

MUNICIPALITY OF CROWSNEST PASS

NOTICE OF DECISION OF THE CHINOOK INTERMUNICIPAL SUBDIVISION AND DEVELOPMENT APPEAL BOARD HEARING NO. DP2025-015

BOARD MEMBERS:

Evert Van Essen Glen Girhiny Rupert Hewison Don Hill Howard Paulson
(Chair)

In the matter of an Appeal of the Decision of the Development Authority of the Municipality of Crowsnest Pass, whereby a development permit application (DP2025-015) made by Tanrock Homes Ltd. for a 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, on land legally known as Lot 51, Block 1, Plan 0812254 (125 Southmore Drive, Blairmore), was approved with conditions.

And in the matter of the Appeal in accordance with Section 686 of the Municipal Government Act by:

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

And in the matter of an Appeal held under the authority of Sections 627 and 629 of the Municipal Government Act, Revised Statutes of Alberta 2000, Chapter M-26, as amended (MGA).

THE PUBLIC PORTION OF THE HEARING WAS DOCUMENTED AS A RECORD OF PROCEEDINGS

And upon hearing the evidence from and submissions made by the person(s) shown on Appendix B attached hereto, and upon considering the documents shown on a list attached to Appendix A, as being the documents produced and marked as exhibits at the Hearing, and having regard to the South Saskatchewan Regional Plan, the MGA, and the Municipality of Crowsnest Pass Land Use Bylaw No. 1165, 2023 and amendments thereto, the Board has rendered a Decision.

The Decision and reasons for the Decision of the Chinook Intermunicipal Subdivision and Development Appeal Board (the Board) after a Hearing duly convened in accordance with Sections 685 and 686 of the MGA on June 9, 2025, at 10:00 a.m. and reconvened on June 26, 2025, at 10:00 a.m. are as follows:

DECISION:

The Board has decided the **Appeal be DENIED** and the decision of the Development Authority be **Upheld**. DP2025-015 is **APPROVED** subject to REVISED conditions.

Date: **July 8, 2025**

Signed:



Evert Van Essen - Chair of the Subdivision and Development Appeal Board

PRELIMINARY MATTER:

The Board made the following determination on the Preliminary Matter raised by the Appellants' legal counsel, Richard Harrison, Wilson Laycraft, request for postponement of the June 9, 2025 hearing to schedule the merit hearing for Appeal No. DP2025-015, as per his reasons outlined in Exhibit O, to a date(s) he provided and the request that staggered submissions be afforded to provide the Board with written argument prior to the hearing. In deciding the matter, the Board made the determination to adjourn the hearing on the merits of the appeal until June 26, 2025, and decline the request for staggered submissions, based on the following considerations and reasons:

1. The Applicant, Brock Fulkerth of Tanrock Homes Ltd., submitted to the Board that they opposed the request for a postponement as it would negatively impact them. Mr. Fulkerth's position is that the MGA requires an appeal hearing within 30 days of being filed and the Appellants knowing they were going to appeal should have been cognizant of the timelines and planned accordingly. He was of the opinion they also filed the appeal on the last possible day, 21 days from the April 24, 2025, permit approval, and the dates suggested by the Appellants' legal counsel, Mr. Harrison, would mean they would lose 3 to 4 months of construction time. Additionally, the construction season in the Crowsnest Pass is very short and there is a small window to operate and further delays may likely push them into next spring's construction season. Mr. Fulkerth stated that they wished to proceed with the appeal hearing as scheduled.
2. During the course of the hearing on the Preliminary Matter, the Board reviewed the limited dates provided by the Appellants' legal counsel, Richard Harrison, Wilson Laycraft, and the number of parties involved in the appeal that would also need to be accommodated for attendance. A Board member asked Jeffrey Talbot, associate at Wilson Laycraft who participated (by speaker phone) in the June 9, 2025 hearing in Mr. Harrison's stead, if the Board decided on an alternative date, could legal counsel appoint someone else to attend to represent the Appellants if Mr. Harrison is not available. Mr. Talbot stated that alternative arrangements can be made if absolutely necessary, but the preference would be to have it on the dates provided by Mr. Harrison.
3. In considering the rescheduling of the hearing date for the merit hearing, the Board considered the submissions made on behalf of the Appellants, the Applicant, the Municipality, and the availability of Board Members and administrative resources, and the availability of the necessary facilities. Taking these considerations into account, the Board determined that June 26, 2025, was the date that was reasonable and possible in the circumstances and directed that the hearing of the appeal on its merits proceed on that date. The Board also considered the need for a fair hearing process to all parties, and how that applied in the circumstances of the hearing date that was selected by the Board.
4. The Board finds that written submissions relating to the merits of the appeal may be presented to the Board, both in advance of the hearing and at the hearing. The Board notes that after the June 9, 2025, hearing the subsequent June 10, 2025, Notice of Hearing Reconvened to June 26, 2025, which was sent to the affected parties, stated that the Board would accept written submissions at the hearing. Furthermore, the Board is of the opinion that the information contained in the Notice of Hearing, the requirement for relevant documents and materials respecting the appeal to be made available for public inspection pursuant to Section 686(4) of the MGA, and the initial and any subsequent exhibit appeal package posted on the ORRSC website provides ample information to enable the parties to prepare for the hearing and to prepare their written submissions to clearly outline their position.
5. The Board made the determination to deny the request by the Appellants to stagger the submissions. Written submissions could be made up to 4 p.m. on June 23, 2025 to the Board Clerk for the Board

Clerk to make copies available for distribution to everyone at the hearing and to email a copy of written submissions received by the June 23 deadline to the Appellants and Applicant in advance of the hearing. The Board also allowed opportunity to provide submissions at the hearing where allowances could be made, at the discretion of the Board, for everyone to have sufficient time to review any submissions made. The Board is of the opinion that this process is in keeping with the procedures and practices of the Board and is fair to everyone.

6. Subsequent to the Board's decision to reschedule the hearing of the merits of the appeal to June 26, 2025, the Appellants took issue with the date determined by the Board. The Appellants' legal counsel, Richard Harrison, Wilson Laycraft, submitted to the Board a letter dated June 23, 2025, for "a second request for the SDAB to adjourn the hearing to a date when my office and my client are available. If the SDAB refuses this request, it will breach my client's right to procedural fairness" (Exhibit X).
7. At the commencement of the rescheduled hearing on June 26, 2025, the Board dealt with the Preliminary Matter raised by the Appellants' legal counsel, Richard Harrison, Wilson Laycraft, for a second request for the SDAB to adjourn the hearing to a date provided by the Appellants' legal counsel. The Board canvassed the Appellant, Chris Kopp, and the Applicant, Tanrock Homes Ltd., for their comments and position on the second request which are summarized as follows:
 - a. Appellant, Chris Kopp, stated the adjournment was requested so his legal counsel can be present as his legal counsel could not attend on this date.
 - b. Applicant Brock Fulkerth, Tanrock Homes Ltd., stated that they objected to the request on the basis of procedural fairness, as the Board had already given the Appellants additional time and the later dates proposed by the Appellants would push them out of the construction build season for this year. Their legal counsel could also not attend on this date, but they still wanted to proceed.
8. After having recessed for deliberation and consideration of the Preliminary Matter for a second request for a postponement, the Board respectfully declined the request of the Appellants' legal counsel and the request for a second adjournment was not granted based on the following reasons:
 - a. The Board in granting the first adjournment to the June 26, 2025 date, considered the positions presented by the parties, including how a delay may affect them, and decided to grant an adjournment for what it considered to be a reasonable time frame for all parties. In considering the second request for postponement, including the statements made by Mr. Talbot at the June 9, 2025 hearing indicating opportunity for alternative arrangements to be made should the Board adjourn the hearing to a date other than the dates provided by Mr. Harrison in response to the Board inquiry on the matter, the Board is of the opinion that the Appellants have had sufficient time and opportunity to make arrangements for legal representation for the June 26, 2025 hearing. Further, given that the Appellant was in attendance, and parties may make written representations, presentations and arguments to the Board relating to the merits of the Appeal, the Board maintains that the adjournment to the June 26, 2025 date was reasonable for all parties, and no further postponement was necessary. As such, the Board determined that the merit hearing portion of the appeal would proceed as rescheduled (for June 26, 2025).
 - b. Furthermore, the Board finds that in considering the timeframe from the April 24, 2025 approval to a requested later hearing date based on the limited and specific dates provided by the Appellants, which would realistically be in late August or early September in consideration of not only the affected parties but the Board's availability to have quorum, is determined to be unfair and an unreasonable delay that would result in the Applicant losing most of the 2025 construction season if the development was to proceed if approved. Postponements are not automatic, multiple factors must be considered, and there is more than one party involved and affected, and the Board has to consider the positions of the Applicant as well as the Appellant.

- c. The Board's determination to proceed is in accordance with the provisions of the Municipality of Crowsnest Pass Bylaw 1164, 2023, which grants the Chinook Intermunicipal Subdivision and Development Appeal Board Bylaw jurisdiction for appeals within the Municipality of Crowsnest Pass, and specifically section 7.1 which states, that the Board "shall hold hearings as required pursuant to the Municipal Government Act on a date to be determined by the Board", and further section 7.4 of the bylaw which provides that adjournments are at the discretion of the Board Panel.

FACTS:

Upon having heard what was alleged by the Appellants and **upon hearing** others listed in Appendix B of this Decision and **upon having read** the Exhibits noted in Appendix A of this Decision, the Board finds the facts to be as follows:

1. The land subject of the appeal [subject property] is legally known as Lot 51, Block 1, Plan 0812254 with a civic address of 125 Southmore Drive, Blairmore.
2. The subject property is currently designated Urban Tourism Accommodation and Recreation – UTAR within the Municipality of Crowsnest Pass Land Use Bylaw No. 1165, 2023 (LUB 1165, 2023).
3. Council for the Municipality of Crowsnest Pass gave third reading for Bylaw 1197, 2024 on August 27th, 2024, to redesignate the subject property to Urban Tourism Accommodation and Recreation – UTAR.
4. The purpose of the Urban Tourism Accommodation and Recreation – UTAR land use district, as stated in Schedule 2 of LUB 1165, 2023, is "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."
5. A "Tourism Accommodation, Small" is classified as a Discretionary Use within the Urban Tourism Accommodation and Recreation – UTAR land use district in Schedule 2 of LUB 1165, 2023.
6. A development permit application (DP2025-015) was submitted by the Applicant, Tanrock Homes Ltd., to the Municipality of Crowsnest Pass on February 25, 2025 (Exhibit E) for:
Comprehensive Site Development Plan (CSDP dated April 15, 2025) and 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).
7. The application was deemed complete on March 14, 2025, after the Development Authority made a request to the Applicant to provide a revised Comprehensive Site Development Plan (Exhibit D11) and plans based on the municipal requirements provided. The Development Authority advised the Applicant that parking is not allowed in the boulevard, and all parking shall be accommodated on-site.
8. DP2025-015 was approved with conditions by the Municipal Planning Commission on April 24, 2025, with no variances of the bylaw standards required (Exhibit D).

9. On May 15, 2025, an Appeal with reasons (Exhibit C) was submitted by Richard Harrison, Wilson Laycraft, legal counsel for the Appellants, Patrol Base Inc., as listed in the appeal submission (Appellants), with the reasons as follow:
 - “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.”
10. The hearing of the appeal was scheduled for June 9, 2025, in accordance with the requirements of the MGA. The Notice of Appeal Hearing for DP2025-015 which was circulated to all affected parties was dated May 21, 2025.
11. On May 28, 2025, Richard Harrison, Wilson Laycraft, legal counsel for the Appellants, Patrol Base Inc., submitted to the Board a written request for postponement and to schedule the merit hearing stating, in part, “My clients request a two day appeal hearing, scheduled for the following dates: July 17 – 18, 2025; July 23 – 24, 2025; August 26 – 27, 2025.” (Exhibit O).
12. Richard Harrison, Wilson Laycraft, legal counsel for the Appellants, Patrol Base Inc., submitted to the Board (Exhibit item O) the reason for the postponement request is twofold in nature.
 - “First, I am unavailable until the dates referenced above. The date currently proposed by the board is June 9, 2025. I am unavailable on that day as I will be out of the country.
 - Second, this appeal contemplates a complex legal argument. My clients currently have two judicial reviews proceeding against the proponent. The first judicial review relates to the municipality’s decision to convey the property to the proponent. My clients registered a certificate of *lis pendens* on title to the property because if they are successful, the property will be transferred back to the municipality.

My clients intend to assert that the certificate of *lis pendens* serves as notice of an interest claimed in the property, the result of which is that the development authority cannot issue a permit without the consent of the party who is claiming the interest.

My preference would be to have staggered submissions to provide the Board with written argument prior to the hearing. My preference for staggered submissions contemplates submissions from my office first, followed by proponent submissions with an opportunity for reply by my office.”
13. The appeal hearing was commenced on June 9, 2025, as scheduled in accordance with the requirements of the MGA and the Board heard evidence pertaining only to the postponement request. The Board subsequently adjourned the hearing to June 26, 2025.
14. On June 23, 2025, Richard Harrison, Wilson Laycraft, legal counsel for the Appellants, Patrol Base Inc., submitted to the Board his clients’ submissions with respect to their appeal which included a second written request for postponement (Exhibit X). Mr. Harrison’s letter stated in part, “This is a second request for the SDAB to adjourn the hearing to a date when my office and my client are available. If the SDAB refuses this request, it will breach my client’s right to procedural fairness.”

Additionally, an argument of non-compliance with the Land Use Bylaw was submitted as presented in Exhibit X.

15. The subject property is located in the community of Blairmore, south of Highway 3 and to the northwest of the ski hill. North of the property, a parcel of land owned by the municipality of Crowsnest Pass and the TC Energy High-Pressure pipeline separates the subject property from an established residential development designated R-1. To the east and south of the subject property is the Southmore development. Nearly the entire southern boundary of the subject property fronts Southmore Drive.
16. The Southmore development currently encompasses land fronting on Southmore Drive and Southmore Place which is designated Comprehensive Ski Village – CSV. The purpose of the CSV land use district as stated in Schedule 2 of LUB 1165, 2023, is “To provide for the development of residential, recreational and tourist-oriented land uses in a ski village.” In addition to single-detached, duplex, and semi-detached dwellings as permitted uses, the district allows for Short-Term Rental / Bed & Breakfast as permitted uses and Tourist Homes as a discretionary use.
17. Katherine Mertz, Development Officer for the Municipality of Crowsnest Pass, submitted that 28 of the 78 lots within Southmore are developed, with 5 currently approved for tourist homes and that unlike in the residential land use districts, no separation distance between tourist homes is required in the Southmore development in accordance with the provisions of LUB 1165, 2023.
18. Appellant Chris Kopp of Patrol Base Ltd. owns a residence (a single-detached dwelling) in Southmore (Lot 17, Block 1, Plan 0812254), which is located directly across the road from the proposed development on the corner of Southmore Drive and Southmore Place. Mr. Kopp indicated his residence is primarily used by family and friends, but it is also available as a short-term rental.
19. The subject property is described as vacant with a grade exceeding 15%. To support the proposed development the Applicant submitted an engineered geotechnical evaluation prepared by Roseke Engineering Ltd. for a slope stability assessment of the subject property (Exhibit T).
20. The proposed development is within the 260-metre buffer of the TC Energy High-Pressure pipeline. TC Energy expressed no objections to the proposed development; however, given the project is within 30 metres of the pipeline and within prescribed areas, written consent from TC Energy is required (Exhibit H).
21. DP2025-015 approved the Comprehensive Site Development Plan (Exhibit D9) in principle for the subject property, which consists of Resort Accommodation in the form of 7 cabins, one of which includes an administrative office (Tanrock Discovery Centre) and a laundry facility, and 2 single-detached dwellings. The current development permit application DP2025-015 is for Phase 1 only comprised of the two single-detached dwellings (units 8 & 9) and one cabin in conjunction with an administrative office and a laundry facility in one building (unit 4).
22. The Development Authority for the Municipality of Crowsnest Pass stipulated, though a condition of development permit approval, that subsequent phases of the development shall require the submission of an additional development permit application. As such, notification of adjacent landowners would occur at such time in accordance with the land use bylaw.
23. The UTAR district does not have a prescribed minimum parking standard. Schedule 6, Off-street parking and loading Standards of LUB 1165, 2023 stipulates that the parking standards are as approved

- by the Development Authority and/or specified an approved Comprehensive Site Development Plan, 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. All parking stalls are accommodated on-site for this development.
24. Schedule 2, Section 8 in the UTAR district of LUB 1165, 2023, states, “OFF-STREET PARKING AND LOADING – no parking is allowed on public roads – see Schedule 6”.
 25. Schedule 4, Section 17.2 of LUB 1165, 2023, Slope Stability Assessment states, “(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.”
 26. The UTAR district of LUB 1165, 2023 prescribes many of the development standards to the discretion of the Development Authority and the district does not establish a minimum lot size, or a minimum habitable floor area. The minimum yard setbacks are as approved by the Development Authority in a Comprehensive Site Development Plan. The maximum lot coverage ratio is as approved by the Development Authority in a Comprehensive Site Development Plan. The maximum building height is as approved by the Development Authority in a Comprehensive Site Development Plan having consideration for the typical building height in the neighbourhood.
 27. Schedule 18B of LUB 1165, 2023 defines Comprehensive Site Development Plan as, “Comprehensive Site Development Plan means a plan, in a format to be determined for each case based on the requirements established in Schedule 4 of this Bylaw, that provides for the coordinated, comprehensive planning of multi-faceted or otherwise complex development, redevelopment, infill development or bare land condominium subdivision, which is of such a scale or complexity or is located in an area that, in the opinion of the Development Authority or the Subdivision Authority, the proposal requires a coordinated and comprehensive approach to the provision of infrastructure, the design and layout of land uses or buildings, the interrelation of the proposal with adjacent or neighbouring lands, and/or the impact of the proposal on adjacent or neighbouring property owners.”
 28. Schedule 18B of LUB 1165, 2023 defines a cabin as, “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).
 29. Schedule 18B of LUB 1165, 2023 defines resort accommodation as, “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).

30. Schedule 18B of LUB 1165, 2023 defines dwelling unit as, “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.”
31. Schedule 18A of LUB 1165, 2023 defines Tourism Accommodation, Small as, “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).”
32. Administration, Section 8.1(b) of LUB 1165, 2023 states, “An application for a development permit must be made to the Development Officer by submitting, at no cost to the municipality, the following information at the discretion and to the satisfaction of the Development Officer: (b) proof of ownership or right to the land in question, including agent authorization where applicable.”
33. Schedule 4, Section 3.1(a)(iii) of LUB 1165, 2023 prescribes the requirements for a Comprehensive Site Development Plan, as follows, “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.”
34. Section 687(3) of the MGA states in part:
- (3) *In determining an appeal, the board hearing the appeal referred to in subsection (1)*
 - (a.1) *must comply with any applicable land use policies;*
 - (a.2) *subject to section 638, must comply with any applicable statutory plans;*

- (a.3) subject to clauses (a.4) and (d), must comply with any land use bylaw in effect;*
- (a.4) must comply with the applicable requirements of the regulations under the Gaming, Liquor and Cannabis Act respecting the location of premises described in a cannabis licence and distances between those premises and other premises;*
- (b) must have regard to but is not bound by the subdivision and development regulations;*
- (c) may confirm, revoke or vary the order, decision or development permit or any condition attached to any of them or make or substitute an order, decision or permit of its own;*
- (d) may make an order or decision or issue or confirm the issue of a development permit even though the proposed development does not comply with the land use bylaw, if in its opinion,*
 - (i) the proposed development would not*
 - (A) unduly interfere with the amenities of the neighbourhood, or*
 - (B) materially interfere with or affect the use, enjoyment, or value of neighbouring parcels of land, and*
 - (ii) the proposed development conforms with the use prescribed for that land or building in the land use bylaw.*

HAVING REGARD TO THE FINDINGS OF FACT; and having regard for statutory plans, the South Saskatchewan Regional Plan, Land Use Bylaw No. 1165, 2023, and the MGA, the Board makes the decision to **DENY** the appeal and the decision of the Development Authority be **Upheld**. DP2025-015 is **APPROVED** subject to following revised **CONDITIONS**:

CONDITIONS:

1. Construction/placement of the Development approved in this Development Permit shall not commence, until all “Prior to Commencement Conditions” stated in this Development Permit have been met or fulfilled.
2. This Development Permit 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 Development Permit was issued continues to collaborate with the Development Authority to satisfy or complete the “Prior to Commencement Conditions” and, if required, an extension is approved by the Development Authority.

Prior to Commencement Conditions (these conditions are to be satisfied prior to commencement, and 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 6 of this Development Permit, which shall be refunded upon completion to the Development Officer’s satisfaction by the date specified in condition 6.
4. The applicant / landowner shall provide to the Development Office a \$5000 Security Deposit for the completion of the landscaping (xeriscaping) 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.
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.

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

6. 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 (Appendix C) to the satisfaction of the Development Officer by September 30, 2026.
7. 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 (Appendix C) pursuant to the Land Use Bylaw, Schedule 4, section 13.1 to the satisfaction of the Development Officer by September 30, 2026.
8. 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.
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 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 Continuing Nature (Permanent Conditions)

12. 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 (Appendix C) 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.

13. The Comprehensive Site Development Plan dated April 15, 2025 (Appendix C) 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.
14. 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 (Appendix C), to the Development Officer's satisfaction.
15. All parking shall be accommodated on-site in accordance with the Overall Parking Plan in the Comprehensive Site Development Plan dated April 15, 2025 (Appendix C). The proposed parking area and parking lot illustrated on Site Plan Drawing S1 in Exhibit D20 and Exhibit D24 shall be revised in accordance with the Overall Parking Plan in the Comprehensive Site Development Plan dated April 15, 2025 (Appendix C), and a copy of the revised drawings demonstrating compliance shall be submitted to the Development Officer's satisfaction. 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.
16. Should a retaining wall be required an additional development permit application is required.
17. 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 (Appendix C). Any additional signage requires a separate development permit application.
18. 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 (Appendix C), 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.
19. Prior to commencing with the proposed development in Phase 2 and/or Phase 3 of the Comprehensive Site Development Plan dated April 15, 2025 (Appendix C) the applicant / landowner shall make a new development permit application.

20. 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.
21. The developer / applicant / landowner shall comply with the requirements from TC Energy.
22. 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.
23. 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.
24. 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.
25. 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.

The Board makes the decision to **DENY** the appeal and **APPROVE** Development Permit Application DP2025-015 for the **following REASONS:**

REASONS:

1. The Board is of the opinion that the subject of the *lis pendens* is a separate and distinct matter under the sole purview of the court to determine and irrelevant to the issuance of the development permit presently. In accordance with the development permit application requirements in Administration, Section 8.1(b) of LUB 1165, 2023, the Applicant has submitted proof of ownership of the subject property, as evidenced by Certificate of Title Number 251 033 620 (Exhibit G1), which lists Tanrock Homes Ltd. as the registered owner. Further, there are no provisions within LUB 1165, 2023 that prohibit a registered owner from submitting a development permit application for consideration in circumstances where such a certificate of *lis pendens* is registered on a subject property and no provisions that prohibit the Development Authority or the Subdivision and Development Appeal Board from issuance of a development permit in such circumstances. Presently, the Board finds the title submitted to the Board for consideration of the proposed development is registered to Tanrock Homes Ltd. and complies with the development permit application requirements of LUB 1165, 2023.
2. Upon considering the purpose of the UTAR district and the provisions of the district, which allow for regulation of the majority of standards, including minimum setbacks, lot coverage, and building height, through an approved Comprehensive Site Development Plan at the discretion of the Development Authority, the Board finds the subject property to be suitable for the proposed development. The Comprehensive Site Development Plan addresses the requirements prescribed in Schedule 4, Section 3.1(a)(iii) of LUB 1165, 2023 and also demonstrates compliance with the off-street parking provisions of LUB 1165, 2023, with all required parking spaces accommodated on the subject property. Development approval includes a condition prohibiting on-street parking (condition number 15) in accordance with Schedule 2, Section 8 of the UTAR district which, in the opinion of the Board, is intended to consider and mitigate potential parking impacts of the proposed development. Further, the Applicant has submitted a Geotechnical Evaluation assessing slope stability and geotechnical design parameters, which finds the subject property to be generally considered developable for the proposed development subject to considerations of the Geotechnical Evaluation (Exhibit T).

3. The Board finds the proposed development to be compatible with the surrounding land uses, specifically the adjacent Southmore development which is designated Comprehensive Ski Village – CSV. The CSV district provides for the development of residential, recreational and tourist-oriented land uses in a ski village and allows for Short-Term Rental / Bed & Breakfast as a permitted use and Tourist Home as a discretionary use. The Board is of the opinion the proposed development is in keeping with the tourist-oriented uses allowed in the Southmore development under the CSV district and, as such, should not materially or adversely affect the surrounding residents who have similar development rights for tourist-related uses.

The Board is of the opinion the proposed development is sufficiently separated from the R-1 designated properties to the north by the strip of land owned by the municipality of Crowsnest Pass and the substantial TC Energy right-of-way, for the purposes of compatibility.

4. One of the additional stated reasons for appeal by the Appellants (Exhibit X) references the MGA Section 687(3)(d), which authorizes that an appeal board may issue a development permit notwithstanding non-compliance with a land use bylaw, but it can only do so if in its opinion the proposed development 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”. The Appellants argue that in this case, the proposed development would do both. With respect to this argument, the Board finds the proposed development is in compliance with the land use bylaw and no variances are required; therefore, this section of the MGA is determined to not be applicable. Furthermore, the Board has determined the development to be compatible with the amenities of the neighbourhood and the tourist-oriented uses possible for the area as outlined.

INFORMATIVE:

This decision serves as the development permit for Development Application No. DP2025-015.

APPENDIX A

Documentary Material Submitted to the Board:

EXHIBIT	ITEM
	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
	O. Request for Postponement – Richard Harrison, Wilson Laycraft (Appellant)
	P. Response to Appeal of Development Permit DP2025-015 – Tanrock Homes Ltd. (Applicant)
	Q. Development Authority's Position Statement June 4, 2025, with Attachments
	R. Letter from J. & R. James
	S. LRPT Position on Adjournment Requests submitted on behalf of Municipality of Crowsnest Pass
	T. Geotechnical Evaluation Slope Stability Assessment The Village @ Southmore – June 5, 2025

- U. Additional Submission by the Applicant (MGA excerpts) Distributed at June 9, 2025 Hearing
- V. Response by the Applicant to Appeal of Development Permit DP2025-015 (June 23, 2025)
- W. Letter from Colleen MacDonald Support for Village @ Southmore (June 23, 2025)
- X. Appellant Submission Regarding The Village @ Southmore – Comprehensive Site Development Including Request for Postponement – Richard Harrison, Wilson Laycraft (June 23, 2025)
- Y. Letter (email) from Melisa Atkinson in Support of Development

APPENDIX B

List of persons who gave oral evidence or made submissions at the hearing:

CAPACITY	NAME
Appellants:	Chris Kopp – Patrol Base Inc. Jeffrey Talbot, Associate with Wilson Laycraft (participated by phone for June 9, 2025 hearing)
Applicant:	Brock Fulkerth, Tanner Murphy – Tanrock Homes Ltd.
Municipal Representatives:	Katherine Mertz – Development Officer Johan van der Bank - Manager of Development & Trades

<p><u>IMPORTANT:</u> This Decision of the Subdivision and Development Appeal Board is final and binding on all parties and persons, subject only to Appeal to the Provincial Court of Appeal.</p>

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

APPENDIX C

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

APPENDIX C

- 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.



D9

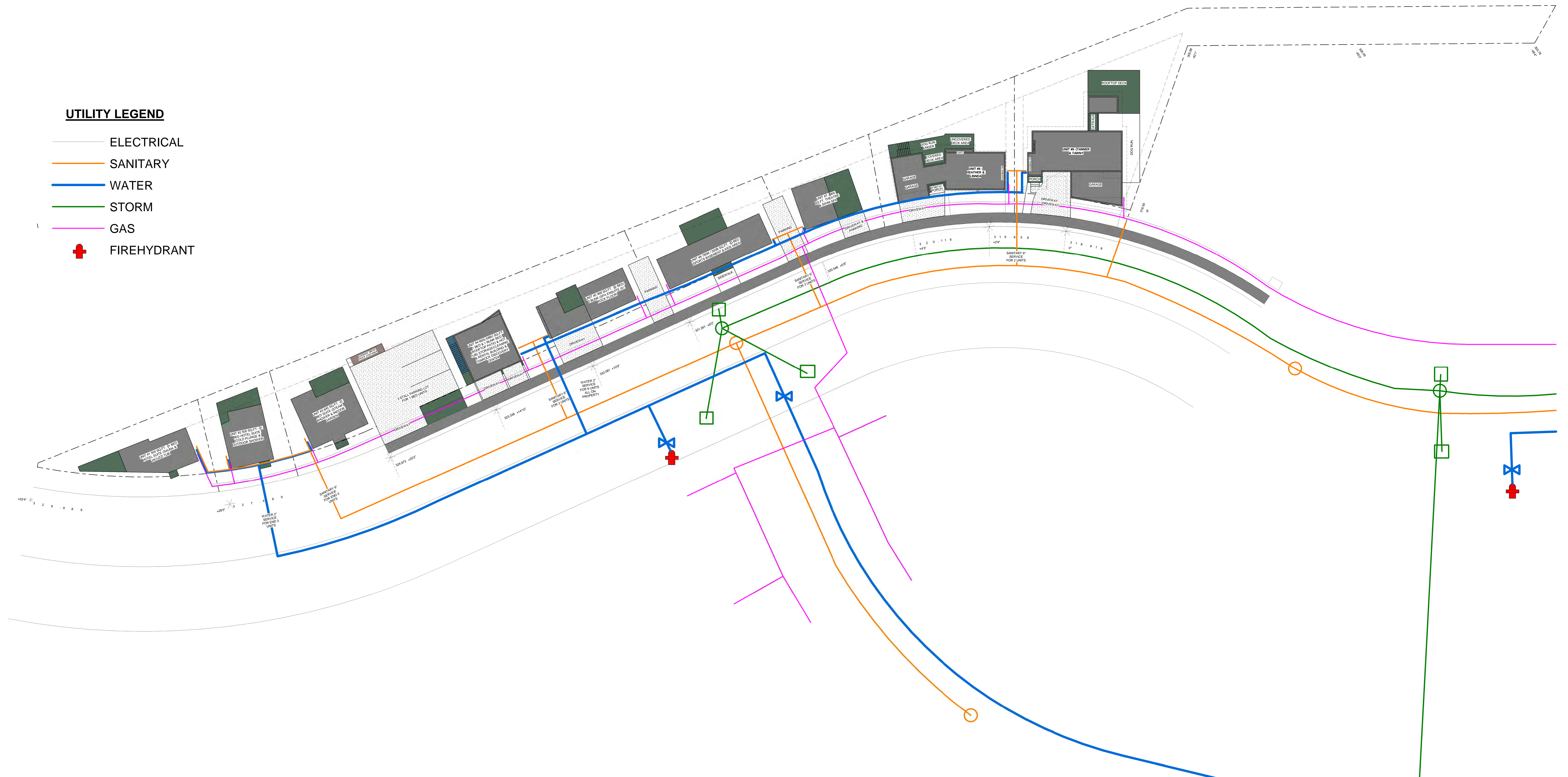


D10



D11





D12



HEATHER & LINNEA

1421 SQ. FT.

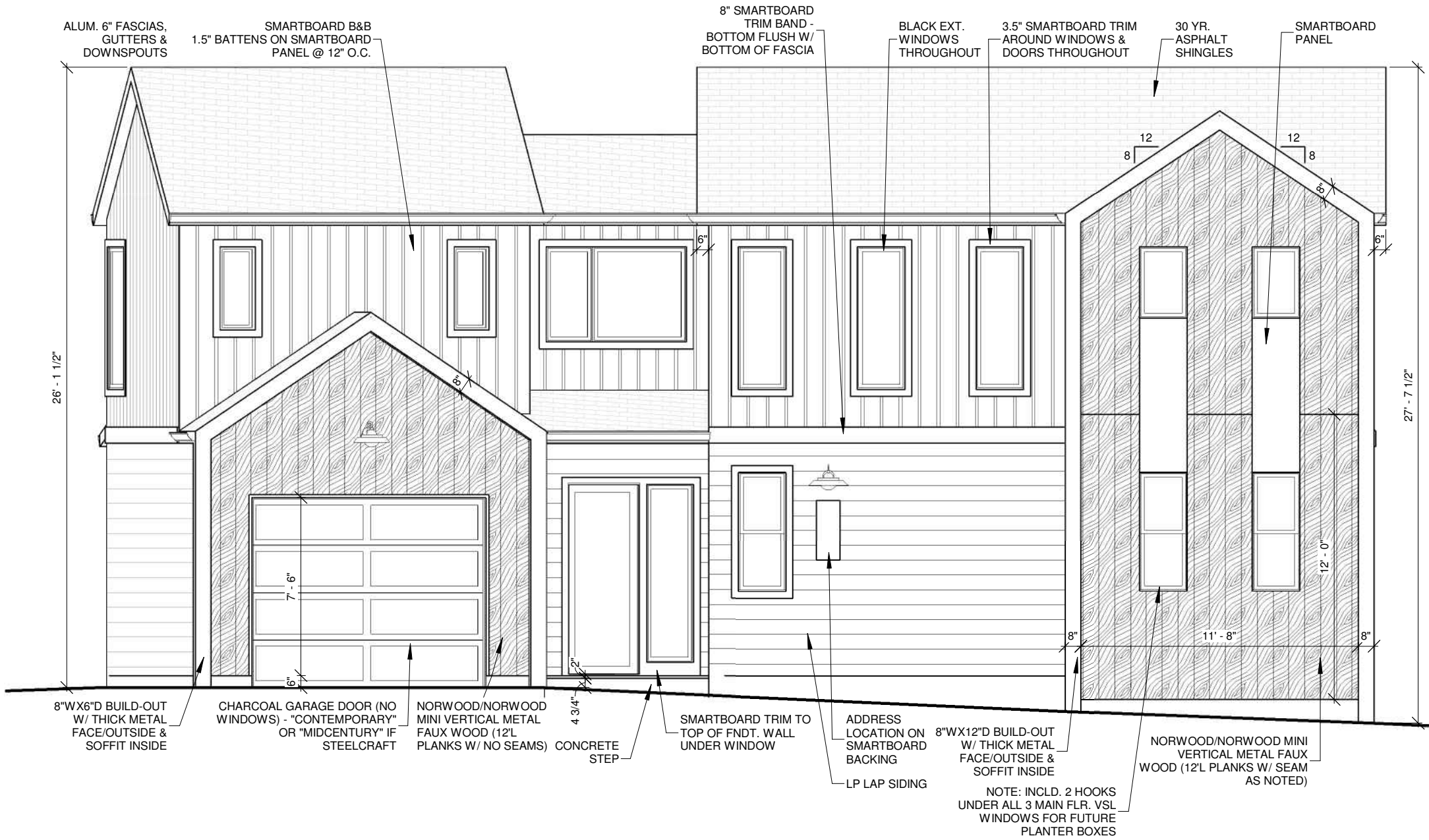
FULKERTH  DRAFTING
design studio

SHEET LIST		DEVELOPMENT AREA		JOB # TH0006	
0	COVER	GARAGE	315 sq.ft.	MODEL	THE VILLAGE AT SOUTHMORE SUITE #8
A1	FRONT ELEVATION	BASEMENT (DEVELOPED)	376 sq.ft.	CUSTOMER	HEATHER & LINNEA
A2	REAR ELEVATION	BASEMENT (UNDEVELOPED)	156 sq.ft.	MUNICIPAL	125 SOUTHMORE PLACE
A3	LEFT & RIGHT ELEVATIONS	MAIN FLOOR	569 sq.ft.	ADDRESS	BLAIRMORE, AB
A4	MAIN FLOOR PLAN	UPPER FLOOR	852 sq.ft.	LEGAL	LOT 51, BLOCK 1
A5	UPPER FLOOR PLAN	HOUSE TOTAL	1421 sq.ft.	ADDRESS	PLAN 081 2254
A6	BASEMENT FLOOR PLAN	DECK	278 sq.ft.	VERSION	2025-04-08
A8	SECTION A	VERANDAH	26 sq.ft.	CONTACT: BROCK FULKERTH (403)-894-5253	
A9	ROOF PLAN	<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. THESE DRAWINGS ARE PROPERTY OF FULKERTH DRAFTING & DESIGN STUDIO. ALL RIGHTS RESERVED INCLUDING 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.</small>		TANROCKHOMES@GMAIL.COM	
A10	MAIN FLOOR ELECTRICAL PLAN			D13	
A11	UPPER FLOOR ELECTRICAL PLAN				
A12	BASEMENT ELECTRICAL PLAN				
A13	DETAILS				
S1	SITE PLAN	PRELIM PLAN		DRAWING : 0	

APPENDIX C



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



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



HEATHER & LINNEA

FULKERTH  DRAFTING
design studio

1421 SQ. FT.

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 ADDRESS	125 SOUTHMORE PLACE BLAIRMORE, AB
LEGAL ADDRESS	LOT 51, BLOCK 1 PLAN 081 2254
VERSION	2025-04-08

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

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D14

PRELIM PLAN

DRAWING : A1

APPENDIX C



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

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JOB # TH0006

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CUSTOMER	HEATHER & LINNEA
MUNICIPAL ADDRESS	125 SOUTHMORE PLACE BLAIRMORE, AB
LEGAL ADDRESS	LOT 51, BLOCK 1 PLAN 081 2254
VERSION	2025-04-08

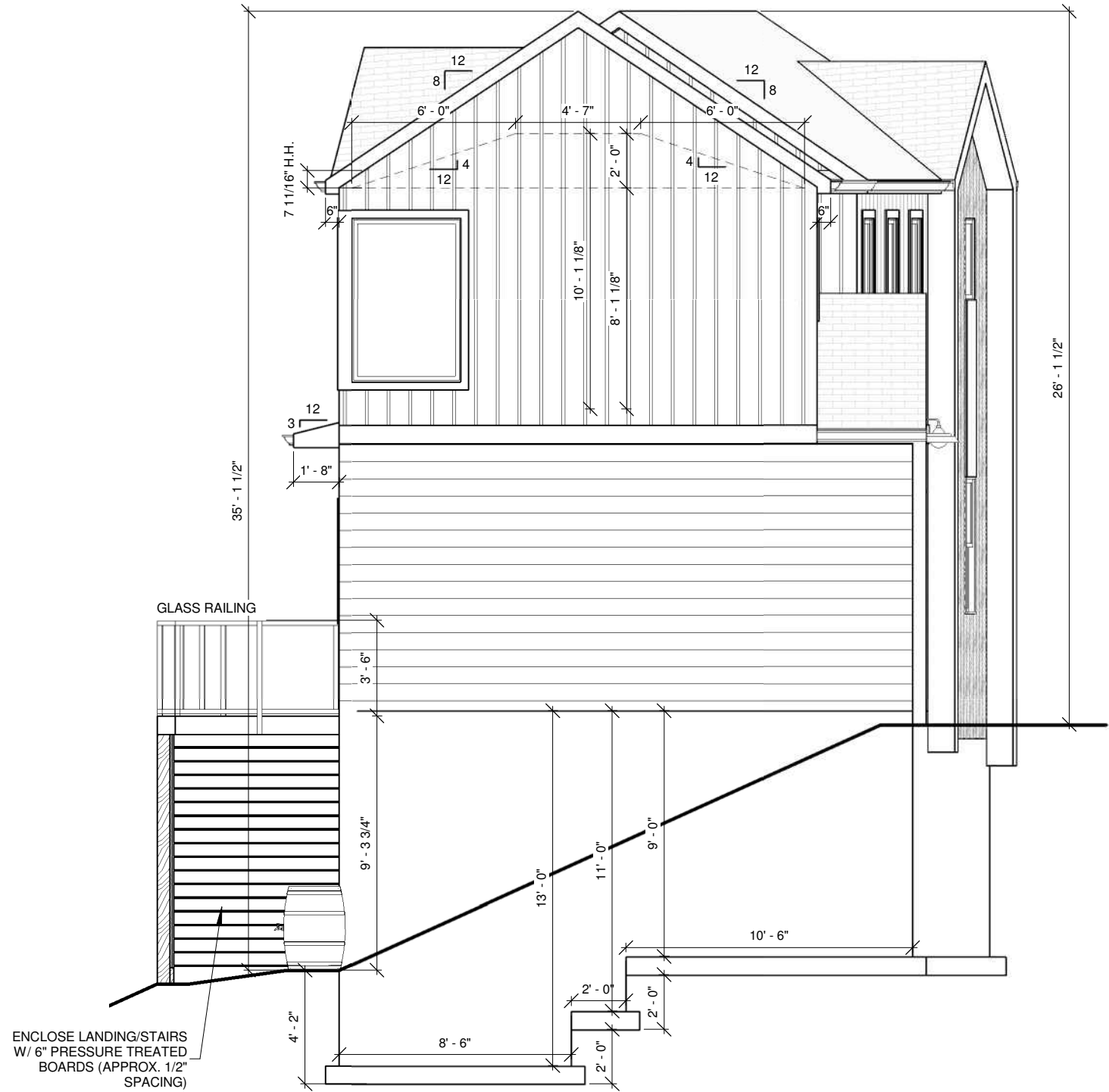
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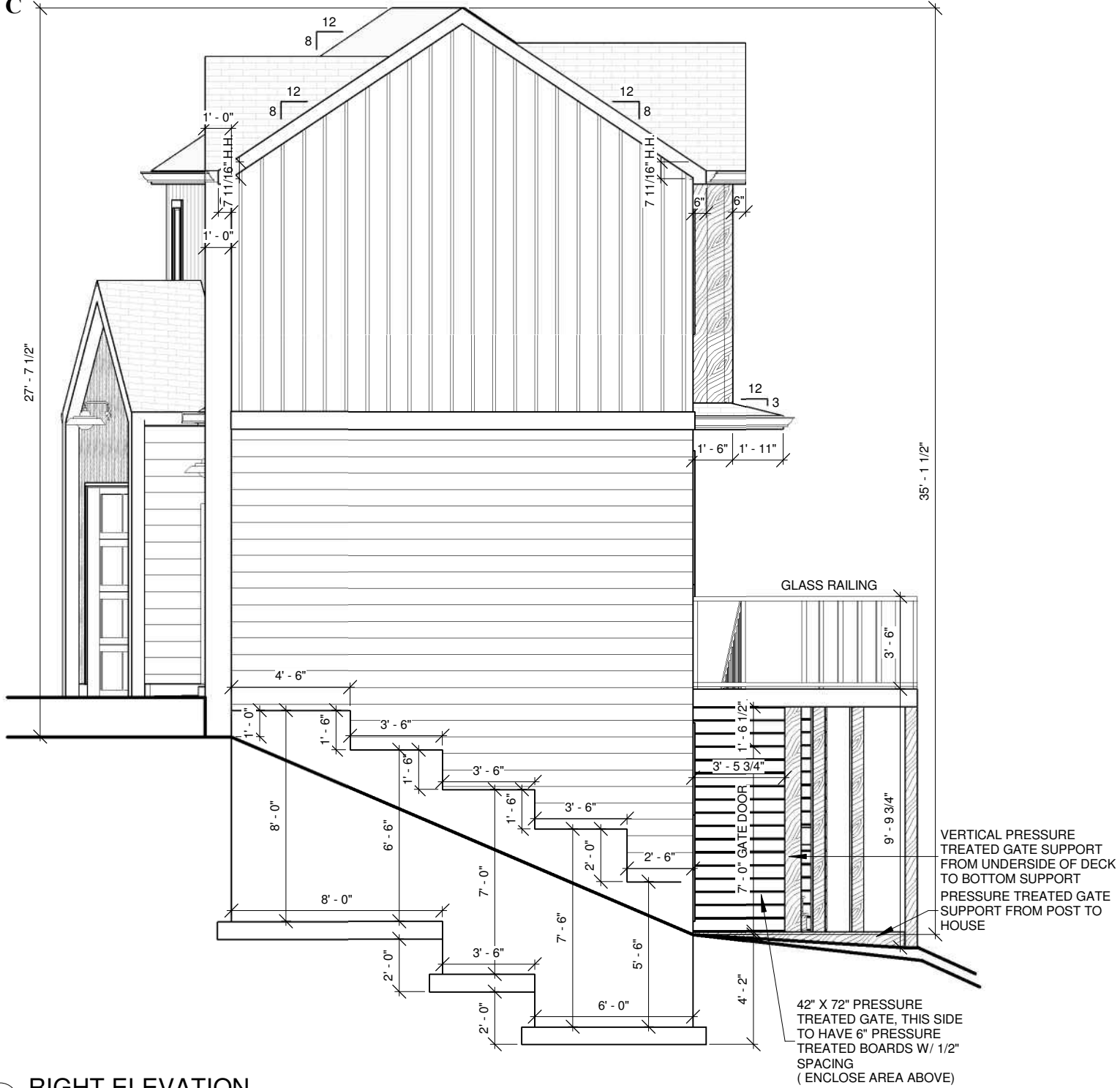
PRELIM PLAN

D15
DRAWING : A2

APPENDIX C



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



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



HEATHER & LINNEA

FULKERTH DRAFTING
design studio

1421 SQ. FT.

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 ADDRESS	125 SOUTHMORE PLACE BLAIRMORE, AB
LEGAL ADDRESS	LOT 51, BLOCK 1 PLAN 081 2254
VERSION	2025-04-08

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

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PRELIM PLAN

D16
DRAWING : A3

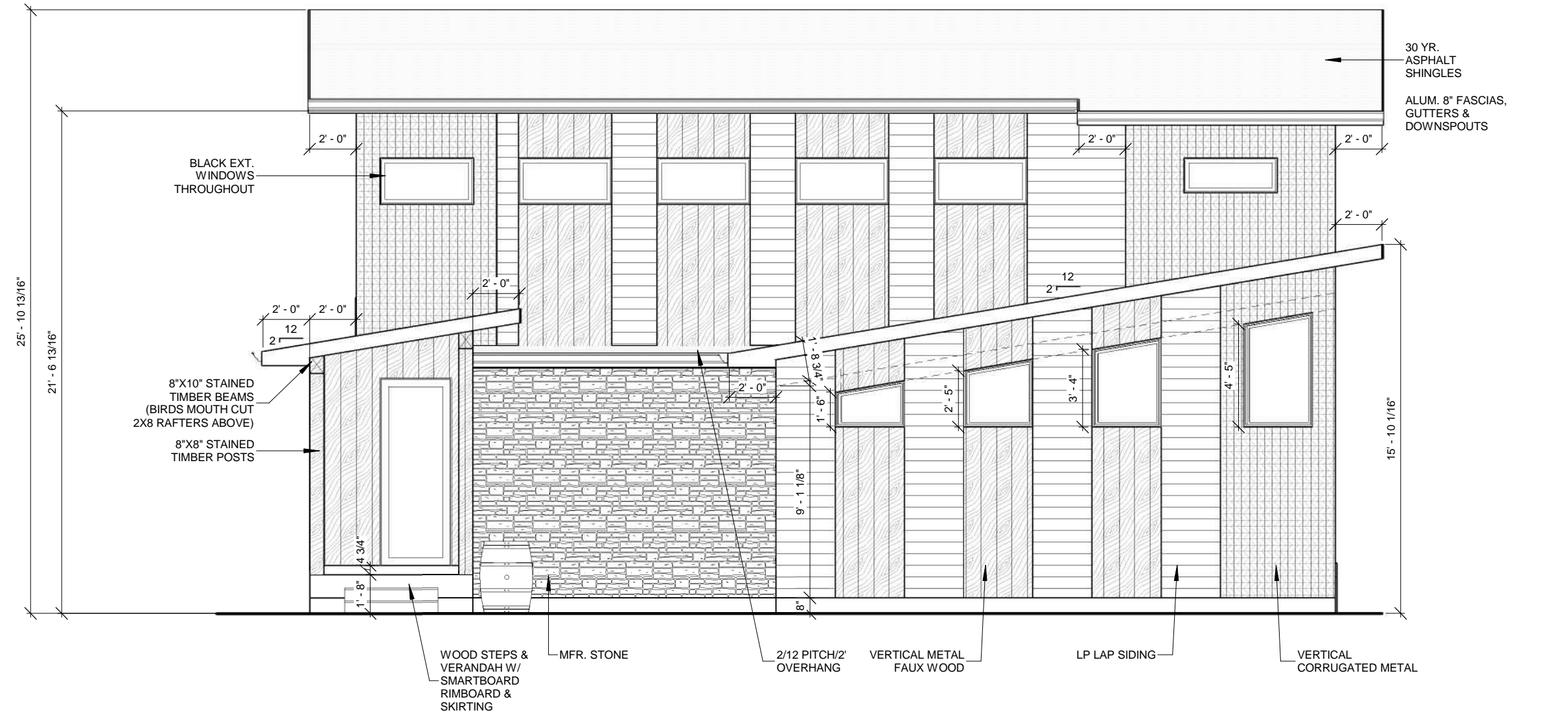


TANNER & TAWNY

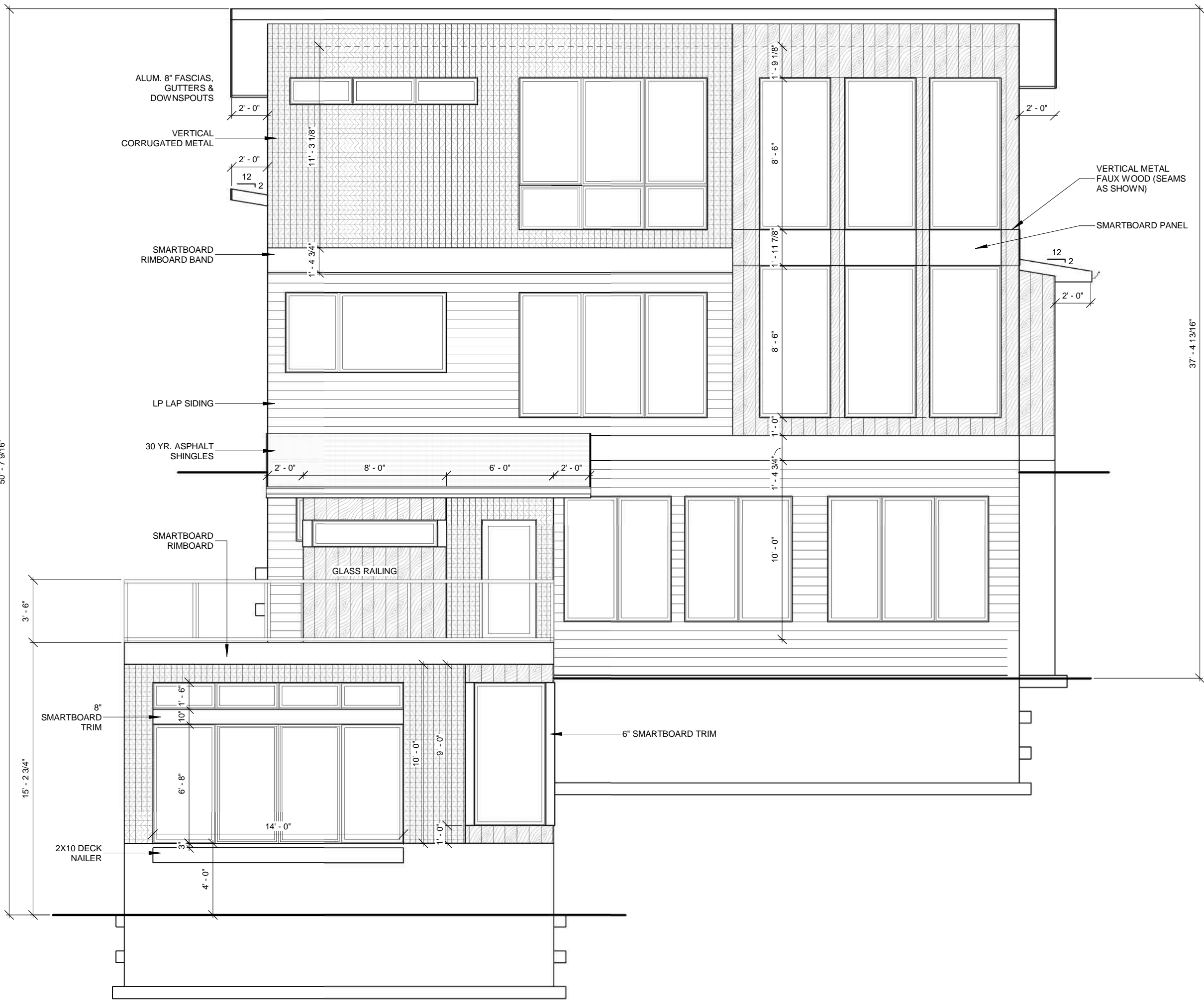
1290 SQ. FT.

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SHEET LIST		DEVELOPMENT AREA		JOB # TH00--	
0	COVER	GARAGE	336 sq.ft.	MODEL	THE VILLAGE AT SOUTHMORE
1	FRONT & REAR ELEVATIONS	BASEMENT/CATWALK (DEV)	748 sq.ft.	SUITE #9	
2	SIDE ELEVATIONS	BASEMENT (UNDEV)	110 sq.ft.	CUSTOMER	TANNER & TAWNY
3	MAIN FLOOR PLAN	SUITE	443 sq.ft.	MUNICIPAL	1_ SOUTHWORE PLACE
4	UPPER FLOOR PLAN	MAIN FLOOR	830 sq.ft.	ADDRESS	BLAIRMORE, AB
5	BASEMENT & SUITE FLOOR PLANS	UPPER FLOOR	460 sq.ft.	LEGAL	LOT 51, BLOCK 1
S1	SITE PLAN	HOUSE TOTAL (MAIN&UPPER)	1290 sq.ft.	ADDRESS	PLAN 081 2254
		ROOF TOP DECK	368 sq.ft.	VERSION	2025-01-31
		VERANDAH	21 sq.ft.	CONTACT:	BROCK FULKERTH (403)-894-5253
					TANROCKHOMES@GMAIL.COM
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					017
					PRELIM PLAN
					DRAWING : 0



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



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



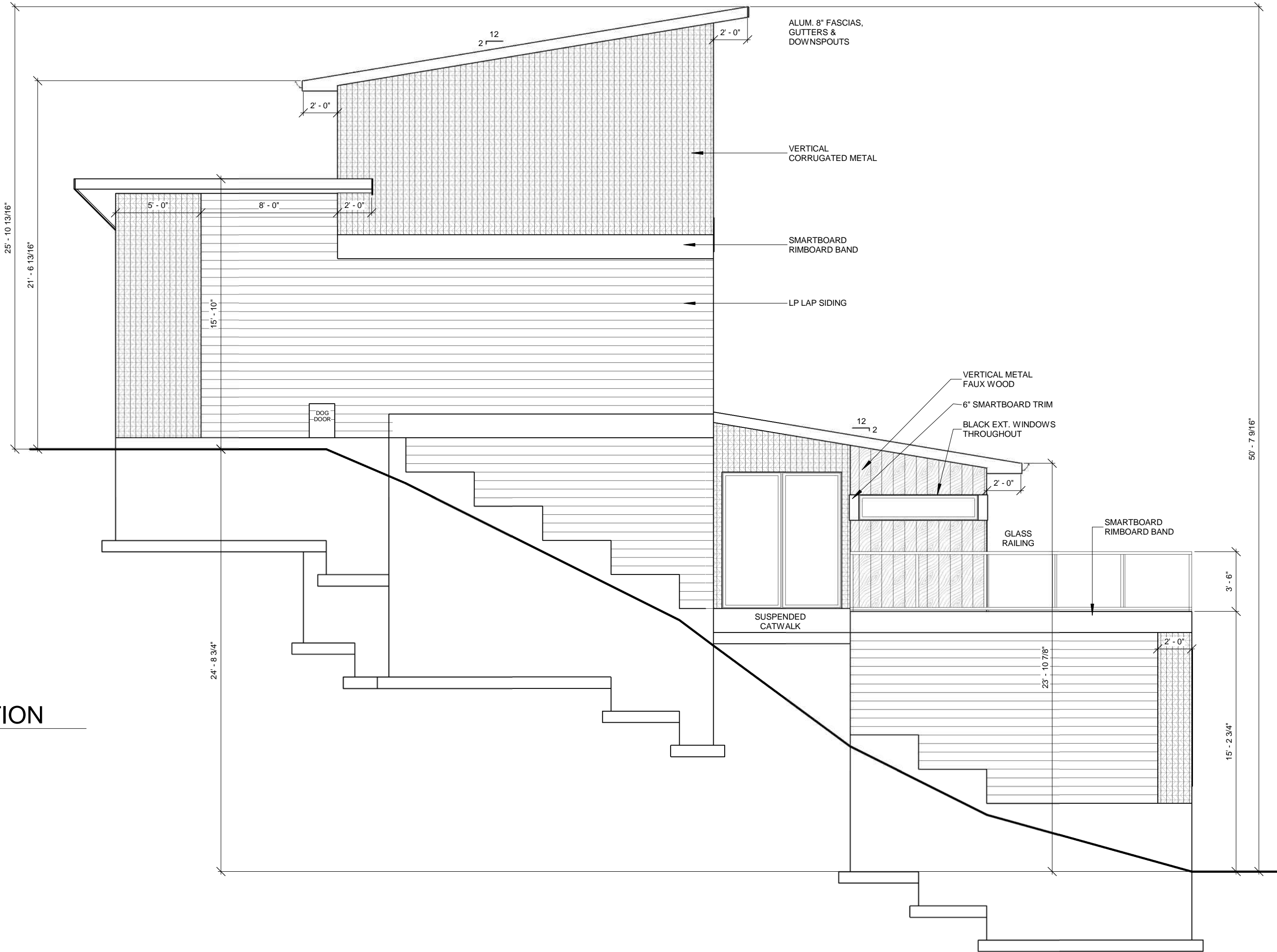
TANNER & TAWNY

1290 SQ. FT.

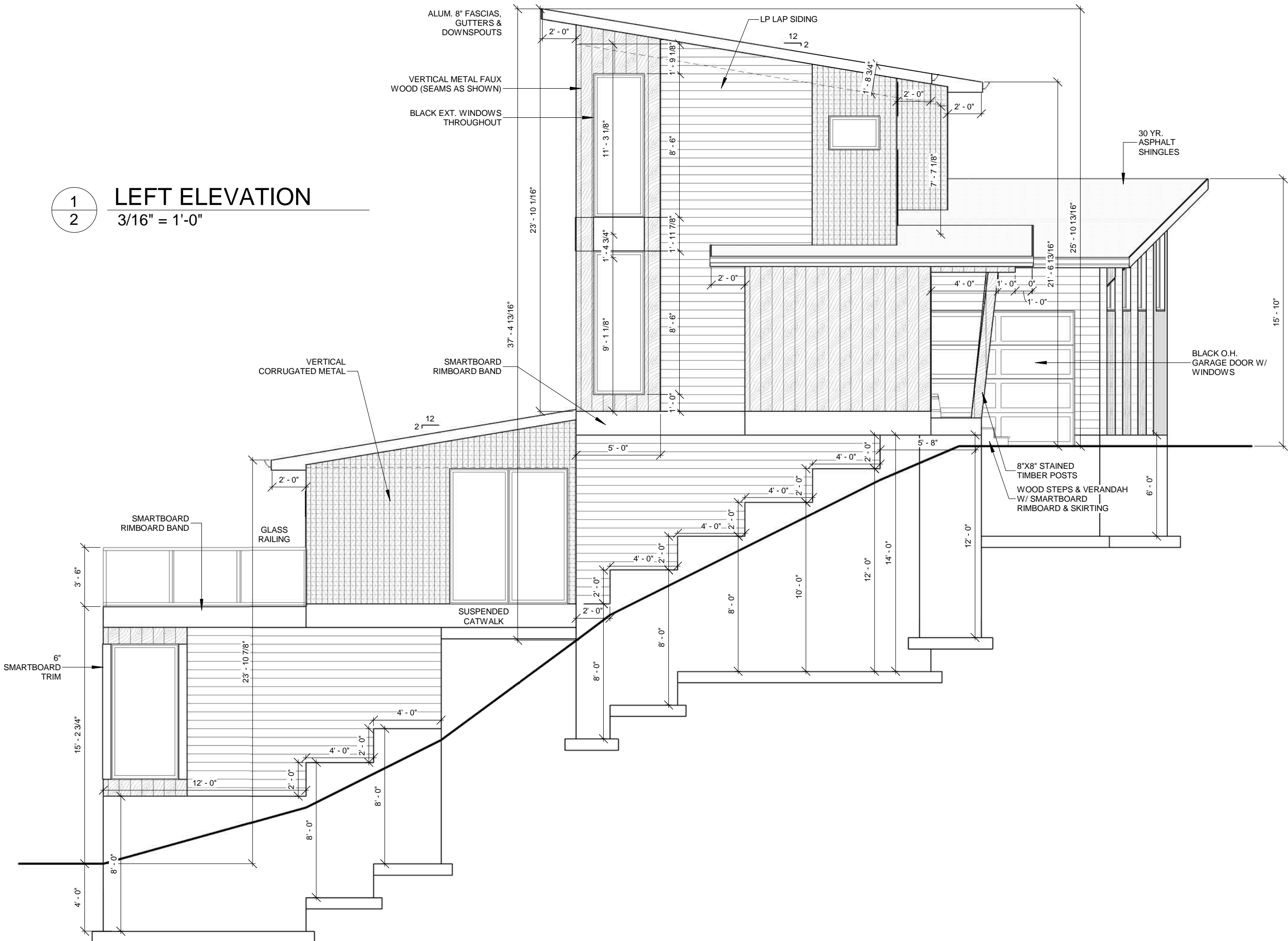
FULKERTH DRAFTING
design studio

SHEET LIST		DEVELOPMENT AREA		JOB # TH00__	
0	COVER	GARAGE	336 sq.ft.	MODEL	THE VILLAGE AT SOUTHMORE
1	FRONT & REAR ELEVATIONS	BASEMENT/CATWALK (DEV)	748 sq.ft.	SUITE #9	
2	SIDE ELEVATIONS	BASEMENT (UNDEV)	110 sq.ft.	CUSTOMER	TANNER & TAWNY
3	MAIN FLOOR PLAN	SUITE	443 sq.ft.	MUNICIPAL	1__ SOUTHMORE PLACE
4	UPPER FLOOR PLAN	MAIN FLOOR	830 sq.ft.	ADDRESS	BLAIRMORE, AB
5	BASEMENT & SUITE FLOOR PLANS	UPPER FLOOR	460 sq.ft.	LEGAL	LOT 51, BLOCK 1
S1	SITE PLAN	HOUSE TOTAL (MAIN&UPPER)	1290 sq.ft.	ADDRESS	PLAN 081.2254
		ROOF TOP DECK	368 sq.ft.	VERSION	2025-01-31
		VERANDAH	21 sq.ft.	CONTACT: BROCK FULKERTH (403)-894-5253	
				TANROCKHOMES@GMAIL.COM	
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ANY QUESTIONS SHALL BE DIRECTED TO TANROCK HOMES PRIOR TO PROCEEDING WITH CONSTRUCTION.					
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		D18			
PRELIM PLAN					
				DRAWING : 1	

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



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



TANNER & TAWNY

1290 SQ. FT.

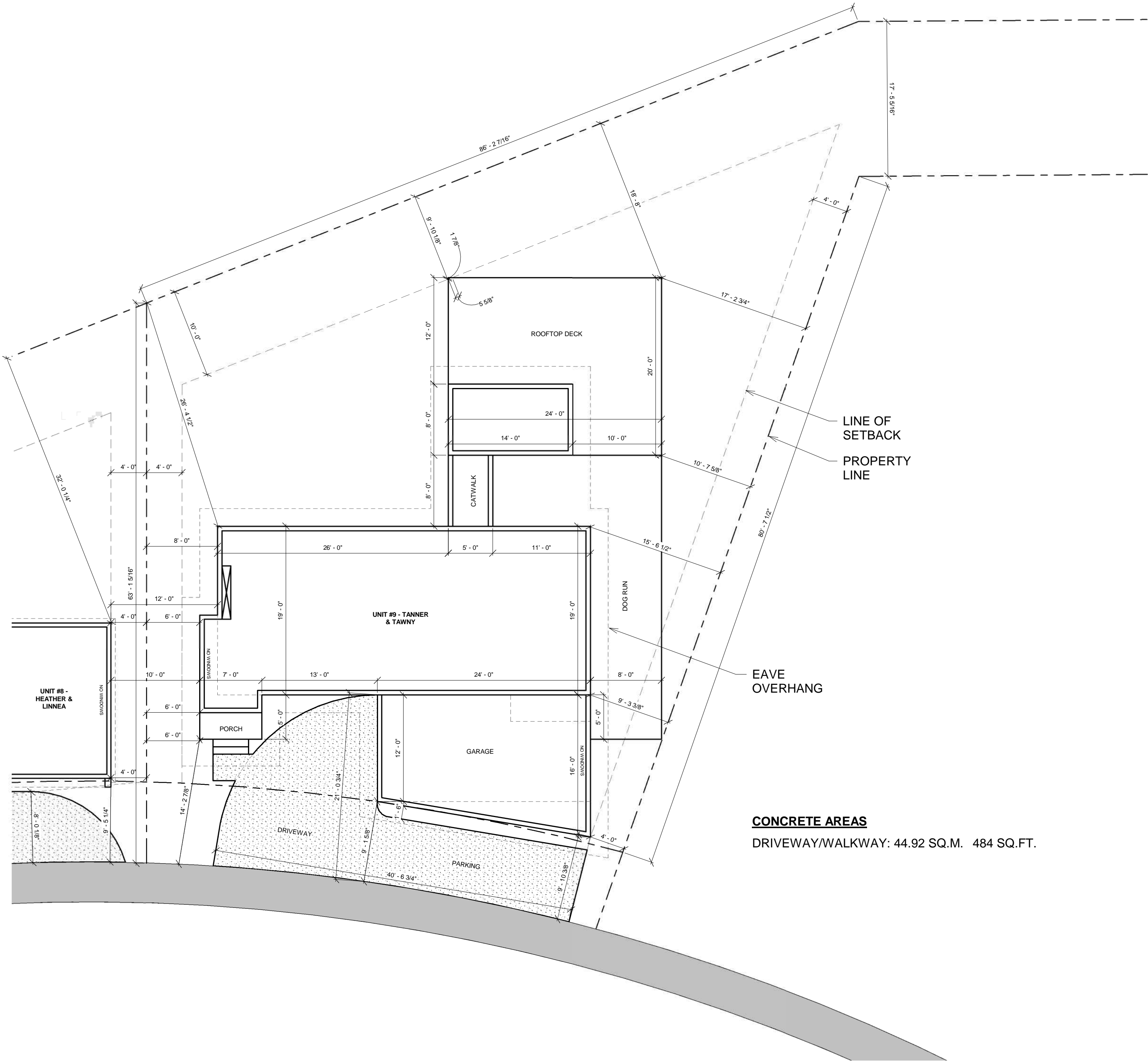
FULKERTH DRAFTING
design studio

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	
GARAGE	336 sq.ft.
BASEMENT/CATWALK (DEV)	748 sq.ft.
SUITE	110 sq.ft.
MAIN FLOOR	443 sq.ft.
UPPER FLOOR	830 sq.ft.
HOUSE TOTAL (MAIN&UPPER)	460 sq.ft.
ROOF TOP DECK	368 sq.ft.
VERANDAH	21 sq.ft.

JOB # TH00__	
MODEL	THE VILLAGE AT SOUTHMORE SUITE #9
CUSTOMER	TANNER & TAWNY
MUNICIPAL ADDRESS	1... SOUTHWORE PLACE BLAIRMORE, AB
LEGAL ADDRESS	LOT 51, BLOCK 1 PLAN 081 2254
VERSION	2025-01-31
CONTACT: BROCK FULKERTH (403)-894-5253 TANROCKHOMES@GMAIL.COM	

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



TANNER & TAWNY

1290 SQ. FT.

FULKERTH DRAFTING
design studio

SHEET LIST	DEVELOPMENT AREA	JOB # TH00--
	GARAGE 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.	MODEL THE VILLAGE AT SOUTHMORE SUITE #9 CUSTOMER TANNER & TAWNY MUNICIPAL 1__ SOUTHMORE PLACE ADDRESS BLAIRMORE, AB LEGAL LOT 51, BLOCK 1 ADDRESS PLAN 081 2254 VERSION 2025-01-31
	ROOF TOP DECK 368 sq.ft. VERANDAH 21 sq.ft.	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 ARE RESERVED. NO REPRODUCTION IN ANY FORM. NO COPIES ALLOWED WITHOUT PERMISSION IN WRITING FROM FULKERTH DRAFTING & DESIGN STUDIO. INFRINGEMENT UPON THIS COPYRIGHT IS SUITABLE FOR LITIGATION.	
PRELIM PLAN		D20 DRAWING : S1



FULKERTH  DRAFTING
design studio

SUITE #4 & DISCOVERY CENTRE

1275 SQ. FT.

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 SOUTHMORE SUITE #4 & DISCOVERY CENTRE
CUSTOMER	TANROCK HOMES
MUNICIPAL ADDRESS	1__ SOUTHMORE PLACE BLAIRMORE, AB
LEGAL ADDRESS	LOT 51, BLOCK 1 PLAN 081 2254
VERSION	2025-02-05

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

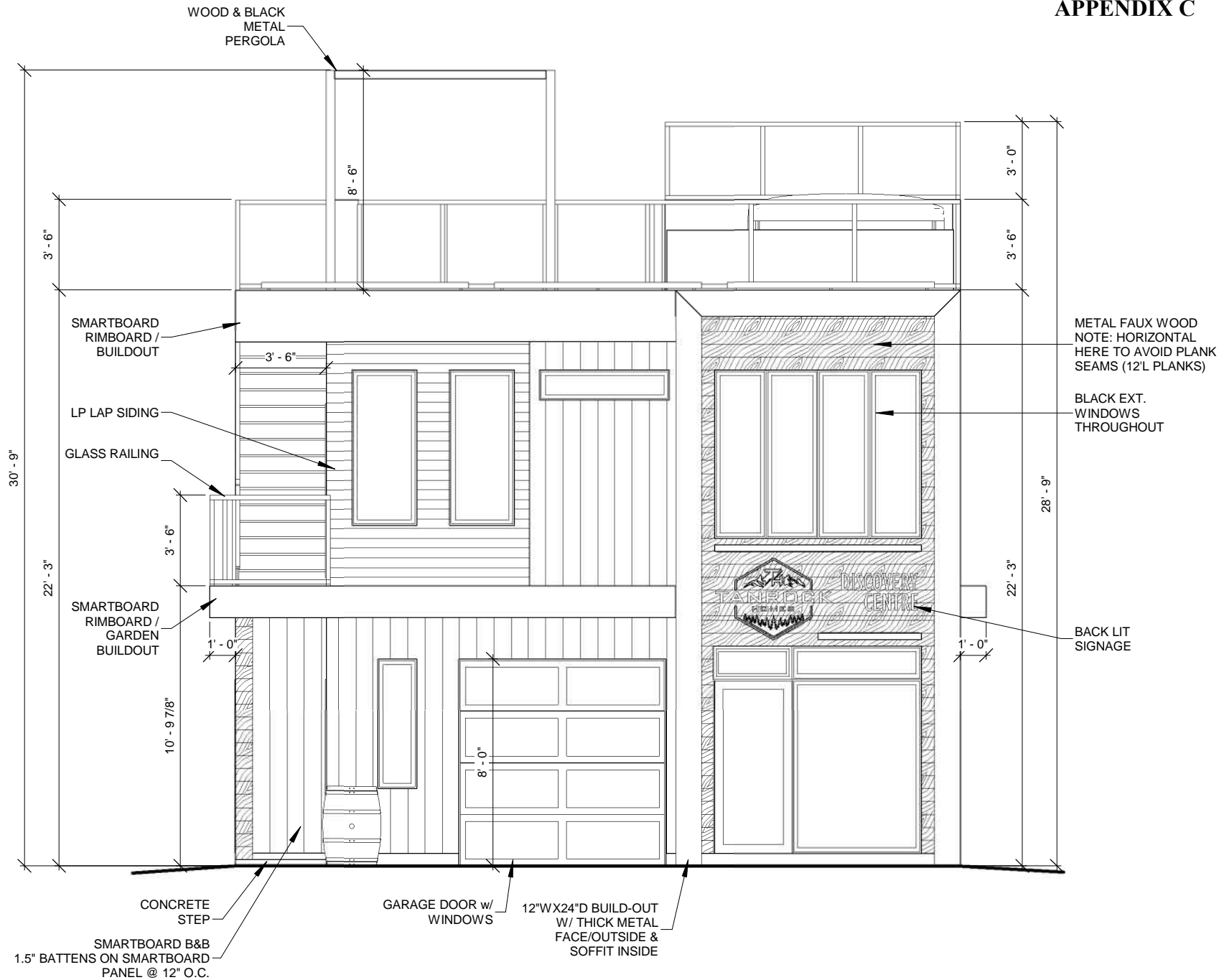
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D21

PRELIM PLAN

DRAWING : 0

APPENDIX C



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



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



FULKERTH DRAFTING
design studio

SUITE #4 & DISCOVERY CENTRE

1275 SQ. FT.

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 SOUTHMORE SUITE #4 & DISCOVERY CENTRE
CUSTOMER	TANROCK HOMES
MUNICIPAL ADDRESS	1__ SOUTHMORE PLACE BLAIRMORE, AB
LEGAL ADDRESS	LOT 51, BLOCK 1 PLAN 081 2254
VERSION	2025-02-05

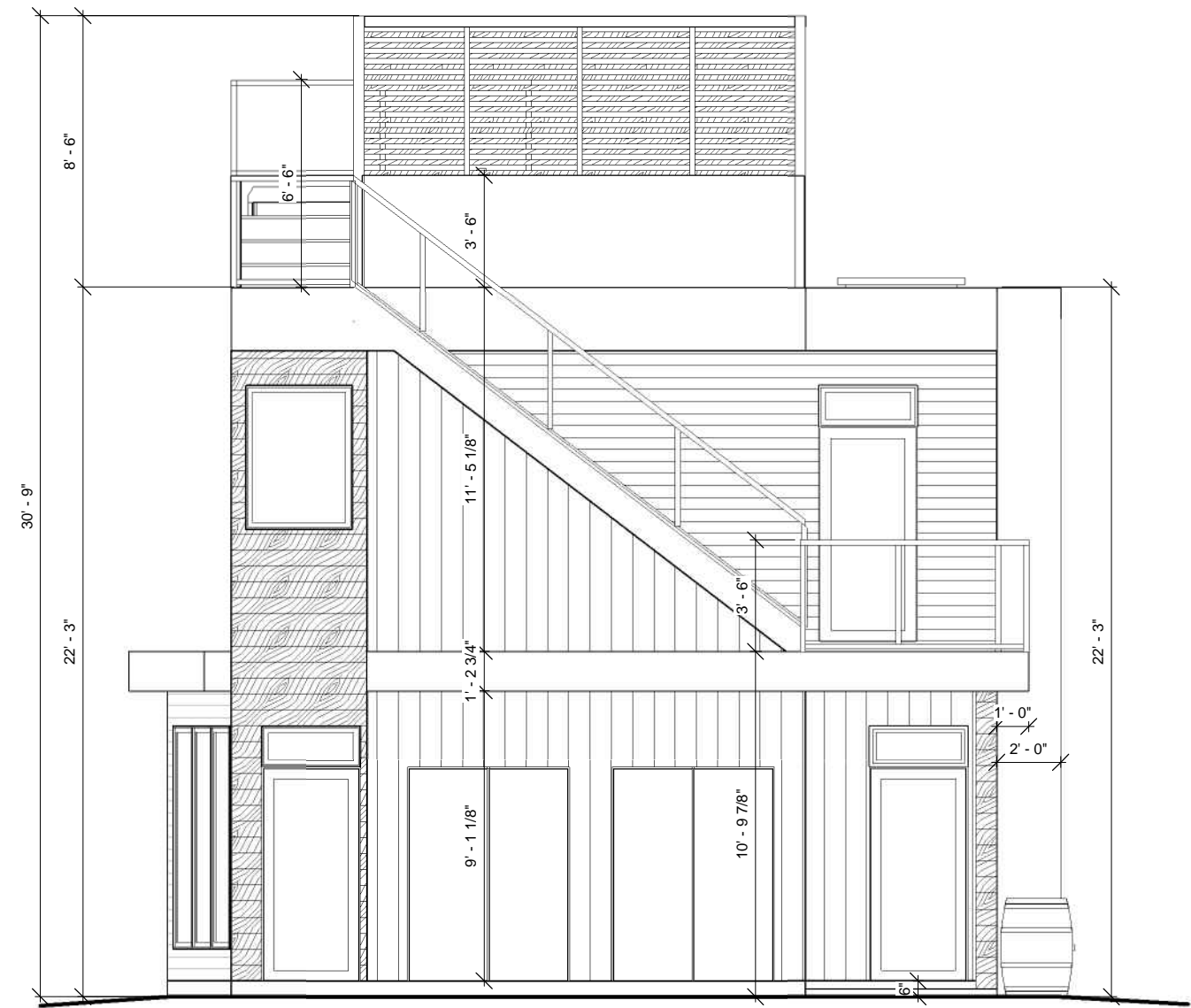
CONTACT: BROCK FULKERTH (403)-894-5253
TANROCKHOMES@GMAIL.COM

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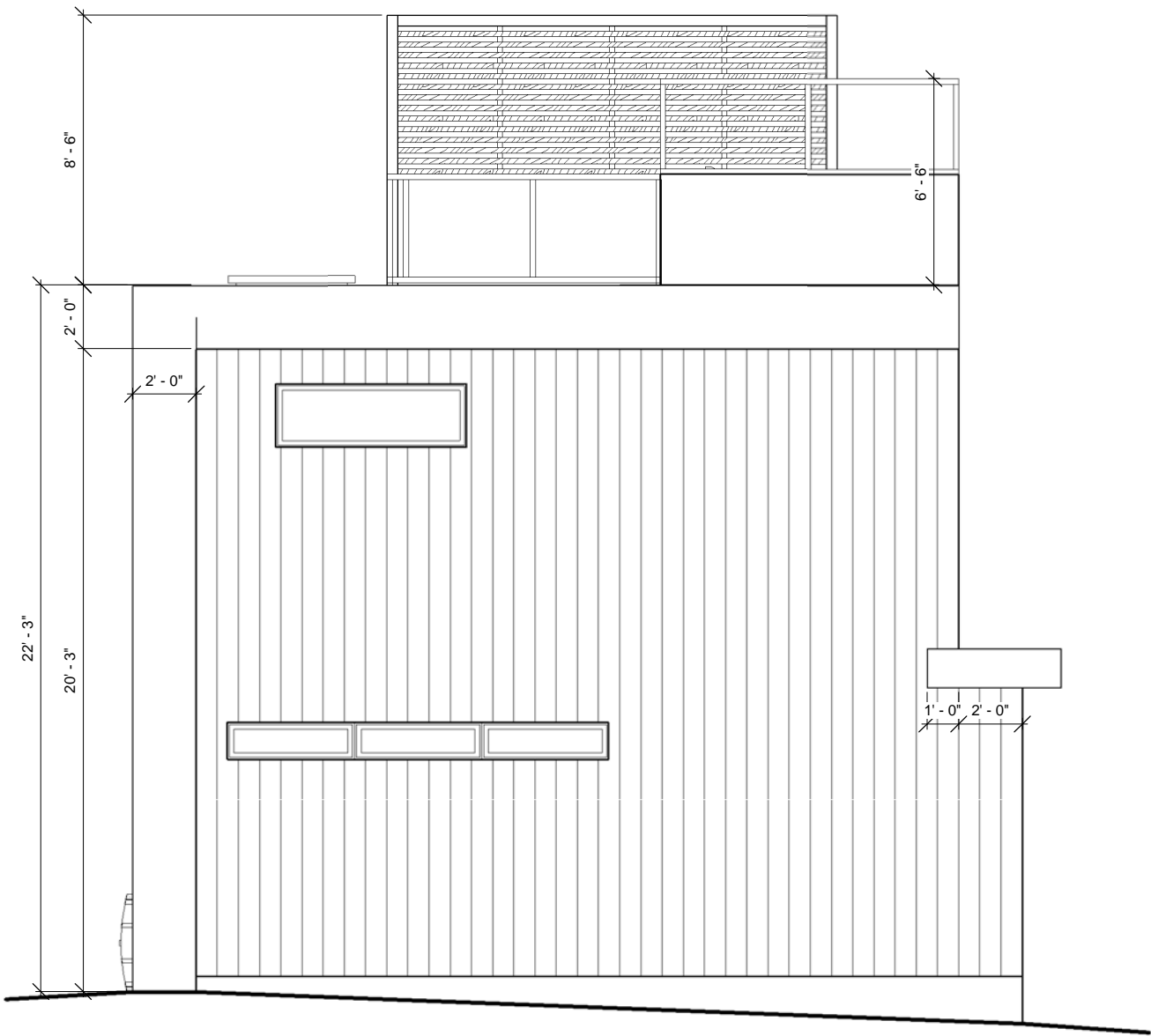
D22

PRELIM PLAN

DRAWING : 1



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



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

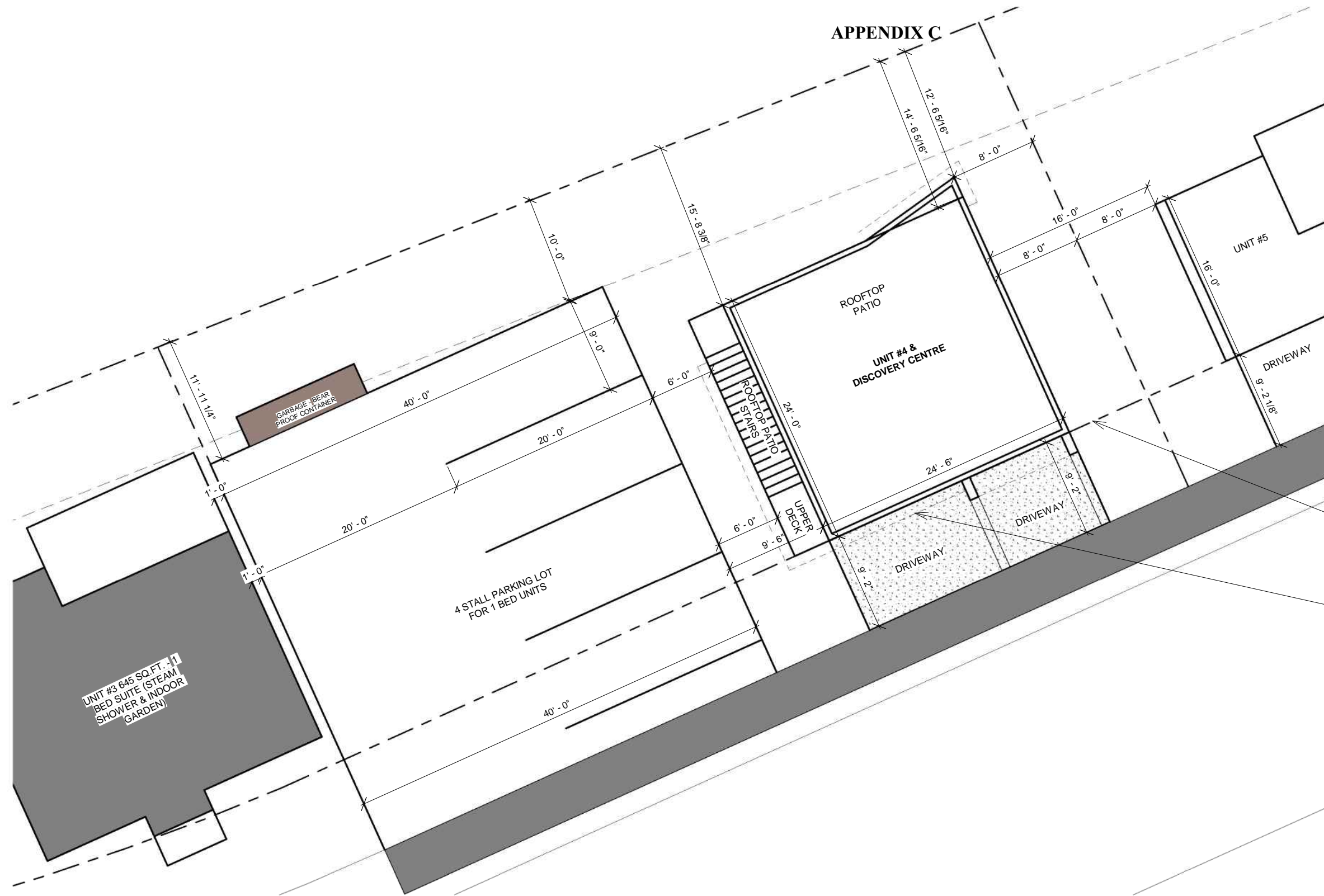


FULKERTH DRAFTING
design studio

SUITE #4 & DISCOVERY CENTRE

1275 SQ. FT.

SHEET LIST		DEVELOPMENT AREA		JOB # TH000_	
0	COVER	MAIN FLOOR	661 sq.ft.	MODEL	THE VILLAGE AT SOUTHMORE
1	FRONT & REAR ELEVATIONS	UPPER FLOOR	614 sq.ft.	CUSTOMER	SUITE #4 & DISCOVERY CENTRE
2	LEFT & RIGHT ELEVATIONS	HOUSE TOTAL	1275 sq.ft.	MUNICIPAL	TANROCK HOMES
3	MAIN FLOOR PLAN			ADDRESS	1__ SOUTHMORE PLACE
4	UPPER FLOOR PLAN	ROOFTOP DECK	644 sq.ft.	LEGAL	BLAIRMORE, AB
5	ROOFTOP DECK PLAN	UPPER FLOOR DECK	32 sq.ft.	ADDRESS	LOT 51, BLOCK 1
S1	SITE PLAN	PORCH	21 sq.ft.	VERSION	PLAN 081 2254
				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.	
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				STUDIO. INFRINGEMENT UPON THIS COPYRIGHT IS SUBJECT TO LEGAL PROSECUTION.	
PRELIM PLAN				D23	
				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		DEVELOPMENT AREA		JOB # TH000_	
0	COVER	MAIN FLOOR	661 sq.ft.	MODEL	THE VILLAGE AT SOUTHMORE
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__ SOUTHMORE PLACE
4	UPPER FLOOR PLAN			ADDRESS	BLAIRMORE, AB
5	ROOFTOP DECK PLAN			LEGAL	LOT 51, BLOCK 1
S1	SITE PLAN			ADDRESS	PLAN 081 2254
				VERSION	2025-02-05
				CONTACT: BROCK FULKERTH (403)-894-5253	
				TANROCKHOMES@GMAIL.COM	

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D24