAN 081 2254
VERSION 2025-04-08

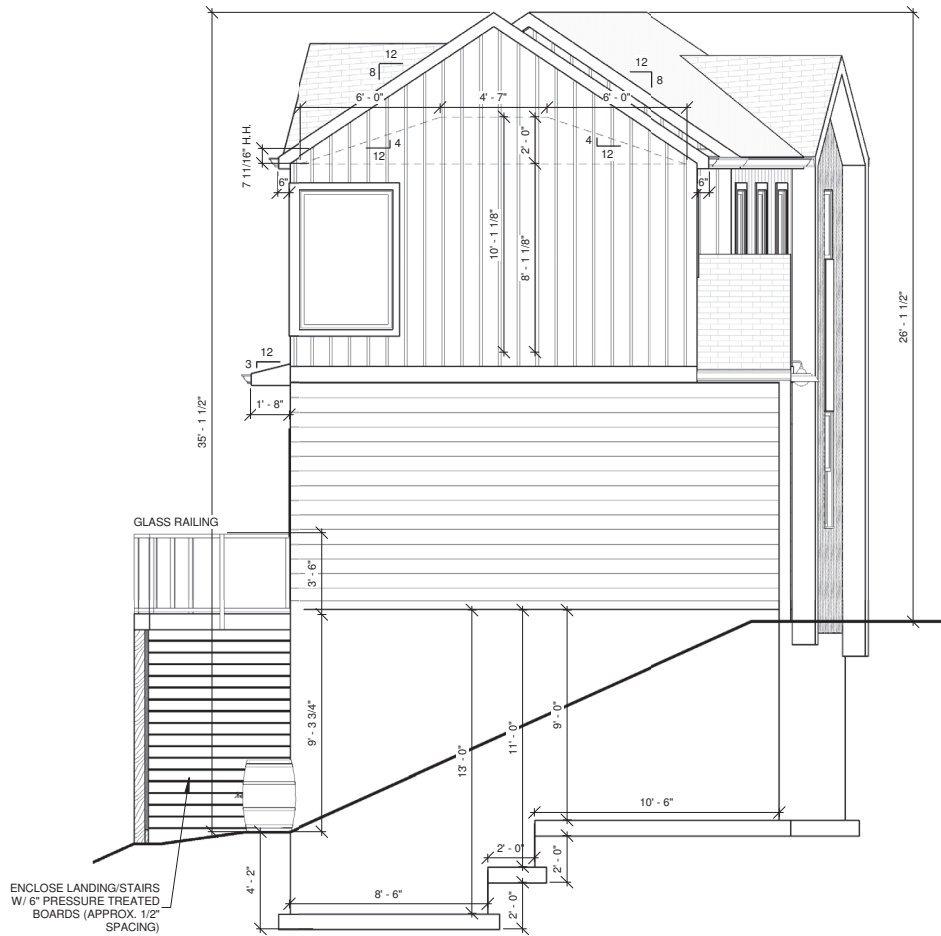
CONTACT: BROCK FULKERTH (403)-894-5253
TANROCKHOMES@GMAIL.COM

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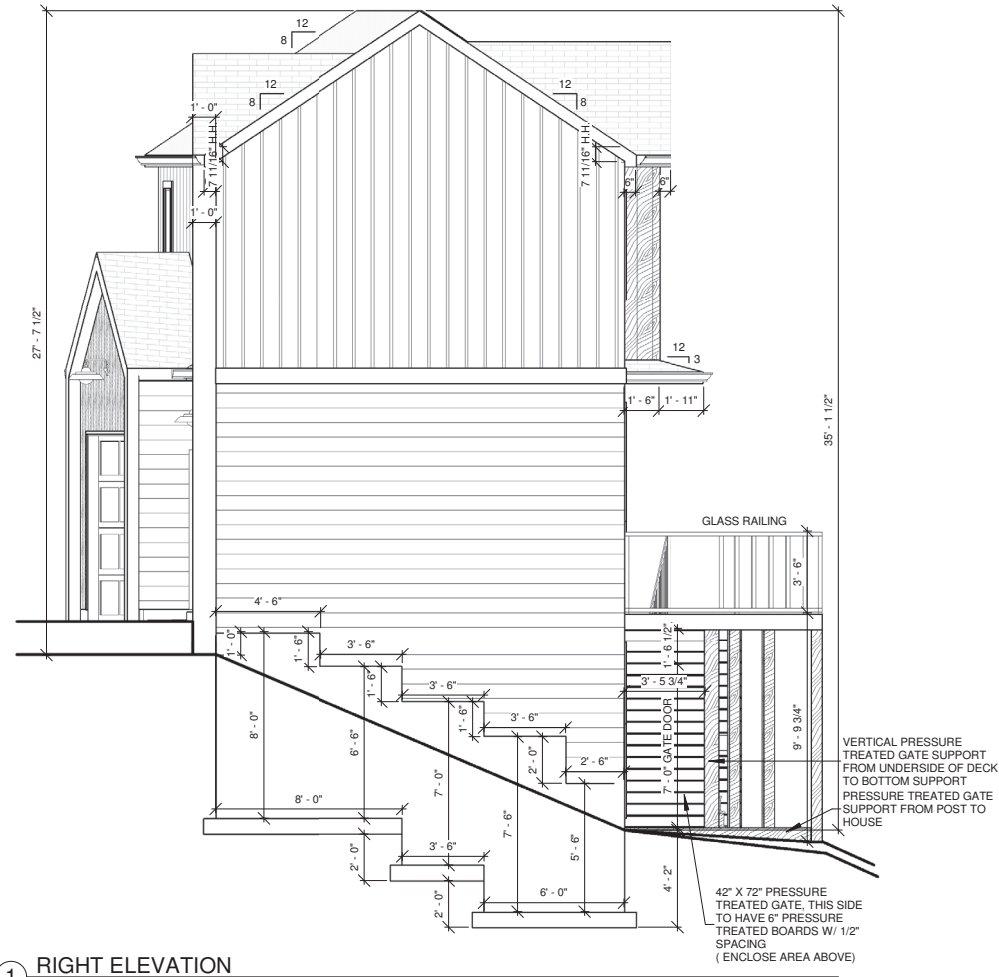
D15

PRELIM PLAN

DRAWING: A2



② LEFT ELEVATION
3/16" = 1'-0"



① RIGHT ELEVATION
3/16" = 1'-0"

HEATHER & LINNEA

1421 SQ. FT.



FULKERTH  DRAFTING
design studio

SHEET LIST		DEVELOPMENT AREA	JOB # TH0006
0	COVER		MODEL THE VILLAGE AT SOUTHMORE
A1	FRONT ELEVATION	315 sq.ft.	SUITE #8
A2	REAR ELEVATION	376 sq.ft.	CUSTOMER HEATHER & LINNEA
A3	LEFT & RIGHT ELEVATIONS	156 sq.ft.	MUNICIPAL 125 SOUTHMORE PLACE
A4	MAIN FLOOR PLAN	569 sq.ft.	ADDRESS BLAIRMORE, A8
A5	UPPER FLOOR PLAN	852 sq.ft.	LEGAL LOT 51, BLOCK 1
A6	BASEMENT FLOOR PLAN	1421 sq.ft.	ADDRESS PLAN 081 2254
A8	SECTION A		VERSION 2025-04-08
A9	ROOF PLAN		CONTACT: BROCK FULKERTH (403)-894-5253
A10	MAIN FLOOR ELECTRICAL PLAN		TANROCKHOMES@GMAIL.COM
A11	UPPER FLOOR ELECTRICAL PLAN		
A12	BASEMENT ELECTRICAL PLAN		
A13	DETAILS		
S1	SITE PLAN		
		GARAGE (DEVELOPED) 315 sq.ft. BASEMENT (UNDEVELOPED) 376 sq.ft. MAIN FLOOR 569 sq.ft. UPPER FLOOR 852 sq.ft. HOUSE TOTAL 1421 sq.ft.	
		DECK 278 sq.ft. VERANDAH 26 sq.ft.	
		DO NOT SCALE DRAWINGS. ALL MEASUREMENTS SHALL BE OBTAINED FROM STATED DIMENSIONS. CONTRACTOR SHALL READ DRAWINGS IN CONJUNCTION WITH WRITTEN SPECIFICATIONS. ALL DIMENSIONS AND CONDITIONS SHALL BE VERIFIED ON SITE. ANY QUESTIONS SHALL BE DIRECTED TO TANROCK HOMES PRIOR TO PROCEEDING WITH CONSTRUCTION. THESE DRAWINGS ARE PROPERTY OF FULKERTH DRAFTING & DESIGN STUDIO. ALL RIGHTS RESERVED. REPRODUCTION IN ANY FORM, NO COPIES ALLOWED WITHOUT PERMISSION IN WRITING FROM FULKERTH DRAFTING & DESIGN STUDIO. INFRINGEMENT UPON THIS COPYRIGHT IS SUBJECT TO LEGAL ACTION.	
PRELIM PLAN		D16	
		DRAWING : A3	



TANNER & TAWNY

1290 SQ. FT.



SHEET LIST	
0	COVER
1	FRONT & REAR ELEVATIONS
2	SIDE ELEVATIONS
3	MAIN FLOOR PLAN
4	UPPER FLOOR PLAN
5	BASEMENT & SUITE FLOOR PLANS
S1	SITE PLAN

DEVELOPMENT AREA	
CARAGE	336 sq. ft.
BASEMENT (CATWALK DEV)	748 sq. ft.
BASEMENT (UNDEV)	110 sq. ft.
SUITE	443 sq. ft.
MAIN FLOOR	830 sq. ft.
UPPER FLOOR	460 sq. ft.
HOUSE TOTAL (MAIN/UPPER)	1290 sq. ft.
ROOF TOP DECK	368 sq. ft.
VERANDAH	21 sq. ft.

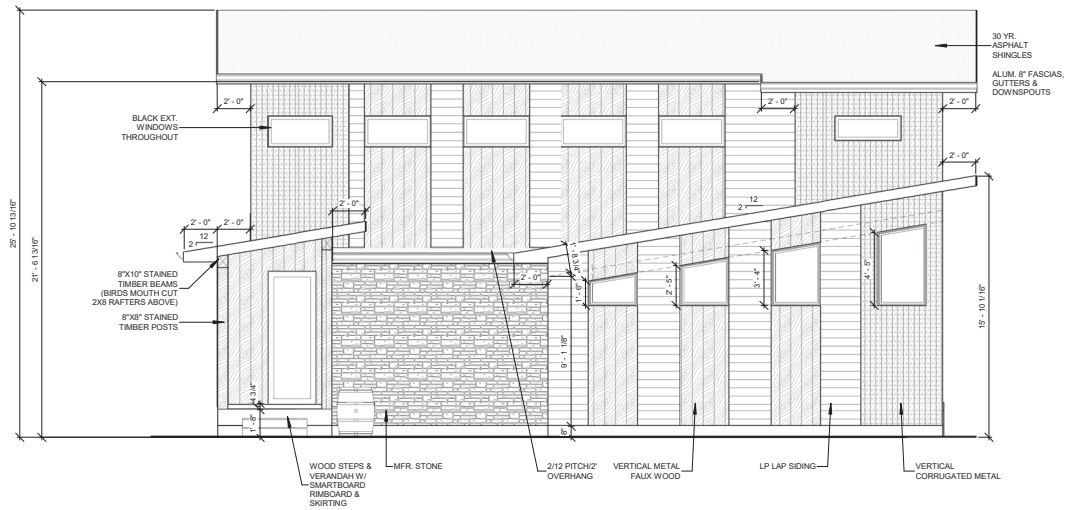
JOB # TH00...	
MODEL	THE VILLAGE AT SOUTHWORE
SUITE #9	SUITE #9
CUSTOMER	TANNER & TAWNY
MUNICIPAL	1, SOUTHWORE PLACE
ADDRESS	BLAIRMORE, AB
LEGAL	LOT 51, BLOCK 1
ADDRESS	PLAN 081 2254
VERSION	2025-01-31
CONTACT: BROCK FULKERTH (403)-894-5253	
TANROCKHOMES@GMAIL.COM	

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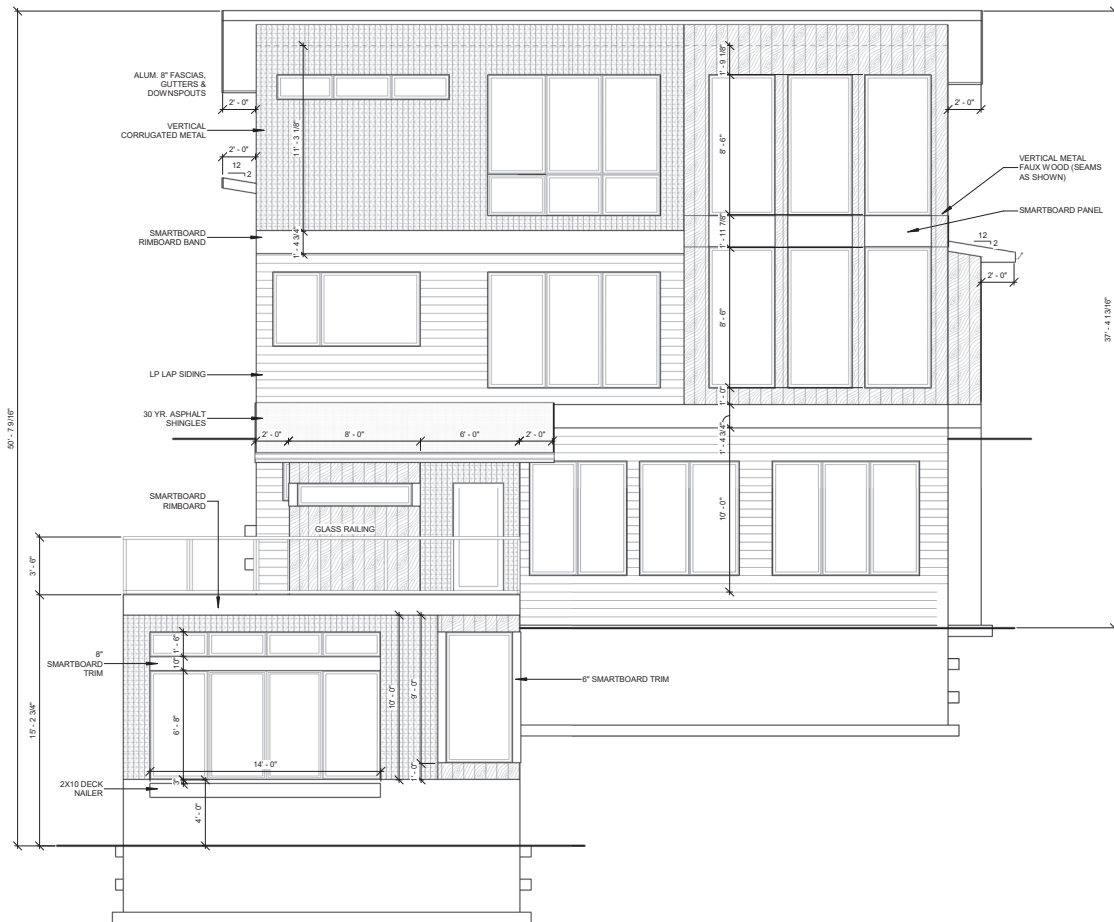
D17

PRELIM PLAN

DRAWING 0



1 FRONT ELEVATION
3/16" = 1'-0"



2 REAR ELEVATION
3/16" = 1'-0"



TANNER & TAWNY

1290 SQ. FT.

FULKERTH DRAFTING
design studio

SHEET LIST	
0	COVER
1	FRONT & REAR ELEVATIONS
2	SIDE ELEVATIONS
3	MAIN FLOOR PLAN
4	UPPER FLOOR PLAN
5	BASEMENT & SUITE FLOOR PLANS
S1	SITE PLAN

DEVELOPMENT AREA	
CARAGE	336 sq. ft.
BASEMENT (CATWALK DEV)	748 sq. ft.
BASEMENT (UNDEV)	110 sq. ft.
SUITE	443 sq. ft.
MAIN FLOOR	830 sq. ft.
UPPER FLOOR	460 sq. ft.
HOUSE TOTAL (MAIN&UPPER)	1290 sq. ft.
ROOF TOP DECK	368 sq. ft.
VERANDAH	21 sq. ft.

JOB # TH00...	
MODEL	THE VILLAGE AT SOUTHWORE
SUITE #9	
CUSTOMER	TANNER & TAWNY
MUNICIPAL	1. SOUTHWORE PLACE
ADDRESS	BLAIRMORE, AB
LEGAL	LOT 51, BLOCK 1
ADDRESS	PLAN 081 2254
VERSION	2025-01-31
CONTACT: BROCK FULKERTH (403)-894-5253	
TANROCKHOMES@GMAIL.COM	

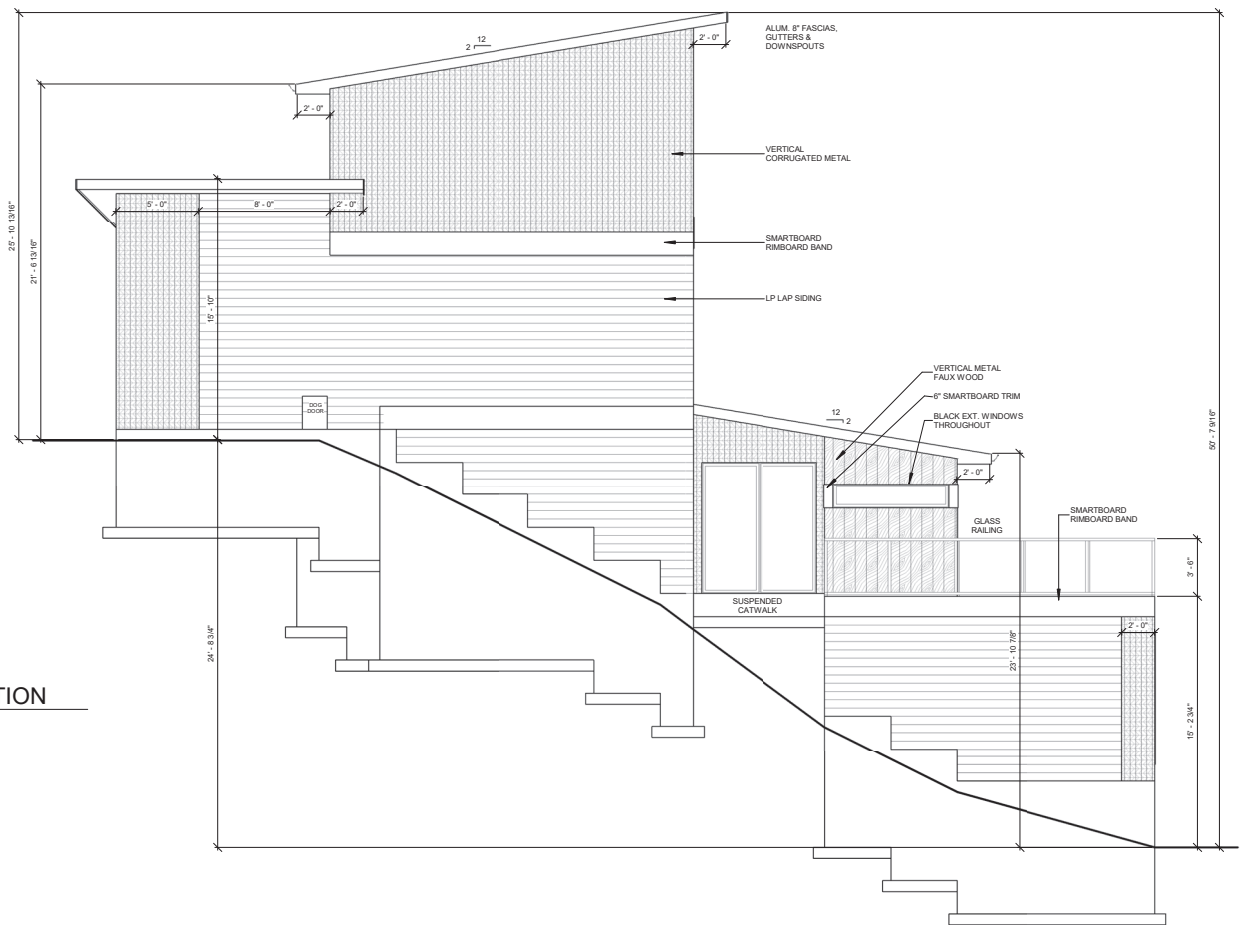
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D18

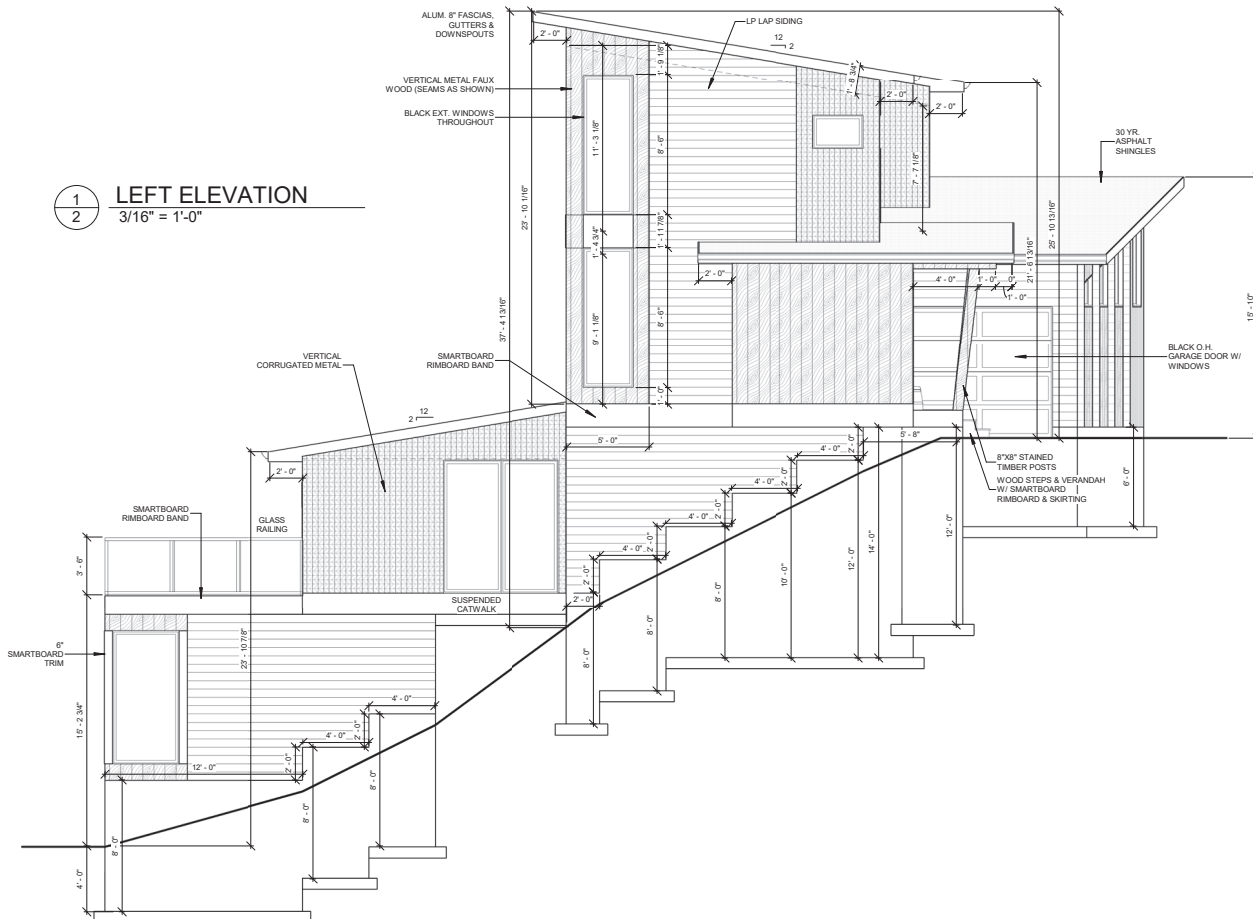
PRELIM PLAN

DRAWING 1

2 RIGHT ELEVATION
3/16" = 1'-0"



1 LEFT ELEVATION
3/16" = 1'-0"



TANNER & TAWNY

1290 SQ. FT.

FULKERTH DRAFTING
design studio

SHEET LIST	
0	COVER
1	FRONT & REAR ELEVATIONS
2	SIDE ELEVATIONS
3	MAIN FLOOR PLAN
4	UPPER FLOOR PLAN
5	BASEMENT & SUITE FLOOR PLANS
S1	SITE PLAN

DEVELOPMENT AREA	
CARAGE	336 sq. ft.
BASEMENT/CATWALK (DEV)	748 sq. ft.
BASEMENT (UNDEV)	110 sq. ft.
SUITE	443 sq. ft.
MAIN FLOOR	830 sq. ft.
UPPER FLOOR	460 sq. ft.
HOUSE TOTAL (MAIN/UPPER)	1290 sq. ft.
ROOF TOP DECK	368 sq. ft.
VERANDAH	21 sq. ft.

JOB # TH00...	
MODEL	THE VILLAGE AT SOUTHWORE
SUITE #9	
CUSTOMER	TANNER & TAWNY
MUNICIPAL	1. SOUTHWORE PLACE
ADDRESS	BLAIRMORE, AB
LEGAL	LOT 51, BLOCK 1
ADDRESS	PLAN 081 2254
VERSION	2025-01-31
CONTACT: BROCK FULKERTH (403)-894-5253	
TANROCKHOMES@GMAIL.COM	

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D19

PRELIM PLAN

DRAWING 2



SUITE #4 & DISCOVERY CENTRE

1275 SQ. FT.



FULKERTH  DRAFTING
design studio

SHEET LIST

- 0 COVER
- 1 FRONT & REAR ELEVATIONS
- 2 LEFT & RIGHT ELEVATIONS
- 3 MAIN FLOOR PLAN
- 4 UPPER FLOOR PLAN
- 5 ROOFTOP DECK PLAN
- S1 SITE PLAN

DEVELOPMENT AREA

MAIN FLOOR	661 sq.ft.
UPPER FLOOR	614 sq.ft.
HOUSE TOTAL	1275 sq.ft.
ROOFTOP DECK	644 sq.ft.
UPPER FLOOR DECK	32 sq.ft.
PORCH	21 sq.ft.

JOB # TH000

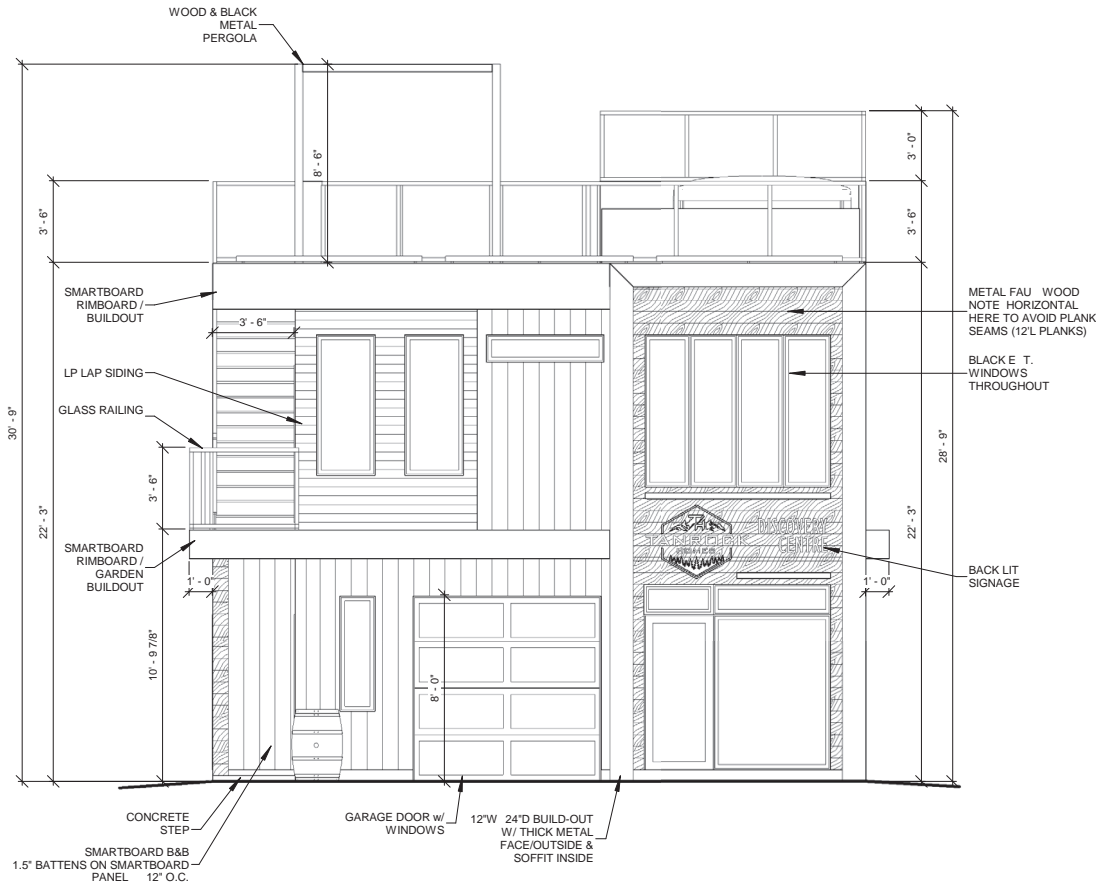
MODEL	THE VILLAGE AT SOUTHWORE
CUSTOMER	SUITE #4 & DISCOVERY CENTRE
MUNICIPAL	TANROCK HOMES
ADDRESS	1... SOUTHWORE PLACE
LEGAL	BLAIRMORE, AB
ADDRESS	LOT 51, BLOCK 1
VERSION	PLAN 081 2254
	2025-02-05
CONTACT:	BROCK FULKERTH (403)-894-5253
	TANROCKHOMES@GMAIL.COM

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D21

PRELIM PLAN

DRAWING : 0



1
1

FRONT ELEVATION

3/16" 1'-0"



2
1

REAR ELEVATION

3/16" 1'-0"



SUITE #4 & DISCOVERY CENTRE

1275 SQ. FT.

FULKERTH  DRAFTING
design studio

SHEET LIST		DEVELOPMENT AREA		JOB # TH000	
0	COVER	MAIN FLOOR	661 sq.ft.	MODEL	THE VILLAGE AT SOUTHWORE
1	FRONT & REAR ELEVATIONS	UPPER FLOOR	614 sq.ft.	SUITE #4 & DISCOVERY CENTRE	
2	LEFT & RIGHT ELEVATIONS	HOUSE TOTAL	1275 sq.ft.	CUSTOMER	TANROCK HOMES
3	MAIN FLOOR PLAN			MUNICIPAL	1 _ SOUTHWORE PLACE
4	UPPER FLOOR PLAN	ROOFTOP DECK	644 sq.ft.	ADDRESS	BLAIRMORE, AB
5	ROOFTOP DECK PLAN	UPPER FLOOR DECK	32 sq.ft.	LEGAL	LOT 51, BLOCK 1
S1	SITE PLAN	PORCH	21 sq.ft.	ADDRESS	PLAN 081 2254
				VERSION	2025-02-05
				CONTACT:	BROCK FULKERTH (403)-894-5253
					TANROCKHOMES@GMAIL.COM

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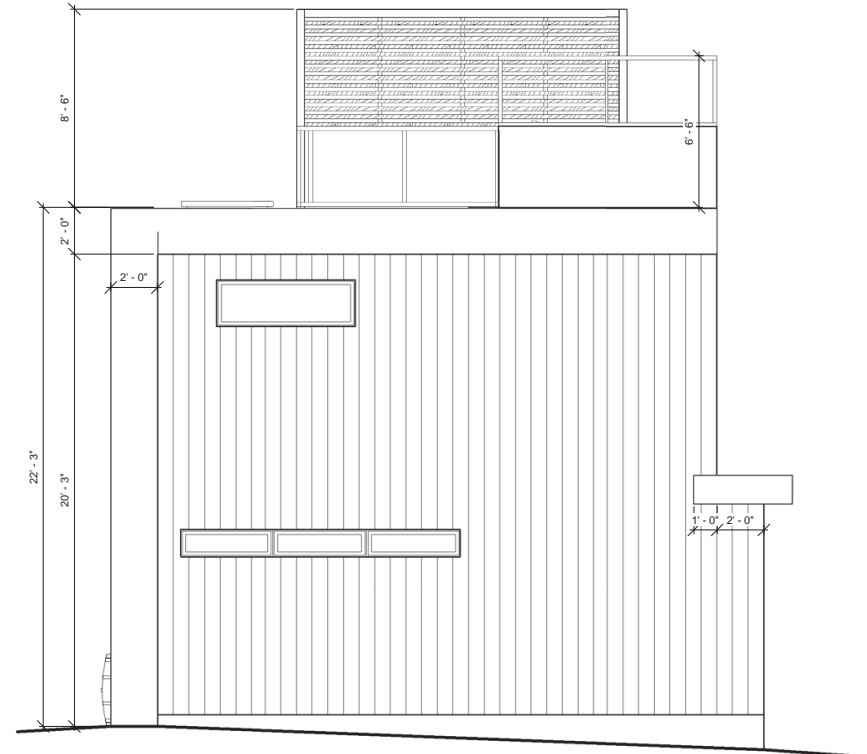
D22

PRELIM PLAN

DRAWING : 1



1 LEFT ELEVATION
2 3/16" 1'-0"



2 RIGHT ELEVATION
2 3/16" 1'-0"

SUITE #4 & DISCOVERY CENTRE

1275 SQ. FT.



FULKERTH DRAFTING
design studio

SHEET LIST

- 0 COVER
- 1 FRONT & REAR ELEVATIONS
- 2 LEFT & RIGHT ELEVATIONS
- 3 MAIN FLOOR PLAN
- 4 UPPER FLOOR PLAN
- 5 ROOFTOP DECK PLAN
- S1 SITE PLAN

DEVELOPMENT AREA

MAIN FLOOR	661 sq.ft.
UPPER FLOOR	614 sq.ft.
HOUSE TOTAL	1275 sq.ft.
ROOFTOP DECK	644 sq.ft.
UPPER FLOOR DECK	32 sq.ft.
PORCH	21 sq.ft.

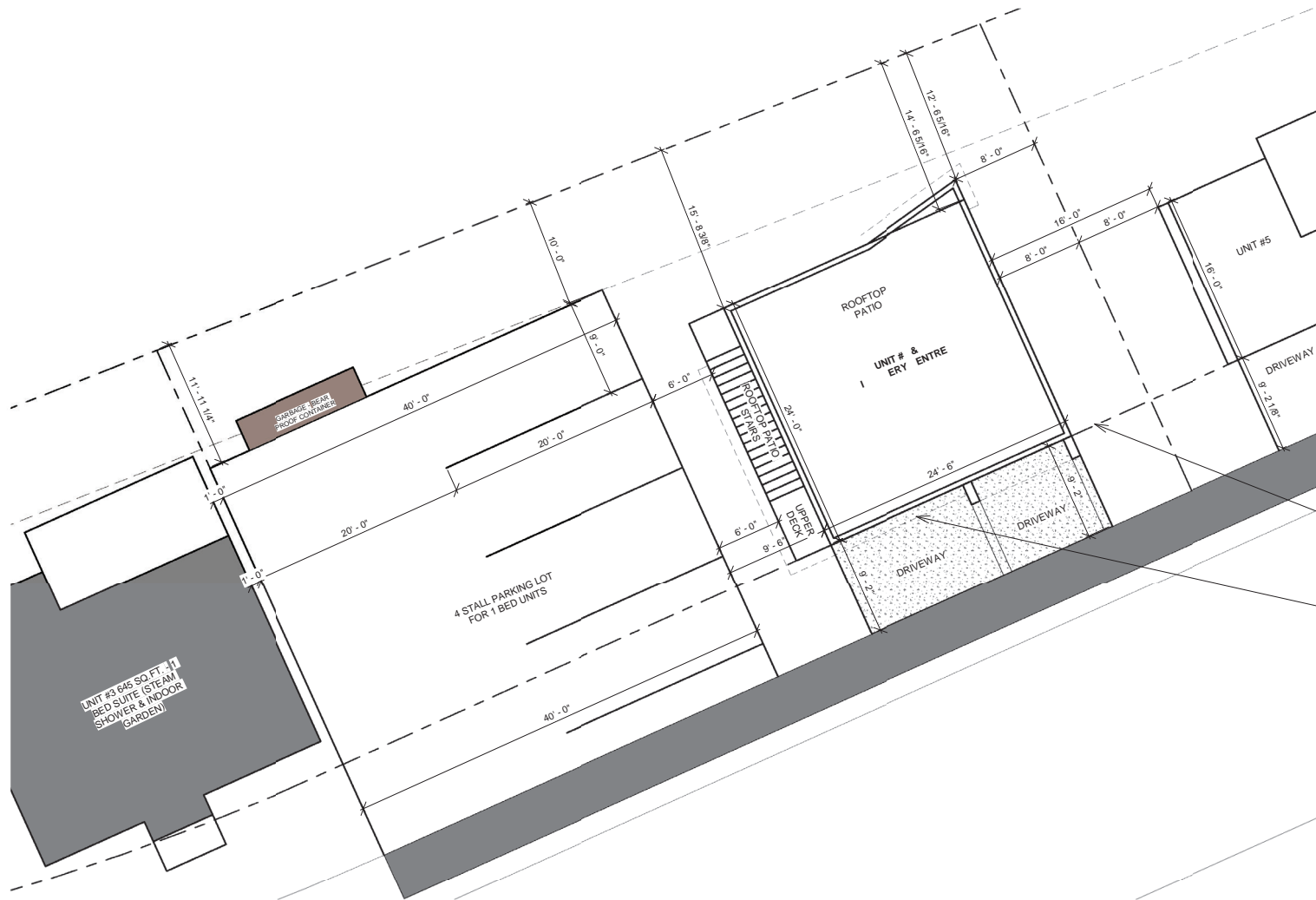
JOB # TH000

MODEL	THE VILLAGE AT SOUTHWORE
CUSTOMER	SUITE #4 & DISCOVERY CENTRE
MUNICIPAL	TANROCK HOMES
ADDRESS	1 ... SOUTHWORE PLACE
LEGAL	BLAIRMORE, AB
ADDRESS	LOT 51, BLOCK 1
VERSION	PLAN 081 2254
CONTACT:	2025-02-05
	BROCK FULKERTH (403)-894-5253
	TANROCKHOMES@GMAIL.COM

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D23
DRAWING : 2

PRELIM PLAN



PROPERTY
LINE

EAVE
OVERHANG

N RETE AREA

DRIVEWAY 20.59 SQ.M. 222 SQ.FT.

1
S1 SITE PLAN
1" 10'-0"

SUITE #4 & DISCOVERY CENTRE

1275 SQ. FT.



FULKERTH DRAFTING
design studio

SHEET LIST

- 0 COVER
- 1 FRONT & REAR ELEVATIONS
- 2 LEFT & RIGHT ELEVATIONS
- 3 MAIN FLOOR PLAN
- 4 UPPER FLOOR PLAN
- 5 ROOFTOP DECK PLAN
- S1 SITE PLAN

DEVELOPMENT AREA

MAIN FLOOR	661 sq.ft.
UPPER FLOOR	614 sq.ft.
HOUSE TOTAL	1275 sq.ft.
ROOFTOP DECK	644 sq.ft.
UPPER FLOOR DECK	32 sq.ft.
PORCH	21 sq.ft.

JOB # TH000

MODEL	THE VILLAGE AT SOUTHWORE
CUSTOMER	SUITE #4 & DISCOVERY CENTRE
MUNICIPAL	TANROCK HOMES
ADDRESS	1 _ SOUTHWORE PLACE
LEGAL	BLAIRMORE, AB
ADDRESS	LOT 51, BLOCK 1
VERSION	PLAN 081 2254
CONTACT:	2025-02-05
	BROCK FULKERTH (403)-894-5253
	TANROCKHOMES@GMAIL.COM

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PRELIM PLAN

DRAWING : S1



Box 600
Crowsnest Pass, Alberta
T0K 0E0
Phone: 403-562-8833
Fax: 403-563-5474
Email: development@crowstnepass.com

Office Use Only

Application No.	DP2025-015
Land Use District	UTAR
Roll No.	2210004
Date Received	FEBRUARY 6, 2025

Development Permit Application Form – Commercial/Industrial/Home Occupation
(Commercial/Industrial Buildings, Additions, Accessory Buildings, Commercial/Industrial Change of Use, Tourist Homes, Short-Term Rental/Bed & Breakfast, Home Occupation 2, Home Occupation 1 (Over 1))

PLEASE NOTE: This application is ONLY for a development permit. If a building permit is also required, you must apply for it separately prior to construction. Providing an email means you consent to receiving documents or communications related to this application, including but not limited to development permit decisions, acknowledgments confirming an application is complete, and any notices identifying any outstanding documents and information by email. Please be sure to complete the entire application. **Failure to send in a complete application can result in a delay of your permit.**

Applicant Information

Name	TAN ROCK HOMES LTD.
Phone	[REDACTED]
Email	TANROCKHOMES@GMAIL.COM
Mailing Address/Box#	Box 656
City and Postal Code	BLAIRMORE T0K 0E0

Property Information

Municipal Street Address	125 SOUTHMORE DRIVE
Lot(s)	51
Block	1
Plan	081 2254

Land Title Certificate and Registrations (Choose One)

☒ **Current Certificate of Title and Registrations on Title (Within 3 Months - Attached)**
Obtain online from Land Titles (Spin2 website) or a Registries Office ***SHOULD HAVE FROM RE-ZONE**

☐ I am requesting the Municipality to obtain the required certificate of title and registered documents and apply all costs to the application fee (\$25.00)

PLEASE CONFIRM ONE OF THE FOLLOWING:

- ☒ I am the registered owner of the above noted property
- ☐ I have entered into a binding agreement to purchase the above noted property with the registered owner(s) (please attach a copy of the agreement)
- ☐ I have permission of the registered owner(s) of the above noted property to make the attached application for a Development Permit (please complete or attach a separate authorization letter from the owner with their contact information)

Type of Development (Check all that apply)

REQUIRED SUBMISSIONS	Site Plan	Parking Plan (on Site Plan)	Elevation Plans	Floor Plans (Include Basement)	Landscape Plan	Photos (All Sides)
Commercial/Industrial Building and Additions	✓	✓	✓	✓	✓	•
New/Change of Use	•	•	•	•	•	•
<input checked="" type="checkbox"/> Tourist Home	For Sign	✓	•	•	•	Rendition
<input checked="" type="checkbox"/> Short-Term Rental	For Sign	✓	•	✓	•	Rendition
Home Occupation 2	For Sign	•	•	•	•	Rendition
Additional Home Occupation 1	•	•	•	•	•	•
<input checked="" type="checkbox"/> Commercial Signage	✓	•	•	•	•	Rendition
Moved-In Building	✓	✓	✓	✓	✓	✓

Proposed Use / Description of Proposed or Existing Development and Reason for Variance Request (If applicable):

Anticipated Start Date

***SEE WRITE UP PROVIDED**

APRIL 2025

The personal information provided as part of this application is collected under Sections 303 and 295 of the Municipal Government Act and in accordance with Section 32(c) of the Freedom of Information and Protection of Privacy Act. The information is required and will be used for issuing development permits, Land Use Bylaw enforcement and property assessment purposes. The name of the permit holder and the nature of the permit are available to the public upon request. If you have any questions about the collection or use of the personal information provided, please contact the Municipality.

DEVELOPMENT SPECIFICATIONS – COMMERCIAL/INDUSTRIAL BUILDINGS, ADDITIONS, ACCESSORY BUILDINGS			
Provide measurements in metres below and show on site plan (Refer to Page 3 for Site Plan requirements)			
Total Lot Area (m ²)	2298.80m ²	Front Yard Setback (m)	Primary Front: Secondary Front:
Building Footprint Area (m ²)	Existing:	Rear Yard Setback (m)	* SEE ATTACHED
	Proposed:		
Gross Floor Area (m ²) (Roofed floor area of all storeys)		Side Yard Setback (m) (Indicate N/S/E/W)	Side 1: PACKAGE FOR
			Side 2: ALL SETBACKS
Habitable Floor Area (m ²) (Sum of all above grade storeys – do not include garage or basement)		Building Height (m) (Finished Grade to Top of Tallest Peak)	
WATER AND SEWER SERVICES			
Is your property connected to Municipal Services? <input type="checkbox"/> Water <input type="checkbox"/> Sanitary OR <input checked="" type="checkbox"/> Requires Connection from Street			
OR <input type="checkbox"/> Private (well) water and Private septic system capacity (if applicable): Capacity: _____ Number of Bedrooms: _____ If none, please describe and show the location of private services on site plan. (water well & private septic system, including disposal)			
PARKING AND ACCESS See Land Use Bylaw Schedule 6 – Off-Street Parking and Loading Area Standards.			
# of parking stalls on property	15	# of driveway accesses / approaches	8
Parking Stall Length (per stall – m ²)	6.1m OR GREATER	Parking Stall Width (per stall – m ²)	2.75m OR GREATER

NEW OR CHANGED USE – COMMERCIAL/INDUSTRIAL (Business License will be required)			
Name of Business		Complete Parking and Access Above	
Existing/Previous Use		New Use	
SHORT-TERM RENTAL/TOURIST HOME (If Applicable – See Land Use Bylaw Schedule 17 – Standards for Short-Term Rental / Bed & Breakfast and Tourist Home)(Business License will be required)			
<input type="checkbox"/> Short-Term Rental/B&B (Within Home Owner's Primary Residence) <input checked="" type="checkbox"/> Tourist Home (Entire Space Rented)			
# of Bedrooms Available	15 TOTAL	Sign Dimensions (m ²)	24' w
# Bonus Rooms	9 TOTAL	Sign Height (m)	60" H INC. LEGS 30" SIGN
# Occupancy Requested	18-36 PEOPLE	Local Contact Name	TANROCK HOMES LTD.
		Local Contact Phone #	587-220-6149
HOME OCCUPATION 2, ADDITIONAL HOME OCCUPATION 1 (Business License will be required)			
Name of Business		Number of Employees	Currently Living on Premises Living off Site
# of Daily Customers		Any outdoor storage, commercial vehicles, heavy equipment or retails sales?	
MOVED-IN BUILDING (If Applicable. May require additional authorization from Transportation Department)			
Year of Building		Date of Expected Move In	

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SIGN (See Land Use Bylaw Schedule 11 – Sign Standards)

Type of Sign	*SEE IMAGE PROVIDED	Sign Dimensions	Width (m) Height (m)	0.6m 0.76m
--------------	---------------------	-----------------	-------------------------	---------------

ADDITIONAL PROPERTY INFORMATION

	Yes	No
Any abandoned wells on property: If yes, submission required pursuant to ERCB Directive 079	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Any known environmental issues or studies effecting this property: If yes, attach description/reports	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Any known historic buildings on the property or adjacent property:	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is the entire parcel of land (not just the development site): The subject of a license, permit, approval or other authorization granted by any of the following: Natural Resources Conservation Board, Energy Resources Conservation Board, Alberta Energy Regulator, Alberta Energy and Utilities Board or Alberta Utilities Commission, AND/OR The subject of a license, permit, approval or other authorization granted by the Minister of Environment and Protected Areas? If you answered "Yes" to any of these, please provide the approval, authorization number and/or license number here: <u>SLOPE STABILITY ENGINEERING RECD</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

AUTHORIZATION

- I am aware that this application will be reviewed by the Development Authority and may be delayed or refused if the application and/or information provided is incomplete. I will be notified within 20 days if it is complete or incomplete.
- I understand that additional information may be required after the application has been deemed complete.
- I understand if the subject property is located within an area where development constraints exist, (e.g., non-operating landfill, grade issues etc.) additional information and/or reports may be required.

The information I have provided herein and herewith is true, and to the best of my knowledge, accurate and complete.

BROCK FULKERTH

Name of Applicant (please print)

TANNER MURPHY

Name of Applicant (please print)

Name of Owner (if different than applicant)

[Signature]
Signature of Applicant

[Signature]
Signature of Applicant

Signature of Owner

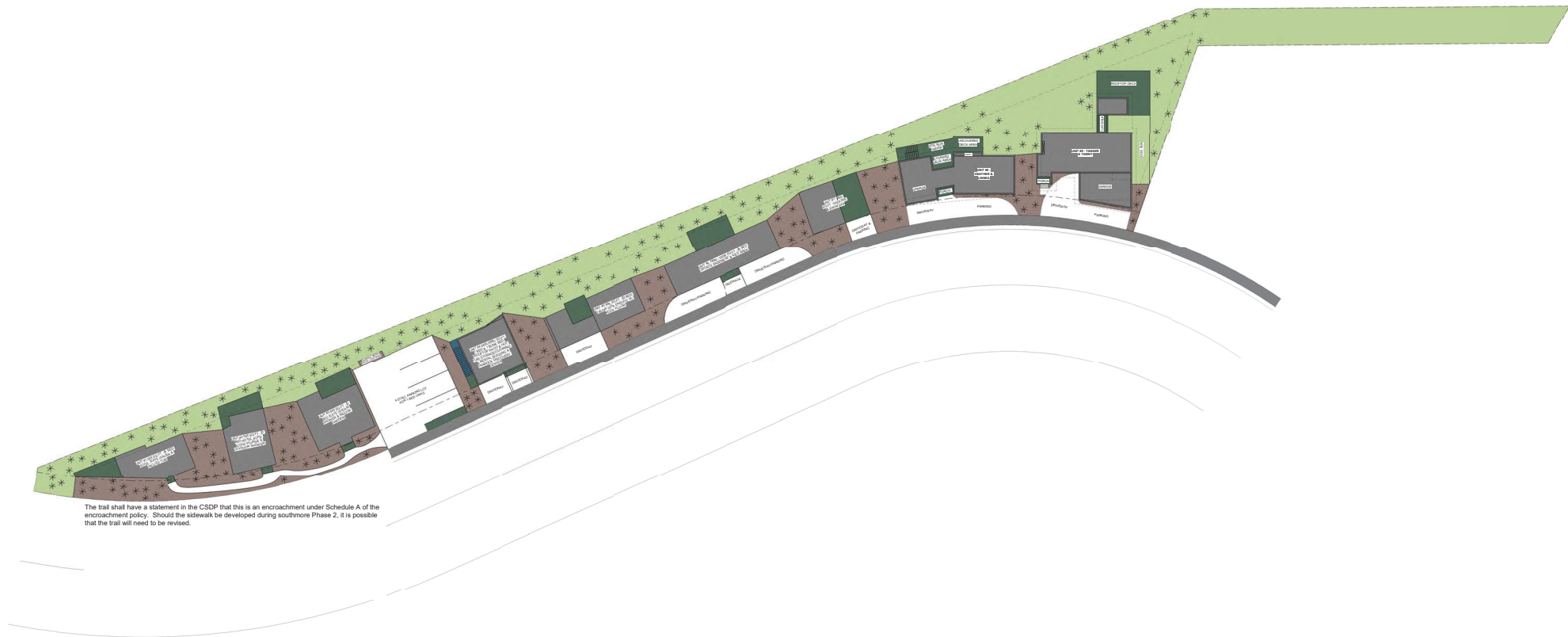
Registered Owner(s) Mailing Address: 101 SOUTHMOORE DRIVE Box 656 BEARMORE TdcoBO
Registered Owner Email(s) and Phone Number(s): TANROCKHOMES@GMAIL.COM

OR ☐ Permission Letter Attached (Use if there is more than one owner, include authorization, signature, and contact information for each owner registered on the land title) **If the applicant or owner is a corporation, please attach a current corporate search**

SITE PLAN MUST INCLUDE:

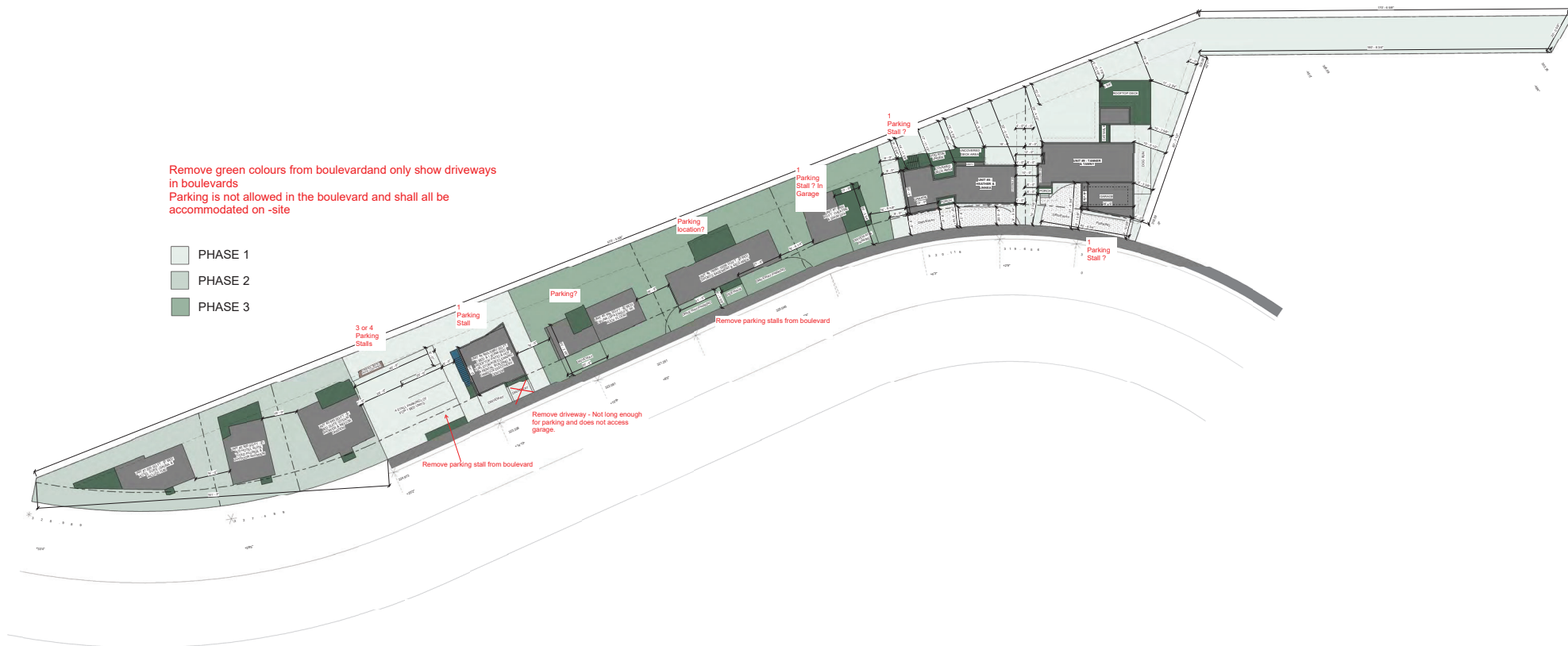
- ☐ Property Civic Address and North Arrow
- ☐ Adjacent roadway and lanes
- ☐ Lot dimensions and lot area
- ☐ Existing and Proposed structures identifying dimensions, including height, floor area, building footprint, percentage of lot coverage
- ☐ Distances from foundations to front, side and rear property lines (measured perpendicular to the lot line)
- ☐ Location of utilities, access, driveway, sidewalks and curbs and any registered utility right of ways or easements (if known)
- ☐ Location and number of off-street parking spaces

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Remove green colours from boulevard and only show driveways in boulevards
 Parking is not allowed in the boulevard and shall all be accommodated on -site

- PHASE 1
- PHASE 2
- PHASE 3

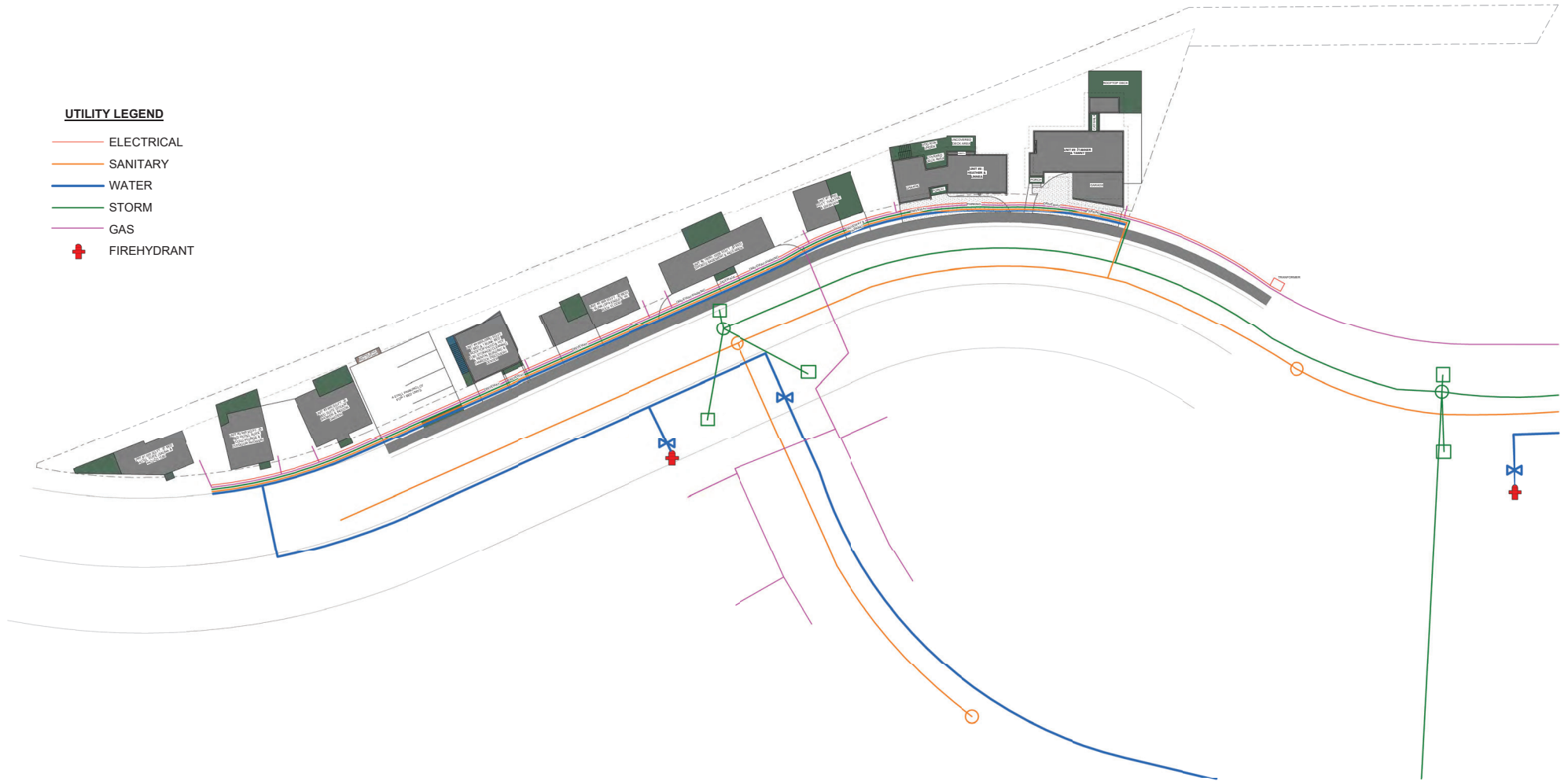






UTILITY LEGEND

- ELECTRICAL
- SANITARY
- WATER
- STORM
- GAS
- + FIREHYDRANT



E8

242 SOUTHMORE PLACE
LOT 27 BLK 1 PLN 081 2254



CONTACT
587.220.6149

SOLD

Katherine Mertz

From: Katherine Mertz <katherine.mertz@crowsnestpass.com>
Sent: February 25, 2025 1:48 PM
To: tanrockhomes@gmail.com
Cc: development; reception
Subject: DP2025-015 Tanrock - \$425 Southmore Development

Hello,

Thank you for submitting your development permit application **DP2025-015 for the purpose of Tourism Accommodation Development**.

In order for your application to be completed/or considered at the next Municipal Planning Commission Meeting on March 26, 2025 in Council Chambers, please kindly pay the **application fee of \$425 by March 10th, 2025**.

Along with payment, we also require the following to deem your application complete.

- A REVISED Comprehensive Site Development Plan and plans based on requirements that will be emailed later today. Please have the revised site plan submitted by no later than **March 10, 2025**. If you have any questions regarding the email forthcoming, I would be happy to discuss it with you.

To make payment, you can call our main reception desk at 403-562-8833 or visit us in person at 8502 19 Avenue Coleman.

Please keep in mind that your application will be considered incomplete and will not be processed further until payment is made and the revised site plan is submitted.

Kind regards,



Katherine Mertz

Development Officer

Municipality of Crowsnest Pass

P.O. Box 600 | Crowsnest Pass, Alberta | T0K 0E0

P 403 562-8833 F 403 563-5474

E Development@crowsnestpass.com

Katherine Mertz

From: Shailos Sawatzky <shailos.sawatzky@crowsnestpass.com>
Sent: March 17, 2025 10:04 AM
To: Tanrock Homes
Cc: Katherine Mertz
Subject: DP2025-015 - Village at Southmore - Extension Request

Hello,

The Municipal Government Act requires that complete applications have a decision within 40 days. Due to the ongoing review of your application, we will exceed the legislated period.

If you could, please agree to an extension by responding to this email to allow for a decision to be rendered no later than **April 30, 2025**.

If we do not hear from you by **March 28, 2025**, we will deem your application refused and you may re-apply at a later time.

Thank you.

Sincerely,
Shay Sawatzky



Shay Sawatzky
Assistant Development Officer

Municipality of Crowsnest Pass
P.O. Box 600 | Crowsnest Pass, Alberta | T0K 0E0
P 403 562-8833 F 403 563-5474
E shailos.sawatzky@crowsnestpass.com

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Re: Fw: Southmore Development

From Tanrock Homes <tanrockhomes@gmail.com>

Date Sat 2025-03-15 12:02 AM

To Katherine Mertz <katherine.mertz@crownsnestpass.com>

Cc brock@fulkerthdrafting.com <brock@fulkerthdrafting.com>

Hey Katherine,

if you can get joshs into MPC for march, we can push this to april.... :(

Lets get together to discuss parking further, and we can also make revisions to the development plan as per your notes.

Let me know when works for you! Brock is back on the 21st

- Tanner

Best Regards,

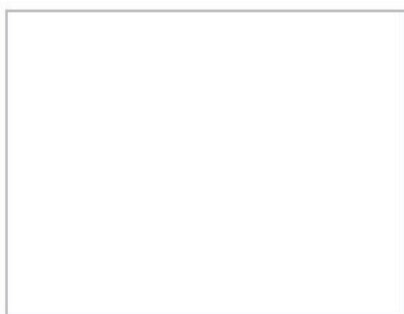
Tanner c: 587-220-6149

Brock c: 403-894-5253

e: tanrockhomes@gmail.com

w: www.tanrockhomes.com

a: Box 656 Blairmore Alberta T0K 0E0



If you are not the intended recipient, please delete and disregard this message.

On Thu, Mar 13, 2025 at 9:30 AM Katherine Mertz <katherine.mertz@crownsnestpass.com> wrote:

Hey Brock,

See the files attached with are marked up with concerns that need to be addressed. I will need revisions by Monday to hopefully get this on March MPC.

F3

From: Katherine Mertz
Sent: Tuesday, February 25, 2025 3:47 PM
To: tanrockhomes@gmail.com <tanrockhomes@gmail.com>
Subject: Southmore Development

Hi Brock,

We red-lined some of the requirements in the CSDP and on the plans. See attached.

Let us know if you have any questions.

Kind regards,

Katherine Mertz

Development Officer

Municipality of Crowsnest Pass

P.O. Box 600 | Crowsnest Pass, Alberta | T0K 0E0

P 403 562-8833 **F** 403 563-5474

E Development@crowsnestpass.com

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Outlook

Re: DP2025-015 - Village at Southmore - Extension Request

From Tanrock Homes <tanrockhomes@gmail.com>**Date** Mon 2025-03-17 5:02 PM**To** Shailos Sawatzky <shailos.sawatzky@crowsnestpass.com>**Cc** Katherine Mertz <katherine.mertz@crowsnestpass.com>; Tanner Murphy
<aspensvalleycontracting@gmail.com>

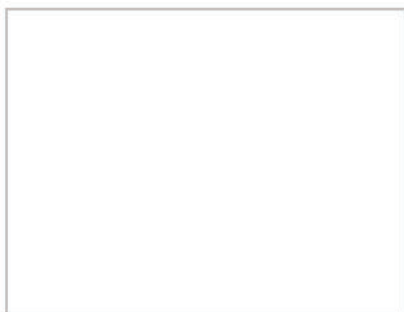
Shay,

I have resubmitted a new parking plan to Katherine for comment, so we are actively working on it. We are still hoping to make this next MPC meeting, but if that's not doable then we will be okay with pushing it back to the next and we will for sure have everything back in well before that cut off so we can meet the deadlines as described.

Best Regards,

**Tanner
Brock**e: tanrockhomes@gmail.comw: www.tanrockhomes.com

a: Box 656 Blairmore Alberta T0K 0E0

*If you are not the intended recipient, please delete and disregard this message.*On Mon, Mar 17, 2025 at 10:04 AM Shailos Sawatzky <shailos.sawatzky@crowsnestpass.com> wrote:

Hello,

The Municipal Government Act requires that complete applications have a decision within 40 days. Due to the ongoing review of your application, we will exceed the legislated period.

If you could, please agree to an extension by responding to this email to allow for a decision to be rendered no later than **April 30, 2025**.

F5

If we do not hear from you by **March 28, 2025**, we will deem your application refused and you may re-apply at a later time.

Thank you.

Sincerely,

Shay Sawatzky

Shay Sawatzky

Assistant Development Officer

Municipality of Crowsnest Pass

P.O. Box 600 | Crowsnest Pass, Alberta | T0K 0E0

P 403 562-8833 F 403 563-5474

E shailos.sawatzky@crowsnestpass.com

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F6



LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0040 028 152 0812254;1;51 251 033 620

LEGAL DESCRIPTION

PLAN 0812254

BLOCK 1

LOT 51

EXCEPTING THEREOUT:

PLAN	NUMBER	HECTARES	(ACRES)	MORE OR LESS
SUBDIVISION	2311324	0.048	0.12	

EXCEPTING THEREOUT ALL MINES AND MINERALS

ATS REFERENCE: 5;4;7;34;NE

ATS REFERENCE: 5;4;7;35;NW

ESTATE: FEE SIMPLE

MUNICIPALITY: MUNICIPALITY OF CROWSNEST PASS

REFERENCE NUMBER: 241 252 790

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
251 033 620	04/02/2025	TRANSFER OF LAND	\$20,000	\$20,000

OWNERS

TANROCK HOMES LTD.
OF BOX 656
BLAIRMORE
ALBERTA T0K 0E0

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION		
NUMBER	DATE (D/M/Y)	PARTICULARS
241 116 301	09/05/2024	CERTIFICATE OF LIS PENDENS
251 080 098	22/03/2025	CAVEAT RE : PURCHASERS INTEREST

(CONTINUED)

G1

REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
--------	--------------	-------------

CAVEATOR - THE MUNICIPALITY OF CROWSNEST PASS.
BOX 600
BLAIRMORE
ALBERTA T0K0E0
AGENT - LUKE RATZLAFF.

TOTAL INSTRUMENTS: 002

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 22 DAY OF MAY,
2025 AT 08:34 A.M.

ORDER NUMBER: 53775560

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).

**ALBERTA GOVERNMENT SERVICES
LAND TITLES OFFICE**

IMAGE OF DOCUMENT REGISTERED AS:

241116301

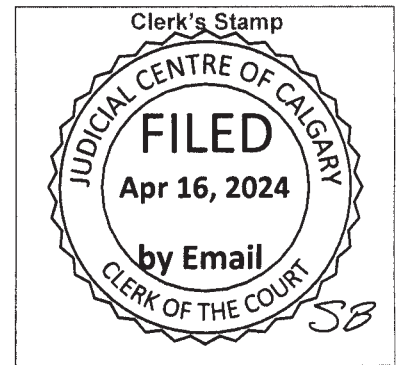
ORDER NUMBER: 53775709

ADVISORY

This electronic image is a reproduction of the original document registered at the Land Titles Office. Please compare the registration number on this coversheet with that on the attached document to ensure that you have received the correct document. Note that Land Titles Staff are not permitted to interpret the contents of this document.

Please contact the Land Titles Office at (780) 422-7874 if the image of the document is not legible.

COURT FILE NUMBER 2401-01521
COURT Court of King's Bench of Alberta
JUDICIAL CENTRE CALGARY
APPLICANT PATROL BASE INC.
RESPONDENT MUNICIPALITY OF CROWSNEST PASS




DOCUMENT CERTIFICATE OF LIS PENDENS

ADDRESS FOR SERVICE AND CONTACT INFORMATION OF PARTY FILING THIS DOCUMENT Wilson Laycraft
Attn: Richard E. Harrison
650 – 333, 11th Ave SW
Calgary, AB T2R 0C6
T: 403.290.1601
F: 403.290.0828

Let the within be filed notwithstanding any procedural issues: ✓ pursuant to s 148 of the Land Titles Act. ✓

Dated this 16 day of April, 2024:


Applications Judge of the Court of King's Bench

To: Registrar of Land Titles

THIS IS TO CERTIFY that proceedings have been taken in the Court of King's Bench of Alberta, Judicial Centre of Calgary claiming that any transfer of the following lands is void, contrary to the *Municipal Government Act* and that the ownership in the following lands must be restored in the name of the Respondent:

PLAN 0812254

BLOCK 1

LOT 51MR

EXCEPTING THEREOUT:

PLAN	NUMBER	HECTARES	(ACRES)	MORE OR LESS
------	--------	----------	---------	--------------

SUBDIVISION	2311324	0.048	0.12	
-------------	---------	-------	------	--


EXCEPTING THEREOUT ALL MINES AND MINERALS

DATED at Calgary, Alberta,
City / Town / Municipality

on April 16th, 20 24.
Date

I hereby certify this to be a true copy of
the original Certificate of Lis Pendens

Dated this 16th day of April, 2024


for Clerk of the Court


Clerk of the Court



24116301

24116301 REGISTERED 2024 05 09
CELP - CERTIFICATE OF LIS PENDENS
DOC 1 OF 1 DR#: F004AFN ADR/CALGALLA
LINC/S: 0039560967

**ALBERTA GOVERNMENT SERVICES
LAND TITLES OFFICE**

IMAGE OF DOCUMENT REGISTERED AS:

251080098

ORDER NUMBER: 53775709

ADVISORY

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Please contact the Land Titles Office at (780) 422-7874 if the image of the document is not legible.

Caveat Forbidding Registration

Form 26, Land Titles Act (Sections 130)

Take notice that the **Municipality of Crowsnest Pass** of Box 600, Blairmore, AB T0K 0E0 claims an interest in the lands described below, such interest being pursuant an Agreement for the Sale and Purchase of Vacant Municipal Property dated Dec. 6, 2024 (as amended by the parties) made between **Tanrock Homes Ltd**, the purchaser of the said lands as Grantor, and the Caveator as the seller of the said lands and Grantee, and wherein the said Caveator was granted an option to repurchase the lands described as follows:

PLAN 0812254

BLOCK 1

LOT 51

EXCEPTING THEREOUT:

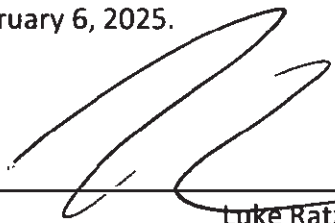
PLAN	NUMBER	HECTARES	(ACRES)	MORE OR LESS
SUBDIVISION	2311324	0.048	0.12	
EXCEPTING THEREOUT ALL MINES AND MINERALS				

all standing in the register in the name of **Municipality of Crowsnest Pass**. and I forbid the registration of any person as transferee or owner of, or of any instrument affecting that estate or interest, unless the certificate of title is expressed to be subject to its claim.

I designate the following address as the place at which notices and proceedings relating hereto may be served:

Municipality of Crowsnest Pass
Box 600, Blairmore, AB T0K 0E0

In witness whereof, I have hereunto subscribed my name this February 6, 2025.




Luke Ratzlaff
Agent for the Municipality of Crowsnest Pass

Form 27, Land Titles Act (Sections 131)

1. I am agent for the caveator.
2. I believe that the caveator has a good and valid claim on the land and I say that this caveat is not being filed for the purpose of delaying or embarrassing any person interested in or proposing to deal with it.

February 7, 2025.



Commissioner for Oaths, in and for Alberta

)
)
)
)
)
)
) Luke Ratzlaff

KRISTY DZIUBA
My Commission Expires
June 20, 20 26.



251080098

251080098 REGISTERED 2025 03 22

CAVE - CAVEAT

DOC 1 OF 1 DRR#: 0001CAR ADR/KSTANG

LINC/S: 0040028152

Katherine Mertz

From: Shailos Sawatzky <shailos.sawatzky@crowsnestpass.com>
Sent: April 17, 2025 12:40 PM
To: TC Energy Referrals
Subject: DP2025-015 Lot 51, Block 1, Plan 0812254, Blairmore - Energy Referral Request
Attachments: DP2025-015 TC Energy Referral Maps.docx

Good afternoon,

The property highlighted at Lot 51, Block 1, Plan 0812254 (Blairmore) is requesting approval for the development of Urban Tourism Accommodations.

The property is within the 260m buffer of a high-pressure gas main, as noted on the map attached.

Please provide your comments regarding the proposed development by **May 14, 2025**.

If you require anything further, please feel free to contact me.

Thank you and have a great day!

Sincerely,

Shay Sawatzky



Shay Sawatzky
Assistant Development Officer

Municipality of Crowsnest Pass
P.O. Box 600 | Crowsnest Pass, Alberta | T0K 0E0
P 403 562-8833 F 403 563-5474
E shailos.sawatzky@crowsnestpass.com

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May 14, 2025

Development Department
P.O. Box 600
Municipality of Crowsnest Pass, AB | TOK OEO

Sent via email to: shailos.sawatzky@crowsnestpass.com

ATTN: Shay Sawatzky / Assistant development Officer

RE: Notice regarding a development application for the property located at NE-34-7-4-W5, north of Strathmore Drive, legally described as Lot 51, Block 1, Plan 0812254 (Blairmore).

The proposed development is for an Urban Tourism Accommodation on the subject site, which lies within a 260-metre buffer of a high-pressure gas main, as noted in the source email.

Your File #: DP2025-015

Our Reference #: R250417-001AB

Thank you for sending B&A notice of this project on April 17, 2025. B&A is the land use planning consultant for TC Energy in Western Canada. On behalf of TC Energy, we work with municipalities and stakeholders regarding land use and development surrounding their pipeline infrastructure to ensure that it occurs in a safe and successful manner.

As per the requirements of the Canada Energy Regulator, development in proximity to TC Energy's pipelines with potential new residents, employees, structures, ground disturbance, and crossings could warrant pipeline remediation. Consultation between TC Energy and the applicant prior to development assists both parties in determining the best course of action to proceed with potential remediation and development. This is to help prevent pipeline damage, unwarranted crossings, and identify development within proximity to the pipeline that may trigger a pipeline Class upgrade.

Description of Proposed Development

The Municipality of Crowsnest Pass has advised a notice regarding a development application for the property located at NE-34-7-4-W5, north of Strathmore Drive, legally described as Lot 51, Block 1, Plan 0812254 (Blairmore).

The proposed development is for an Urban Tourism Accommodation on the subject site, which lies within a 260-metre buffer of a high-pressure gas main, as noted in the application.

Currently, there are no buildings or structures on the proposed development site. We understand that this proposal is for Tourism Accommodation Small, resort accommodation. The development will be completed over a three-year period, ultimately accommodating up to nine groups or approximately 36 individuals. These accommodations will consist of 7 cabins ranging between 500-1000 square feet, one

of which is an office (Tanrock Discovery Centre) with a occupant ability on the second level, meant for short term renting, and 2 single detached dwellings. This development will be only for in unit renting, camping of any sort will not be permitted.

Please refer to **Attachment 01 Pipeline Assessment Area and Prescribed Area** for maps that show the proposal in relation to the TC Energy pipeline assessment area and prescribed area, which the following recommendations apply to.

Assessment of Proposed Development

As demonstrated in **Attachment 01 Pipeline Assessment Area and Prescribed Area**, the subject site is located within TC Energy Pipelines Prescribed Area approximately 19 metres from the closest centreline. This development site location is in proximity with two TC Energy pipelines.

Based on the review of the submitted information, as the project involves work within 30 metres of the pipeline and within prescribed areas, written consent from TC Energy is required.

Although TC Energy has expressed no objections to the proposed development permit at this time, the urban tourism development is located in proximity of TC Energy pipelines, and some features of the proposal may have impacts on the pipeline infrastructure. For example:

- The application identifies a future crossing of the pipeline, therefore written consent from TC Energy will be required and may be obtained online through TC's Canadian Third Party Crossing Application Portal at writtenconsent.tcenergy.com or by calling 1-877-872-5177
- The application identifies a future crossing of the pipeline, therefore written consent from TC Energy will be required and may be obtained online through TC Energy's Canadian Third Party Crossing Application Portal at writtenconsent.tcenergy.com or by calling 1-877-872-5177. If possible, avoidance of any crossing of the pipeline or right-of-way would be preferred.
- The site plan does not indicate the specific location of future development, but if it results in ground disturbance within 30m of the centreline of the pipeline, known as the "prescribed area" then written consent from TC Energy will be required.
- It appears that some landscaping is being proposed within 30m of the pipeline, therefore written consent will be required. This written consent may be avoided if the proposed ground disturbance is moved further than 30m from the pipeline.
- It appears that the future subdivision is proposing to subdivide TC Energy's right-of-way, it would be preferable if the subdivision boundary could be adjusted to be maintained on a continuous parcel.

In addition to the above items identified, the following requirements must also be adhered to for future development within the vicinity of TC Energy infrastructure. The following list is not exhaustive, and additional requirements may be identified during the written consent approvals

process (see details below). If additional work is being considered, we recommend that the details be sent to tcenergy@bastudios.ca for preliminary review and feedback.

Site Planning & Development Requirements

The following requirements must be adhered to for all projects in proximity to TC Energy pipeline infrastructure and should be enforced by the municipality as conditions of approval on land use / zoning, subdivision or development applications. The owner shall ensure through all contracts entered into, that all contractors and subcontractors are aware of and observe the following requirements.

1. To identify the precise alignment of the pipeline on the subject lands, a locate request must be made prior to any ground disturbance taking place. Locate requests can be made online at www.clickbeforeyoudig.com or by calling your local One-Call Centre. Locate requests require 72 hours notice to be completed.
2. Written consent from TC Energy must be obtained before any of the following:
 - a) Constructing or installing a facility across, on, along or under a TC Energy pipeline right-of-way. A facility may include, but is not limited to: driveways, roads, access ramps, trails, pathways, utilities, berms, fences/fence posts;
 - b) Conducting ground disturbance (excavation or digging) on TC Energy's right-of-way or within 30 metres of the centreline of TC Energy's pipeline (the "Prescribed Area");
 - c) Driving a vehicle, mobile equipment or machinery across a TC Energy pipeline right-of-way outside the travelled portion of a highway or public road;
 - d) Using any explosives within 300 metres TC Energy's right-of-way; and
 - e) Use of TC Energy's Prescribed Area for storage purposes.

Written consent may be obtained online through TC's Canadian Third Party Crossing Application Portal at writtenconsent.tcenergy.com or by calling 1-877-872-5177.

3. Additional requirements for safe planning and development in proximity to the pipeline(s) may be identified based on the site-specific conditions and the proposed project. These requirements can be provided through early collaboration when additional details are sent to TCEnergy@bastudios.ca or when applying through the written consent process identified above. These requirements may include but are not limited to:
 - a) Requirements for temporary or permanent fencing along the right-of-way.
 - b) Requirements regarding planting and vegetation over the right of way or within 30m of the pipeline (the "prescribed area").
 - c) Requirements regarding pathways, sidewalks or roads proposed to cross the right of way or be constructed within 30m of the pipeline (the "prescribed area").

- d) Requirements to maintain the depth of cover over the pipeline which may relate to excavation practices, stormwater management and/or erosion mitigation.
 - e) Requirements regarding excavation best practices, for example, areas where hand or hydrovac excavation are mandatory.
 - f) Requirements regarding pipeline protection measures resulting from the proposed development project.
4. TC Energy requires the following setbacks be adhered to by landowners, and enforced by the approving authority when considering site plan applications:
- a) No buildings or structures shall be installed anywhere on TC Energy's right-of-way.
 - b) Storage of materials and/or equipment on TC Energy's right-of-way is not permitted.
 - c) Permanent buildings and structures (i.e. with a foundation or anchored to the ground) shall be located a minimum of seven (7) metres from the edge of the right-of-way, or twelve (12) metres from the edge of the pipeline, whichever is greater.
 - d) Temporary buildings and structures (i.e. without a foundation and not anchored to the ground) shall be located a minimum of three (3) metres from the edge of the right-of-way.
 - e) A minimum setback of seven (7) metres from the nearest portion of a TC Energy pipeline right-of-way shall also apply to any parking area or loading area, including any parking spaces, loading spaces, stacking spaces, bicycle parking spaces, and any associated drive aisle or driveway.
5. Owners of properties on which TC Energy's right of way exists or abuts shall include notice of the following in all offers of purchase and sale:
- a) Notice of the easement agreement registered against the property which may affect development activities on the property;
 - b) Notice of the 30 metre "Prescribed Area" as regulated by the Canada Energy regulator Act (or the "Controlled Area" as regulated by the Alberta Pipeline Rules);
 - c) The number of high-pressure natural gas pipelines within the easement and the location of the easement in relation to development;
 - d) The setback for all permanent structures and excavations from the limits of the right-of-way; and,
 - e) The local One Call number or www.clickbeforeyoudig.com.
6. As per the requirements of the Canada Energy Regulator, TC Energy is required to monitor all new development that results in an increase in population or employment within the "Pipeline Assessment Area" for their pipelines. Therefore, please keep us informed regarding any additional development within the Pipeline Assessment Area indicated in **Attachment 01 Pipeline Assessment Area and Prescribed Area**.

Additional requirements and guidelines for development on or near TC Energy's pipelines and infrastructure are included within **Attachment 02 TC Energy Living and Working Near Pipelines**.

Conclusion

Please continue to keep us informed about this project and any future policy, land use, subdivision, and development activities in proximity to TC Energy's pipelines and facilities. Shapefile data of the pipeline assessment area and prescribed area for TC Energy's pipeline network within your municipal boundaries may be provided upon request and signing of a confidentiality agreement. Data requests, referrals, and any questions regarding land use planning and development around pipelines should be sent to tcenergy@bastudios.ca. Thanks again for providing us with the opportunity to provide comments on this project, and we look forward to working with you in the future.

Sincerely,

Fereshteh Rezaei

GIS Analyst & Planner | BA, MPlan, MGIS

(825) 288 1141 | frezaei@bastudios.ca

B&A | 2700 – 605 5 Avenue SW | Calgary, AB T2P 3H5 | www.bastudios.ca

Attachment 01

Pipeline Assessment Area and Prescribed Area



Coordinate System: NAD 1983 UTM Zone 11N

Geographic Coordinates: -114.4556, 49.6088



1:200,000

- ★ Subject Site
- ▲ TC Energy Facility
- TC Energy Pipeline (Gas)
- - - Facility Assessment Area (800m)
- - - Pipeline Assessment Area (220m)
- First Nation/Métis Settlement

- Municipality - Rural
- Municipality - Urban
- Park/Protected Area
- Province
- Waterbody

0 1.5 3 4.5 6 kilometres

Map Source: April 17, 2025

Regional Context
Development Permit/Site Plan
Municipality Of Crowsnest Pass
Referral ID: R250417-001AB

April 2025



Map and data are conceptual and for informational and planning purposes only.



PLEASE CONTACT YOUR LOCAL ONE CALL CENTRE (WWW.CLICKBEFOREYOUDIG.COM) FOR ANY GROUND DISTURBANCE WITHIN THE PRESCRIBED AREA AS SHOWN ON THIS MAP.

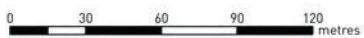


1:3,000

Coordinate System: NAD 1983 UTM Zone 11N

Geographic Coordinates: -114.4556, 49.6068

- Subject Site
- Facility Assessment Area (800m)
- Pipeline Assessment Area (220m)
- Prescribed Area (30m)
- Railway
- Road
- Municipality - Rural
- Quarter Section Grid



Date Saved: Apr 17, 2025

Local Context
Development Permit/Site Plan
Municipality Of Crowsnest Pass
Referral ID: **R250417-001AB**

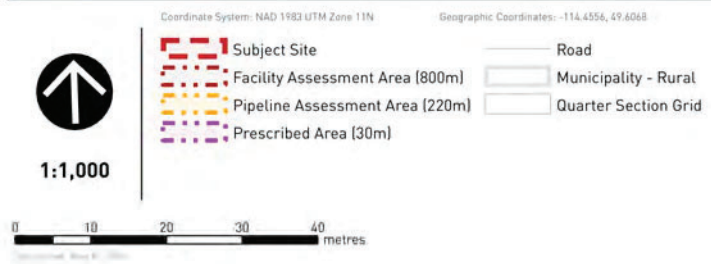
April 2025



Map and data are conceptual and for informational and planning purposes only.



PLEASE CONTACT YOUR LOCAL ONE CALL CENTRE (WWW.CLICKBEFOREYOU DIG.COM) FOR ANY GROUND DISTURBANCE WITHIN THE PRESCRIBED AREA AS SHOWN ON THIS MAP.



Local Context Overlay
Development Permit/Site Plan
 Municipality Of Crowsnest Pass
 Referral ID: **R250417-001AB**
 May 2025



Map and data are confidential and for informational and planning purposes only.

Attachment 02

TC Energy Living and Working Near Pipelines.

Living and working near pipelines.

What you need to know - Natural gas

Please keep this brochure for future reference in case of an emergency.
To request additional copies for tenants, please contact us. See inside cover for details.



Why are you receiving this brochure?

This brochure contains important safety information for those who live and work near pipelines. This includes information about:

- What you can do to ensure safety around pipelines
- How to recognize a pipeline in your area
- Recognizing the signs of a pipeline leak
- What kind of activities are permitted on a pipeline right-of-way
- How TC Energy works to ensure the safety of pipelines

To help you understand the role you play in contributing to pipeline safety, we ask that you review the information provided. If you would like more information, have questions or to request additional copies of this brochure, please contact us at public_awareness@tcenergy.com or call 1-855-458-6715.

In the case of a pipeline emergency or to report suspicious activity along the right-of-way, please call 911 and local law enforcement, and then call TC Energy's emergency number at 1-888-982-7222. The emergency telephone number can also be found on the nearest pipeline marker, or on the back of this brochure.

TC Energy respects your privacy. To find out more about TC Energy's commitment to privacy and protecting your personal information, please see www.TCEnergy.com/privacy.

The majority of TC Energy's pipelines are regulated by the Canada Energy Regulator in Canada, with some pipelines regulated provincially. This brochure is intended to provide safety information in compliance with regulatory requirements. For more information, visit www.cer-rec.gc.ca or www.tcenergy.com.

Purpose of pipelines and pipeline facilities

Pipelines are the safest and most efficient method to transport the energy that we need and use every day. Our pipelines and pipeline facilities are built using industry best practices, which include using the highest quality materials during construction and implementing a rigorous pipeline maintenance program. This includes the facilities required to safely operate the pipeline, like meter stations and compressor stations.

Meter stations measure the volume of natural gas transported through the pipeline, both at entry points (receipt station) and delivery points (sales station).

Compressor stations are necessary to maintain controlled and appropriate pressure levels along the length of the pipeline to ensure continuous and safe gas flow.

H13

Prevent an incident, before it happens



Click or call before you dig—it's free

The best safety practices stop accidents before they happen. Just like you won't drill into a wall without knowing where the studs are, it makes sense to find out where the underground utilities are located. Unfortunately, digging without a locate is the leading cause of pipeline incidents.

Before conducting any excavation, either by hand or with machinery, contact your local One-Call Center at least 3 business days (5 in Ontario) in advance by visiting www.clickbeforeyoudig.com - Canada's source for provincial One-Call rules, regulations and contact information.

The One-Call Center will notify the facility owners in your area, who will send representatives to mark these facilities with flags, paint or other marks, helping you to avoid damaging them. Even with a locate, any excavation on a TC Energy right-of-way requires a TC Energy representative be present.

A notification to the One-Call Center is required by law in some areas, and not making a One-Call could result in fines or penalties. The service is free and could prevent accidents, injuries or deaths.

Learn more about the One-Call requirements in your province by visiting www.clickbeforeyoudig.com.

Know what utility markings mean

When you request a locate, coloured flags and/or paint are used to mark the location and type of underground utility.

Proposed excavation
Temporary survey markings
Electric power lines, cables, conduit and lighting cables
Gas, oil, steam, petroleum or gaseous materials
Communication, alarm or signal lines, cables or conduit
Potable water
Reclaimed water, irrigation and slurry lines
Sewers and drain lines

H14

Recognizing a pipeline in your area

The general location of pipelines can be determined by two characteristics: a pipeline right-of-way (ROW) and pipeline markers.

Right-of-way

- A ROW can usually be recognized as a cleared strip of land in a linear or fairly straight line, cleared of structures and trees.
- The ROW contains the pipeline and the prescribed area that extends 30 metres on either side of the pipeline where certain activities require written consent from the pipeline operator to ensure the continued safety and integrity of the pipeline.
- The ROW must be kept clear of fences, buildings, trees or any other type of structure. The impact of a fence post, weight of a shed or the roots of a tree can cause either immediate or long-term damage to the pipeline.
- Structures or development could also impede access to the area for any required maintenance or emergency situations, resulting in safety risks and possible costly impacts to structures on the ROW.
- **The existence of the prescribed area does not necessarily mean development of the land cannot occur within the prescribed area, so contact TC Energy early to discuss your plans.**



Pipeline markers

- Found within line-of-sight on a ROW and at locations where the pipeline crosses streets, highways, waterways and railways.
- Markers only show the approximate location of the pipeline, and the depth of the line may vary. **You CANNOT use pipeline markers as a determination of where or where not to dig.**
- Pipeline markers display the pipeline operator, emergency number and the product transported in the pipeline.
- It is against the law to willfully deface, damage, remove or destroy any pipeline sign.
- Only a TC Energy representative can determine the location and depth of the pipeline. Pipelines may not follow a straight course between marker signs.



Warning sign



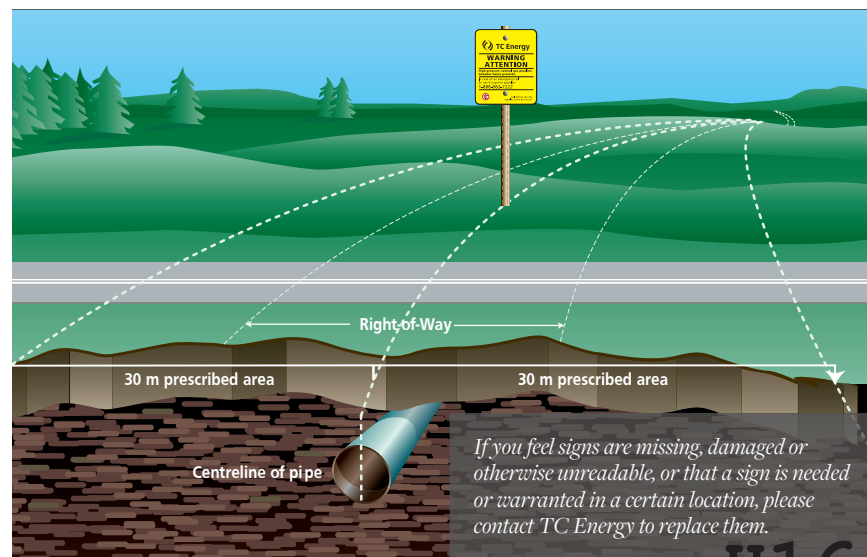
Line marker



Vent marker



Aerial marker



H16

Recognizing a gas pipeline leak

Although a pipeline leak is rare, it is important to know how to recognize the signs. Use your senses of sight, smell and hearing to detect a potential pipeline leak.



You might see:

- Dead or dying vegetation on/near the right-of-way in an area that is usually green.
- Bubbles in a body of water.
- Dirt being blown into the air.
- Ground frosting in summer.
- Possible fire or flames above the ground, if the leak has been ignited.



You might smell:

- An odour similar to fuel, oil or propane.
- No odour. Natural gas transmission lines are not usually odourized, though smaller gas distribution lines often have an additive to give it a sulphur or “rotten egg” smell.



You might hear:

- A roaring, hissing or whistling noise.

Possible hazards of a gas pipeline leak or rupture

- Dizziness or suffocation if a leak occurs in a confined space or high concentration
- Ignition/fire if a spark or other ignition source is present
- Potential explosion if the natural gas is mixed with air
- Projectiles from site of leak or rupture propelled by the force of escaping gas

H17

Responding to a leak or pipeline strike

A “strike” is any contact with a pipeline and can include mechanical equipment like a backhoe, or hand tools such as a shovel.

Any contact with a pipeline can affect the pipeline’s integrity or the protective corrosion coating, so it’s important to follow these steps so that a TC Energy representative can inspect the pipeline and its coating for any damage.



If you strike a pipeline or witness any of the typical signs of a leak, or any other unusual sights, sounds or smells near a pipeline location, it is important that you follow these steps:

1. Stop all excavation and construction. Shut off all machinery if safe to do so and move away from the area on foot – warn others to do the same.
2. Do not attempt to repair the pipe or operate any valves.
3. Call '911' as soon as you are in a safe location. Describe the situation and inform the operator of any injuries, leaking product or fire.
4. Call TC Energy’s emergency number at **1-888-982-7222** and explain the incident. This number is available on all pipeline marker signs.
5. Do not continue your project until authorized by a TC Energy representative.

If you cause or witness even minor damage to a pipeline or it’s coating, please notify TC Energy immediately. A gouge, scrape, dent or crease requires an inspection and possible repairs for the long-term safety of all parties and the surrounding area.

Do not cover a pipeline that has been disturbed, as it will make it more difficult to find the damaged area.

Consequences of unsafe digging

Unsafe excavations can have potential consequences for those individuals conducting the work, and negatively impact the greater community.



Risk of serious injuries and death.



Interrupted services such as electricity, gas and water.



Fines and repair costs to fix the underground utility line(s).

What if I need to use the right-of-way?

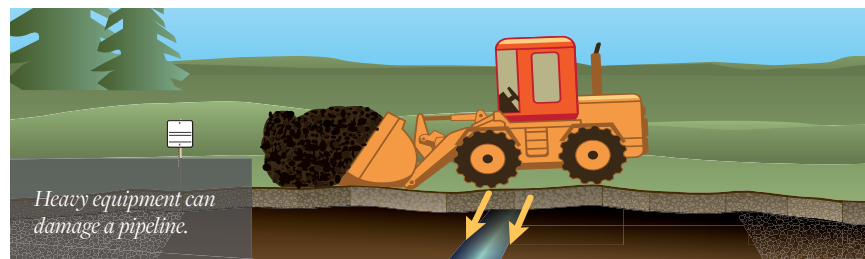
Depending on your plans or activity, it can still be possible for you to work on or use the ROW. Some activities are permitted under normal farming practices, while crossings and encroachments require approval and oversight from TC Energy.

A crossing or encroachment is a temporary or permanent structure across, on, along or under a facility or pipeline right-of-way. A crossing can also mean equipment or machinery crossing over the pipeline right-of-way or facility site. Both need an agreement so that the pipeline operator can understand the scope of work, the risk and what measures need to be taken to mitigate those risks.

You can learn more about permitted activities and crossing agreements at www.tcenergy.com/sustainability/safety/safe-digging. Often written consent for minor activities can be obtained directly from a regional TC Energy representative through a locate request.

We're here to help. If you think your activity might require a crossing agreement with TC Energy, you can use our online application form at writtenconsent.tcenergy.com or contact us by phone at **1-877-872-5177** or email at crossings@tcenergy.com. To better serve you and speed up your request, please provide the following information:

- Proposed activity – what are you planning to do?
- Location of proposed work (GPS coordinates are preferred)
- Make and model of any equipment that will cross/encroach the pipeline facilities
- Proposed activity date
- Axle load (weight)
- Your name and phone number
- Email address



What does TC Energy do to ensure pipeline safety?

TC Energy conducts a rigorous pipeline maintenance program to ensure the integrity and safety of our systems. This includes but is not limited to:

- 24/7 Monitoring of our facilities
- In-line inspections of pipelines that can identify the smallest of issues or defects for repair
- Regular patrols of the right-of-way
- Multiple shut-down valves to isolate and limit potential releases
- Cathodic protection to prevent corrosion
- Hydrostatic testing
- Investigative digs
- Ground surveys

In addition to this, TC Energy invests millions every year in research and development to improve and enhance the safety of our pipelines, from smart drone patrolling, fiber optic monitoring, greenhouse gas reduction and environmental sustainability. TC Energy's employees are trained to meet or exceed all regulated training in Canada.

In the interests of public safety, some segments along TC Energy's pipelines have been designated as High Consequence Areas (HCAs) where extra precautions are taken, known as Integrity Management Programs (IMPs). For information regarding these measures, contact TC Energy at public_awareness@tcenergy.com.



Pipeline Inspection Gauges, or “PIGs” travel through the pipeline to collect information that can then be analyzed to detect leaks, blockages, corrosion, dents or other signs that maintenance may be needed.

TC Energy's response to a pipeline incident

A pipeline incident could involve an uncontrolled or unplanned release of natural gas or oil from the pipeline system. TC Energy's state-of-the-art leak detection systems, elevated safety features and specially trained staff ensure that leaks will be quickly identified and addressed.

In the unlikely event an incident should occur, TC Energy's top priorities are to ensure the safety of the public and emergency responders, and to minimize effects on the environment and surrounding properties. TC Energy will immediately respond by:

- Shutting down the affected pipeline if necessary
- Isolating the impacted section of the pipeline through either automatic valve shutoff or manual valve operation
- Dispatching emergency personnel to the location of the incident

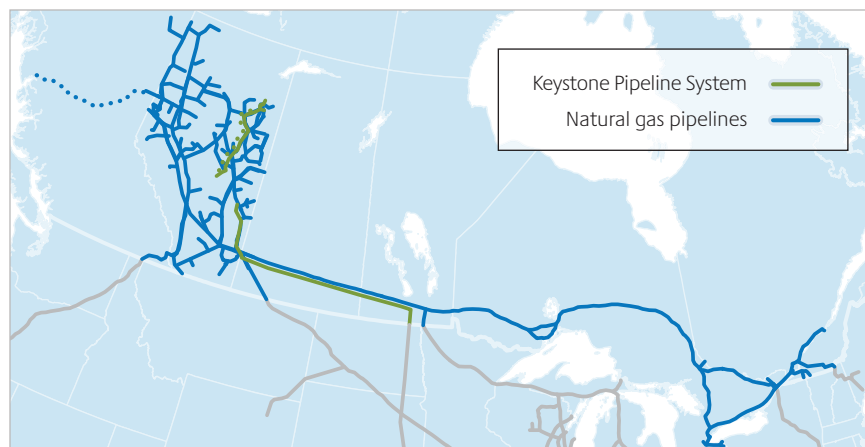
Trained crews that are dispatched to the site will coordinate a response with local emergency services. TC Energy will not restart the pipeline until the issue has been addressed and it is safe to do so, with the approval of industry regulators.

TC Energy's policies and practices for emergency response planning go above and beyond the standard regulatory requirements for emergency response.



Emergency responders and TC Energy staff work together at an emergency exercise to ensure all are prepared in the rare event of an emergency.

22



Important contact information

Emergency 1-888-982-7222

Canadian One-Call centres

British Columbia 1-800-474-6886
 Alberta 1-800-242-3447
 Saskatchewan 1-866-828-4888
 Manitoba 1-800-940-3447
 Ontario 1-800-400-2255
 Quebec 1-800-663-9228
www.clickbeforeyoudig.com

Mobile phone apps

Saskatchewan Sask1st Call
 Quebec Info-Excavation

General inquiries

Phone 1-855-458-6715
 Email public_awareness@tcenergy.com

Applying for written consent

Online writtenconsent.tcenergy.com
 Phone 1-877-872-5177

Crossings inquiries

Email crossings@tcenergy.com
 Quebec Email quebec_crossings@tcenergy.com





**Municipality of Crowsnest Pass
Municipal Planning Commission
Request for Decision**

Meeting Date	April 23, 2025
Application No.	DP2025-015
Roll No.	2210004
Civic Address	N/A, Blairmore
Legal Description	Lot 51 Block 1 Plan 0812254
Land Use District	Urban Tourism Accommodation and Recreation - UTAR
Overlay District	N/A

Proposed Development

- 1) For the Comprehensive Site Development Plan (CSDP dated April 15, 2025) and;
- 2) For “Tourism Accommodation, Small” (discretionary use) for the development of resort accommodation in Phase 1 of the CSDP consisting of:
 - a) two single-detached dwellings (units 8 & 9), and
 - b) one cabin in conjunction with an administrative office and laundry facility (unit 4).

Subsequent phases shall require the submission of a development permit application and notification of adjacent landowners.

Background

- On October 17th, 2023, Council approved a motion for the conditional sale of the subject lands.
- On December 12th, 2023, Council approved the removal of the Municipal Reserve designation from the subject parcel under Bylaw 1168, 2023.
- On August 27th, 2024, Council gave third reading to Bylaw 1197, 2024 to redesignate the lands from RO-1 to UTAR.

Discussion

- **Resort accommodation** means buildings within an approved “Tourism Accommodation” for the recreational occupancy of “Apartment Building”, “Boarding House”, cabins (as defined in this Bylaw), “Duplex / Semi-Detached Dwelling”, “Hostel”, “Hotel”, “Motel”, “Multi-Unit Residential Building”, or “Single-Detached Dwelling”. Resort accommodation may include accessory buildings and uses such as an administrative office, communal washrooms, cooking shelters, laundry, recreation, entertainment and convenience retail facilities for the use of the occupants and day-users of the development, owner/operator accommodation, and sheds and decks. While some forms of Resort Accommodation may be deemed to be a dwelling unit it is not typically intended for residential occupancy (as defined in this Bylaw).

- The Comprehensive Site Development Plan consists of Resort Accommodation in the form of 7 cabins, one of which includes an administrative office (Tanrcok Discovery Centre) and a laundry facility, and 2 single detached dwellings. The current development permit application DP2025-015 is for Phase 1 only – i.e. the two single-detached dwellings and the cabin in conjunction with an administrative office and a laundry facility in one building.
- The land is vacant with a grade exceeding 15%. As per LUB Schedule 4 Section 15.4 and 17.2, prior to a development permit being issued, a slope stability assessment, grading / drainage plan assessment prepared by a professional engineer shall be provided to the development office with findings and recommendations regarding slope stability and foundation design for the proposed development.
- A referral has been sent to TC Energy. The subject parcel is set back 7m from the edge of the high-pressure gas pipeline right-of-way.
- Pursuant to Tourism Accommodation standards in Schedule 4 s. 42.2 in the Land Use Bylaw the Development Authority may impose conditions on a development permit, having regard to relevant site-specific considerations:
 - (c) Parking areas, road access, and internal private roadway design - specifically, all parking shall be accommodated on-site or on private roads within the Tourism Accommodation (without restricting emergency vehicle access), and parking shall not be allowed on public streets and lanes.
 - (e) Landscaping, amenity areas, and the preservation of natural features.
 - (h) With the exceptions provided for in Schedule 4 Section **Error! Reference source not found.**, a Tourism Accommodation in the UTAR district shall be connected to a municipal service connection for water supply and wastewater.
- The UTAR district does not have a minimum parking standard. In Schedule 6 of the Land Use Bylaw the standard is deferred to what the Development Authority approves in a CSDP, with the consideration that parking should include guest parking, and all parking must be accommodated on-site. The proposed development accommodates 12 parking stalls, one for each tourist unit and three stalls for guests. The proposed parking standard could be compared to the parking standard for a Tourist Home in Schedule 6, which is one stall per four tourist home occupants. All parking stalls are accommodated on-site.
- The proposed development provides a landscaping plan that is sensitive to the mountain terrain and requires low maintenance.
- The proposed development will be connected to Municipal water and waste water services as shown in the servicing plan included with the CSDP.

Notification

In accordance with Administration Section 20 of the LUB, notification to the Applicant and affected landowners will occur by regular mail and/or a newspaper advertisement after the MPC has decided upon the application. Affected parties will have 21 days from the date of the notification to appeal the decision.

Appeal Jurisdiction

The Subdivision and Development Appeal Board has jurisdiction to hear an appeal of the Development Authority's decision on this development permit.

Alternatives

- A. Approve the Comprehensive Site Development Plan dated April 15, 2025 and the development permit application DP2025-015 for "Tourism Accommodation, Small" Phase 1, subject to the following conditions:
1. The Development Permit approved in this Notice of Decision shall not be issued and shall be of no effect, and construction / placement of the development shall not commence, until all "Prior to Issuance Conditions" stated in this Notice of Decision have been met or fulfilled.
 2. This Notice of Decision shall remain effective for a period of six (6) months and shall then expire and be deemed null and void unless the person to whom the Notice of Decision was issued continues to collaborate with the Development Authority to satisfy or complete the "Prior to Issuance Conditions" and, if required, an extension is approved by the Development Authority.

Prior to Issuance Conditions (these conditions are to be satisfied prior to issuance of a development permit and will only form part of the Notice of Decision and not part of the formal development permit issued however, the development permit shall be of no effect until these conditions have been satisfied)

3. The applicant / landowner shall provide to the Development Office a \$5000 Security Deposit for the completion of the hard surfaced parking areas required in condition 7 of this development permit, which shall be refunded upon completion to the Development Officer's satisfaction by the date specified in condition 7.
4. The applicant / landowner shall provide to the Development Office a \$5000 Security Deposit for the completion of the landscaping (xeriscaping) required in condition 8 of this development permit, which shall be refunded upon completion to the Development Officer's satisfaction by the date specified in condition 8.
5. The developer / landowner shall provide to the Development Officer's satisfaction a slope stability assessment, a grading plan, and a drainage plan prepared by a qualified professional, and shall comply with the findings and recommendations from that assessment and plans.
6. An appeal period of twenty-one (21) days from the date of the Development Authority's Notice of Decision applies, and if any appeals are submitted the development permit shall not be issued until such appeals are dealt with by the Land and Property Rights Tribunal.

Time Specific Conditions After Issuance (deadline for enforcement or for the validity of the development permit)

7. The landowner and/or applicant shall install and complete the hard surfaced parking areas (i.e. concrete paving) as per Schedule 6 section 2.2 of the Land Use Bylaw and the Overall Parking Plan shown in the Comprehensive Site Development Plan dated April 15, 2025 to the satisfaction of the Development Officer by **September 30, 2026**.
8. The landowner shall install and complete the landscaping (xeriscaping) for Phase 1 as identified in the Overall Landscape Plan shown in the Comprehensive Site Development Plan dated April 15, 2025

pursuant to the Land Use Bylaw, Schedule 4, section 13.1 to the satisfaction of the Development Officer by **September 30, 2026**.

9. The applicant / developer / landowner shall provide a final report prepared by a professional engineer confirming that the development of Phase 1 was undertaken and completed in accordance with the recommendations in the slope stability assessment / grading plan / drainage plan as required in condition 5, within 60 days of the completion of development in Phase 1.
10. Development must be commenced or carried out with reasonable diligence, in the opinion of the Development Officer, within 12 months from the date of issuance of the development permit and / or within the specific timelines and by the specific deadlines stated in this development permit, otherwise the permit shall be deemed to be null and void.
11. The landowner or applicant shall confirm permitting requirements for the proposed buildings / structures, and shall provide to the Development Officer copies of Safety Codes permit applications (Building, Electrical, Gas, Plumbing) when the same are made or copies of Safety Codes permits issued immediately upon issuance to demonstrate that such applications or permits are consistent with the development permit issued for the proposed development.
12. The landowner shall ensure that the construction of Phase 1 is completed to the Development Officer's satisfaction within 36 months after the date of the issuance of the development permit and / or within the specific timelines and by the specific deadlines stated in this development permit, otherwise the applicant or landowner shall be deemed to be in contravention of the development permit conditions.

Conditions of a Continuing Nature (Permanent Conditions)

13. The development shall comply with and be carried out and completed in its entirety in accordance with the attached approved Comprehensive Site Development Plan dated April 15, 2025 and the development standards in the Urban Tourism Accommodation & Recreation district in Land Use Bylaw 1165, 2023, as amended.

Standards for Resort Accommodation - Unit 4 and the Administration Office / Laundry Building and Units 8 & 9	Standard in the CSDP
Yard Setbacks (from perimeter lot boundaries)	As approved by the Development Authority in the CSDP
Building Height (maximum)	9.67m height on the Southmore Drive frontage (south side) and 15.54m height on the walkout frontage (north side)
Parking Requirements	12 on-site parking stalls. Parking for the entire resort shall be accommodated on-site and parking shall not be allowed to spill over onto Southmore Drive or adjacent public streets.

14. The Comprehensive Site Development Plan dated April 15, 2025 is approved in principle. Any deviations from the approved Comprehensive Site Development Plan or changes to the development from what is approved in the attached Comprehensive Site Development Plan and this development permit DP2025-015 shall require that the landowner submit a new development permit application.

15. The design features, quality, and general colour schemes of the building exteriors shall be consistent with the building elevations approved in the Comprehensive Site Development Plan dated April 11, 2025, to the Development Officer's satisfaction.
16. All parking shall be accommodated on-site in accordance with the Overall Parking Plan in the Comprehensive Site Development Plan dated April 15, 2025. Parking shall not be allowed on public streets (Southmore Drive and adjacent streets) as per Schedule 4 Section 42.2(c) and may be subject to penalties and fines as per the Land Use Bylaw Administration Section 27.
17. Should a retaining wall be required an additional development permit application is required.
18. Signage on the building containing Unit 4 and the administrative office / laundry facility is approved as shown in the Comprehensive Site Development Plan dated April 15, 2025. Any additional signage requires a separate development permit application.
19. The applicant / landowner shall provide municipal water and wastewater services to the proposed development in accordance with the Overall Utility Plan shown in the Comprehensive Site Development Plan dated April 15, 2025, at no cost to the Municipality pursuant to s. 21 of the Land Use Bylaw, and, where public infrastructure needs to be extended to achieve this, it shall be in accordance with the terms and conditions of a development agreement to the Municipality's satisfaction, pursuant to s. 650 of the Municipal Government Act.
20. Prior to commencing with the proposed development in Phase 2 and/or Phase 3 of the Comprehensive Site Development Plan dated April 15, 2025 the applicant / landowner shall make a new development permit application.
21. The landowner / applicant shall apply to the development office for civic addressing and the resort accommodation units shall be identified with a site number or other suitable identification system to the Development Officer's satisfaction.
22. The developer / applicant / landowner shall comply with the requirements from TC Energy.
23. The Developer and/or the Landowner shall ensure that any changes to the lot grading maintains positive drainage directing the flow of all surface stormwater away from building foundations towards adjacent streets and lanes without adversely affecting (e.g. erosion, flooding) adjacent properties, roads, lanes, public property, or public infrastructure, including where applicable in such a manner that the post-development rate and volume of surface stormwater drainage from the subject property do not exceed the pre-development rate and volume of surface stormwater drainage. Should retaining walls be required as part of the stormwater drainage system, additional development permits are required, and construction shall be completed by the landowner at no cost to the municipality.
24. The Land Use Bylaw 1165, 2023, as amended, contains development standards and regulations that apply to this development permit and for which the landowner is responsible, at no cost to the Municipality of Crowsnest Pass. These regulations address matters relating to many aspects of the approved development or use e.g., access to the property, lines of sight, public safety setbacks, parking requirements, lot grading, maintaining positive drainage towards abutting roads and/or lanes, outdoor storage, etc. It is the Landowner's and/or Applicant's responsibility to ensure that they are fully aware of all the applicable development standards and regulations in the Land Use Bylaw that may apply to the proposed development or use by contacting the Municipality's Department of Development, Engineering & Operations.

25. When construction is involved for a development approved under this development permit, the landowner and/or the applicant to whom this development permit was issued and their successors in title, are responsible to, and shall ensure that the location of the building(s) relative to the subject property boundaries (i.e. approved yard setbacks, including variances if any), as approved in the attached site plan, and relative to easements on the subject property, is staked out by either an Alberta Land Surveyor, a professional engineer (see definition), or another certified agent, prior to the pouring of building foundations. At any time during or after construction, the Development Officer may require that the landowner of the subject property provide the stake-out, a survey and/or a survey drawing (or a Real Property Report) of the subject property and/or the building footprint relative to the subject property boundaries and easements, at no cost to the Municipality.
26. Failure to comply with any one or more of the conditions listed in this development permit either by a specified deadline or at any time throughout the lifetime of the development permit, as may be applicable, or implementation of the development contrary to the approved site plan and/or approved variances, shall result in enforcement through a Stop Order and corresponding fees, rates, charges, or fines pursuant to the Municipality's Fees, Rates and Charges Bylaw in effect at the time of the non-compliance.

Important Information & Notes:

- a) The issuance of a Development Permit indicates only that the development to which the Development Permit relates is authorized in accordance with the provisions of the Municipality of Crowsnest Pass Land Use Bylaw and does not in any way relieve or excuse the Landowner and/or the Development Permit holder from obtaining any other permit (including authorization to modify a wetland, safety codes permits e.g. building, electrical, gas, plumbing, Historical Resources Act approval, Highways Development and Protection Act, etc.), license, or other authorization required by any Federal or Provincial Act or regulation, or under any Bylaw of the Municipality (e.g. a business license), or complying with the conditions of any easement, covenant, agreement, or other instrument affecting the building or land. The Landowner and/or the Applicant is responsible to ensure compliance with these matters, at the sole risk and responsibility of the Applicant/property owner to the exoneration of the Municipality of Crowsnest Pass from any liability related to these matters, and at no cost to the Municipality of Crowsnest Pass. The applicable requirements may include the following:
 - (i) An application under the Historical Resources Act via the Online Permitting and Clearance (OPaC) process (<https://www.alberta.ca/online-permitting-clearance>) to the Historic Resources Management Branch of Alberta Arts, Culture, and Status of Women, and compliance with any requirements, terms, and conditions of such clearance.
- b) The Applicant/property owner is responsible for the following aspects as may be applicable to this development permit, at the sole risk and responsibility of the Applicant/property owner to the exoneration of the Municipality of Crowsnest Pass from any liability related to these matters, and at no cost to the Municipality of Crowsnest Pass:
 - (i) Determining the legal property boundaries and any applicable easements through a survey by an Alberta Land Surveyor before foundations are excavated or poured and before construction proceeds above ground level.
 - (ii) Ensuring that any structures approved under this Development Permit are constructed such that they are correctly set back from the property boundaries in compliance with the front, rear, and side yard setbacks approved in this Development Permit. The landowner should consult an Alberta Land Surveyor for this purpose.
 - (iii) Ensuring that the development and the associated excavation and/or construction activity approved under this Development Permit shall not disturb, affect, or alter conditions of all utilities and appurtenances, drainage rights-of-way, utility rights-of-way, access rights-of-way, and any easements as they may exist, over, under, or through the Lands. The landowner should consult a professional engineer and/or an Alberta Land Surveyor and/or the relevant utility company / utility owner for this purpose.
 - (iv) Ensuring that the development and/or any associated structures and/or the associated excavation and/or construction activity approved under this Development Permit is undertaken in a manner that does not cause or result in a public safety risk or concern, or a nuisance, disturbance, or damage to adjacent properties and/or roads, lanes, or other municipal infrastructure. The landowner should consult a legal professional, a professional engineer and/or an Alberta Land Surveyor for this purpose.

- (v) Ensuring that all equipment, waste bins, portable toilets, building materials, and excavation stockpiles associated with construction activity approved under this development permit are placed within the subject property boundaries, and that where such items must encroach onto adjacent private property and/or adjacent boulevards, sidewalks, streets and /or lanes, that the adjacent landowner's consent has been obtained and/or that the Municipality has authorized such encroachment through a hoarding permit under the Traffic Bylaw (please contact the Manager of Transportation or a Community Peace Officer).
 - (vi) Making suitable arrangements with utility companies for the provision of all services and/or necessary easements for utility rights-of-way.
 - (vii) Notifying Alberta 1st Call at 1-800-242-3447 to arrange for field locating prior to construction, should any excavations be required near utility lines.
 - (viii) Ensuring that permanent structures are located outside the 1:100-year flood plain of any water body. The landowner should consult a wetland assessment practitioner and/or an Alberta Land Surveyor for this purpose.
 - (ix) Ensuring that construction activity approved under this Development Permit does not result in the modification of a wetland without provincial approval. The landowner should consult a wetland assessment practitioner for this purpose.
 - (x) Ensuring that foundation and drainage systems on a property with an effective grade / slope of greater than 15% are designed in accordance with the recommendations in a slope stability assessment and/or a grading plan / stormwater management plan, as may be applicable, prepared by a professional engineer, and that the same are constructed under the supervision of a professional engineer, to protect the bank from erosion and to ensure slope stability.
 - (xi) Ensuring that a 2-meter separation is provided between the water table and footings for the buildings. The landowner should consult a professional engineer for this purpose.
 - (xii) Ensuring that the property is graded in such a manner that positive drainage directing the flow of all surface stormwater away from building foundations towards adjacent streets and lanes is maintained without adversely affecting (e.g. erosion, flooding) adjacent properties, roads, lanes, public property, or public infrastructure, including where applicable in such a manner that the post-development rate and volume of surface stormwater drainage from the subject property do not exceed the pre-development rate and volume of surface stormwater drainage. Should retaining walls be required as part of the stormwater drainage system, additional development permits are required, and construction shall be completed by the landowner at no cost to the municipality. Where an approved grading plan or stormwater management plan exists, the property must be graded (finished grade) in accordance with the grading plan or stormwater management plan. The landowner should consult a professional engineer and an Alberta Land Surveyor for this purpose.
 - (xiii) Being aware of FireSmart Regulations including the Municipality's FireSmart Bylaw and Safety Codes Permit Bylaw as may be applicable.
 - (xiv) This document does not provide permission to commence a use, start construction or occupy a building (as may be applicable). It is the owner's responsibility to ensure that all development permit conditions have been satisfied, and other applicable permits are applied for and issued before commencing construction, and that construction is inspected and permits closed, before occupancy. It is the responsibility of the owner or owner's agent to make an application to the Municipality for an Occupancy and Completion Certificate prior to taking occupancy.
- c) As part of the development permit review the Development Officer considered the following items, and relevant conditions were imposed on the development permit as deemed applicable:

Title – Owner / Application signed	✓	Provincial Historic Resource Value (archaeology)	5a, 3p
Gas well	N/A	Provincial Historic Designation	N/A
Transportation & Economic Corridor (direct access or structure within 40 m of Hwy 3 / 40)	N/A	Historic Commercial Areas Overlay District	N/A
Hydrography through parcel	N/A	Municipal Historic Resource Designation / MCNP Heritage Inventory	N/A
High Pressure Gas Main	YES-Referral Sent	Historic Resource Designation by Bylaw	N/A

Water Connection	Required	Coleman National Historic Site	N/A
If no: Proposed Municipal, Well, Cistern		Areas of Potential Environmental Concern Overlay District / Lagoon	N/A
Sewer Connection	Required	Wetlands	N/A
If no: Proposed Municipal, PSDS		Parking Submitted	✓
Contours – Steep Grade	YES	3m/6m lane	N/A
Area Structure Plan	N/A	Registered Documents	N/A
Cadastral – URW on parcel	✓	Land Use Bylaw No. 1165, 2023 as amended Schedules	2,4
Flood Hazard	N/A	Southmore	✓

- OR -

A. Deny the development permit application, stating the reason for this decision.

Attachments

1. Location Maps
2. Comprehensive Site Development Plan

Recommendation

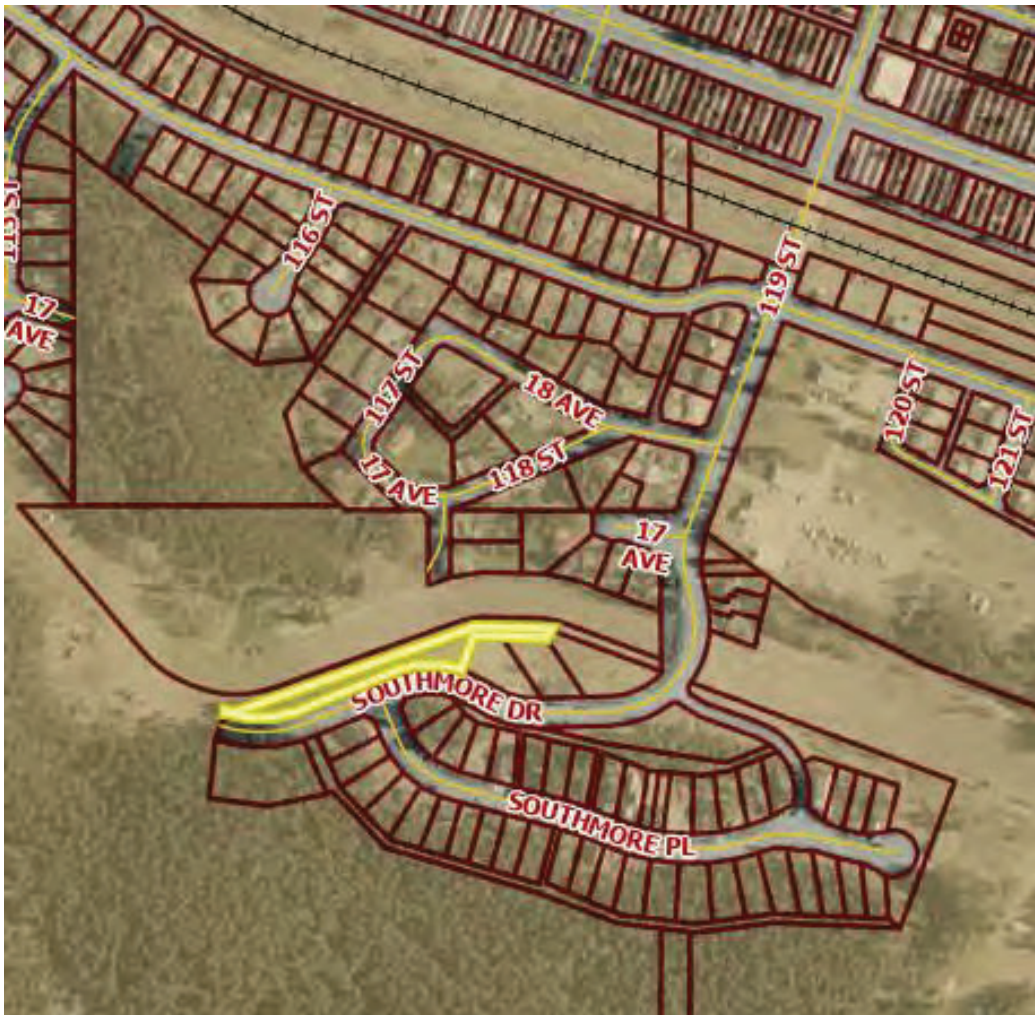
The Development Office recommends that the Municipal Planning Commission approves DP2025-015 subject to the conditions in Alternative A.

Authorization


 Katherine Mertz B.SC
 Development Officer


 Johan van der Bank, M.TRP, RPP
 Manager Development & Trades

Lot 51 Block 1 Plan 0812254
125 Southmore Drive, Blairmore



The Village @ Southmore - Comprehensive Site Development Plan - April 15, 2025

Introduction

Our vision for "The Village @ Southmore" is to create an exclusive custom home retreat featuring nine meticulously designed units ranging from 500 to 2,000 square feet. These high-end, custom-built "refined mountain homes" will offer luxurious accommodations for visitors to the Crowsnest Pass, enhancing the area's appeal as a premier tourist destination.

Each unit will feature unique elements such as saunas, rooftop patios, and hot tubs, catering to guests seeking a premium experience. These distinctive features, combined with a holistic design approach, will showcase the natural beauty of the Crowsnest Pass while ensuring an unforgettable stay for visitors.

"Refined Mountain Living is more than a style of housing—it's a way of life that harmonizes the awe-inspiring majesty of nature with the elegance of well-crafted, luxurious accommodations."

Proposed Development

This proposal is for Tourism Accommodation Small, resort accommodation. The development will be completed over a three-year period, ultimately accommodating up to nine groups or approximately 36 individuals. These accommodations will consist of 7 cabins ranging between 500-1000 square feet, one of which is an office (Tanrock Discovery Centre) with a occupant ability on the second level, meant for short term renting, and 2 single detached dwellings,. This development will be only for in unit renting, camping of any sort will not be permitted.

Note: The layout of the units, landscaping, and utilities are detailed in the attached overall site plan, landscape plan, and utility concept plan.

Density

- **Total Units:** 9
- **Total Land Area:** 2,298.80 square meters (0.58 acres)
- **Projected Occupancy:** 2-4 persons per unit

Parking

Each unit has been designed with ample off-street parking that meets or exceeds local bylaw requirements. The development will include dedicated parking spaces for each unit, along with a shared off-street parking lot serving Units #1-3 and guests. This strategic design minimizes the need for street parking and reduces congestion.

- **Total Parking Stalls:** 12
- **Dimensions:** Minimum 20' length x 9' width, with some spaces extending up to 30' in length

Refer to the Overall Site Plan & Parking Plan for further details.

Roadway Traffic Impact

The planned roadway is already designed to accommodate future developments, including the approved Southmore Phase 2, which will add over 250+ lots. The additional traffic from our nine-unit resort will be minimal in comparison and well within the roadway's capacity. While traffic on the west side of Southmore will increase slightly, the impact will be comparable to existing Airbnb operations in the area.

Noise & Guest Conduct Management

To maintain a peaceful environment for both guests and neighboring residents, we will enforce strict house rules exceeding standard Airbnb guidelines. These include:

- Noise limitations
- Vehicle restrictions
- Guest occupancy limits

Our management team will proactively monitor and address any issues to ensure compliance. Maintaining a high standard of conduct is essential to preserving the integrity of the community and the experience of our guests.

Slope Stability & Environmental Considerations

We view this project as an opportunity to enhance, rather than disrupt, the natural landscape. Our commitment includes:

- Utilizing natural landscaping materials to integrate seamlessly with the surroundings
- Implementing year-round maintenance to preserve the area's aesthetic appeal
- Collaborating with engineers for pre-development and pre-construction assessments to ensure slope stability

Initial consultation with Roseke Engineering to perform geotechnical site assessment which will inform foundation design and any necessary slope stability measures.

Landscaping & Privacy

We aim to create a cohesive, low-maintenance landscape that enhances the overall aesthetic appeal of The Village @ Southmore. Privacy is a key consideration, and our approach includes:

- Thoughtful unit placement and orientation
- Xeri-scaping will be implemented - see Schedule 4 s. 13 of the LUB.
- Strategic window positioning
- Natural barriers and landscaping to enhance privacy for guests and neighbors
- Unique concrete pathways & driveways that are appealing to the eye.
- Some of the proposed landscaping will be within the municipal right of way / public property.
- Portions of the north facing slope of the property that are affected by construction or usable to the rental units, will be landscaped to match the pre existing elements or the front xeri-scaping (hard landscaping).

Refer to the Overall Landscaping Plan for further details.

Development Timeline

Phase One (2025-26)

- **Start Date:** April/May 2025
- **Scope:** Servicing & infrastructure for all units (4-party trench installation)
- **Units:** #4, #8, #9
 - Units #8 & #9 will be built concurrently up to backfill, then Unit #8 will be completed first
 - Unit #4 will be the second completed
 - Unit #9 will be completed in late 2025/early 2026

Phase Two (2026-27)

- **Start Date:** April/May 2026
- **Units:** #1, #2, #3
- **Completion Goal:** By late 2026 or early 2027

Phase Three (2027-28)

- **Start Date:** April/May 2027
- **Units:** #5, #6, #7
- **Completion Goal:** By late 2027 or early 2028

Waste Management

A centralized waste disposal area will be located at the end of the parking lot between Units #3 & #4. Collection will be handled either privately or ideally through municipal services. Consolidating waste collection into a single, bear-proof bin will a) reduce logical concerns about garbage b) minimize environmental impact c) ensure all garbage transfer is done to a single and safe location.

Utilities & Services

Tanrock Homes has actively engaged with contractors and municipal authorities to develop an efficient utility plan for the project. The project will service each unit individually with its own water and sewer and shut off valves, which will be directly tied into the main water and sewer. The parcel will be serviced with two connection points for water and sewer with shut-off valves in the municipal boulevard..

Refer to the Overall Utility Plan for further details.

Fire Safety & Prevention

A fire hydrant is located directly across from the proposed development, and as such the property is within the MCNP fire protection services. We have incorporated Fire Smart design principles, ensuring all buildings maintain a minimum separation of 16 feet. Additional fire safety measures include:

- High-quality, fire-resistant exterior cladding materials
- Compliance with all building codes and fire safety regulations

- Fire suppression devices within the units, such as fire extinguishers.
- A fire and emergency plan as well as a MUSTER point labeled clearly within the parking lot.

Screening & Fencing

To maintain an upscale appearance throughout the development process, we will implement:

- High-quality construction fencing and screening, consistent with our current builds
- Printed renderings and promotional imagery to showcase the final vision of the streetscape
- Measures to minimize the visual impact of the construction zone
- Once construction has completed and hazards are no longer, all security fencing will be removed.
- There will be no permanent fencing within the proposed development, as the landscaping plan is only allocating for xeri-scaping to ensure a natural and undisturbed look.

Lighting Design

Lighting will play a key role in enhancing both the ambiance and safety of The Village @ Southmore. Our approach includes:

- Integrated eave lighting on all appropriate sides of the homes
- Pathway and landscape lighting for added visual appeal and safety
- Soft, dim exterior lighting to create a warm and inviting atmosphere

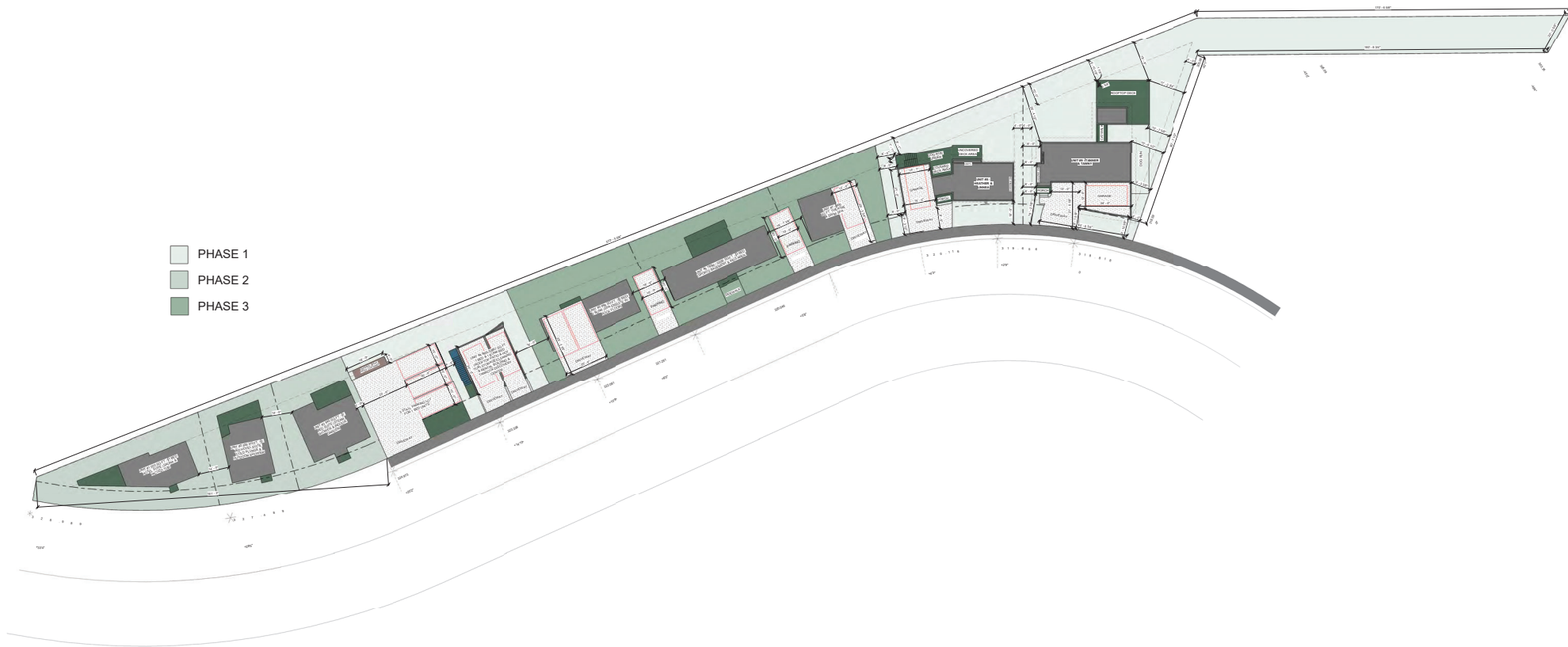
Signage & Unit Identification

During construction, signage and screened fencing will be used to inform and engage the community. Upon project completion, each unit will feature:

- Distinctive signage made from metal and placed on a wood or rock background.
 - Unique Sanskrit-inspired names, such as “*The Harsha*” (meaning *happiness*), reflecting the essence and character of each home which will narrate the inspiration behind each unit’s name and design

Conclusion

The Village @ Southmore represents a thoughtfully designed, high-end retreat that seamlessly integrates luxury, privacy, and natural beauty. Our commitment to meticulous planning, sustainability, and premium guest experiences will position this development as a standout destination in the Crowsnest Pass. We look forward to bringing this vision to life and enhancing the region’s appeal for residents and visitors alike.



I15



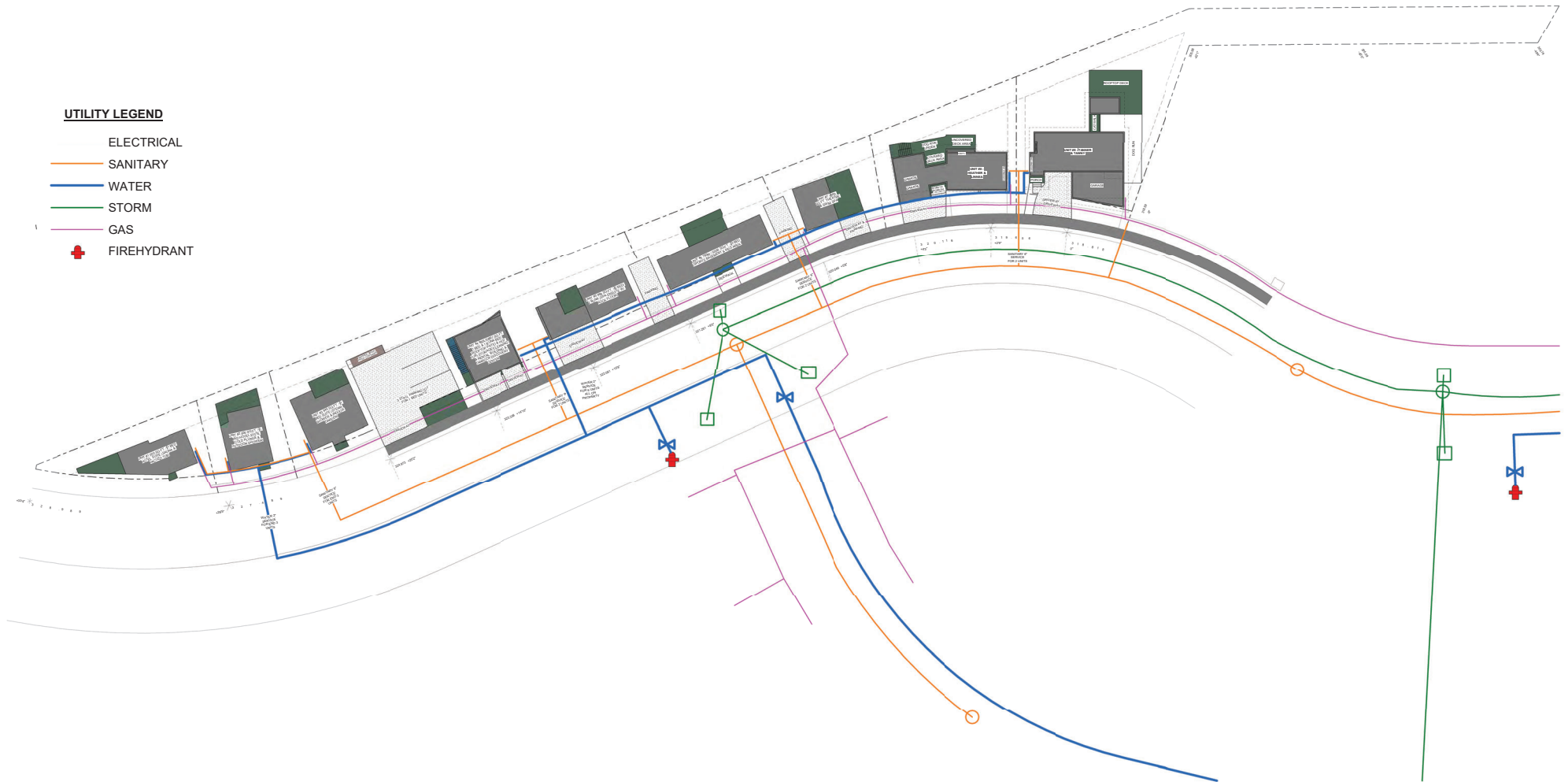


I16



UTILITY LEGEND

- ELECTRICAL
- SANITARY
- WATER
- STORM
- GAS
- + FIREHYDRANT



I17



June 10th, 2024

Proposal No.: RGP243006

Tanner Murphy

Tanrock Homes
P.O. Box 656
101 Southmore Drive
Blairmore, AB T0K 0E0

**Re: Proposal for Geotechnical Engineering Services
Geotechnical Investigation and Slope Stability Analysis
Lot 51MR Block 1 Plan 0812254, Blairmore, AB**

Introduction

Thank you for the opportunity to submit this proposal to provide a geotechnical investigation for the proposed development at the above noted address in Blairmore, AB. The objectives of the investigation are to provide a report discussing the geotechnical soil and groundwater conditions for the proposed development and provide geotechnical recommendations for foundation parameters and slope setback requirements.

Scope of Work

Roseke Engineering Ltd. (REL) recommends the following work for the geotechnical evaluation:

- Field reconnaissance by geotechnical personnel to determine suitable borehole locations and visually assess the site from a geotechnical perspective.
- Drilling of six (6) test pits to a depth of 4.5 m, or as deep as practicable, to log the subsurface stratigraphy and perform in-situ soil testing.
- Topographical survey of the lots and the slope along the north side of the lot.
- Measurement of the groundwater table elevation once short-term changes have dissipated (i.e. about one week later).
- Laboratory testing to determine the engineering properties of the site soils.
- Evaluation of field and laboratory information and the preparation of a geotechnical report.

A 25 mm PVC standpipe will be installed in each of the test pits to monitor groundwater levels. Prior to the field program, buried utilities will be identified using Alberta One-Call.

A laboratory testing program will be conducted to assist in classifying the engineering properties of the site soils. Proposed tests on representative samples include moisture content determination, Atterberg limits analysis, and grain size analysis, if required.

Once field and laboratory work are complete, a geotechnical report will be prepared presenting the findings of the evaluation. Information contained within the geotechnical report will include:

- Test pit logs and discussion of soil and groundwater conditions.
- Topographical survey.
- Slope stability recommendations.
- Recommendations for shallow foundations.
- Recommendations for grading, backfill materials, and compaction standards.
- Special consideration for fill, if encountered on the site.
- Recommendations for dewatering during construction, if required.
- Recommendations for concrete type in contact with native soils.
- Recommendations for seismic classification for the site.

Anticipated Schedule

REL will complete the field drilling program within three weeks of receiving award notice, subject to excavator availability. We would anticipate the submission of the final report by July 5th, 2024.

Fees

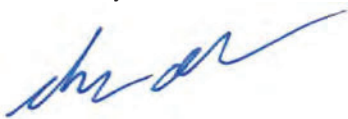
Our proposed upset fee for this work is:

Phase	Proposed Fee
Geotechnical Investigation and Site Survey	\$9,323.00 + GST

This total will not be exceeded without previous formal approval.

Please feel free to contact me at (403) 331-7182 or by email at chris.allard@roseke.com if you have any comments, questions, or concerns.

Sincerely,



Christopher Allard, C.E.T.
Geotechnical Lead
Roseke Engineering Ltd.

AUTHORIZATION TO PROCEED

Proposal No. RGP243006

Proposal Date: June 10, 2024

Project: The Village @ Southmore Site Development

Client: Tanrock Homes

Roseke Engineering Ltd. Project Manager: Christopher Allard, C.E.T.


Project Start date: TBD

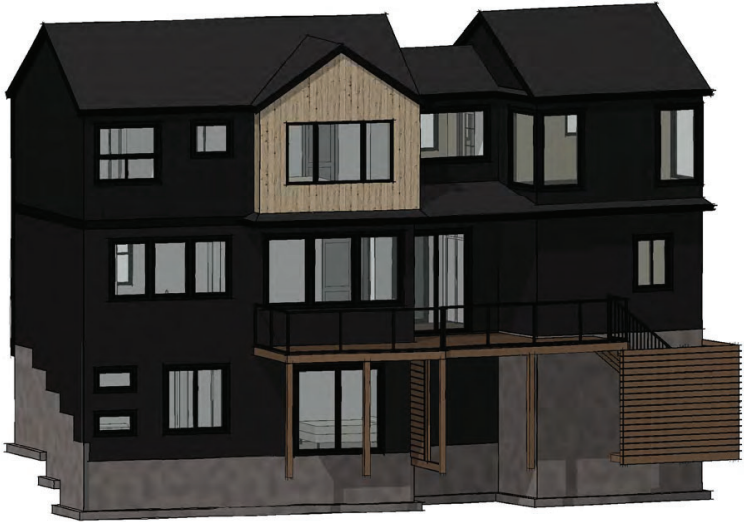
Project No.: REL243-040

This Authorization to Proceed confirms acceptance of the Proposal and our commitment to the project.

On behalf of Client or Authorized Signature

Date

 Geotechnical Evaluation Slope Stability Assessment The Village @ Southmore Blairmore, AB	Bernie Roseke, P.Eng., PMP Senior Engineer	Levi Ober, P.L.Eng. Intermediate Engineer	Chris Allard, C.E.T. Geotechnical Lead	Tannis Hanna Geotechnical Technologist	Survey Crew	Design / Drafting Technologist	Excavator Crew	Mileage	TOTAL
	\$195/hr	\$154/hr	\$125/hr	\$95/hr	\$215/hr	\$108/hr	1	\$.65/km	
GEOTECHNICAL EVALUATION									
Preparations / One Call			2						\$250.00
Site Assessment & Test Pit Supervision			11				1600	300	\$1,570.00
Test Pit Log Preparation/Review			4						\$500.00
Topographical Survey					8	6			\$2,368.00
Groundwater Monitoring				4				300	\$575.00
Laboratory Testing				12					\$1,140.00
Report Preparation	6		14						\$2,920.00
	6	0	31	16	8	6	1600	600	\$9,323.00
TOTAL									\$9,323.00



HEATHER & LINNEA

1421 SQ. FT.

FULKERTH  DRAFTING
design studio

SHEET LIST

0 COVER
A1 FRONT ELEVATION
A2 REAR ELEVATION
A3 LEFT & RIGHT ELEVATIONS
A4 MAIN FLOOR PLAN
A5 UPPER FLOOR PLAN
A6 BASEMENT FLOOR PLAN
A8 SECTION A
A9 ROOF PLAN
A10 MAIN FLOOR ELECTRICAL PLAN
A11 UPPER FLOOR ELECTRICAL PLAN
A12 BASEMENT ELECTRICAL PLAN
A13 DETAILS
S1 SITE PLAN

DEVELOPMENT AREA

GARAGE 315 sq.ft.
BASEMENT (DEVELOPED) 376 sq.ft.
BASEMENT (UNDEVELOPED) 156 sq.ft.
MAIN FLOOR 569 sq.ft.
UPPER FLOOR 852 sq.ft.
HOUSE TOTAL 1421 sq.ft.
DECK 278 sq.ft.
VERANDAH 26 sq.ft.

JOB # TH0006

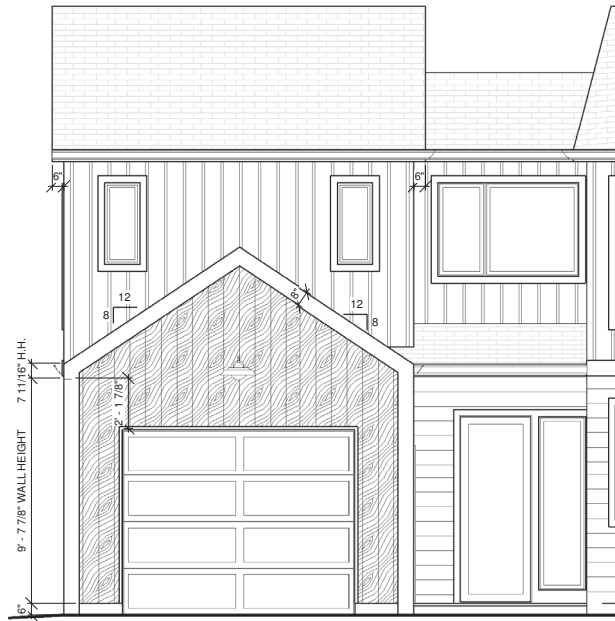
MODEL THE VILLAGE AT SOUTHMORE
SUITE #8
CUSTOMER HEATHER & LINNEA
MUNICIPAL 125 SOUTHMORE PLACE
ADDRESS BLAIRMORE, AB
LEGAL LOT 51, BLOCK 1
ADDRESS PLAN 081 2254
VERSION 2025-04-08
CONTACT: BROCK FULKERTH (403)-894-5253
TANROCKHOMES@GMAIL.COM

DO NOT SCALE DRAWINGS. ALL MEASUREMENTS SHALL BE OBTAINED FROM STATED DIMENSIONS. CONTRACTOR SHALL READ DRAWINGS IN CONJUNCTION WITH WRITTEN SPECIFICATIONS. ALL DIMENSIONS AND CONDITIONS SHALL BE VERIFIED ON SITE. ANY QUESTIONS SHALL BE DIRECTED TO TANROCK HOMES PRIOR TO PROCEEDING WITH CONSTRUCTION. THESE DRAWINGS ARE PROPERTY OF FULKERTH DRAFTING & DESIGN STUDIO. ALL RIGHTS RESERVED. REPRODUCTION IN ANY FORM, NO COPIES ALLOWED WITHOUT PERMISSION IN WRITING FROM FULKERTH DRAFTING & DESIGN STUDIO. INFRINGEMENT UPON THIS COPYRIGHT IS SUBJECT TO PROSECUTION.

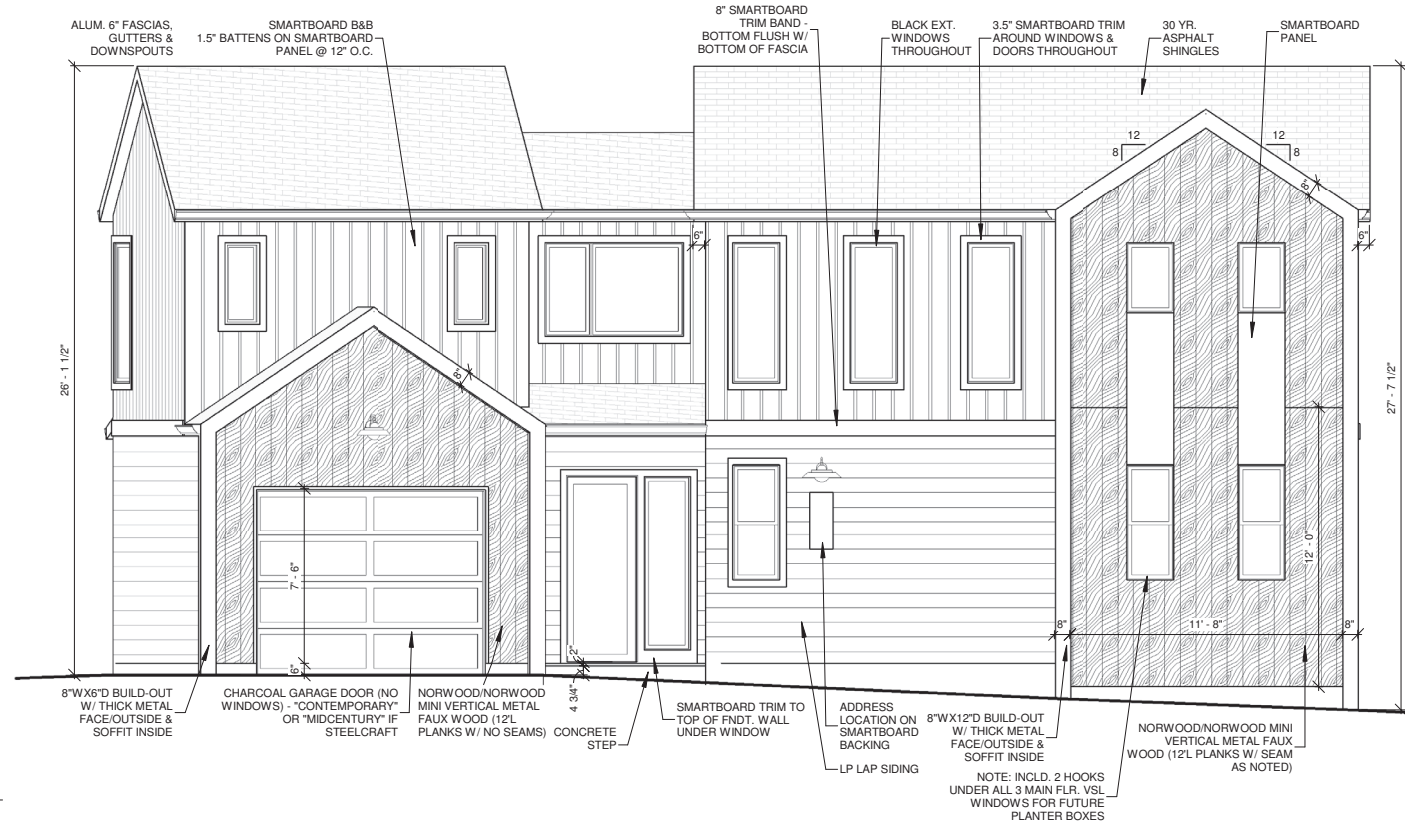
122

PRELIM PLAN

DRAWING : 0



2 FRONT ELEVATION (LEFT)
3/16" = 1'-0"



1 FRONT ELEVATION (RIGHT)
3/16" = 1'-0"

HEATHER & LINNEA

1421 SQ. FT.



FULKERTH  DRAFTING
design studio

SHEET LIST

0	COVER
A1	FRONT ELEVATION
A2	REAR ELEVATION
A3	LEFT & RIGHT ELEVATIONS
A4	MAIN FLOOR PLAN
A5	UPPER FLOOR PLAN
A6	BASEMENT FLOOR PLAN
A8	SECTION A
A9	ROOF PLAN
A10	MAIN FLOOR ELECTRICAL PLAN
A11	UPPER FLOOR ELECTRICAL PLAN
A12	BASEMENT ELECTRICAL PLAN
A13	DETAILS
S1	SITE PLAN

DEVELOPMENT AREA

GARAGE	315 sq.ft.
BASEMENT (DEVELOPED)	376 sq.ft.
BASEMENT (UNDEVELOPED)	156 sq.ft.
MAIN FLOOR	569 sq.ft.
UPPER FLOOR	852 sq.ft.
HOUSE TOTAL	1421 sq.ft.
DECK	278 sq.ft.
VERANDAH	26 sq.ft.

JOB # TH0006

MODEL	THE VILLAGE AT SOUTHMORE SUITE #8
CUSTOMER	HEATHER & LINNEA
MUNICIPAL	125 SOUTHMORE PLACE
ADDRESS	BLAIRMORE, AB
LEGAL	LOT 51, BLOCK 1
ADDRESS	PLAN 081 2254
VERSION	2025-04-08
CONTACT: BROCK FULKERTH (403)-894-5253 TANROCKHOMES@GMAIL.COM	

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123

PRELIM PLAN

DRAWING : A1



① REAR ELEVATION
3/16" = 1'-0"



HEATHER & LINNEA

1421 SQ. FT.

FULKERTH  DRAFTING
design studio

SHEET LIST

0 COVER
A1 FRONT ELEVATION
A2 REAR ELEVATION
A3 LEFT & RIGHT ELEVATIONS
A4 MAIN FLOOR PLAN
A5 UPPER FLOOR PLAN
A6 BASEMENT FLOOR PLAN
A8 SECTION A
A9 ROOF PLAN
A10 MAIN FLOOR ELECTRICAL PLAN
A11 UPPER FLOOR ELECTRICAL PLAN
A12 BASEMENT ELECTRICAL PLAN
A13 DETAILS
S1 SITE PLAN

DEVELOPMENT AREA

GARAGE 315 sq.ft.
BASEMENT (DEVELOPED) 376 sq.ft.
BASEMENT (UNDEVELOPED) 156 sq.ft.
MAIN FLOOR 569 sq.ft.
UPPER FLOOR 852 sq.ft.
HOUSE TOTAL 1421 sq.ft.
DECK 278 sq.ft.
VERANDAH 26 sq.ft.

JOB # TH0006

MODEL THE VILLAGE AT SOUTHMORE
SUITE #8
CUSTOMER HEATHER & LINNEA
MUNICIPAL 125 SOUTHMORE PLACE
ADDRESS BLAIRMORE, AB
LEGAL LOT 51, BLOCK 1
ADDRESS PLAN 081 2254
VERSION 2025-04-08

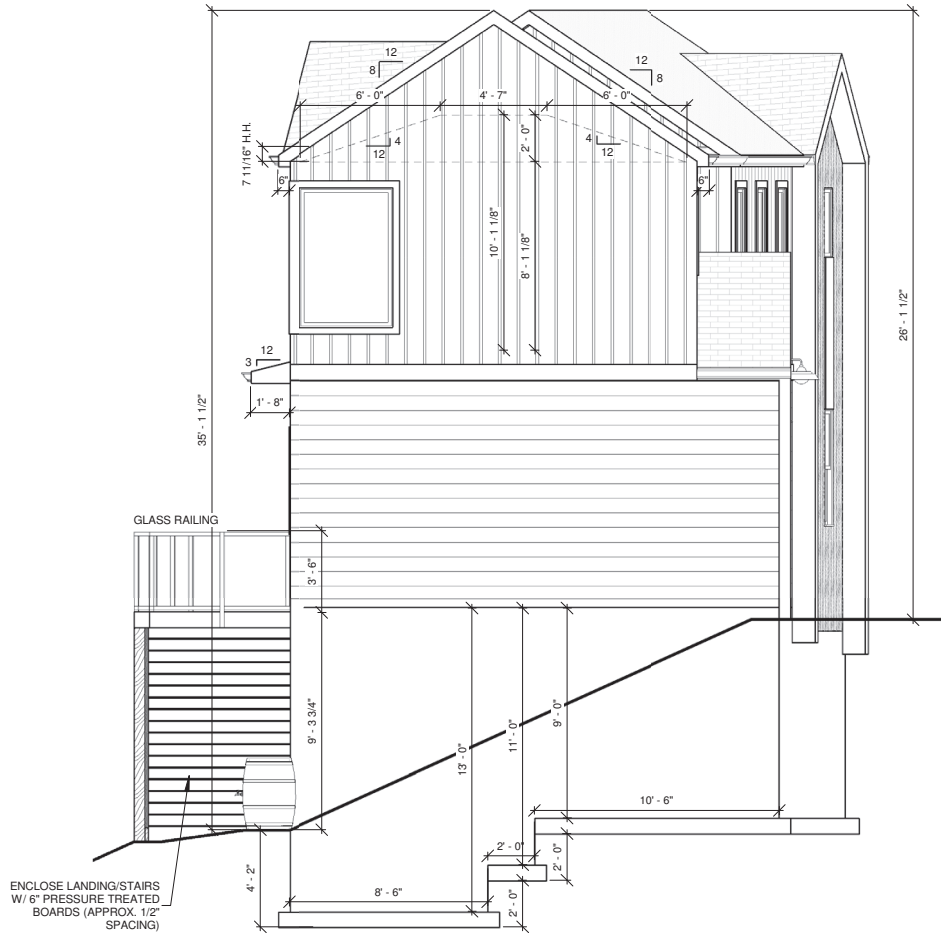
CONTACT: BROCK FULKERTH (403)-894-5253
TANROCKHOMES@GMAIL.COM

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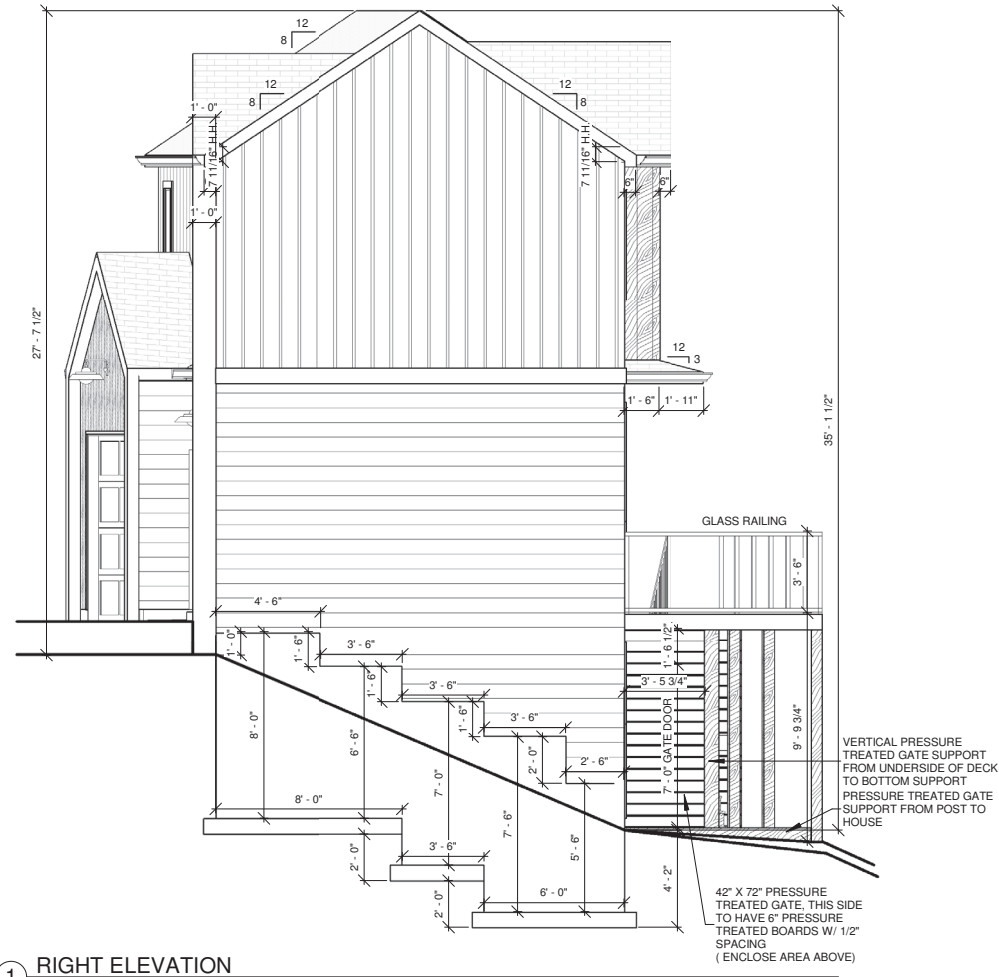
T24

PRELIM PLAN

DRAWING : A2



② LEFT ELEVATION
3/16" = 1'-0"



① RIGHT ELEVATION
3/16" = 1'-0"

HEATHER & LINNEA

1421 SQ. FT.



FULKERTH  DRAFTING
design studio

SHEET LIST	DEVELOPMENT AREA	JOB # TH0006
0 COVER		MODEL THE VILLAGE AT SOUTHMORE
A1 FRONT ELEVATION	315 sq.ft.	SUITE #8
A2 REAR ELEVATION	376 sq.ft.	CUSTOMER HEATHER & LINNEA
A3 LEFT & RIGHT ELEVATIONS	156 sq.ft.	MUNICIPAL 125 SOUTHMORE PLACE
A4 MAIN FLOOR PLAN	569 sq.ft.	ADDRESS BLAIRMORE, A8
A5 UPPER FLOOR PLAN	852 sq.ft.	LEGAL LOT 51, BLOCK 1
A6 BASEMENT FLOOR PLAN	1421 sq.ft.	ADDRESS PLAN 081 2254
A8 SECTION A		VERSION 2025-04-08
A9 ROOF PLAN		CONTACT: BROCK FULKERTH (403)-894-5253
A10 MAIN FLOOR ELECTRICAL PLAN		TANROCKHOMES@GMAIL.COM
A11 UPPER FLOOR ELECTRICAL PLAN		
A12 BASEMENT ELECTRICAL PLAN		
A13 DETAILS		
S1 SITE PLAN		
	GARAGE (DEVELOPED) 315 sq.ft. BASEMENT (UNDEVELOPED) 376 sq.ft. MAIN FLOOR 569 sq.ft. UPPER FLOOR 852 sq.ft. HOUSE TOTAL 1421 sq.ft.	
	DECK 278 sq.ft. VERANDAH 26 sq.ft.	
	<small>DO NOT SCALE DRAWINGS. ALL MEASUREMENTS SHALL BE OBTAINED FROM STATED DIMENSIONS. CONTRACTOR SHALL READ DRAWINGS IN CONJUNCTION WITH WRITTEN SPECIFICATIONS. ALL DIMENSIONS AND CONDITIONS SHALL BE VERIFIED ON SITE. ANY QUESTIONS SHALL BE DIRECTED TO TANROCK HOMES PRIOR TO PROCEEDING WITH CONSTRUCTION. THESE DRAWINGS ARE PROPERTY OF FULKERTH DRAFTING & DESIGN STUDIO. ALL RIGHTS ARE RESERVED. REPRODUCTION IN ANY FORM, NO COPIES ALLOWED WITHOUT PERMISSION IN WRITING FROM FULKERTH DRAFTING & DESIGN STUDIO. INFRINGEMENT UPON THIS COPYRIGHT IS SUBJECT TO PROSECUTION.</small>	

PRELIM PLAN

DRAWING: A3



I26



TANNER & TAWNY

1290 SQ. FT.



SHEET LIST	
0	COVER
1	FRONT & REAR ELEVATIONS
2	SIDE ELEVATIONS
3	MAIN FLOOR PLAN
4	UPPER FLOOR PLAN
5	BASEMENT & SUITE FLOOR PLANS
S1	SITE PLAN

DEVELOPMENT AREA	
CARAGE	336 sq. ft.
BASEMENT (CATWALK DEV)	748 sq. ft.
BASEMENT (UNDEV)	110 sq. ft.
SUITE	443 sq. ft.
MAIN FLOOR	830 sq. ft.
UPPER FLOOR	460 sq. ft.
HOUSE TOTAL (MAIN/UPPER)	1290 sq. ft.
ROOF TOP DECK	368 sq. ft.
VERANDAH	21 sq. ft.

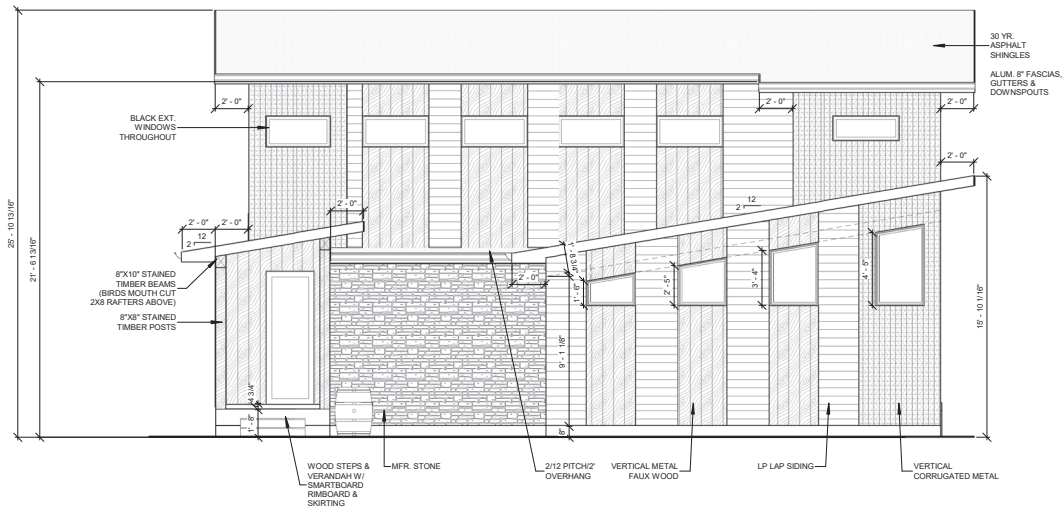
JOB # TH00...	
MODEL	THE VILLAGE AT SOUTHWORE
SUITE #9	SUITE #9
CUSTOMER	TANNER & TAWNY
MUNICIPAL	1, SOUTHWORE PLACE
ADDRESS	BLAIRMORE, AB
LEGAL	LOT 51, BLOCK 1
ADDRESS	PLAN 081 2254
VERSION	2025-01-31
CONTACT: BROCK FULKERTH (403)-894-5253	
TANROCKHOMES@GMAIL.COM	

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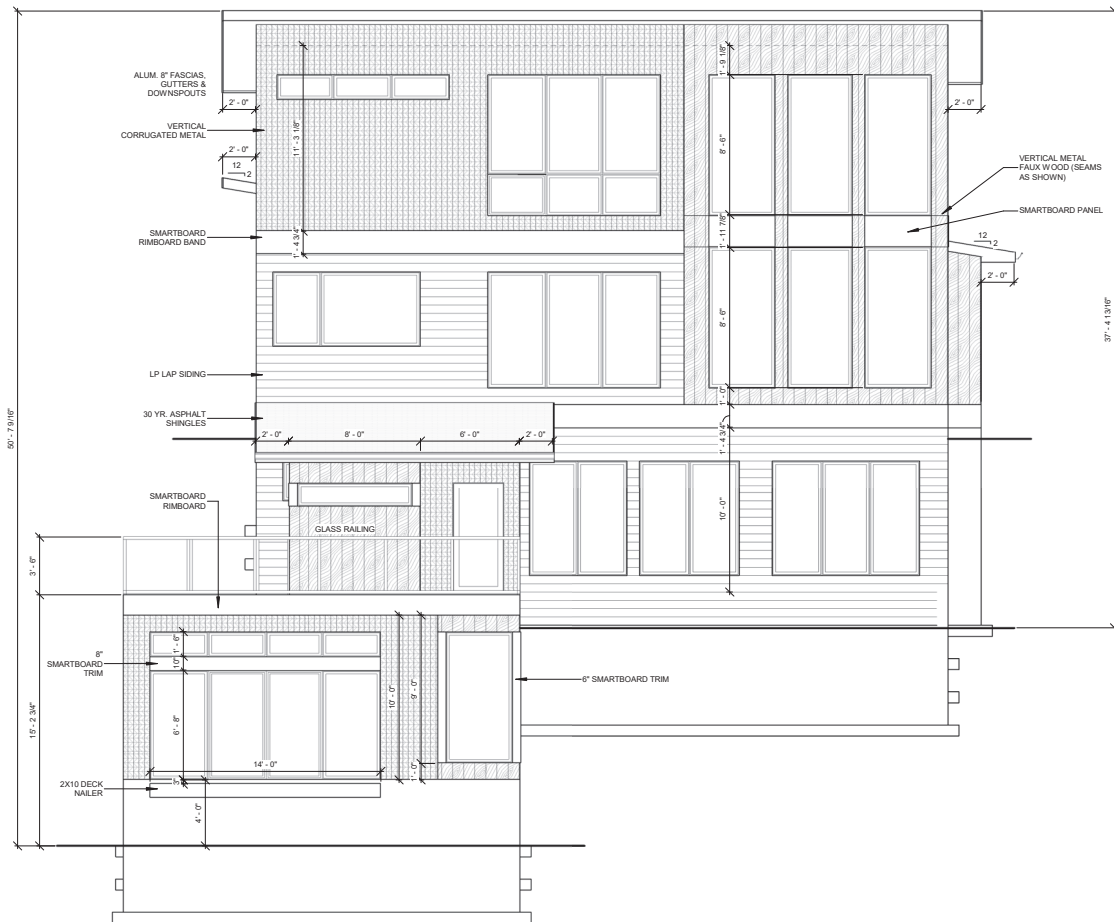
I26

PRELIM PLAN

DRAWING 0



1 FRONT ELEVATION
3/16" = 1'-0"



2 REAR ELEVATION
3/16" = 1'-0"

I27



TANNER & TAWNY

1290 SQ. FT.



SHEET LIST	
0	COVER
1	FRONT & REAR ELEVATIONS
2	SIDE ELEVATIONS
3	MAIN FLOOR PLAN
4	UPPER FLOOR PLAN
5	BASEMENT & SUITE FLOOR PLANS
S1	SITE PLAN

DEVELOPMENT AREA	
CARAGE	336 sq. ft.
BASEMENT (CATWALK DEV)	748 sq. ft.
BASEMENT (UNDEV)	110 sq. ft.
SUITE	443 sq. ft.
MAIN FLOOR	830 sq. ft.
UPPER FLOOR	460 sq. ft.
HOUSE TOTAL (MAIN&UPPER)	1290 sq. ft.
ROOF TOP DECK	368 sq. ft.
VERANDAH	21 sq. ft.

JOB # TH00...	
MODEL	THE VILLAGE AT SOUTHWORE
SUITE #9	
CUSTOMER	TANNER & TAWNY
MUNICIPAL	1. SOUTHWORE PLACE
ADDRESS	BLAIRMORE, AB
LEGAL	LOT 51, BLOCK 1
ADDRESS	PLAN 081 2254
VERSION	2025-01-31
CONTACT: BROCK FULKERTH (403)-894-5253	
TANROCKHOMES@GMAIL.COM	

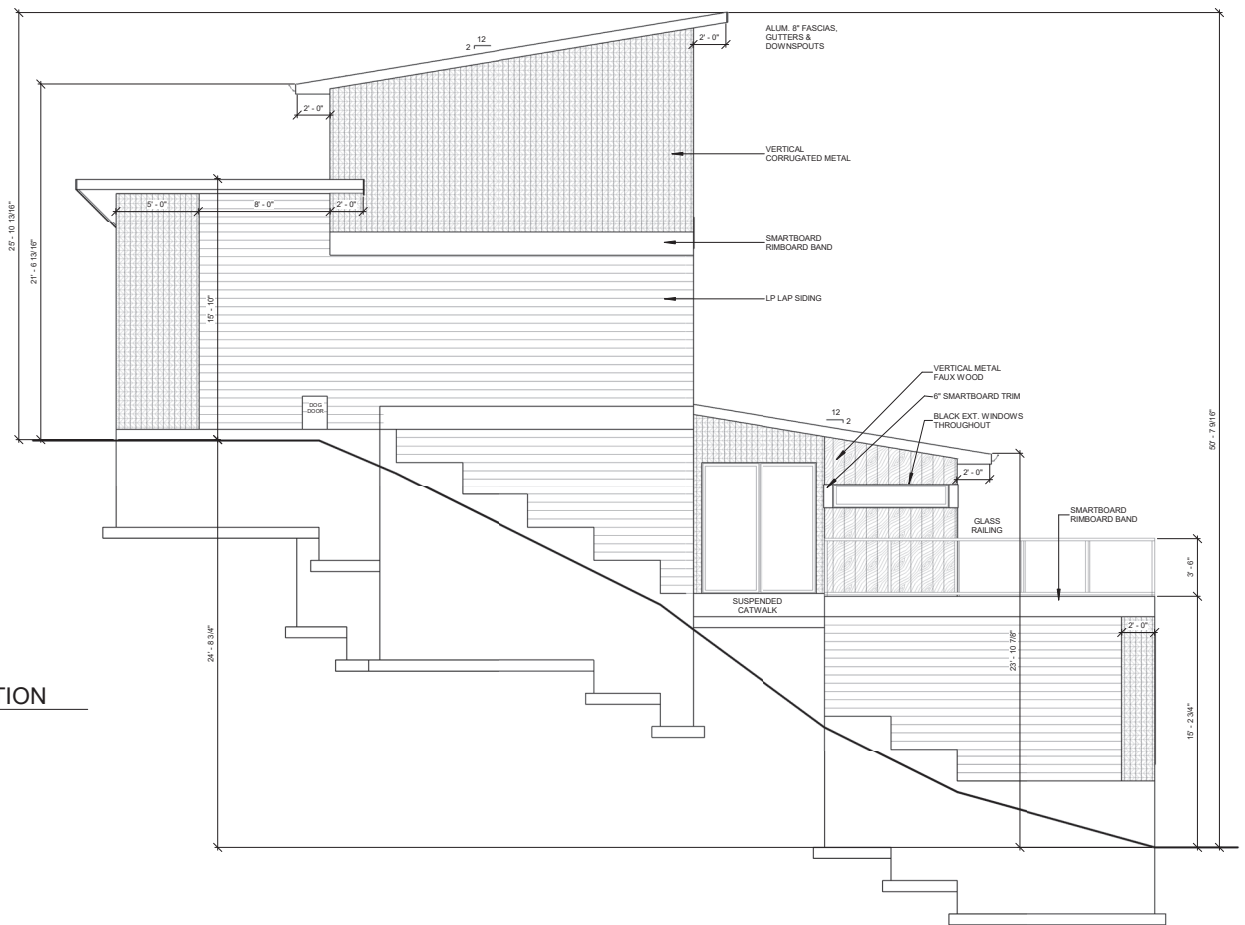
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I27

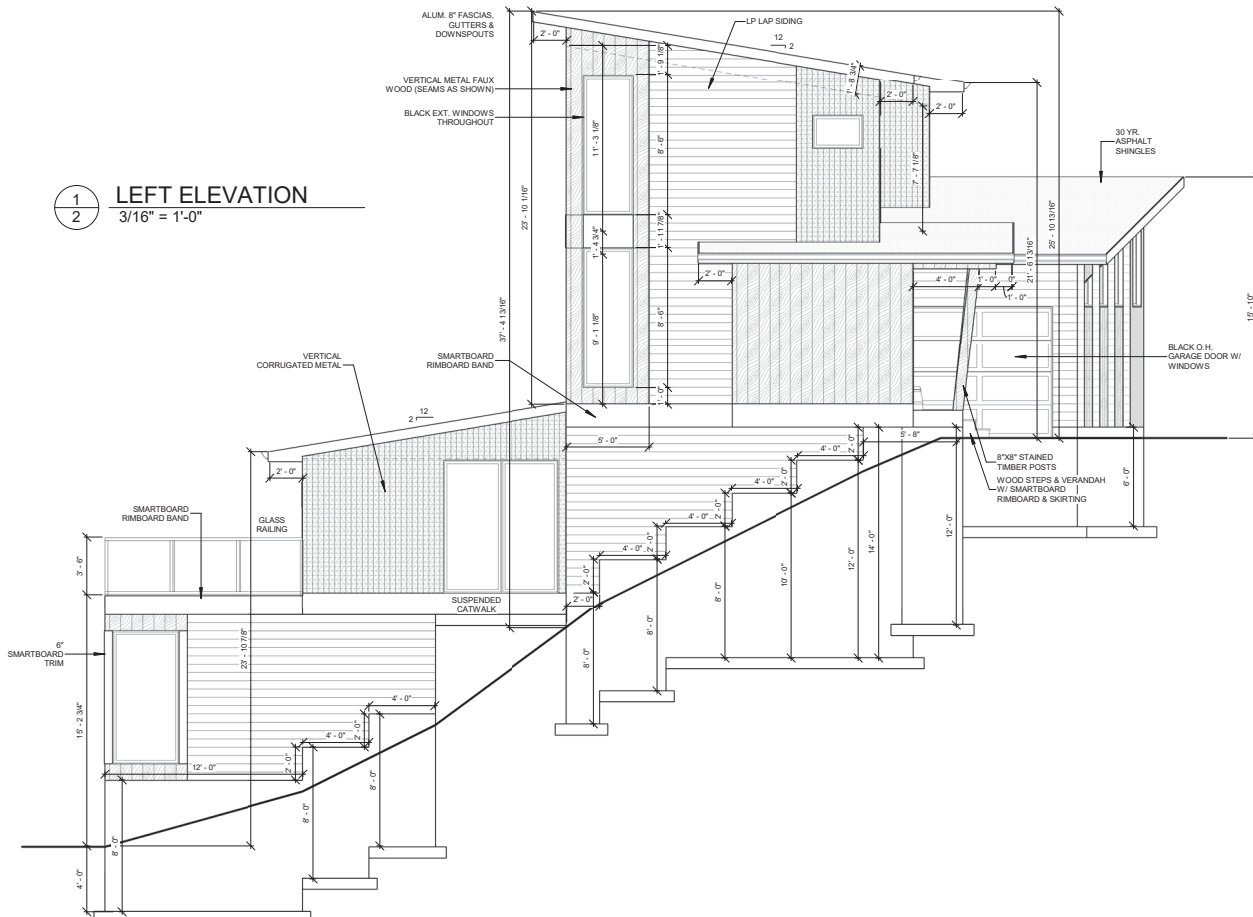
PRELIM PLAN

DRAWING 1

2 RIGHT ELEVATION
3/16" = 1'-0"



1 LEFT ELEVATION
3/16" = 1'-0"



I28



TANNER & TAWNY

1290 SQ. FT.

FULKERTH DRAFTING
design studio

SHEET LIST	
0	COVER
1	FRONT & REAR ELEVATIONS
2	SIDE ELEVATIONS
3	MAIN FLOOR PLAN
4	UPPER FLOOR PLAN
5	BASEMENT & SUITE FLOOR PLANS
S1	SITE PLAN

DEVELOPMENT AREA	
CARAGE	336 sq. ft.
BASEMENT/CATWALK (DEV)	748 sq. ft.
BASEMENT (UNDEV)	110 sq. ft.
SUITE	443 sq. ft.
MAIN FLOOR	830 sq. ft.
UPPER FLOOR	460 sq. ft.
HOUSE TOTAL (MAIN/UPPER)	1290 sq. ft.
VERSION	2025-01-31
ROOF TOP DECK	368 sq. ft.
VERANDAH	21 sq. ft.

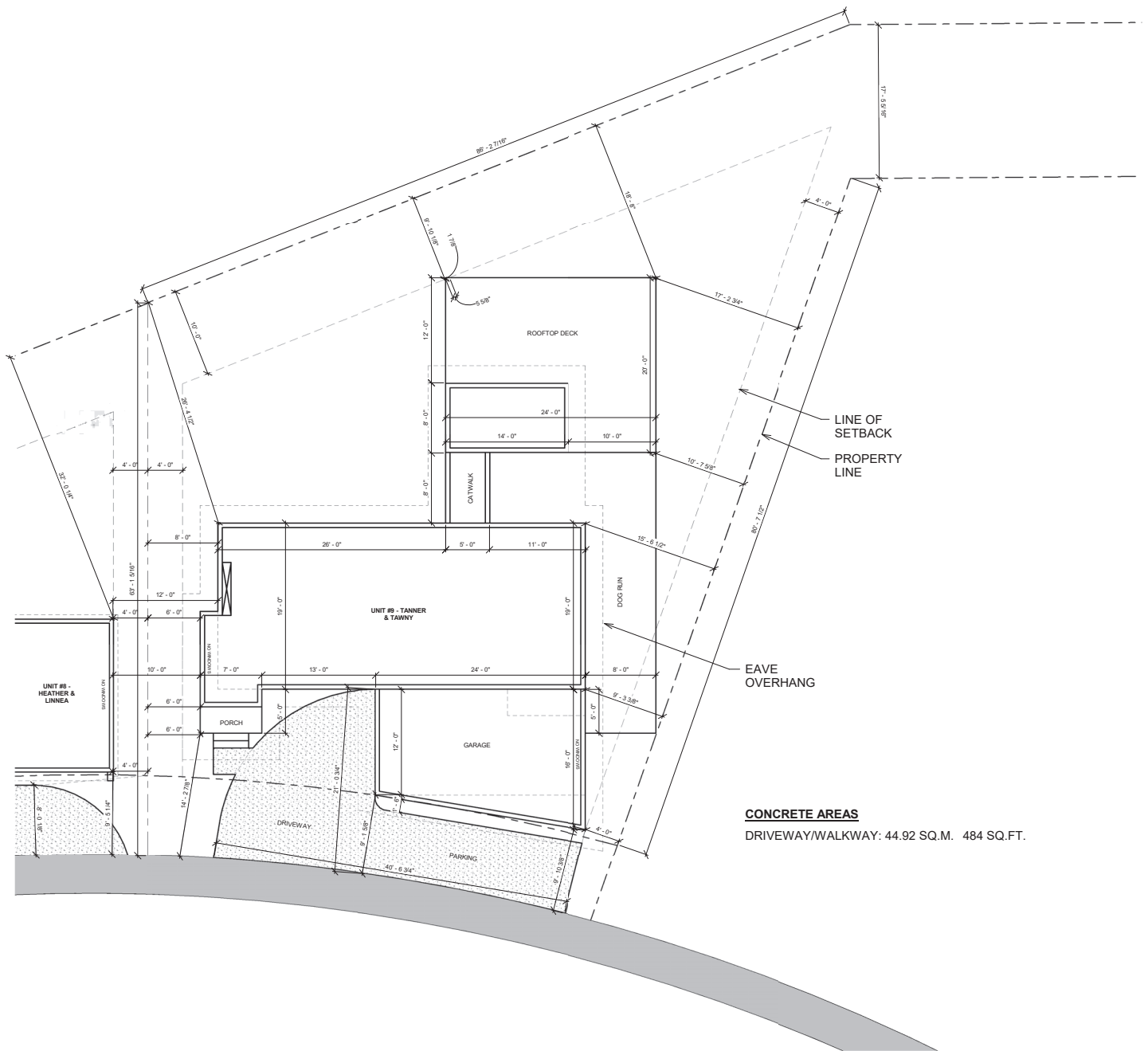
JOB # TH00...	
MODEL	THE VILLAGE AT SOUTHWORE
SUITE #9	
CUSTOMER	TANNER & TAWNY
MUNICIPAL	1, SOUTHWORE PLACE
ADDRESS	BLAIRMORE, AB
LEGAL	LOT 51, BLOCK 1
ADDRESS	PLAN 081 2254
VERSION	2025-01-31
CONTACT:	BRUCE FULKERTH (403)-894-5253
	TANROCKHOMES@GMAIL.COM

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I28

PRELIM PLAN

DRAWING 2



1 SITE PLAN
S1 1/8" = 1'-0"

I29



TANNER & TAWNY

1290 SQ. FT.

FULKERTH DRAFTING
design studio

SHEET LIST	DEVELOPMENT AREA	JOB # TH00...
	GARAGE 336 sq.ft.	MODEL THE VILLAGE AT SOUTHWORE
	BASEMENT/CATWALK (DEV) 748 sq.ft.	SUITE #9
	BASEMENT (UNDEV) 110 sq.ft.	CUSTOMER TANNER & TAWNY
	SUITE 443 sq.ft.	MUNICIPAL 1, SOUTHWORE PLACE
	MAIN FLOOR 830 sq.ft.	ADDRESS BLAIRMORE, AB
	UPPER FLOOR 460 sq.ft.	LEGAL LOT 51, BLOCK 1
	HOUSE TOTAL (MAIN&UPPER) 1290 sq.ft.	ADDRESS PLAN 081 2254
	VERSION 2025-01-31	
	ROOF TOP DECK 368 sq.ft.	CONTACT: BROCK FULKERTH (403)-894-5253
	VERANDAH 21 sq.ft.	TANROCKHOMES@GMAIL.COM
		DO NOT SCALE DRAWINGS. ALL MEASUREMENTS SHALL BE OBTAINED FROM STATED DIMENSIONS. CONTRACTOR SHALL READ DRAWINGS IN CONNECTION WITH WRITTEN SPECIFICATIONS. ALL DIMENSIONS AND CONDITIONS SHALL BE VERIFIED ON SITE. ANY QUESTIONS SHALL BE DIRECTED TO TANNER & TAWNY FROM THE PROJECT LOCATION. THESE DRAWINGS ARE PROPERTY OF FULKERTH DRAFTING & DESIGN STUDIO. ALL RIGHTS RESERVED. NO REPRODUCTION OR ANY FORM, AND COPIES ALLOWED WITHOUT PERMISSION IN WRITING FROM FULKERTH DRAFTING & DESIGN STUDIO. INFRINGEMENT UPON THIS COPYRIGHT IS SUBJECT TO PROSECUTION.
PRELIM PLAN		I29
		DRAWING S1



SUITE #4 & DISCOVERY CENTRE

1275 SQ. FT.

FULKERTH  DRAFTING
design studio

SHEET LIST

- 0 COVER
- 1 FRONT & REAR ELEVATIONS
- 2 LEFT & RIGHT ELEVATIONS
- 3 MAIN FLOOR PLAN
- 4 UPPER FLOOR PLAN
- 5 ROOFTOP DECK PLAN
- S1 SITE PLAN

DEVELOPMENT AREA

MAIN FLOOR	661 sq.ft.
UPPER FLOOR	614 sq.ft.
HOUSE TOTAL	1275 sq.ft.
ROOFTOP DECK	644 sq.ft.
UPPER FLOOR DECK	32 sq.ft.
PORCH	21 sq.ft.

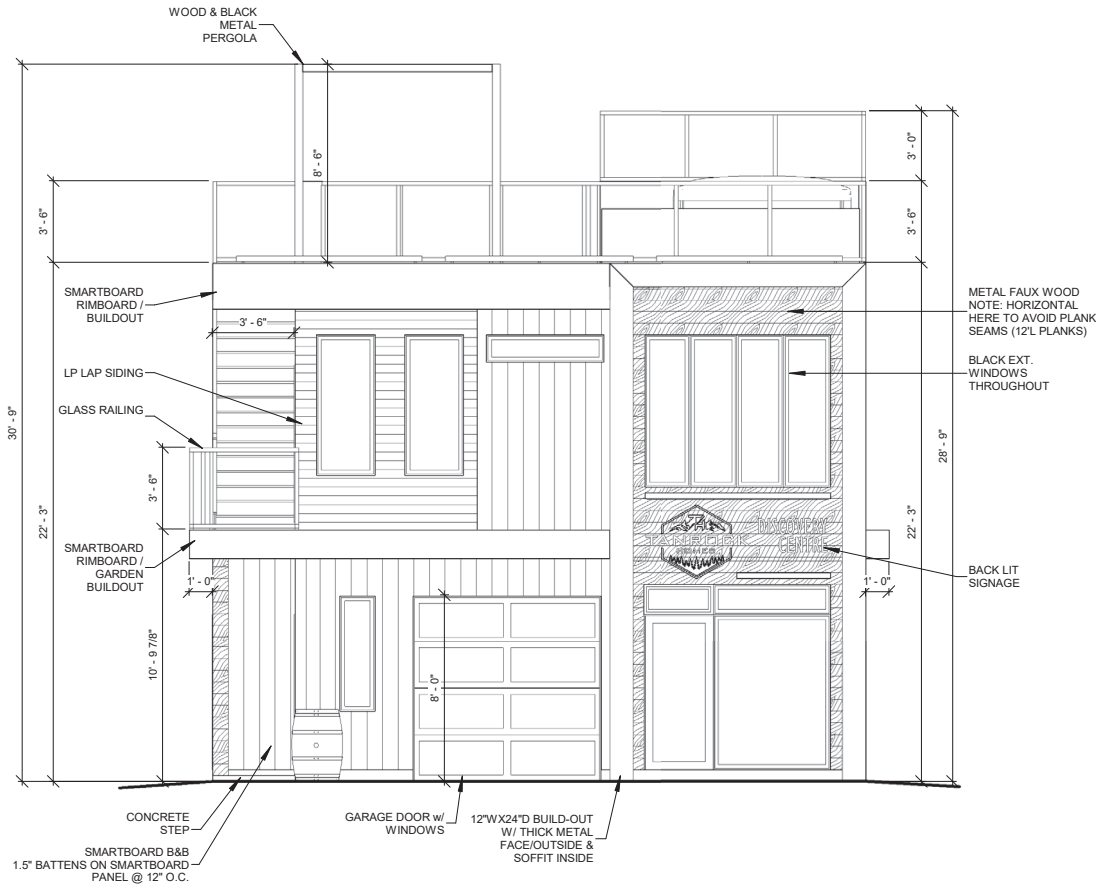
JOB # TH000

MODEL	THE VILLAGE AT SOUTHWORE
CUSTOMER	SUITE #4 & DISCOVERY CENTRE
MUNICIPAL	TANROCK HOMES
ADDRESS	1 _ SOUTHWORE PLACE
LEGAL	BLAIRMORE, AB
ADDRESS	LOT 51, BLOCK 1
VERSION	PLAN 081 2254
	2025-02-05
CONTACT:	BROCK FULKERTH (403)-894-5253
	TANROCKHOMES@GMAIL.COM

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PRELIM PLAN

DRAWING : 0



1
1 FRONT ELEVATION
3/16" = 1'-0"



2
1 REAR ELEVATION
3/16" = 1'-0"



SUITE #4 & DISCOVERY CENTRE

1275 SQ. FT.

FULKERTH DRAFTING
design studio

SHEET LIST

- 0 COVER
- 1 FRONT & REAR ELEVATIONS
- 2 LEFT & RIGHT ELEVATIONS
- 3 MAIN FLOOR PLAN
- 4 UPPER FLOOR PLAN
- 5 ROOFTOP DECK PLAN
- S1 SITE PLAN

DEVELOPMENT AREA

MAIN FLOOR	661 sq.ft.
UPPER FLOOR	614 sq.ft.
HOUSE TOTAL	1275 sq.ft.
ROOFTOP DECK	644 sq.ft.
UPPER FLOOR DECK	32 sq.ft.
PORCH	21 sq.ft.

JOB # TH000.

MODEL	THE VILLAGE AT SOUTHWORE
CUSTOMER	SUITE #4 & DISCOVERY CENTRE
MUNICIPAL	TANROCK HOMES
ADDRESS	1 _ SOUTHWORE PLACE
LEGAL	BLAIRMORE, AB
ADDRESS	LOT 51, BLOCK 1
VERSION	PLAN 081 2254
CONTACT:	2025-02-05
	BROCK FULKERTH (403)-894-5253
	TANROCKHOMES@GMAIL.COM

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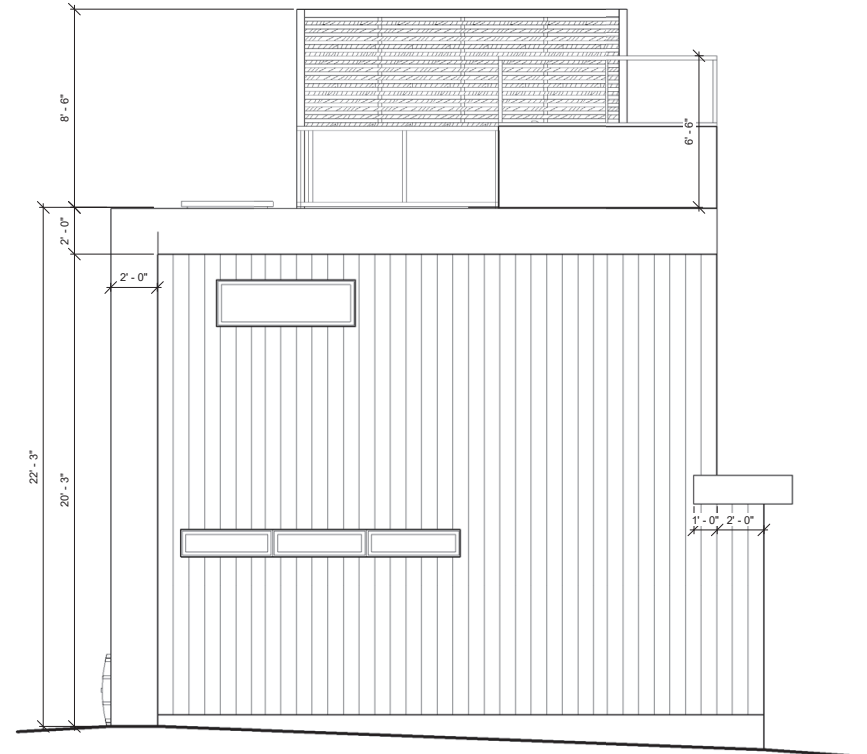
131

PRELIM PLAN

DRAWING : 1



1 LEFT ELEVATION
2 3/16" = 1'-0"



2 RIGHT ELEVATION
2 3/16" = 1'-0"

SUITE #4 & DISCOVERY CENTRE

1275 SQ. FT.



FULKERTH DRAFTING
design studio

SHEET LIST

- 0 COVER
- 1 FRONT & REAR ELEVATIONS
- 2 LEFT & RIGHT ELEVATIONS
- 3 MAIN FLOOR PLAN
- 4 UPPER FLOOR PLAN
- 5 ROOFTOP DECK PLAN
- S1 SITE PLAN

DEVELOPMENT AREA

MAIN FLOOR	661 sq.ft.
UPPER FLOOR	614 sq.ft.
HOUSE TOTAL	1275 sq.ft.
ROOFTOP DECK	644 sq.ft.
UPPER FLOOR DECK	32 sq.ft.
PORCH	21 sq.ft.

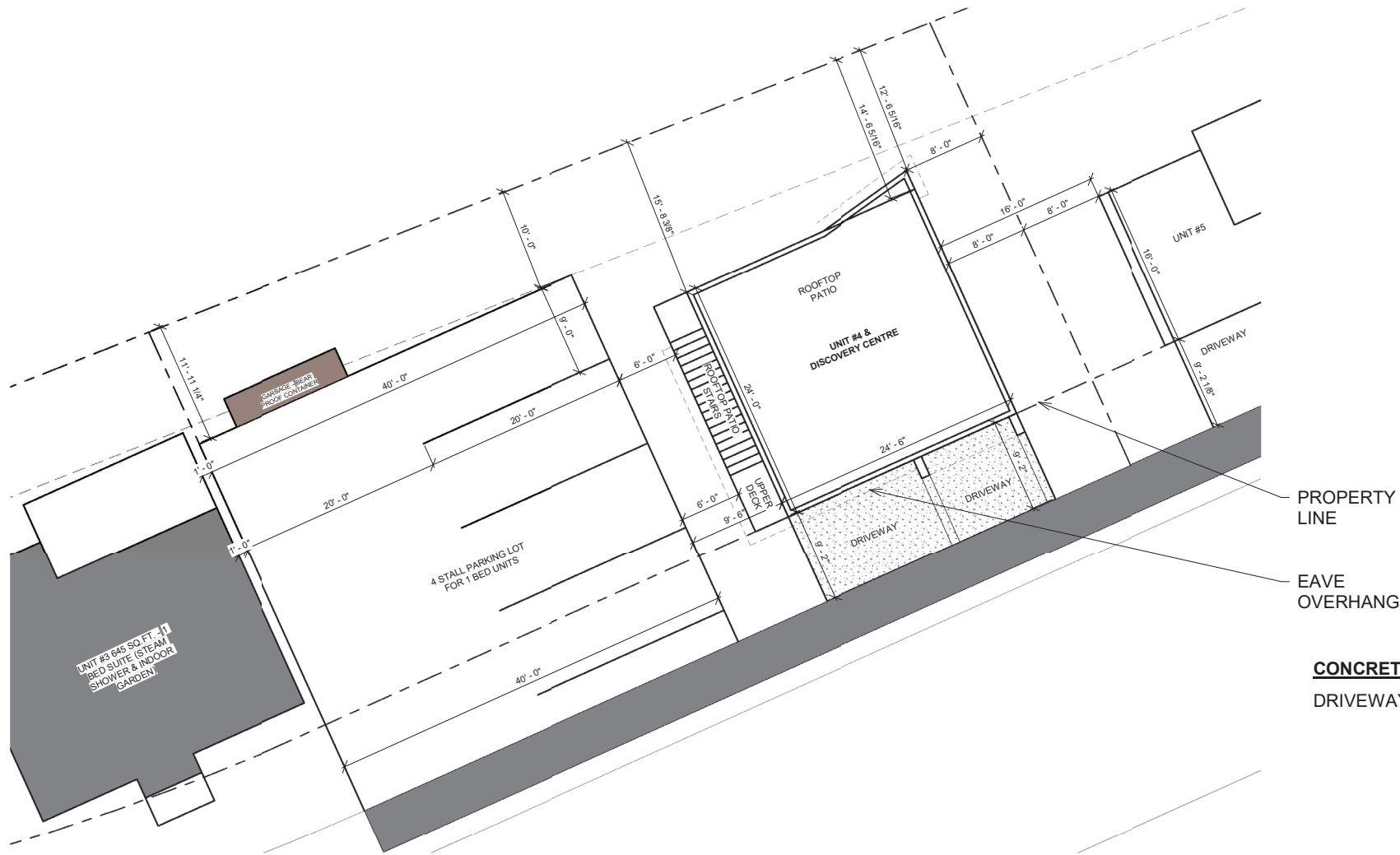
JOB # TH000

MODEL	THE VILLAGE AT SOUTHWORE
CUSTOMER	SUITE #4 & DISCOVERY CENTRE
MUNICIPAL ADDRESS	TANROCK HOMES
LEGAL ADDRESS	1 ... SOUTHWORE PLACE
ADDRESS	BLAIRMORE, AB
VERSION	LOT 51, BLOCK 1
	PLAN 081 2254
	2025-02-05
CONTACT:	BROCK FULKERTH (403)-894-5253
	TANROCKHOMES@GMAIL.COM

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PRELIM PLAN

DRAWING : 2



PROPERTY
LINE

EAVE
OVERHANG

CONCRETE AREAS

DRIVEWAY: 20.59 SQ.M. 222 SQ.FT.

1
S1 SITE PLAN
1" = 10'-0"

SUITE #4 & DISCOVERY CENTRE

1275 SQ. FT.



FULKERTH
DRAFTING
design studio

SHEET LIST

- 0 COVER
- 1 FRONT & REAR ELEVATIONS
- 2 LEFT & RIGHT ELEVATIONS
- 3 MAIN FLOOR PLAN
- 4 UPPER FLOOR PLAN
- 5 ROOFTOP DECK PLAN
- S1 SITE PLAN

DEVELOPMENT AREA

MAIN FLOOR	661 sq.ft.
UPPER FLOOR	614 sq.ft.
HOUSE TOTAL	1275 sq.ft.
ROOFTOP DECK	644 sq.ft.
UPPER FLOOR DECK	32 sq.ft.
PORCH	21 sq.ft.

JOB # TH000

MODEL	THE VILLAGE AT SOUTHWORE
CUSTOMER	SUITE #4 & DISCOVERY CENTRE
MUNICIPAL	TANROCK HOMES
ADDRESS	1 _ SOUTHWORE PLACE
LEGAL	BLAIRMORE, AB
ADDRESS	LOT 51, BLOCK 1
VERSION	PLAN 081 2254
CONTACT:	2025-02-05
	BROCK FULKERTH (403)-894-5253
	TANROCKHOMES@GMAIL.COM

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PRELIM PLAN

DRAWING : S1

PRESENT:	Dean Ward, Chair Sam Silverstone, Vice Chair Gaston Aubin, Member Dave Filipuzzi, Member Doreen Johnson, Member Gus Kollee, Member
ADMINISTRATIVE:	Patrick Thomas, Chief Administrative Officer Johan Van Der Bank, Manager of Development & Trades Katherine Mertz, Development Officer Shay Sawatzky, Recording Secretary
ABSENT:	Glenn Smith, Member (No Apology)

1. Call to Order

The chair called the meeting to order at 2:01 pm.

The Chair provided guidance to attendees, emphasizing that under the Municipal Government Act and paragraphs 12.7 and 12.8 of the Municipal Planning Commission Bylaw, the Municipal Planning Commission (MPC) is not obligated to receive public delegations or allow any public input during this meeting

2. Agenda

MOTION by Doreen Johnson to accept the agenda with the following amendments:

Removal of Items 6.3 and 6.4 from the agenda and postponement to the next Municipal Planning Commission meeting due to insufficient time for review.

DEFEATED

MOTION by Sam Silverstone to accept the agenda as presented.

CARRIED

3. Minutes

MOTION by Gaston Aubin to adopt the minutes of March 26, 2025, as presented.

CARRIED

4. Consent Agenda

MOTION by Sam Silverstone to accept ORRSC Periodical, Spring 2025 – Brownfield Properties for information.

CARRIED

5. Requests for Decision - Subdivision Applications - NONE

6. Requests for Decision – Development Permit Applications

6.1 DP2025-011 – 7826 17 Avenue, Coleman – Lot(s) 5 & 6, Block 5, Plan 820L and Lot 19, Block 5, Plan 8411161

MOTION by Dave Filipuzzi to approve DP2025-011 with conditions as identified by Alternative A in the MPC request for decision package.

CARRIED

6.2 DP2025-015 – N/A, Blairmore – Lot 51, Block 1, Plan 0812254

MOTION by Gus Kollee to approve DP2025-015 with conditions as identified by Alternative A in the MPC request for decision package.

CARRIED

6.3 DP2025-016 – Unknown – SW of MDM Community Centre – Portion of 5;3;7;21; NW

Administration made a correction to clarify that the application applies only to the West parcel of land and does not include the East parcel as initially stated.

Administration made a further correction relative to condition 8 in the MPC request for decision package, such that it is worded as follows: “Prior to start of construction the applicant / developer shall provide municipal water and wastewater services to the proposed development pursuant to s. 21 of the Land Use Bylaw, and, where public infrastructure needs to be extended to achieve this, and the MNCP requires a development agreement from the applicant / landowner, the applicant / landowners shall enter into and comply with the terms and conditions of a development agreement to the Municipality’s satisfaction, pursuant to s. 650 of the Municipal Government Act.”

MOTION by Gus Kollee, specifically on the question of the variance for the fence to a height of 8 feet, to approve DP2025-016, with conditions outlined in Alternative A of the MPC request for decision package, as revised, and that the fence be constructed of solid opaque material with a maximum height of 6 feet.

CARRIED

MOTION by Dave Filipuzzi, specifically on the question of the variance for parking, to approve DP2025-016, with conditions outlined in Alternative A of the MPC request for decision package, as revised, including the 13% parking variance.

CARRIED

6.4 DP2025-027 – N/A – A Portion of the West ½ of the SE-35-7-4-5 (LSD 02 and LSD 07)

Administration presented a revised Request for Decision to the Municipal Planning Commission. See Appendix A.

MOTION by Dave Filipuzzi to approve DP2025-027, with conditions outlined in Alternative A in the revised MPC request for decision package.

Vote Recorded at the request of Member D. Johnson.

In Favour

Dean Ward

Sam Silverstone

Gaston Aubin

Dave Filipuzzi

Gus Kollee

Opposed

Doreen Johnson

CARRIED

6.5 DP2025-045 – 2010 26 Street, Coleman – Lot 1, Block 1, Plan 2311611

MOTION by Sam Silverstone to approve DP2025-045 with conditions as identified by Alternative A in the MPC request for decision package.

CARRIED

6.6 DP2025-050 – 13005 19 Avenue, Blairmore – Lot N/A, Block 1, Plan 8211159

MOTION by Dave Filipuzzi to approve DP2025-050 with conditions as identified by Alternative A in the MPC request for decision package.

CARRIED

**6.7 DP2024-348 – 3063 Tecumseh Road, Coleman – Lot 8, Block 2, Plan 2411221
REVISION**

MOTION by Gaston Aubin to approve revisions to DP2024-348 with conditions as identified by Alternative A in the MPC request for decision package.

CARRIED

7. Land Use Bylaw Amendments - None

8. Appeals - None

9. Round Table Discussion

9.1 The discussion focused on Municipal liability regarding the lands described in DP2025-027, including considerations of mines, floodplains, and transparency in development permit processes. It was emphasized to ensure all involved parties are informed about key details and responsibilities. Doreen Johnson shared online findings related to mines and floodplains. Administration presented to the MPC that an abandoned mine exists beneath portions of the subject parcel, and that upon inquiring with the Alberta Energy Regulator (AER), it was determined that the mine is not subject to an AER approval. Administration pointed out that the Notice of Decision and the development permit (if issued) contains “*Important Information & Notes*” and that paragraph (a) makes the landowner aware that the issuance of a Development Permit indicates only that the development to which the Development Permit relates is authorized in accordance with the provisions of the Municipality of Crowsnest Pass Land Use Bylaw and does not in any way relieve or excuse the Landowner and/or the Development Permit holder from obtaining any other permit or approval from federal and provincial government agencies.

10. In Camera

11. Next Meeting

Next meeting Wednesday, May 28, 2025, at 2:00 pm.

Gus Kollee excused himself from attendance at the upcoming meeting in May.

12. Adjourn

MOTION by Dave Filipuzzi to adjourn the meeting at 3:47 pm.

CARRIED

13. Signing of Minutes

Approved By:

Chairperson

Date

Manager of Development and Trades

Date



Appendix A

**Municipality of Crowsnest Pass
Municipal Planning Commission
Request for Decision**

Meeting Date	April 23, 2025
Application No.	DP2025-027
Roll No.	2095400 / 2095300
Civic Address	N/A
Legal Description	A Portion of the West ½ of the SE-35-7-4-5 (LSD 02 and LSD 07)
Land Use District	Non-Urban Tourism Accommodation and Recreation - NUTAR
Overlay District	Area of Potential Environmental Concern Overlay District - APEC-OD

Proposed Development

- 1) Approve the Comprehensive Site Development Plan (CSDP dated March 31, 2025) on the W ½ - SE-35-7-4-5 (LSD 02 and LSD 07); and
- 2) Approve a Development Permit for “Tourism Accommodation, Large” (discretionary use) on the W ½ - SE-35-7-4-5 (LSD 02 and LSD 07) as follows:
 - (a) the development of Phase 1A and Phase 1B in the approved Comprehensive Site Development Plan consisting of Camping Accommodations in the form of 30 Cabin (Cottage) Sites and 31 Tent Sites (Tenting Campsites) for a total of 61 Camping Accommodation rental sites (prohibiting recreational vehicles), and
 - (b) the development of Phase 2 in the approved Comprehensive Site Development Plan consisting of a principal building (pool, spa, café, restaurant), and amenity / accessory buildings, including a laundry facility, staff accommodation / operator accommodation (a cabin), a wedding pavillion, a playground, a maintenance shop, and a bathroom facility, and
 - (c) The development of signage inside the resort, and
 - (d) The construction of a screening fence up to 2.44m (8ft) tall and other fencing as may be required within the resort.

Background

- On November 19th, 2024, Council approved a motion for the conditional sale of the subject lands.
- On February 11th, 2025, Council gave third reading to Bylaw 1214, 2025 to redesignate the lands from RO-1 and NUA-1 to NUTAR.
- As part of the land sale, the applicant is required to:

- subdivide out the existing mountain bike park in the NW portion, which is to remain under the ownership of the Municipality.
 - dedicate a 6m wide Environmental Reserve measured from the top of the bank of Lyons Creek. In addition to the 6m wide ER dedication, the ER shall include the Lyons Creek Trail where practical.
 - provide an access easement in the NE portion to accommodate public access in addition to access to Lot 15, Block 19, Plan 0413471 (private owner) and the Municipally-owned parcel registered as LINC 0021332275.
- As part of the land sale, the Municipality of Crowsnest Pass will provide full disclosure to the purchaser regarding the presence or absence of buried waste material along the east property boundary.

Discussion

- See the Comprehensive Site Development Plan attached.
- The Municipality in collaboration with the applicant have made an application under the Historic Resources Act through the Online Permitting and Clearance (OPaC) website. The development permit cannot be refused by reason of or issued with conditions relative to this provincial approval process.
- The development is adjacent to the “Old Sartoris Nuisance Grounds Property”. The proposed development is not subject to the minimum setback distance and related variance requirements established for a “residence” or for “residential use” in the *Matters Related to Subdivision and Development Regulation (AB Regulation 84/2022)*, because the Municipality’s land use bylaw defines the proposed development (cabins and camping accommodation) as “.... not a dwelling unit and is not typically intended for residential occupancy”. The proposed development is therefore exempt from the regulations prescribed in the Areas of Potential Environmental Concern Overlay District [see Section 4.1(a) in the APEC-OD].
- In consultation with the Municipality’s consultant (geoscientist) managing the APEC environmental investigation and monitoring project, it has been confirmed that the “estimated mixed waste boundary” that appear to encroach into the subject lands along its east boundary, is not expected to contain waste of any significance. If the developer does encounter any waste, they could haul it away without any additional studies. Further, as part of the proposed land sale the Municipality will investigate the sub-surface conditions in this area by digging several test pits to determine the presence or absence of “mixed waste”, and will provide full disclosure to the prospective land purchaser.
- Signage other than signage inside the resort requires a separate development permit application.
- The applicant / landowner proposes to provide municipal water and wastewater services to the proposed development, with a service connection being provided either at 16 Avenue or along the Sartoris Road, depending on details that must be resolved with the Municipality. Servicing of the proposed development shall be at no cost to the Municipality, and where public infrastructure needs to be extended, it shall be in accordance with the terms and conditions of a development agreement to the Municipality’s satisfaction. The Municipality’s Utilities Manager has reviewed the proposed servicing plan, has confirmed capacity for water and wastewater,

and is collaborating with the applicant to determine the final servicing plan (15th Avenue and 132nd Street vs. along Sartoris Road).

- The applicant prepared a Traffic Impact Assessment (TIA) for the proposed development. It assessed the proposed development of Phases 1 and 2 consisting of nine campsites (tents) and 36 cottages, a resort office, a retail shop, a spa and a café. The TIA demonstrates that traffic volumes from the full build-out of this scope of development would be expected to increase by a maximum of 5% over the present volumes. This would be equivalent to 17 additional houses being built in this area of Blairmore. The TIA proposes the addition of traffic signs in identified locations. The TIA would have to be updated to reflect the revised number (31) of camping sites (tents) proposed in Phase 1B, and would have to be updated again for the unknown scope of development in Phase 3. The Municipality's Transportation Manager has reviewed the TIA and is satisfied with the recommendations.
- Parking for the resort shall be accommodated on-site, and parking shall not be allowed to spill over onto the Sartoris Road.
- The applicant / landowner is aware of federal and provincial legislation regarding the environment and wildlife, and has committed in the CSDP to take the necessary steps to comply with the legislation prior to construction. Compliance with these matters is the responsibility of the landowner subject to the relevant legislation, and the development permit cannot be refused by reason of or issued with conditions relative to the associated federal and provincial approval processes.
- The applicant has prepared a fire safety plan and an emergency response plan as part of best practices in the resort industry. The Fire Chief has reviewed these plans, and will be kept apprised of any subsequent changes.

Notification

In accordance with Administration Section 20 of the LUB, notification to the Applicant and affected landowners will occur by regular mail and/or a newspaper advertisement after the MPC has decided upon the application. Affected parties will have 21 days from the date of the notification to appeal the decision.

Appeal Jurisdiction

The Subdivision and Development Appeal Board has jurisdiction to hear an appeal of the Development Authority's decision on this development permit.

Alternatives

- A. Approve the Comprehensive Site Development Plan dated March 31, 2025 and the development permit application DP2025-027 for "Tourism Accommodation, Large", subject to the following conditions:
 1. The Development Permit approved in this Notice of Decision shall not be issued and shall be of no effect, and construction / placement of the development shall not commence, until all "Prior to Issuance Conditions" stated in this Notice of Decision have been met or fulfilled.
 2. This Notice of Decision shall remain effective for a period of six (6) months and shall then expire and be deemed null and void unless the person to whom the Notice of Decision was issued

continues to collaborate with the Development Authority to satisfy or complete the “Prior to Issuance Conditions” and, if required, an extension is approved by the Development Authority.

Prior to Issuance Conditions (these conditions are to be satisfied prior to issuance of a development permit and will only form part of the Notice of Decision and not part of the formal development permit issued however, the development permit shall be of no effect until these conditions have been satisfied)

3. The applicant / landowner shall provide to the Development Officer a \$5,000.00 security deposit to warranty the completion of the buffering / screening / separation measures required in condition 7 below, which shall be refunded upon completion to the Development Officer’s satisfaction by the date specified in condition 7.
4. An appeal period of twenty-one (21) days from the date of the Development Authority’s Notice of Decision applies, and if any appeals are submitted the development permit shall not be issued until such appeals are dealt with by the Land and Property Rights Tribunal.
5. The developer shall update the Comprehensive Site Development Plan to incorporate;
 - a. The Fire Chief’s comments in an email dated April 17, 2025 regarding the Fire Safety Plan and Emergency Response Plan.
 - b. The email dated April 22, 2025 from JCB Engineering, regarding updates to the Traffic Impact Assessment.
 - c. Revise the Traffic and Access Plan dated April 01, 2024 (sic 2025) on Page 109 of the MPC agenda package to remove the yield sign at the intersection of Sartoris Road and 16th Avenue.
 - d. Insert the correct legal descriptions in the Comprehensive Site Development Plan on page 107 of the MPC agenda package under Roadways and Parking #2 Access Easement. The correct legal descriptions are Lot 15, Block 19, Plan 0413471 and LDS 8 SE ¼ 35-7-4-W5M.
 - e. Revise all references to yard setbacks to a minimum of 6m from Sartoris Road and a minimum of 3m from all other property boundaries.
 - f. Revise the site plan map to show the fence on the west side of the access road. The purpose of the fence is to provide screening as described in condition 8.

Time Specific Conditions After Issuance (deadline for enforcement or for the validity of the development permit)

6. Prior to commencing the development of tent sites in Phase 1B beyond nine tent sites as was assessed in the Traffic Impact Assessment (TIA) prepared by JCB Engineering dated February 02, 2025, the applicant / landowner shall provide an updated Traffic Impact Assessment to assess the traffic impact of the additional tent sites.
7. Prior to commencing development in any Phase the developer shall provide to the Development Officer’s satisfaction a slope stability assessment prepared by a qualified professional for any areas that exceed a slope of 15%, and shall comply with the findings and recommendations from that assessment.
8. The landowner shall provide a buffer and/or screening between the development and the adjacent Lot 15, Block 19, Plan 0413471 with an opaque fence and/or berm and/or landscaping, as identified on the approved Comprehensive Site Development Plan, to the Development Officer’s satisfaction. The purpose of the buffer is to screen the campground from public view, and provide separation

between land uses pursuant to the Land Use Bylaw, Administration section 19. The separation buffer, berm, fence and/or landscaping shall be completed to the satisfaction of the Development Officer by **September 30, 2026**.

9. Development must be commenced or carried out with reasonable diligence, in the opinion of the Development Officer, within 12 months from the date of issuance of the development permit and / or within the specific timelines and by the specific deadlines stated in this development permit, otherwise the permit shall be deemed to be null and void.
10. The landowner or applicant shall confirm permitting requirements for the proposed buildings / structures, and shall provide to the Development Officer copies of Safety Codes permit applications (Building, Electrical, Gas, Plumbing) when the same are made or copies of Safety Codes permits issued immediately upon issuance to demonstrate that such applications or permits are consistent with the development permit issued for the proposed development.
11. The landowner shall ensure that the construction of the roads, rental sites, and amenity buildings are completed to the Development Officer's satisfaction within 36 months after the date of the issuance of the development permit and / or within the specific timelines and by the specific deadlines stated in this development permit, otherwise the applicant or landowner shall be deemed to be in contravention of the development permit conditions.
12. The applicant / landowner shall comply with the terms and conditions of any access easement that the MCNP negotiates with the applicant / landowner / adjacent landowners regarding the extension of the existing access easement (Instrument 041 3472) to provide public access to LSD 08, SE-35-07-04-W5M (the Old Sartoris Staging Area).

Conditions of a Continuing Nature (Permanent Conditions)

13. The development shall comply with and be carried out and completed in its entirety in accordance with the attached approved Comprehensive Site Development Plan and the development standards in the Non-Urban Tourism Accommodation & Recreation district in Land Use Bylaw 1165, 2023, as amended.

Rentable Camping Accommodation (cabins and tents but prohibiting RVs)	Standard in the CSDP
Yard Setbacks from perimeter property boundaries	<p>As approved by the Development Authority in the CSDP — where yard setback distances are not provided in the approved site plan, the Development Officer shall determine the setback distance based on contextual references in the site plan, e.g. the width of an access road or a setback distance that can be determined based on what is schematically shown in the site plan.</p> <p>As approved by the Development Authority in the Comprehensive Site Development Plan – a minimum of 6m from Sartoris Road and a minimum of 3m from all other property boundaries.</p>
Building Height (maximum)	Maximum height of cabins – 29ft / 8.8m

Principal Building and Amenity / Accessory Buildings	Standard in the CSDP
Yard Setbacks from perimeter property boundaries	Ed by the Development Authority in the CSDP— where yard setback distances are not provided in the approved site plan, the Development Officer shall determine the setback distance based on contextual references in the site plan, e.g. the width of an access road or a setback distance that can be determined based on what is schematically shown in the site plan. As approved by the Development Authority in the Comprehensive Site Development Plan – a minimum of 6m from Sartoris Road and a minimum of 3m from all other property boundaries.
Building Height (maximum)	Maximum height of Principal Building – 16.74m Maximum Height of Accessory Buildings –10m
All Resort Accommodation Development	Standard in the CSDP
Parking Requirements	Parking for the entire resort [rentable units, the principal building (shop, café, restaurant, spa, pool, wellness facility, office), staff, and guests] shall be accommodated on-site and parking shall not be allowed to spill over onto the Sartoris Road.

14. The Comprehensive Site Development Plan dated March 31, 2025 is approved in principle. Any deviations from the approved Comprehensive Site Development Plan or changes to the development from what is approved in the attached Comprehensive Site Development Plan and this development permit DP2025-027 shall require that the landowner submit a new development permit application.
15. All private on-site roads shall meet relevant Alberta Building Code, Alberta Fire Code, National Fire Protection Association and Transportation Association of Canada standards / guidelines to accommodate two-way traffic, including emergency vehicle requirements, or provide an alternative design for one-way traffic where two-way traffic cannot be accommodated. The Landowner shall construct and maintain roads as per the approved Comprehensive Site Development Plan.
16. The internal roads shall be maintained for the unobstructed passage of emergency vehicles at all times. No parking of vehicles shall be allowed within the driving aisles of the roads.
17. Signage other than signage inside the resort requires a separate development permit application.
18. A perimeter fence shall not exceed 2.44m (8ft).

19. The applicant / landowner shall provide municipal water and wastewater services to the proposed development at no cost to the Municipality pursuant to s. 21 of the Land Use Bylaw, and, where public infrastructure needs to be extended to achieve this, it shall be in accordance with the terms and conditions of a development agreement to the Municipality's satisfaction, pursuant to s. 650 of the Municipal Government Act.
20. The landowner shall not allow parking to spill over onto Sartoris Road.
21. The landowner shall not allow Recreational Vehicles as accommodation on the property.
22. Prior to commencing with the development of Phase 3 the applicant / landowner shall make a new development permit application for a revised Comprehensive Site Development Plan (including a revised site plan) with an update to the Traffic Impact Assessment prepared by JCB Engineering dated February 02, 2025 to assess the traffic impact of the additional development proposed in Phase 3.
23. The applicant / landowner is responsible to maintain a fire safety plan and an emergency response plan as part of best practices in the resort industry, and to keep the Fire Chief apprised of any amendments to these plans.
24. The Cabin / Tent sites shall be identified with a site number or other suitable identification system to the Development Officer's satisfaction with an overall map provided at the entrance to the development and a copy submitted to the Development Office prior to submitting safety code applications.
25. The developer / applicant / landowner shall comply with the requirements from TC Energy as expressed in the attached letter dated April 11, 2025.
26. The Developer and/or the Landowner shall ensure that any changes to the lot grading maintains positive drainage directing the flow of all surface stormwater away from building foundations towards adjacent streets and lanes without adversely affecting (e.g. erosion, flooding) adjacent properties, roads, lanes, public property, or public infrastructure, including where applicable in such a manner that the post-development rate and volume of surface stormwater drainage from the subject property do not exceed the pre-development rate and volume of surface stormwater drainage. Should retaining walls be required as part of the stormwater drainage system, additional development permits are required, and construction shall be completed by the landowner at no cost to the municipality.
27. The Land Use Bylaw 1165, 2023, as amended, contains development standards and regulations that apply to this development permit and for which the landowner is responsible, at no cost to the Municipality of Crowsnest Pass. These regulations address matters relating to many aspects of the approved development or use e.g., access to the property, lines of sight, public safety setbacks, parking requirements, lot grading, maintaining positive drainage towards abutting roads and/or lanes, outdoor storage, etc. It is the Landowner's and/or Applicant's responsibility to ensure that they are fully aware of all the applicable development standards and regulations in the Land Use Bylaw that may apply to the proposed development or use by contacting the Municipality's Department of Development, Engineering & Operations.
28. When construction is involved for a development approved under this development permit, the landowner and/or the applicant to whom this development permit was issued and their successors

in title, are responsible to, and shall ensure that the location of the building(s) relative to the subject property boundaries (i.e. approved yard setbacks, including variances if any), as approved in the attached site plan, and relative to easements on the subject property, is staked out by either an Alberta Land Surveyor, a professional engineer (see definition), or another certified agent, prior to the pouring of building foundations. At any time during or after construction, the Development Officer may require that the landowner of the subject property provide the stake-out, a survey and/or a survey drawing (or a Real Property Report) of the subject property and/or the building footprint relative to the subject property boundaries and easements, at no cost to the Municipality.

29. Failure to comply with any one or more of the conditions listed in this development permit either by a specified deadline or at any time throughout the lifetime of the development permit, as may be applicable, or implementation of the development contrary to the approved site plan and/or approved variances, shall result in enforcement through a Stop Order and corresponding fees, rates, charges, or fines pursuant to the Municipality's Fees, Rates and Charges Bylaw in effect at the time of the non-compliance.

Important Information & Notes:

- a) The issuance of a Development Permit indicates only that the development to which the Development Permit relates is authorized in accordance with the provisions of the Municipality of Crowsnest Pass Land Use Bylaw and does not in any way relieve or excuse the Landowner and/or the Development Permit holder from obtaining any other permit (including authorization to modify a wetland, safety codes permits e.g. building, electrical, gas, plumbing, Historical Resources Act approval, Highways Development and Protection Act, etc.), license, or other authorization required by any Federal or Provincial Act or regulation, or under any Bylaw of the Municipality (e.g. a business license), or complying with the conditions of any easement, covenant, agreement, or other instrument affecting the building or land. The Landowner and/or the Applicant is responsible to ensure compliance with these matters, at the sole risk and responsibility of the Applicant/property owner to the exoneration of the Municipality of Crowsnest Pass from any liability related to these matters, and at no cost to the Municipality of Crowsnest Pass. The applicable requirements may include the following:
- (i) An application under the Historical Resources Act via the Online Permitting and Clearance (OPaC) process (<https://www.alberta.ca/online-permitting-clearance>) to the Historic Resources Management Branch of Alberta Arts, Culture, and Status of Women, and compliance with any requirements, terms, and conditions of such clearance.
 - (ii) **PLEASE NOTE:** Due to the presence of an Area of Potential Environmental Concern (APEC) within 300 metres of the subject property, as identified in an engineering study "*MCNP Nuisance Grounds - Environmental Overview*" dated January 2023, prepared by Associated Environmental, the Municipality of Crowsnest Pass hereby makes the landowner of the subject property in this development permit aware that, pending further investigation and monitoring of the APEC, the preferred method of construction of a residential dwelling would be without a basement and, instead, a slab on grade. Please discuss the details with your contractor and/or Safety Codes Inspector.
- These requirements do not apply to resort accommodation (cabins and tents) however it may be prudent if the developer / landowner considered this and other mitigating measures for the resort accommodation and the principal building.
- b) The Applicant/property owner is responsible for the following aspects as may be applicable to this development permit, at the sole risk and responsibility of the Applicant/property owner to the exoneration of the Municipality of Crowsnest Pass from any liability related to these matters, and at no cost to the Municipality of Crowsnest Pass:
- (i) Determining the legal property boundaries and any applicable easements through a survey by an Alberta Land Surveyor before foundations are excavated or poured and before construction proceeds above ground level.
 - (ii) Ensuring that any structures approved under this Development Permit are constructed such that they are correctly set back from the property boundaries in compliance with the front, rear, and side yard setbacks approved in this Development Permit. The landowner should consult an Alberta Land Surveyor for this purpose.
 - (iii) Ensuring that the development and the associated excavation and/or construction activity approved under this Development Permit shall not disturb, affect, or alter conditions of all utilities and appurtenances, drainage rights-of-way, utility rights-of-way, access rights-of-way, and any easements as they may exist, over, under, or through the

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Lands. The landowner should consult a professional engineer and/or an Alberta Land Surveyor and/or the relevant utility company / utility owner for this purpose.

- (iv) Ensuring that the development and/or any associated structures and/or the associated excavation and/or construction activity approved under this Development Permit is undertaken in a manner that does not cause or result in a public safety risk or concern, or a nuisance, disturbance, or damage to adjacent properties and/or roads, lanes, or other municipal infrastructure. The landowner should consult a legal professional, a professional engineer and/or an Alberta Land Surveyor for this purpose.
- (v) Ensuring that all equipment, waste bins, portable toilets, building materials, and excavation stockpiles associated with construction activity approved under this development permit are placed within the subject property boundaries, and that where such items must encroach onto adjacent private property and/or adjacent boulevards, sidewalks, streets and /or lanes, that the adjacent landowner's consent has been obtained and/or that the Municipality has authorized such encroachment through a hoarding permit under the Traffic Bylaw (please contact the Manager of Transportation or a Community Peace Officer).
- (vi) Making suitable arrangements with utility companies for the provision of all services and/or necessary easements for utility rights-of-way.
- (vii) Notifying Alberta 1st Call at 1-800-242-3447 to arrange for field locating prior to construction, should any excavations be required near utility lines.
- (viii) Ensuring that permanent structures are located outside the 1:100-year flood plain of any water body. The landowner should consult a wetland assessment practitioner and/or an Alberta Land Surveyor for this purpose.
- (ix) Ensuring that construction activity approved under this Development Permit does not result in the modification of a wetland without provincial approval. The landowner should consult a wetland assessment practitioner for this purpose.
- (x) Ensuring that foundation and drainage systems on a property with an effective grade / slope of greater than 15% are designed in accordance with the recommendations in a slope stability assessment and/or a grading plan / stormwater management plan, as may be applicable, prepared by a professional engineer, and that the same are constructed under the supervision of a professional engineer, to protect the bank from erosion and to ensure slope stability.
- (xi) Ensuring that a 2-meter separation is provided between the water table and footings for the buildings. The landowner should consult a professional engineer for this purpose.
- (xii) Ensuring that the property is graded in such a manner that positive drainage directing the flow of all surface stormwater away from building foundations towards adjacent streets and lanes is maintained without adversely affecting (e.g. erosion, flooding) adjacent properties, roads, lanes, public property, or public infrastructure, including where applicable in such a manner that the post-development rate and volume of surface stormwater drainage from the subject property do not exceed the pre-development rate and volume of surface stormwater drainage. Should retaining walls be required as part of the stormwater drainage system, additional development permits are required, and construction shall be completed by the landowner at no cost to the municipality. Where an approved grading plan or stormwater management plan exists, the property must be graded (finished grade) in accordance with the grading plan or stormwater management plan. The landowner should consult a professional engineer and an Alberta Land Surveyor for this purpose.
- (xiii) Being aware of FireSmart Regulations including the Municipality's FireSmart Bylaw and Safety Codes Permit Bylaw as may be applicable.
- (xiv) This document does not provide permission to commence a use, start construction or occupy a building (as may be applicable). It is the owner's responsibility to ensure that all development permit conditions have been satisfied, and other applicable permits are applied for and issued before commencing construction, and that construction is inspected and permits closed, before occupancy. It is the responsibility of the owner or owner's agent to make an application to the Municipality for an Occupancy and Completion Certificate prior to taking occupancy.

Title – Owner / Application signed	□	Provincial Historic Resource Value (archaeology)	3p, 5a
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			OP aC Su bm itte d
Gas well	No Issues	Provincial Historic Designation	N/ A
Transportation & Economic Corridor (direct access or structure within 40 m of Hwy 3 / 40)	N/A	Historic Commercial Areas Overlay District	N/ A
Hydrography through parcel	Yes	Municipal Historic Resource Designation / MCNP Heritage Inventory	N/ A
High Pressure Gas Main	Yes	Historic Resource Designation by Bylaw	N/ A
Water Connection	N/A	Coleman National Historic Site	N/ A
If no: Proposed Municipal, Well, Cistern		Areas of Potential Environmental Concern Overlay District / Lagoon	✓
Sewer Connection	N/A	Wetlands	N/ A
If no: Proposed Municipal, PSDS		Parking Submitted	✓
Contours – Steep Grade	✓	3m/6m lane	N/ A
Area Structure Plan	No	Registered Documents	Yes
Cadastral – URW on parcel	✓	Land Use Bylaw No. 1165, 2023 as amended Schedules	2,4 /
TH in Residential – Outside of Buffer	N/A	Lot (m ²)	16 29 06. 66
		Standard lot size (Yes/ No)	No
Flood Hazard	Yes North (West of Sartois Road)	Aurora or Southmore	N/ A

- OR -

B. Deny the development permit application, stating the reason for this decision.

Attachments

1. Location Maps.
2. Comprehensive Site Development Plan with Appendices.
3. Slope assessment map.

4. Sewage Volumes.
5. Water demand.


Recommendation

The Development Office recommends that the Municipal Planning Commission approves DP2025-027 subject to the conditions in Alternative A.

Authorization



Katherine Mertz B.SC
Development Officer



Johan van der Bank, M.TRP, RPP
Manager Development & Trades

Development Authority File: DP2025-015

Re: Appeal respecting a decision from the development authority for Municipality of Crowsnest Pass, with respect to Legal Description, Lot 51, Block 1 Plan 0812254

1. Regional Plans – South Saskatchewan Regional Plan:

Tourism

OBJECTIVE:

- *THE REGION IS POSITIONED AS A WORLD-CLASS, YEAR-ROUND, TOURISM DESTINATION.*

Strategies:

- 1.19. Enhance **Tourism Destination Areas** within the South Saskatchewan Region (Kananaskis, Canadian Badlands and Southwest Alberta) by engaging with aboriginal communities, municipalities, industry and local stakeholders (see Appendix B – Tourism Destination Areas).

- See attached

2. Statutory Plan excerpts

Municipal Development Plan Bylaw No. 1059, 2020

P.30

- See attached

Pro-actively, in the 2020 Municipal Development Plan (MDP) Council took a strong policy position to support tourism as a future growth sector for the Crowsnest Pass by stating in the Growth Strategy on p. 30 of the MDP as follows: **“Become a top tourism destination in the province and capitalize on the economic spin-offs from tourism driven development”.**

P.70, 3.1.7

- See attached

“Opportunity exists for new support industries to build a more robust economic ecosystem around campers. Future proposals for campgrounds and other private recreation facilities (ie. Parks with rental cabins, golf course, ranches) may be supported provided that:

1. These uses are not located in urban growth nodes...
2. The intensity and scale of the development is appropriate for the site
3. Uses are sensitive to the natural landscape on and adjacent to the site
4. Potential impacts to the environmental and adjacent land uses can be mitigated appropriately, including the functionality of wildlife linkages, the protections of watercourses
5. Uses are supported with appropriate servicing, access and (where applicable) non-motorized linkages to urban centres.”

3. Land Use Bylaw excerpts

Land Use Bylaw 1165, 2023

Council's vision for the Crowsnest Pass to become one of the top tourist destinations in the province, supported by the expectation of tourism growth, required that the MDP policy was implemented by an appropriate land use bylaw amendment, otherwise it would remain just a policy that does not provide practical direction for development decision-making. On 28 May 2024 Council adopted a comprehensive land use bylaw amendment Bylaw 1182, 2024 that introduced the Urban Tourism Accommodation and Recreation District and the Non-Urban Tourism Accommodation District, with associated standards for "Tourism Accommodation" and revamping of all associated land use definitions, and the establishment of development standards.

Schedule 2 Urban Tourism Accommodation & Recreation – UTAR

- See attached

Schedule 4 Section 3.1- Comprehensive Site Development Plan

- See attached.

Schedule 4 Section 17.2 – Slope Stability Assessment

17.2 Slope Stability Assessment

(a) When a lot has an effective grade of greater than 15% a subdivision or development permit application for that lot shall be accompanied by a slope stability assessment and/or a grading plan, as may be applicable, approved by a professional engineer (see definition) demonstrating the viability and safety of the proposed development.

Schedule 4 Section 42.2 – Tourism Accommodation

- See attached.

Administration section 19 - Conditions of Development Permit Approval

- See attached.

Definitions- Schedule 18A & B

Cabin means an habitable shelter (including a yurt or similar type of structure) for recreational occupancy that is located in an approved "Tourism Accommodation" or in a "Recreation Facility, Outdoor" and, depending on the facilities and services provided in the "Tourism Accommodation" or "Recreation Facility, Outdoor", either has its own cooking, laundry and washroom facilities or has access to communal cooking, laundry and washroom facilities. A cabin is not a dwelling unit and is not typically intended for residential occupancy (as defined in this Bylaw).

Dwelling unit means a building or portion of a building consisting of one or more rooms that provide(s) a cohesive self-contained area with sleeping, cooking and sanitary facilities intended to

be inhabited and used by a household for residential occupancy as opposed to recreational occupancy (both as defined in this Bylaw). A sleeping room in a Boarding House is not a dwelling unit. Camping Accommodation such as a cabin, a recreational vehicle, and a recreational vehicle “Cottage Model” and some forms of Resort Accommodation are deemed to not be a dwelling unit.

Resort accommodation means buildings within an approved “Tourism Accommodation” for the recreational occupancy of “Apartment Building”, “Boarding House”, cabins (as defined in this Bylaw), “Duplex / Semi-Detached Dwelling”, “Hostel”, “Hotel”, “Motel”, “Multi-Unit Residential Building”, or “Single-Detached Dwelling”. Resort accommodation may include accessory buildings and uses such as an administrative office, communal washrooms, cooking shelters, laundry, recreation, entertainment and convenience retail facilities for the use of the occupants and day-users of the development, owner/operator accommodation, and sheds and decks. While some forms of Resort Accommodation may be deemed to be a dwelling unit it is not typically intended for residential occupancy (as defined in this Bylaw).

Tourism Accommodation, Small means a development that is comprehensively planned and designed, subject to the standards established in this Bylaw, for the recreational occupancy of a minimum of four units of resort accommodation and/or camping accommodation (both as defined in this Bylaw). Except to the extent that may be approved under provisions in Schedule 4 Standards of Development in this Bylaw, Tourism Accommodation, Small is not typically intended for residential occupancy (as defined in this Bylaw). The use shall not be interpreted to include “Recreational Vehicle Storage” or a “Work Camp”. The subject property shall be held in a single certificate of title and shall not be subdivided in any form (long-term leases are allowed if the Land Titles Office will register such an instrument on the certificate of title).

4. Title and Registered Documents

- See attached

5. Municipal Government Act, s. 685(2): “...any person affected by an order, decision or development permit made or issued by a development authority may appeal to the decision in accordance with subsection (2.1).”

Municipal Government Act, s. 685(2): “An appeal referred to in subsection (1) or (2) may be made...

(b) in all other cases, to the subdivision and development appeal board.



Appendix B: Tourism Destination Areas

The region's unique blend of cultural and aboriginal heritage, attractive recreation and tourism features and abundance of provincially unique and awe-inspiring areas attract visitors and have national and international recognition. Work needs to occur with local communities to enhance and support current initiatives to offer a variety of quality, unique and appealing visitor experiences that contain a wide range of tourism opportunities in the form of accommodations, attractions, events, activities and amenities to build the tourism potential.

Kananaskis, Canadian Badlands and Southwest Alberta will be developed as tourism destination areas to:

- Diversify the regional and local economy;
- Increase tourism visitation, length of stay and visitor expenditures;
- Offer a full range of recreation and tourism, experiences, opportunities and activities;
- Provide an attractive tourism destination for local, provincial, national and international visitors; and
- Identify and promote nature-based tourism.

In developing the tourism destination areas, the Government of Alberta will work with First Nations to consider how their constitutionally protected rights to hunt, fish and trap for food can continue to occur within reasonable proximity of First Nations' main population centres.

Destination Management Planning

Destination management planning provides the tourism industry with the tools to produce sustainable and competitive tourism in a destination. It is organized around a destination's unique tourism assets and unique planning, development, marketing and management needs. It represents a more integrated approach to understanding destination needs and the delivery of services with specific planning goals to:

- Collate research and baseline data to document current tourism supply and demand;
- Investigate land-use planning and natural resource management requirements to:
 - Identify recreation and tourism features, settings and scenery on public lands;
 - Identify approaches to ensure tourism development is sustainable and meets any regional or area-specific environmental thresholds; and
- Gather information from local people, community leaders and industry stakeholders.



Existing and potential new tourism development nodes will be identified and confirmed in collaboration with all stakeholders and designate and market nodes as appropriate. Tourism development nodes already identified by planning currently occurring in these destinations will be carried forward into the planning process and will be encouraged as locations for private sector development and community investment.

Work will occur collaboratively with local aboriginal communities, the private sector and provincial and local governments, interested private landowners and stakeholders to enhance and expand the supply of tourism products, experiences and infrastructure – including attractions, activities, amenities, accommodations and access.

Destination Management Strategies

Destination management strategies provides the framework to guide tourism industry development in the region by coordinating stakeholders in a common direction to maximize the tourism potential of the destination so as to achieve a balance of economic, social and environmental outcomes. They focus regional development resources on growing and enhancing the supply of tourism products and services that develop the destinations. The strategies will, in collaboration with communities and stakeholders:

- Identify tourism business investment opportunities for the public, private and not-for-profit sectors;
- Identify the need for new innovative tourism product and infrastructure development across the region;
- Identify the region's significant attractions and experiences;
- Identify relevant research on tourism supply and demand and identify new trends in recreation and tourism activities;
- Identify current target markets and those identified for development to achieve the region's long-term potential; and
- Identify an agreed focus and mechanism for engagement with the tourism industry, infrastructure providers and private investors.

Destination management strategies will be developed for Kananaskis and Southwest Alberta that integrate planning, development, marketing and management and implement destination management plans for all three areas that provide direction for the sustainable development of tourism in the region in collaboration with all stakeholders for the identified destinations.



Destination Management Plans

Destination management plans are developed after a comprehensive process of research within the destination, consultation, feedback, planning and review where community-level participation from local tourism organizations, tourism boards, local government and operators is essential in their preparation. Their purpose is to grow destination appeal and provide direction for the sustainable development of tourism products and services in the three destinations over the next 10 years and in consideration of other economic and social interests and values in the area. The plans will, in collaboration with communities and stakeholders:

- Develop a vision for each of the destinations;
- Develop key enablers that will encourage tourism growth in the destinations and surrounding region;
- Prioritize product development and visitor experiences that address current expectations and future demand;
- Provide direction to enhance and sustain a quality land base to support tourism product development;
 - The Ministry responsible for tourism will lead the process, inviting stakeholders to attend discussions and provide input into how they see these tourism destination areas develop.
- Prioritize and secure new tourism business investment opportunities;
- Position specific investment needs that support priority development of innovative tourism infrastructure projects;
- Facilitate collaboration among key tourism industry stakeholders (communities, investors, financiers and operators);
- Develop a destination brand and establish a marketing plan for each of the destinations; and
- Provide a detailed implementation action plan, funding priorities and funding strategies.

Destination management plans will be developed for all three areas that provide direction for the sustainable development of tourism in the region in collaboration with all stakeholders. All strategies and plans will be led by the Ministry responsible for tourism, with engagement with other ministries, aboriginal communities, local governments, stakeholders, industry and the public.



Map 8: Tourism Destination Areas

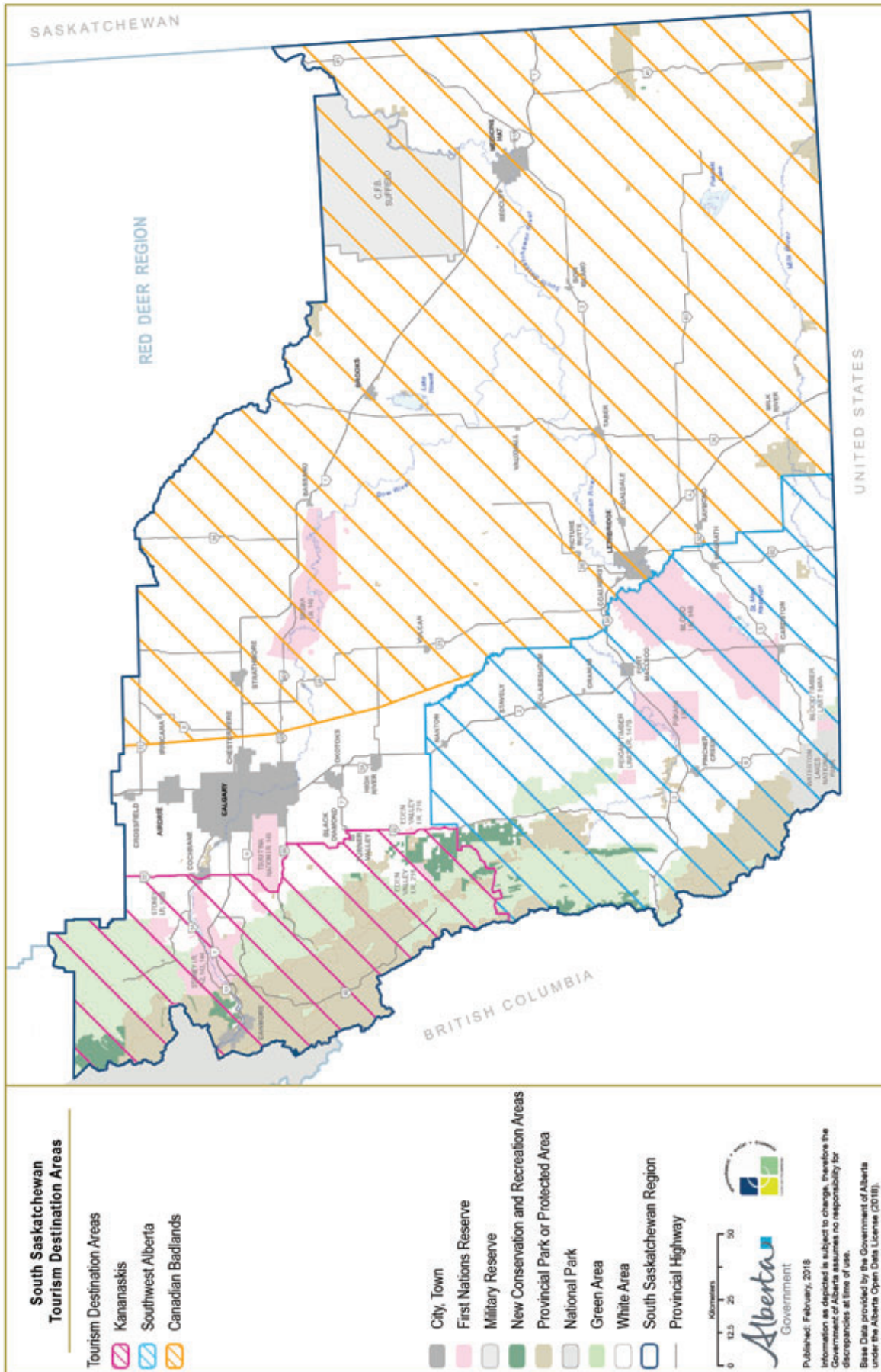
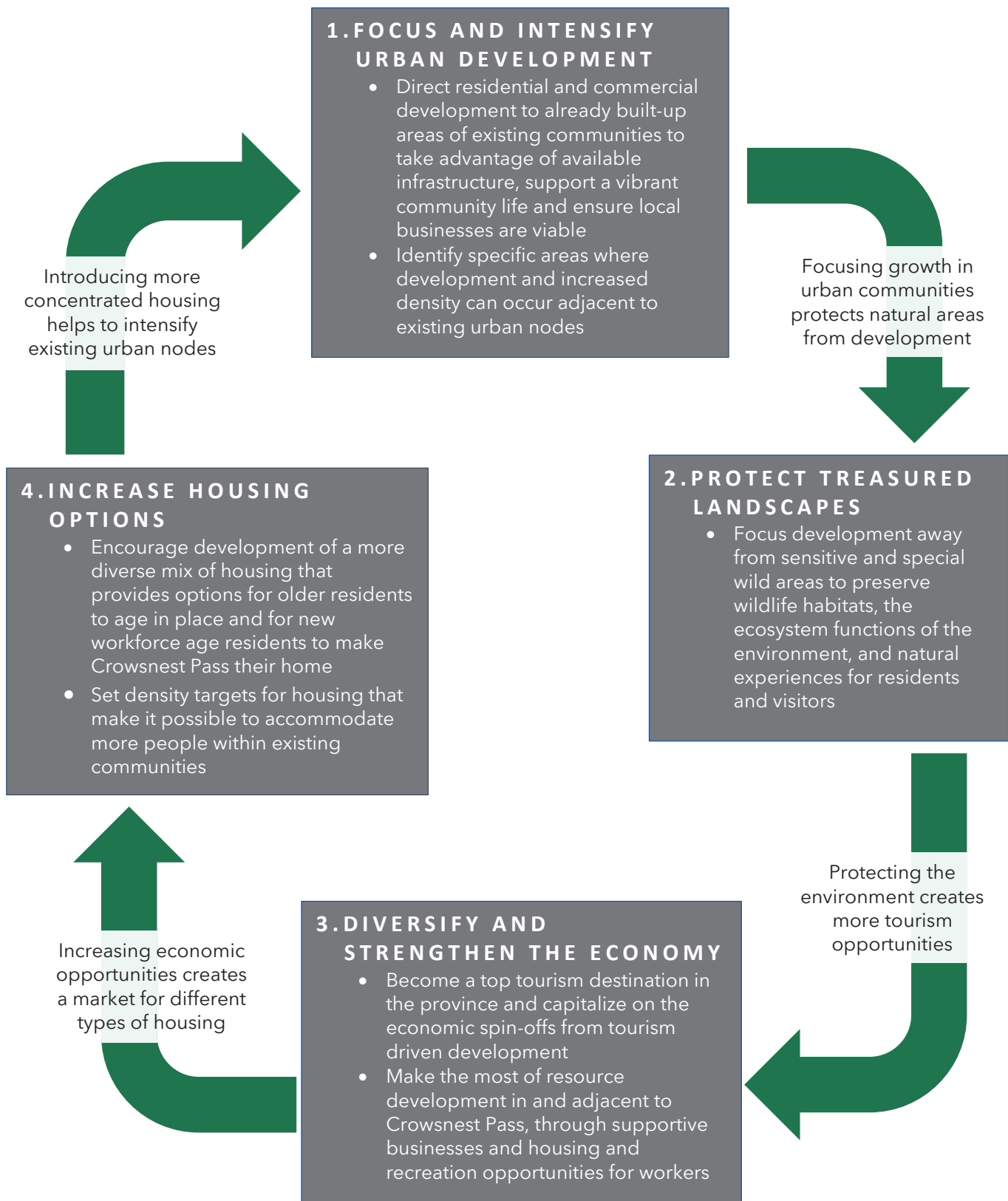


FIGURE 18 - GROWTH STRATEGY

3.1.7 Campgrounds & Private Recreation

Substantial growth in the camping industry within Crowsnest Pass has occurred over the past decade. Increasingly, campgrounds are geared towards longer term RV users that secure space through an annual lease. Oftentimes these users become seasonal permanent residents. While campgrounds users do contribute to the local economy, opportunity exists for new support industries to build a more robust economic ecosystem around campers. Future proposals for campgrounds and other private recreation facilities (ie. parks with rental cabins, golf courses, ranches) may be supported provided that:

1. these uses are not located in urban growth nodes (as identified in Maps 2 – 6 of this plan)
2. the intensity and scale of the development is appropriate for the site
3. uses are sensitive to the natural landscape on and adjacent to the site
4. potential impacts to the environment and adjacent land uses can be mitigated appropriately, including the functionality of wildlife linkages, the protection of watercourses
5. uses are supported with appropriate servicing, access, and (where applicable) non-motorized linkages to urban centres

3.1.8 Corridor to Kananaskis

The MCNP shall seek to advance its identity as the southern corridor to Kananaskis Country. Highway 40 (AKA

Forestry Truck Road) is a key connector to Kananaskis Country and the popular outdoor recreation areas along the way in the Livingstone PLUZ. 100 km to the north of Coleman, at Highwood Junction, Highway 40 turns into a scenic paved facility that is the artery to Kananaskis Country. The municipality shall advocate for the long-term improvement of Highway 40 in recognition of the additional regional tourism and circle tours that an upgraded facility would promote.

3.1.9 Advancing Our Heritage

The MCNP is the richest archaeological area in the Canadian Rockies and enjoys an incredible wealth of heritage resources. In addition to its unsurpassed natural environment and unforgettable scenery, Crowsnest Pass has incredible stories to tell. The municipality shall support opportunities which attract people to Crowsnest Pass to experience and celebrate its historic downtowns, heritage attractions, rich history and cultural assets. The development of industries that provide cultural heritage tourism opportunities and leverage the MCNP's existing tourism assets shall be supported.

3.1.10 Coal Mining Experience

The Crowsnest Pass has a rich coal mining history. Several of the historic mining sites have already been designated as historic resources and interpreted. These sites should be expanded where appropriate and interpretive and walking tours should be added to other sites to build a comprehensive experience of coal mining history in the MCNP. The municipality should support the development of this experience based tourism initiative.



URBAN TOURISM ACCOMMODATION & RECREATION – UTAR

PURPOSE: *To provide for a variety of tourism accommodation and recreation experiences primarily within or on the edges of the urban areas of the community for tourists to experience the urban centres and local recreation opportunities, in comprehensively planned and designed destination areas by assigning the majority of uses as discretionary to address site-specific compatibility with the use and enjoyment of adjacent properties.*

1. PERMITTED USES

Accessory Building or Use up to 18.6 m² (200 ft²),
not in the front yard of the principal building
and/or not prior to the establishment of the
principal building or use
Exploratory Excavation / Grade Alteration /
Stockpiling
Home Occupation – Class 1
Private Utility – except freestanding Solar Collector
and freestanding Small Wind Energy
Conversion System
Sign – Types:
A-board
Fascia or Wall
Freestanding
Murals
Portable
Projecting
Subdivision or Development Marketing
Tree Felling, not within minimum yard setback

DISCRETIONARY USES

Accessory Building or Use up to 18.6 m² (200 ft²) in the
front yard of the principal building and/or prior to the
establishment of the principal building or use
Accessory Building or Use over 18.6 m² (200 ft²)
Boarding House
Cultural Establishment
Entertainment Establishment
Food and Beverage Services
Home Occupation – Class 2, restricted to an established
Security or Operator Dwelling Unit
Hostel
Hotel
Mixed-use Building
Motel
Private Utility – freestanding Solar Collector and
freestanding Small Wind Energy Conversion System
Recreation Facility, Indoor (Small)
Security or Operator Dwelling Unit
Sign – Types:
Roof
Third-Party
Tourism Accommodation, Small
Tree Felling, within minimum yard setback

2. LOT SIZE – see Schedule 4 section 16

- Minimum - this district does not establish a minimum lot size.
- Maximum – 1.21 ha (3.0 acres, which may be varied by the Development Authority or the Subdivision Authority having regard for site-specific circumstances.

3. MINIMUM YARD SETBACKS

Use	Front Yard		Side Yard		Rear Yard	
	m	ft	m	ft	m	ft
All uses including Tree Felling	As approved by the Development Authority in a Comprehensive Site Development Plan					

4. MAXIMUM LOT COVERAGE RATIO

As approved by the Development Authority in a Comprehensive Site Development Plan.



5. MAXIMUM BUILDING HEIGHT

As approved by the Development Authority in a Comprehensive Site Development Plan, having consideration for the typical building height in the neighbourhood.

6. MINIMUM HABITABLE FLOOR AREA OF PRINCIPAL BUILDING

This district does not establish a minimum habitable floor area.

7. STANDARDS OF DEVELOPMENT - See Schedule 4

- The applicant for a Tourism Accommodation shall prepare a Comprehensive Site Development Plan to the satisfaction of the Development Authority.
- Servicing: with the exceptions provided for in Schedule 4 subsection 21.2, a Tourism Accommodation, Small in the UTAR district shall be connected to a municipal service connection for water supply and wastewater disposal to provide either, or a combination of, collective servicing of units and/or communal washrooms and wastewater dumping stations, for either year-round and/or seasonal operation.

8. OFF-STREET PARKING AND LOADING – no parking is allowed on public roads - see Schedule 6.

9. RELOCATION OF BUILDINGS – See Schedule 7.

10. SIGN STANDARDS – See Schedule 11.

11. DEFINITIONS – See Schedule 18.



Tourism Accommodation	Section 42
Tree Felling	Section 43
Work Camps	Section 44
Yard Setbacks, Yard Setback Variances, Front Yard Location, and Secondary Front Yard	Section 27

GENERAL DEVELOPMENT STANDARDS

2. APPLICABILITY OF THIS SCHEDULE

- 2.1 In addition to more specific or more restrictive standards as may be established within an individual land use district or in a discretionary use development permit, the following standards apply to all land uses in all land use districts.
- 2.2 All development shall comply with this Bylaw, the land uses, standards and regulations prescribed in the applicable district, the conditions attached to a development permit, the standards established in this Schedule, any other standards established by the Municipality of Crowsnest Pass in and enforced through other municipal bylaws and any federal and provincial regulations that may apply to a development, which is to be determined by an applicant or landowner or their agent and complied with by an applicant or landowner or their agent at their sole risk and responsibility and to the exoneration of the Municipality of Crowsnest Pass from any liability related to these matters and at no cost to the Municipality.

3. COMPREHENSIVE PLANNING FOR REDESIGNATION, DEVELOPMENT PERMIT OR SUBDIVISION APPLICATIONS

3.1 Comprehensive Site Development Plan

- (a) The Development Officer may require an applicant for a redesignation or a development permit to prepare a comprehensive site development plan as follows:
 - (i) As provided in sections 12.1, 18.2(a), 21.6, 27.14, and 42 of this Schedule, or in Table 1 of Schedule 6, or in section 4.4 of Schedule 16.
 - (ii) When the Development Officer deems it necessary for the purpose of comprehensive and coordinated planning of land uses and infrastructure, the applicant for a redesignation or a development permit shall, at no cost to the Municipality and to the satisfaction of the Development Authority, prepare a Comprehensive Site Development Plan as part of the application for the redesignation or development permit.
 - (iii) A Comprehensive Site Development Plan must describe the following information:
 - (A) The layout of the proposed development, parcel boundaries and dimensions, land uses, density of population, location of buildings, parking and loading areas, landscaping, amenity spaces, property line yard setbacks and other relevant development standards to the Development Officer's satisfaction.
 - (B) The location and specifications of access and egress points into and from the parcel from and to public roadways, including vehicular and pedestrian connections to adjacent properties, supported by a qualified transportation engineering review if required.

- (C) The location and capacity and upsizing requirements of existing or required municipal water, wastewater, and stormwater infrastructure and servicing connections at the property line, based on the designed volumes required and produced by the proposed development.
- (D) The relation of the proposed development to future subdivision and development adjacent areas.
- (E) The sequence of the proposed development.
- (F) Any other information that the Development Officer deems relevant to making an informed decision on the development permit application.
- (iv) The Development Officer may require that a Comprehensive Site Development Plan is subject to satisfactory public consultation prior to an application being deemed complete.
- (v) The Development Authority may approve blanket variances to yard setbacks and building heights in a Comprehensive Site Development Plan.

3.2 Conceptual Scheme or Area Structure Plan

- (a) The Development Officer may require an applicant for subdivision to prepare a conceptual scheme or an area structure plan as follows:
 - (i) When the Development Officer deems it necessary for the purpose of comprehensive and coordinated planning of land uses and infrastructure, the applicant for a subdivision application shall, at no cost to the Municipality and to the Development Officer's prepare a conceptual scheme or an area structure plan in accordance with relevant Council policy as part of the application for subdivision.
 - (ii) A conceptual scheme must describe the following information to the Development Officer's satisfaction:
 - (A) The layout of the proposed subdivision, with parcel or block boundaries and dimensions.
 - (B) Municipal Reserve, Environmental Reserve, and Conservation Reserve.
 - (C) Land uses and density of population
 - (D) Public roadways.
 - (E) The location and capacity and upsizing requirements of existing or required on-site and off-site municipal water, wastewater, and stormwater infrastructure, based on the design volumes required and produced by the proposed subdivision.
 - (F) The relation of the proposed subdivision to future subdivision and development of adjacent areas.
 - (G) The sequence of the proposed subdivision.
 - (H) The additional information provided for in the Subdivision and Development Regulation, that the Development Officer may deem relevant to making an informed decision on the subdivision application.
 - (iii) The Development Officer may require that a conceptual scheme is subject to satisfactory public consultation, including a public hearing, pursuant to s. 653 (4.1) of the Act, prior to a subdivision application being deemed complete.

40. SHORT-TERM RENTAL / BED & BREAKFAST AND TOURIST HOMES

- 40.1 Development shall comply with standards for Short-Term Rental / Bed & Breakfast and Tourist Home established in Schedule 17.

41. TEMPORARY AUTO SALES

- 41.1 The Development Authority may issue a development permit for a Temporary auto sales use if in its opinion the available parking spaces/area is sufficient to support the proposed use while not having an appreciable negative impact on the parking or use of the shopping mall or other adjacent land uses.
- 41.2 The Development Authority may limit the number of vehicles to be stored on the site for the purpose of sale.
- 41.3 The Development Authority shall limit the timeframe of the development permit which shall in no case exceed ten (10) days, and for not more than ten (10) occasions per calendar year.
- 41.4 Servicing and repair operations shall not be included as part of the use.

42. TOURISM ACCOMMODATION

- 42.1 The applicant for a Tourism Accommodation shall prepare a Comprehensive Site Development Plan (CSDP) to the satisfaction of the Development Authority and subject to the provisions of subsections 42.2 and 42.3.
- 42.2 The Development Authority, in its sole discretion (except as approved in DP60/2008 relative to Block B, Plan 7510370 – see the permitted use list in the NUTAR district) **may**, subject to Administration section 19 of this Bylaw, impose conditions on the approval of a development permit for a Tourism Accommodation, and in doing so it **shall** have regard for site-specific considerations that it deems relevant and that must be established in a CSDP to its satisfaction, including but not limited to the following:
- (a) The subject property's locational context in relation to the Purpose Statement in the UTAR and NUTAR districts and its relation to the edge of an urban area as defined in this Bylaw).
 - (b) The types, combination, and maximum number of resort accommodation units and/or camping accommodation units (both as defined in this Bylaw) that are approved for a specific Tourism Accommodation, including:
 - (i) the desirability of restricting the types, combination, and maximum number of resort accommodation units and/or camping accommodation units for the purpose of making a proposed development more compatible with natural features and existing and/or planned development or land uses in adjacent areas (refer to subsection 42.3 below);
 - (ii) the maximum number or maximum percentage of resort accommodation units and/or camping accommodation units that, notwithstanding anything to the contrary in this Bylaw, may be used for residential occupancy (as defined in this Bylaw), provided that the units so used are connected to year-round collective water and wastewater services.
- and
- (iii) with reference to the considerations in subsection 42.3 below, the Development Authority may prohibit certain types of camping accommodation units;

- (c) Parking areas, road access, and internal private roadway design - specifically, all parking shall be accommodated on-site or on private roads within the Tourism Accommodation (without restricting emergency vehicle access), and parking shall not be allowed on public streets and lanes.
- (d) Access and egress for emergency response (i.e. a road with at least two separate ingress/egress points, with an all-weather surface for its entire length, and constructed along its entire length and termination points to accommodate all EMS vehicle types in terms of width, length, height, weight and turning radius), and measures to ensure that such access and egress remain unobstructed at all times.
- (e) Landscaping, amenity areas, and the preservation of natural features.
- (f) The maximum or minimum density in the Tourism Accommodation, either overall or broken down by accommodation type.
- (g) Measures to mitigate:
 - (i) adverse effects and nuisances that may unduly interfere with the amenities of the adjacent neighbourhood or materially interfere with or affect the use, enjoyment or value of neighbouring parcels of land; and/or
 - (ii) the impact of a Tourism Accommodation on community landscapes that are visible or viewed from adjacent and nearby public roadways.
- (h) Servicing for water supply and wastewater disposal:
 - (i) With the exceptions provided for in Schedule 4 Section 21.2, a Tourism Accommodation in the UTAR district **shall** be connected to a municipal service connection for water supply and wastewater disposal to provide either or a combination of collective servicing of units and/or communal washrooms and wastewater dumping stations, for either year-round and/or seasonal operation.
 - (ii) Except as otherwise **required** in subsection 42.3(d), a Tourism Accommodation in the NUTAR district **may** be connected to a municipal service connection for water supply and wastewater disposal to provide either or a combination of collective servicing of units and/or communal washrooms and wastewater dumping stations, for either year-round and/or seasonal operation,.
- (i) For a Tourism Accommodation that includes **camping accommodation** (as defined in this Bylaw) **in any location**:
 - (i) The specifications established in the current Alberta Camping Association Standards Manual.
 - (ii) The siting, area, dimensions, surfacing, setbacks, screening, servicing and identification / delineation of camping accommodation units.
 - (iii) The maximum number or maximum percentage of camping accommodation units that, notwithstanding anything to the contrary in this Bylaw, may be used for residential occupancy (as defined in this Bylaw), provided that the units so used are connected to year-round collective water and wastewater services.
 - (iv) Restrictions on the number, size, height, appearance, and use of an Accessory Building (e.g. deck, shed) that may be approved in a Tourism Accommodation that includes camping accommodation.

Tourism Accommodation in an Urban Growth Node

- 42.3 When deciding on a development permit application for a Tourism Accommodation on a parcel that is located in an **urban growth node**, and in exercising its discretion pursuant to subsection 42.2:

18 ADDITIONAL APPROVALS REQUIRED

- 18.1 In addition to the requirements of this Bylaw, a landowner, an applicant or their agent, as part of commencing a development permit issued to any of them under this Bylaw, is required and responsible, at their sole risk and to the exoneration of the Municipality of Crowsnest Pass from any liability related to these matters and at no cost to the Municipality, to comply with the requirements of applicable municipal, provincial and federal legislation. This includes but is not limited to the *Safety Codes Act*.
- 18.2 The issuance of a development permit pursuant to this Bylaw does not preclude or absolve the landowner, the applicant and/or their agent from the responsibility to obtain any additional municipal, provincial or federal permits, authorizations, approvals or licenses that may be required before, during or after the development permitting process required in this Bylaw.
- 18.3 Every development permit shall include notes to make the landowner, applicant and their agent aware of their responsibility to comply with the requirements of applicable municipal, provincial and federal legislation.
- 18.4 Where a development requires the approval of an entity listed in Section 619 of the Municipal Government Act and which also requires a municipal approval (in accordance with the paramouncy established by the abovementioned provision), the provincial approval will normally be expected to be issued and received prior to the application for a development permit. This does not preclude the involvement of the municipality in making preliminary statements and/or recommendations, as the case may be.

19 CONDITIONS OF DEVELOPMENT PERMIT APPROVAL

- 19.1 The standards, regulations and other provisions established in this Bylaw are conditions that attach by default to any development permit as may be applicable without them being listed in a development permit. It shall be the responsibility of the Landowner and/or Applicant to ensure that they comply with those standards, regulations and other provisions.
- 19.2 In addition to the standards, regulations and other provisions established throughout this Bylaw the Development Authority may impose enforceable and reasonable conditions with a planning-related objective that do not exceed its jurisdiction or subdelegate its decision-making power on a development permit for a permitted use (regardless of whether or not a variance is involved) and on a development permit for a discretionary use, as may be specified below, and on a development permit for the demolition of a building, for the following purposes as may be applicable:
- (a) to ensure compliance with the relevant provisions of the Act and the Subdivision and Development Regulation;
 - (b) to ensure compliance with the uses, standards, regulations, use-specific conditions, and other provisions established in this Bylaw, the land use districts and other Schedules;
 - (c) to ensure that:
 - (i) in the case of a permitted use for which the development standards are being relaxed through a variance; or
 - (ii) in the case of any discretionary use; or
 - (iii) in the case of infill development in an existing mature neighbourhood or an historically significant area, whether the proposed development is a permitted or discretionary use;

appropriate mitigating measures are established such that the proposed development would not affect public safety, result in environmental contamination, create a nuisance or increase traffic volumes, and is compatible with and would not unduly interfere with the amenities of the neighbourhood or materially interfere with or affect the use, enjoyment or value of neighbouring parcels of land. Measures to this effect may include but are not limited to:

- restricting the hours of operation,
 - requiring dust control,
 - requiring an appropriate form of fencing or screening,
 - requiring a standard of aesthetic appearance including but not limited to:
 - consideration for the impact of the proposed development on the historical significance of the subject or adjacent properties,
 - slope-adaptive building and site design,
 - the impact of proposed new or infill development on and its compatibility with existing development in mature neighbourhoods;
 - increasing the yard setbacks or other standards for a proposed development (e.g. in exchange for variances) and/or
 - other mitigating measures to ensure land use compatibility;
- (d) to require that the landowner or applicant enters into an agreement with the municipality in accordance with the provisions of the Act regarding the construction, upgrading and connection to roads, walkways, public utilities, off-street parking and loading facilities, off-site levies and redevelopment levies, agreement securities and oversized improvements;
- (e) to require the preparation of and/or compliance with recommendations in relevant engineering reports and other professional studies;
- (f) to require the preparation of detailed plans and construction drawings illustrating, to the Development Officer's satisfaction, access, site layout, landscaping, parking, building elevations, slope-adaptive building and site design, signs, slope stability, lot grading, stormwater management and/or utility servicing;
- (g) to require the consolidation of parcels by plan of survey prepared by an Alberta Land Surveyor;
- (h) to require the provision of a refundable security deposit to ensure that the conditions are complied with;
- (i) to require the stake-out, a survey and a survey drawing of the property and/or building footprint area by either an Alberta Land Surveyor, professional engineer (see definition) or other certified agent prior to the commencement and/or after the completion of a development;
- (j) to specify the temporary nature, maximum duration or other limitation on the time that a development permit remains in effect or a use may be exercised;

- (k) to require, relative to a temporary development permit, the cessation and removal from the property of any improvements associated with the temporary development permit upon its expiry, the posting of a refundable security deposit to ensure its cessation and removal, and the implied consent and default agreement from the landowner or applicant upon accepting the issuance of a temporary development permit whereby the Municipality shall not be liable for any costs involved in the cessation or removal of any development at the expiration of the temporary development permit;
 - (l) to require that the landowner or applicant provide to the Development Officer copies of applications for, or copies of, permits issued under the Safety Codes Act to demonstrate that such applications or permits are consistent with the development permit issued for the proposed development;
 - (m) to specify the timing of the completion of any part of the proposed development.
- 19.3 Minor details of the conditions imposed upon a development permit may be revised, upon request from the applicant and landowner or upon the Development Officer's initiative as deemed necessary and applicable, pursuant to section 24 of the land use bylaw.

20 DECISION AND NOTIFICATION OF DEVELOPMENT PERMIT

- 20.1 The Development Authority shall decide on a development permit application within the timeline prescribed in the Act.
- 20.2 A decision on a development permit is deemed to have been made on the date that it is put into writing.
- 20.3 Notification of decisions on development permit applications are to be made in the following manner:
- (a) When the Development Officer has made a decision on a permitted use development permit application that conforms in all respects to the provisions of this Bylaw, the Development Officer **may notify** the public by publishing a notice in any manner that is deemed appropriate in accordance with an applicable Municipal policy or bylaw.
 - (b) When the Development Authority has made a decision on a permitted use development permit application in which the provisions of the Land Use Bylaw were relaxed or varied or where there is a possibility of the provisions having been misinterpreted, or has made a decision on a discretionary use development permit application, with or without a variance to a development standard, the Development Officer shall, on the same day the decision is made, notify, as may be applicable, the applicant, the landowner of the subject parcel (if not the same as the applicant), adjacent landowners and any other person that the Development Officer deems likely to be affected by the decision, in one of the following manners:
 - (i) by mail, or
 - (ii) by placing an advertisement in a local newspaper circulating in the municipality, or
 - (iii) by posting a notice in a conspicuous place on the property, or
 - (iv) a suitable alternative in accordance with the provisions of the Municipal Government Act, or an applicable municipal policy or bylaw, including email, or
 - (v) any combination of the above.
 - (c) In the case of a refusal of a development permit, the Development Officer **shall notify** the persons who would have been notified had the development permit been approved.