

**Municipal District of Pincher Creek No. 9
MUNICIPAL PLANNING COMMISSION
December 6, 2016
6:30 pm
Agenda**

- 1. Call to Order – CAO**
- 2. Election of Chairperson**
- 3. Election of Vice Chairperson**
- 4. Adoption of Agenda**
- 5. Minutes**
 - a. Minutes of November 1, 2016
- 6. Unfinished Business**
- 7. In Camera**
- 8. Development Permit Applications**
 - a. Development Permit Application No. 2016-56
Mike Heppner
Lots 5-6, Block 9, Plan 1993N; Hamlet of Pincher Station
Placement of Shipping Containers
 - b. Development Permit Application No. 2016-58
Mike and Leslie Van Rootsellar
Lot 9, Block 7, Plan 0813924; Hamlet of Beaver Mines
Secondary Suite
- 9. Development Reports**
 - a. Development Officer's Report
- Report for the month of November 2016
- 10. Extension Request – Development Permit No. 2012-19**
 - Report from Development Officer, dated November 29, 2016
- 11. Correspondence**

Nil
- 12. New Business**
- 13. Next Regular Meeting – January 3, 2017**
- 14. Adjournment**

**Meeting Minutes of the
Municipal Planning Commission
November 1, 2016 – 6:30 pm
Municipal District of Pincher Creek No. 9 Administration Building**

ATTENDANCE

Commission: Chairman Terry Yagos, Reeve Brian Hammond, Councillors Fred Schoening, Quentin Stevick, Garry Marchuk, and Members Bev Garbutt and Dennis Olson

Staff: Chief Administrative Officer Wendy Kay, Director of Development and Community Services Roland Milligan, Planning Advisor Gavin Scott, and Executive Assistant Tara Cryderman

COMMENCEMENT

Chairman Terry Yagos called the meeting to order, the time being 6:30 pm.

1. ADOPTION OF AGENDA

Councillor Quentin Stevick 16/091

Moved that the November 1, 2016 Municipal Planning Commission Agenda, be approved as presented.

Carried

2. ADOPTION OF MINUTES

Councillor Fred Schoening 16/092

Moved that the Municipal Planning Commission Minutes of October 4, 2016, be approved as presented.

Carried

3. UNFINISHED BUSINESS

4. IN CAMERA

Councillor Garry Marchuk 16/093

Moved that MPC and staff move In-Camera, the time being 6:31 pm.

Carried

Member Bev Garbutt 16/094

Moved that MPC and staff move out of In-Camera, the time being 6:35 pm.

Carried

5. **DEVELOPMENT PERMIT APPLICATIONS**

- a. Development Permit Application No. 2016-53
Robert Doherty
Lot 1, Block 1, Plan 0716228; NE 25-4-29 W4M
Moved-In Accessory Building

Councillor Garry Marchuk

16/095

Moved that the report from the Director of Development and Community Services, regarding Development Permit Application No. 2016-53, for a moved in accessory building, be received;

And that Development Permit Application No. 2016-53, be approved subject to the following Condition(s) and Waiver(s):

Condition(s):

1. That this development meets the minimum provisions as required in Land Use Bylaw 1140-08.

Waiver(s):

1. That an 18 m Setback Distance be granted, from the minimum 50 m Setback Distance from an MD Road, for a West Front Yard Setback distance of 32 m from Road Plan 2185Q.
2. That a 27 m Setback Distance be granted, from the minimum 50 m Setback Distance from an MD Road, for South Rear Yard Setback distance of 23 m from Road Plan 2185Q.

Carried

- b. Development Permit Application No. 2016-54
Municipal District of Pincher Creek – Ag Services Department
Plan 7610679, OT; within 32-6-30 W4M – Municipal Airport
Installation of Shipping Containers

Reeve Brian Hammond

16/096

Moved that the report from the Director of Development and Community Services, regarding Development Permit Application No. 2016-54, for the installation of one (1) Shipping Container, be received;

And that Development Permit Application No. 2016-54, be approved subject to the following Condition(s):

Condition(s):

1. That this development meets the minimum provisions as required in Land Use Bylaw 1140-08.

Carried

6. **DEVELOPMENT REPORTS**

a. Development Officer's Report

Reeve Brian Hammond 16/097

Moved that the Development Officer's Report, for the month of October, be received as information.

Carried

7. **CASTLE ROCK RIDGE PHASE 2 – PERMIT TIMELINE SUSPENSION REQUEST**

Reeve Brian Hammond 16/098

Moved that the Municipal Planning Commission grant the applicant's request pursuant to Section 53.19(d) of the LUB, and suspend the timeline for the validity of Development Permits No. 2010-77 through 2010-82, for Phase 2 of the Castle Rock Ridge Wind Power Plant, from December 17, 2016 to December 17, 2017.

Reeve Brian Hammond requested a recorded vote.

Councillor Quentin Stevick – Opposed
Member Bev Garbutt – Opposed
Councillor Garry Marchuk – Opposed
Reeve Brian Hammond – In Favour
Councillor Fred Schoening – In Favour
Member Dennis Olson – Opposed
Councillor Terry Yagos – Opposed
Motion Defeated

Councillor Garry Marchuk 16/099

Moved that the Municipal Planning Commission grant the applicant's request pursuant to Section 53.19(d) of the LUB, and suspend the timeline for the validity of Development Permits No. 2010-77 through 2010-82, for Phase 2 of the Castle Rock Ridge Wind Power Plant, from December 17, 2016 to December 17, 2018.

Councillor Fred Schoening requested a recorded vote.

Councillor Terry Yagos – In Favour
Member Dennis Olson – In Favour
Councillor Fred Schoening – In Favour
Reeve Brian Hammond – Opposed
Councillor Garry Marchuk – In Favour
Member Bev Garbutt – In Favour
Councillor Quentin Stevick – Opposed
Motion Carried

MINUTES
Municipal Planning Commission (MPC)
Municipal District of Pincher Creek No. 9
November 1, 2016

8. CORRESPONDENCE

Nil

9. NEW BUSINESS

No new business was added to the agenda

10. NEXT MEETING – December 6, 2016; 6:30 pm.

11. ADJOURNMENT

Councillor Quentin Stevick

16/100

Moved that the meeting adjourn, the time being 6:48 pm.

Carried

Chairperson Terry Yagos
Municipal Planning Commission

Director of Development and Community
Services Roland Milligan
Municipal Planning Commission

MD OF PINCHER CREEK

November 30, 2016

TO: Municipal Planning Commission
FROM: Roland Milligan, Development Officer
SUBJECT: Development Permit Application No. 2016-56

1. Application Information

Applicant: Mike Heppner
Location Lots 5-6, Block 9, Plan 1993N, 321 King Street
Division: 4
Size of Parcel: 15,000 ft² / 0.34 acres
Zoning: Hamlet General Industrial and Warehousing
Development: Two (2) Shipping Containers

2. Background/Comment/Discussion

- On October 21, 2016, the MD received Development Permit Application No. 2016-56 for the placement of Shipping Containers on a parcel of land within the Hamlet of Pincher Station.
- This application is in front of the MPC because:
 - Within the Hamlet General Industrial and Warehousing Land Use District, shipping container is a discretionary use.
- The application was circulated to the adjacent landowners. At the time of preparing this report, no responses were received.
- Setback from property boundaries are met for all with the exception of the front yard setback.
- The proposed front yard setback (from King Street) is approximately 4.0m. The LUB requirements is 4.6m.
- A waiver of the front yard setback of 0.6m is required, approximately 13%. However, the existing building is approximately 3m from King Street.

Recommendation No. 1:

That the report from the Director of Development and Community Services, regarding Development Permit Application No. 2016-56, for the placement of two (2) Shipping Containers, be received;

And that Development Permit Application No. 2016-56, be approved subject to the following Condition(s) and Waiver(s):

Condition(s):

- 1. That this development meets the minimum provisions as required in Land Use Bylaw 1140-08.

Waiver(s):

- 1. That an 0.6 m Setback Distance be granted, from the minimum 4.6 m Front Yard Setback Distance, for a Front Yard Setback distance of 4.0 m from King Street.

Recommendation No. 2:

That Development Permit Application No. 2016-56 be approved subject to any conditions as determined by the Municipal Planning Commission.

Recommendation No. 3:

That Development Permit Application No. 2016-56 be denied, with reasons provided.

3. Enclosures

Supporting Documents:

Enclosure No. 1 Development Permit Application No. 2016-56 and supporting documents

Respectfully Submitted,



Roland Milligan

Reviewed by: Wendy Kay, CAO

W. Kay

November 30, 2016

Location of Proposed Development 321 King Street

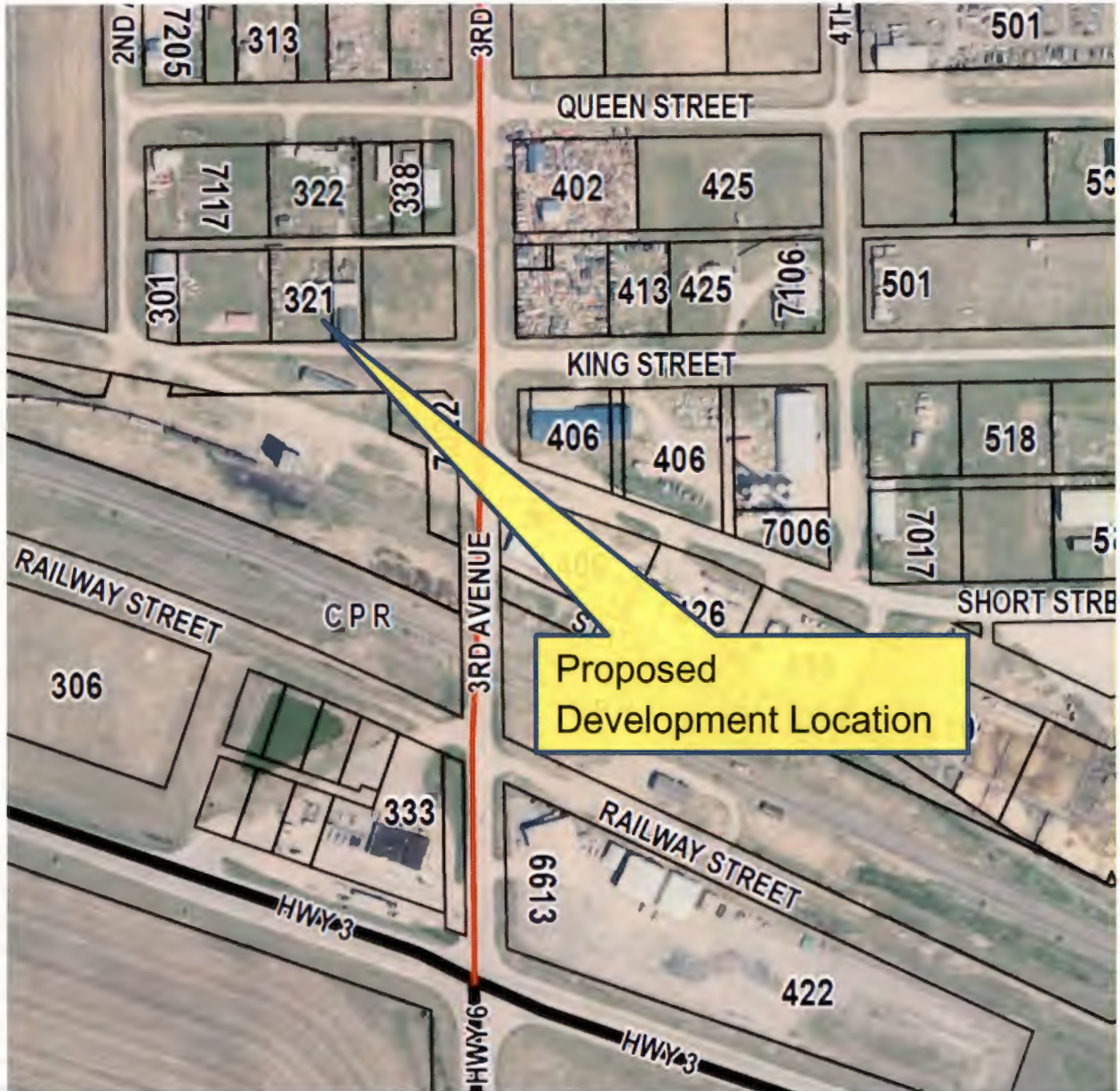


Photo of Existing Shipping Container





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

DEVELOPMENT PERMIT APPLICATION

All grey areas will be completed by the Planning Authority

DEVELOPMENT PERMIT APPLICATION NO. <u>2016-56</u>	
Date Application Received <u>2016/10/21</u>	PERMIT FEE <u>\$100.00 Permitted</u>
Date Application Accepted <u>2016/10/21</u>	<u>\$150.00 Discretionary \$300</u>
Tax Roll # <u>0098.100</u>	RECEIPT NO. <u>28954</u>
<u>321 King Street</u>	

IMPORTANT: This information may also be shared with appropriate government / other agencies and may also be kept on file by those agencies. This information may also be used by and for any or all municipal programs and services. The application and related file contents will become available to the public and are subject to the provisions of the Freedom of Information and Protection of Privacy Act (FOIP). If you have any questions about the collection of this information, please contact the Municipal District of Pincher Creek No. 9

SECTION 1: GENERAL INFORMATION

Applicant: Mike Heppner

Address: 322 Queen St PO. BOX 782 Pincher creek

Telephone: 780-999-7210 **Email:** mikehepp@hotmail.com

Owner of Land (if different from above): _____

Address: _____ **Telephone:** _____

Interest of Applicant (if not the owner): _____

SECTION 2: PROPOSED DEVELOPMENT

I/We hereby make application for a Development Permit under the provisions of Land Use Bylaw No. in accordance with the plans and supporting information submitted herewith and which forms part of this application.

A brief description of the proposed development is as follows:

2 Sea Cans For Storage

Legal Description: Lot(s) 5,6

Block 9

Plan 1993N

Quarter Section Pincher Station

Estimated Commencement Date: OCT - 2016

Estimated Completion Date: Spring 2017

SECTION 3: SITE REQUIREMENTS

Land Use District: Hamlet General Industrial & Division: 4

Permitted Use Discretionary Use warehousing

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

Yes No

Is the proposed development below a licenced dam?

Yes No

Is the proposed development site situated on a slope?

Yes No

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

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

Yes No Don't know Not required

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

Yes No Don't think so

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

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

ACCESSORY BUILDING SHIPPING CONTAINERS	Proposed	By Law Requirements	Conforms
(1) Area of Site	2086.5m ²		
(2) Area of Building 640ft ²	59.5m ²		
(3) %Site Coverage by Building	28%	N/A	
(4) Front Yard Setback Direction Facing:	4m	4.0m	0.6m WAIVER Req. 13%
(5) Rear Yard Setback Direction Facing:	30m	3m	YES
(6) Side Yard Setback: Direction Facing: WEST	25m	3m	YES
(7) Side Yard Setback: Direction Facing:	13m	3m	YES
(8) Height of Building	2.4m	15.2m	YES
(9) Number of Off Street Parking Spaces			

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

Site Plan

SECTION 4: DEMOLITION

Type of building being demolished : _____

Area of size: _____

Type of demolition planned: _____

SECTION 5: SIGNATURES (both signatures required)

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

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

DATE: 21-OCT-2016

[Signature]
Applicant

[Signature]
Registered Owner

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

IMPORTANT NOTES:

1. In addition to completing this application form in its entirety, an application for a development permit shall be accompanied by the following information, where relevant:
 - (a) a lot plan at scale to the satisfaction of the Development Officer showing the size and shape of the lot, the front, rear and side yards, any provision for off-street loading and vehicle parking, access to the site, and the location of public utility lines, waterbodies and treed areas;
 - (b) a scaled floor plan and elevations where construction is proposed;
 - (c) at the discretion of the Development Officer, a Real Property Report as proof of location of existing development and a copy of the Duplicate Certificate of Title indicating ownership and encumbrances;
 - (d) if the applicant is not the registered owner, a written statement, signed by the registered owner consenting to the application and approving the applicant as the agent for the registered owner.
2. A non-refundable processing fee of an amount determined by Council shall accompany every application for a development permit.
3. Failure to complete the application form fully and supply the required information, plans and fee may cause delays in processing the application.
4. **THE DEVELOPMENT OFFICER MAY REFUSE TO ACCEPT AN APPLICATION FOR A DEVELOPMENT PERMIT WHERE THE INFORMATION REQUIRED HAS NOT BEEN SUPPLIED OR WHERE THE QUALITY OF SUCH INFORMATION IS INADEQUATE TO PROPERLY EVALUATE THE APPLICATION.**
5. All development permits shall contain the following informative:

"ANY DEVELOPMENT CARRIED OUT PRIOR TO THE EFFECTIVE DATE OF THE APPROPRIATE DEVELOPMENT PERMIT IS DONE SOLELY AT THE RISK OF THE APPLICANT AND/OR LANDOWNER."
6. In accordance with the Municipal Government Act, a decision on a completed application must be made within 40 days. After the 40-day period the applicant may deem the application refused and file an appeal within 14 days of the expiry of the decision date.
7. Every approach to a residence is entitled to an approach number sign supplied by the municipality. If your location does not already have a sign, please contact the MD Administration Office to make arrangements as soon as your approach has been constructed.



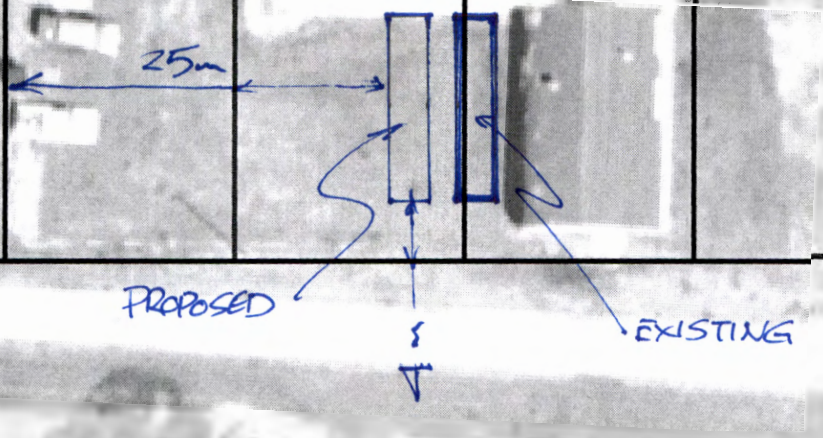
LANE

PLAN 1993N
BLOCK 9

5

6

7



KING ST.

MD OF PINCHER CREEK

November 30, 2016

TO: Municipal Planning Commission
FROM: Roland Milligan, Development Officer
SUBJECT: Development Permit Application No. 2016-58

1. Application Information

Applicant: Mike and Leslie Van Rootselaar
Location: Lot 9, Block 7, Plan 0813924; Hamlet of Beaver Mines
Division: 3
Size of Parcel: 22,711 ft² / 0.52 acres
Zoning: Hamlet Single Detached Residential
Development: Secondary Suite

2. Background/Comment/Discussion

- On March 11, 2015, the MD issued a permitted use development permit for a single detached residence on this parcel.
- The MD had not received a detailed set of construction drawings initially, relying on a small footprint sketch showing the location of the building.
- During the Safety Codes inspections of the construction, the MD was notified by our Safety Codes service provider that a Secondary Suite was constructed within the basement of the new residence.
- As a result, the MD contacted the developer and requested that they make application for the Secondary Suite to bring the development into compliance.
- On November 2, 2016, the MD received Development Permit Application No. 2016-58 for a Secondary Suite within a single detached residence currently being constructed within the Hamlet of Beaver Mines.
- From the Land Use Bylaw:
6.129 Secondary Suites

An additional dwelling unit located in a single-detached residence, which is separate or subordinate to the primary residence. The unit must have a separate entrance from the principal dwelling, either from a common indoor landing or directly from the exterior of the house. "Garden suite", "Surveillance suite", "Secondary farm residence" and "Secondary residence" are separate uses.

- This application is in front of the MPC because:
 - Within the Hamlet Single Detached Residential Land Use District, secondary suite is a discretionary use. .
- The application was circulated to the adjacent landowners. At the time of preparing this report, no responses were received.
- Setback from property boundaries are met.

Recommendation No. 1:

That the report from the Director of Development and Community Services, regarding Development Permit Application No. 2016-58, for the development of a Secondary Suite within a Single Detached Residence, be received;

And that Development Permit Application No. 2016-58, be approved subject to the following Condition(s) and Waiver(s):

Condition(s):

1. That this development meets the minimum provisions as required in Land Use Bylaw 1140-08.

Recommendation No. 2:

That Development Permit Application No. 2016-58 be approved subject to any conditions as determined by the Municipal Planning Commission.

Recommendation No. 3:


That Development Permit Application No. 2016-58 be denied, with reasons provided.

3. Enclosures

Supporting Documents:

Enclosure No. 1 Development Permit Application No. 2016-58 and supporting documents

Respectfully Submitted,


Roland Milligan

Reviewed by: Wendy Kay, CAO *W. Kay* *November 30, 2016*

**Location of Proposed Development
317 First Avenue
Hamlet of Beaver Mines**

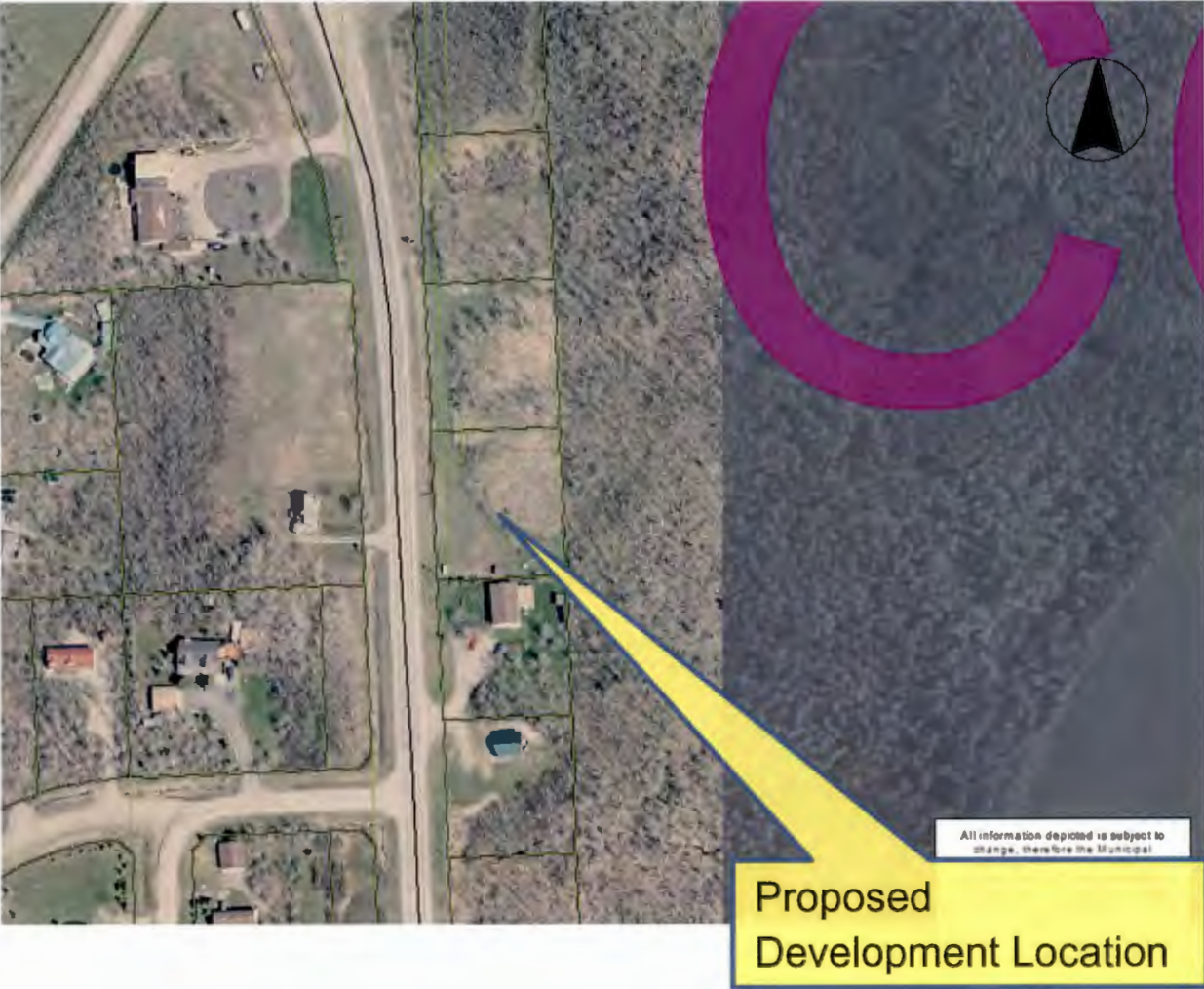


Photo from First Avenue





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

DEVELOPMENT PERMIT APPLICATION

All grey areas will be completed by the Planning Authority

DEVELOPMENT PERMIT APPLICATION NO. 2016-58

Date Application Received 2016/11/02

PERMIT FEE ~~\$100.00 Permitted~~ 300

Date Application Accepted 2016/11/02

~~\$150.00 Discretionary~~
 RECEIPT NO. 29170

Tax Roll # 4254.040 317 First Avenue

IMPORTANT: This information may also be shared with appropriate government / other agencies and may also be kept on file by those agencies. This information may also be used by and for any or all municipal programs and services. The application and related file contents will become available to the public and are subject to the provisions of the Freedom of Information and Protection of Privacy Act (FOIP). If you have any questions about the collection of this information, please contact the Municipal District of Pincher Creek No. 9

SECTION 1: GENERAL INFORMATION

Applicant: Mike + Leslie Van Rootselaar

Address: Box 637, Picture Butte, AB T0K, V0

Telephone: 403-330-3610 Email: leslie@proroots.ca

Owner of Land (if different from above): _____

Address: _____ Telephone: _____

Interest of Applicant (if not the owner): _____

SECTION 2: PROPOSED DEVELOPMENT

We hereby make application for a Development Permit under the provisions of Land Use Bylaw No. in accordance with the plans and supporting information submitted herewith and which forms part of this application.

A brief description of the proposed development is as follows:

Approx 1000 sq' cabin type house with
suite in basement.

Legal Description: Lot(s) 9

Block 7

Plan 0813924

Quarter Section NE 1/4 sec 10-6-2-5

Estimated Commencement Date: _____

Estimated Completion Date: march 2017

SECTION 3: SITE REQUIREMENTS

Land Use District: Hamlet Single Detached Residential Division: 3
 Permitted Use Discretionary Use

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

Yes No

Is the proposed development below a licenced dam?

Yes No

Is the proposed development site situated on a slope?

Yes No

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

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

Yes No Don't know Not required

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

Yes No Don't think so

<u>PRINCIPAL BUILDING</u>	Proposed	By Law Requirements	Conforms
(1) Area of Site	2096 sqm		
(2) Area of Building	96 sq.m	min 74.5m ²	yes
(3) %Site Coverage by Building	4.6%	≤ 35%	yes
(4) Front Yard Setback Direction Facing: <u>west</u>	23.0m	6m	yes
(5) Rear Yard Setback Direction Facing: <u>east</u>	9.9m	7.5m	yes
(6) Side Yard Setback: Direction Facing: <u>South</u>	26.4m	1.5m	yes
(7) Side Yard Setback: Direction Facing: <u>North</u>	13m	1.5m	yes
(8) Height of Building	25'	≤ 27.9 ft	yes
(9) Number of Off Street Parking Spaces	6	min. 2SP per dwelling	yes

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

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

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

SECTION 4: DEMOLITION

Type of building being demolished : _____

Area of size: _____


Type of demolition planned: _____

SECTION 5: SIGNATURES (both signatures required)

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

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

DATE: Nov 1 / 2016



Applicant



Registered Owner

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

42.65

49.15

49.15

162

Rd.

25.0

84
(25.6)

63

11.9

3.66
Deck

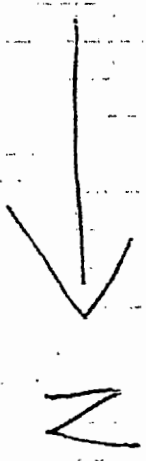
91.76
House

2.63
Deck

39.2

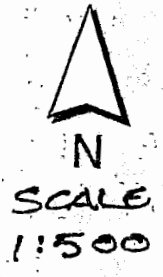
140

42.66



ACCESS R/W

081 3924



49.15

10

49.15

10.00

42.66

ACCESS R/W

(081 3926)

10.00

25.00

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45.72

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24

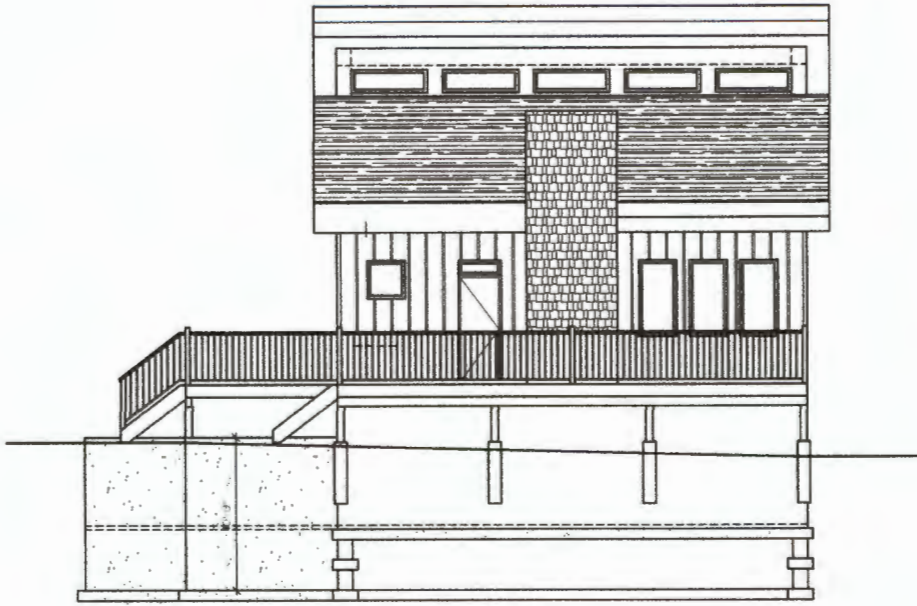
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MR

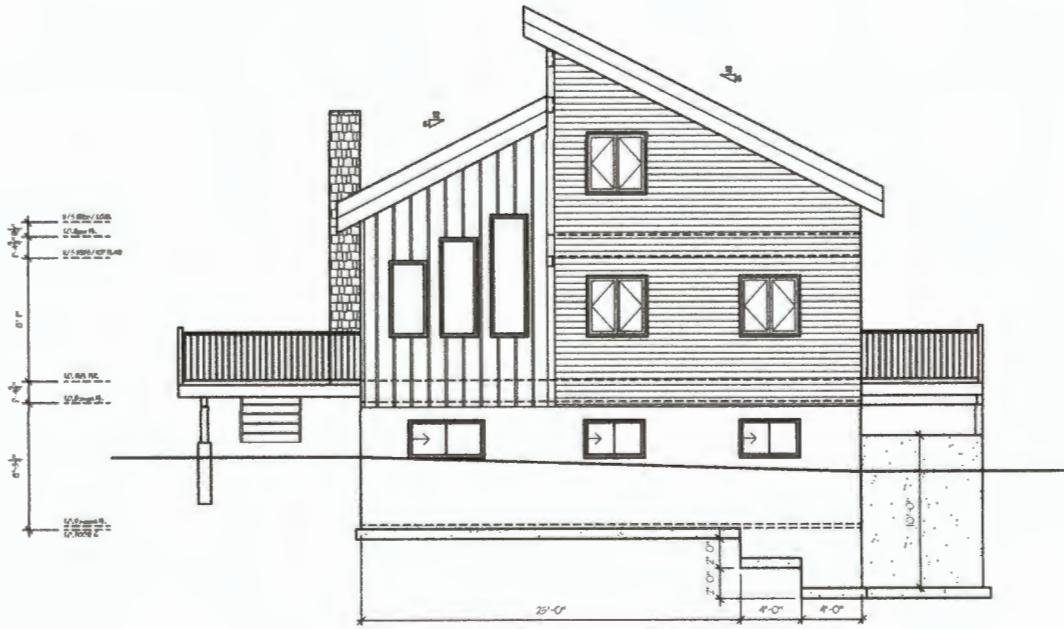
IMPORTANT NOTES:

1. In addition to completing this application form in its entirety, an application for a development permit shall be accompanied by the following information, where relevant:
 - (a) a lot plan at scale to the satisfaction of the Development Officer showing the size and shape of the lot, the front, rear and side yards, any provision for off-street loading and vehicle parking, access to the site, and the location of public utility lines, waterbodies and treed areas;
 - (b) a scaled floor plan and elevations where construction is proposed;
 - (c) at the discretion of the Development Officer, a Real Property Report as proof of location of existing development and a copy of the Duplicate Certificate of Title indicating ownership and encumbrances;
 - (d) if the applicant is not the registered owner, a written statement, signed by the registered owner consenting to the application and approving the applicant as the agent for the registered owner.
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6. In accordance with the Municipal Government Act, a decision on a completed application must be made within 40 days. After the 40-day period the applicant may deem the application refused and file an appeal within 14 days of the expiry of the decision date.
7. Every approach to a residence is entitled to an approach number sign supplied by the municipality. If your location does not already have a sign, please contact the MD Administration Office to make arrangements as soon as your approach has been constructed.



1 FRONT ELEVATION
 $1/8" = 1'-0"$



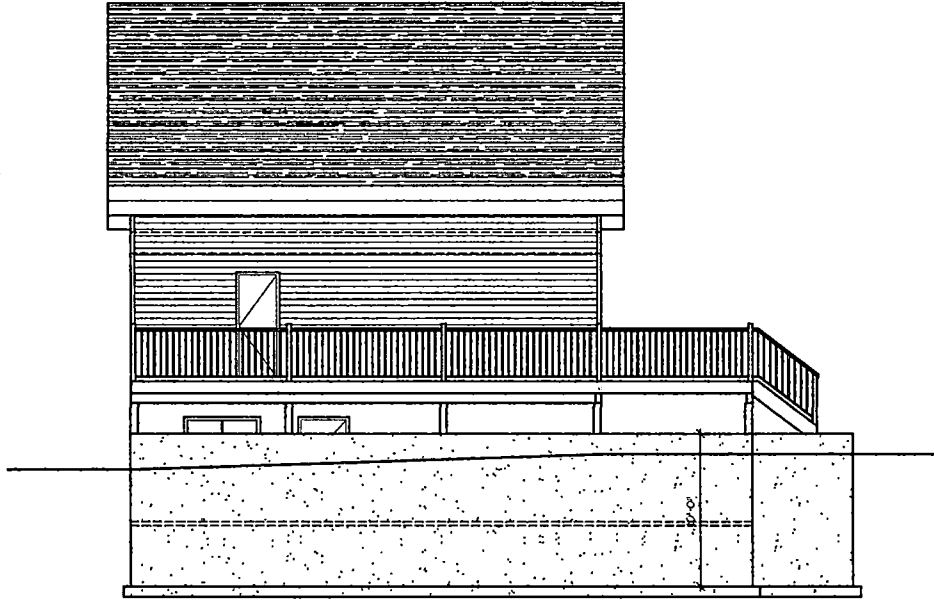
2 RIGHT SIDE
 $1/8" = 1'-0"$

JOB NO.
 10
 DATE
 DRAWN BY:
 SHEET NO.
 1 OF 10

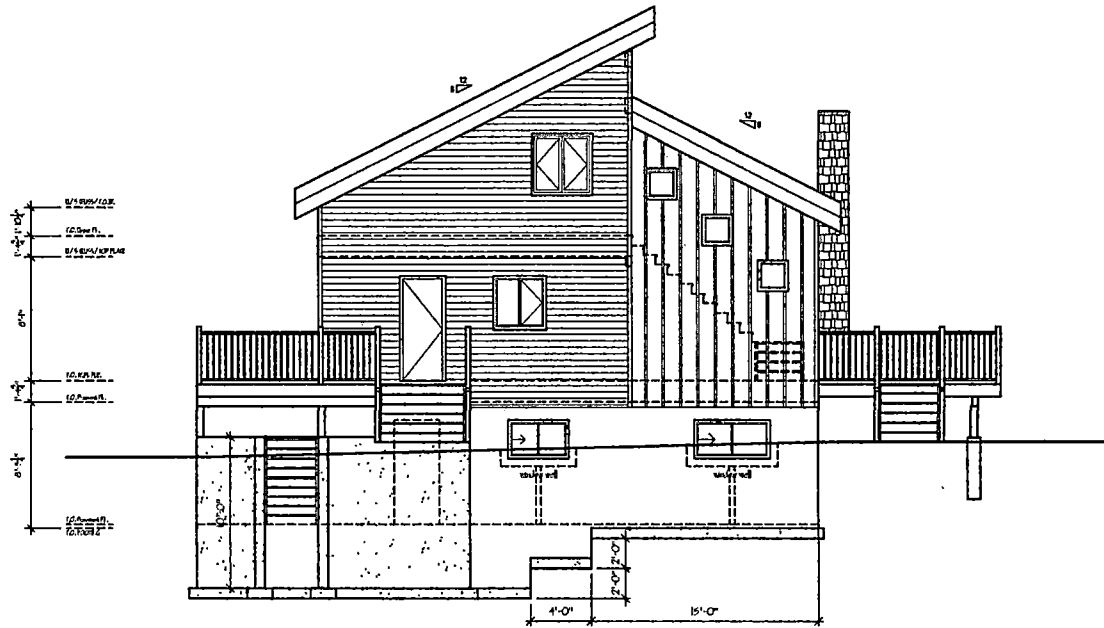
Project Title
 Van Rostellor Cottage
 Address
 ?
 Drawing Title
 ELEVATIONS

CLEAN LINES
 DRAFTING AND DESIGN
 928 21st Avenue, Coaldale, Alberta
 Tel: 403-240-8833 (403) 240-7799

NOTE: THESE DRAWINGS REMAIN THE PROPERTY OF CLEAN LINES DRAFTING. THE CONTRACTOR & SUBCONTRACTORS (TRADE) ARE RESPONSIBLE FOR CHECKING ALL DETAILS & DIMENSIONS ON DRAWINGS & WILL REPORT ANY DISCREPANCIES TO S&D COMPANY FOR ADJUSTMENTS, PRIOR TO THE START OF CONSTRUCTION. ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT BUILDING CODES. PLANS MAY NOT BE DUPLICATED OR REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN CONSENT OF CLEAN LINES DRAFTING. WE RESERVE THE RIGHT TO MAKE CHANGES TO OUR PLANS AND OUR PRICES WITHOUT NOTICE. CONSTRUCTION MAY DEVIATE FROM PLAN DIMENSIONS BY A REASONABLE AMOUNT OF ERROR. ALL PLANS ARE COPYRIGHT.



3 REAR ELEVATION
 $1/8" = 1'-0"$

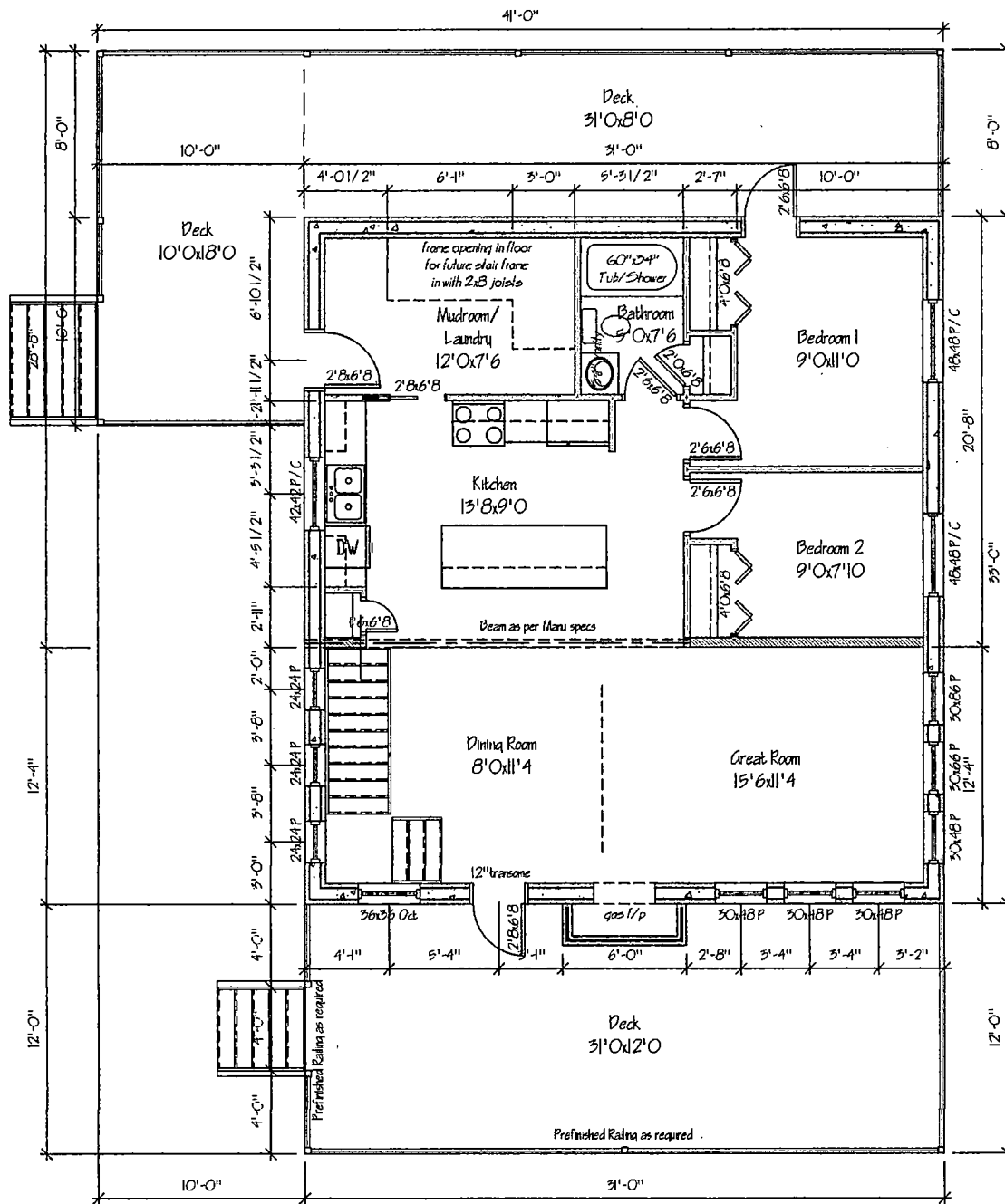


4 LEFT SIDE
 $1/8" = 1'-0"$

JOB NO. DATE DRAWN BY: GWS	SHEET NO. 2 OF 10

<p>CLEAN LINES DRAFTING AND DESIGN.</p> <p>928 21st Avenue, Coaldale, Alberta TEL: 844 F.W. (416) 388-8113 (416) 348-7788</p>

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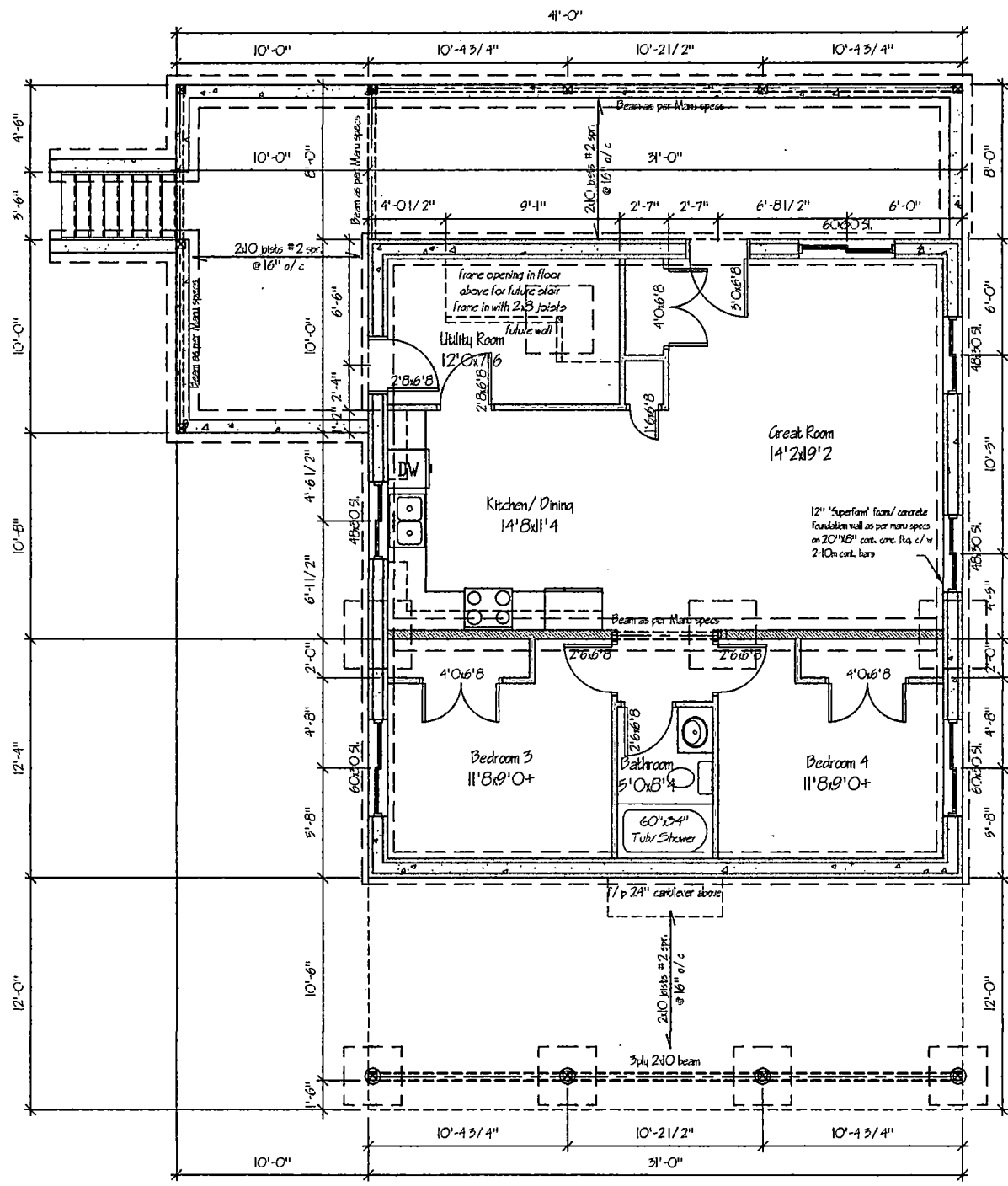
MAINFLOOR
1023 SF.

1 MAINFLOOR PLAN
3/16" = 1'-0"

JOB NO. 10	SHEET NO. 4
DRAWN BY:	

Project Title Van Rootselaar Cottage	CLEAN LINES DRAFTING AND DESIGN 828 21st Avenue, Coaldale, Alberta TEL: 403-243-2822 (403) 243-7788
Address ?	
Drawing Title MAINFLOOR PLAN	

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Developed Basement
 Basement Footprint
 776 SF. 1023 SF.

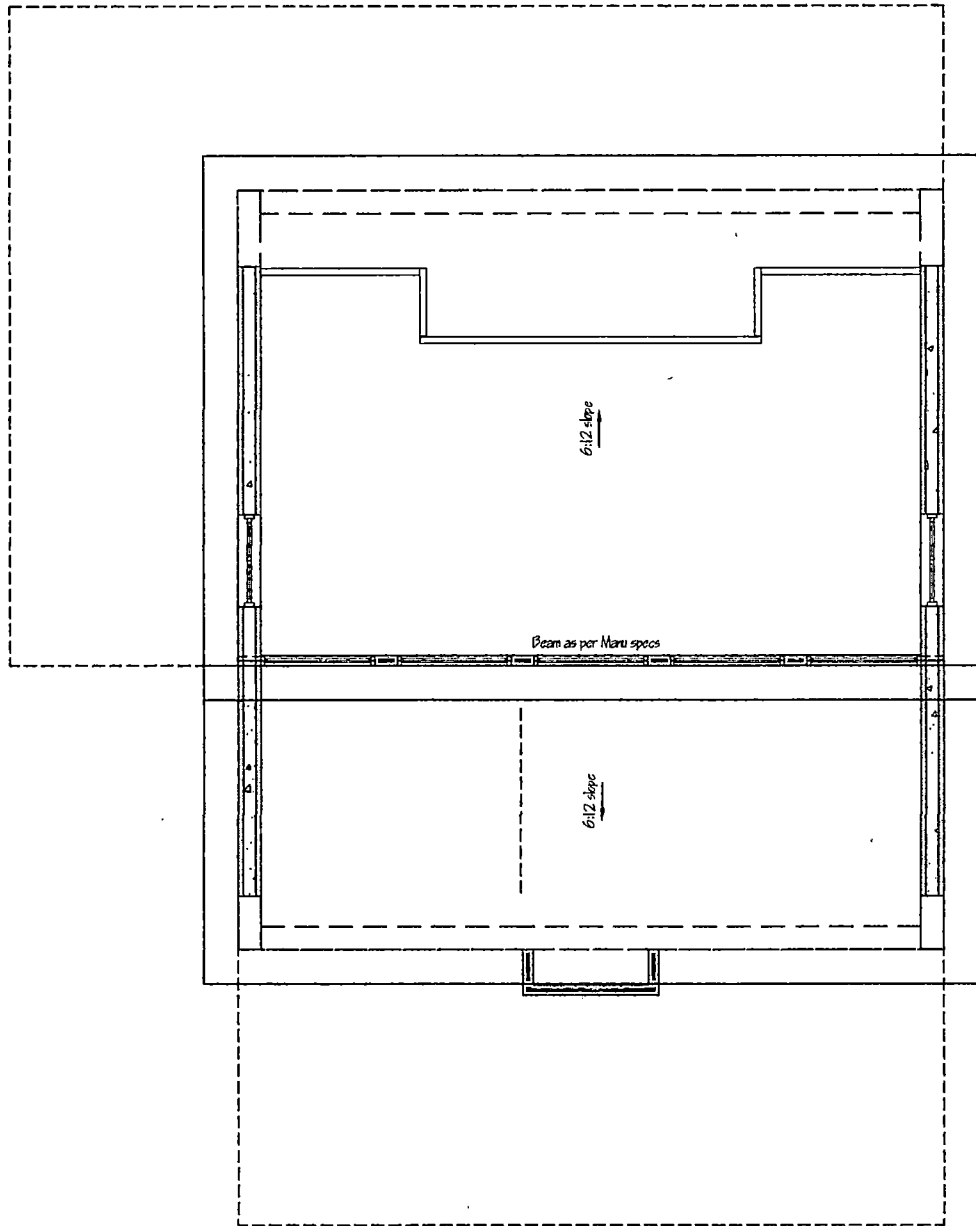
1 BASEMENT PLAN
 3/16" = 1'-0"

JOB NO.
 SHEET NO.
 OF
 10
 3
 SHEET NO.
 DRAWN BY:
 DATE

Project Title
 Von Rootesellar Cottage
 Address
 ?
 Drawing Title
 BASEMENT PLAN

CLEAN LINES
 DRAFTING AND DESIGN
 928 21st Avenue, Coaldale, Alberta
 TEL 584 PH (403) 808-8823 (403) 342-7781

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1 MAINFLOOR PLAN
 3/16" = 1'-0"

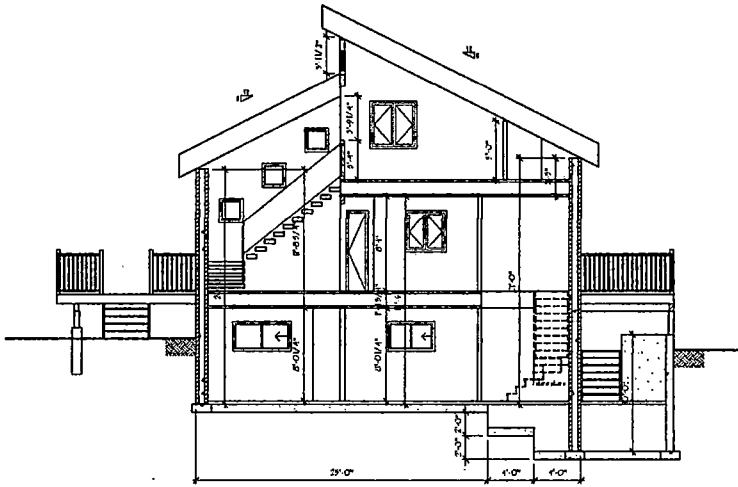
JOB NO. DATE DRAWN BY:	4 OF 10	SHEET NO.

Project Title Van Rootsellar Cottage
Address ?
Drawing Title MAINFLOOR PLAN

CLEAN LINES
 DRAFTING AND DESIGN

928 21st Avenue, Coaldale, Alberta
 TEL 844 941 (403) 328-8822 (403) 343-7788

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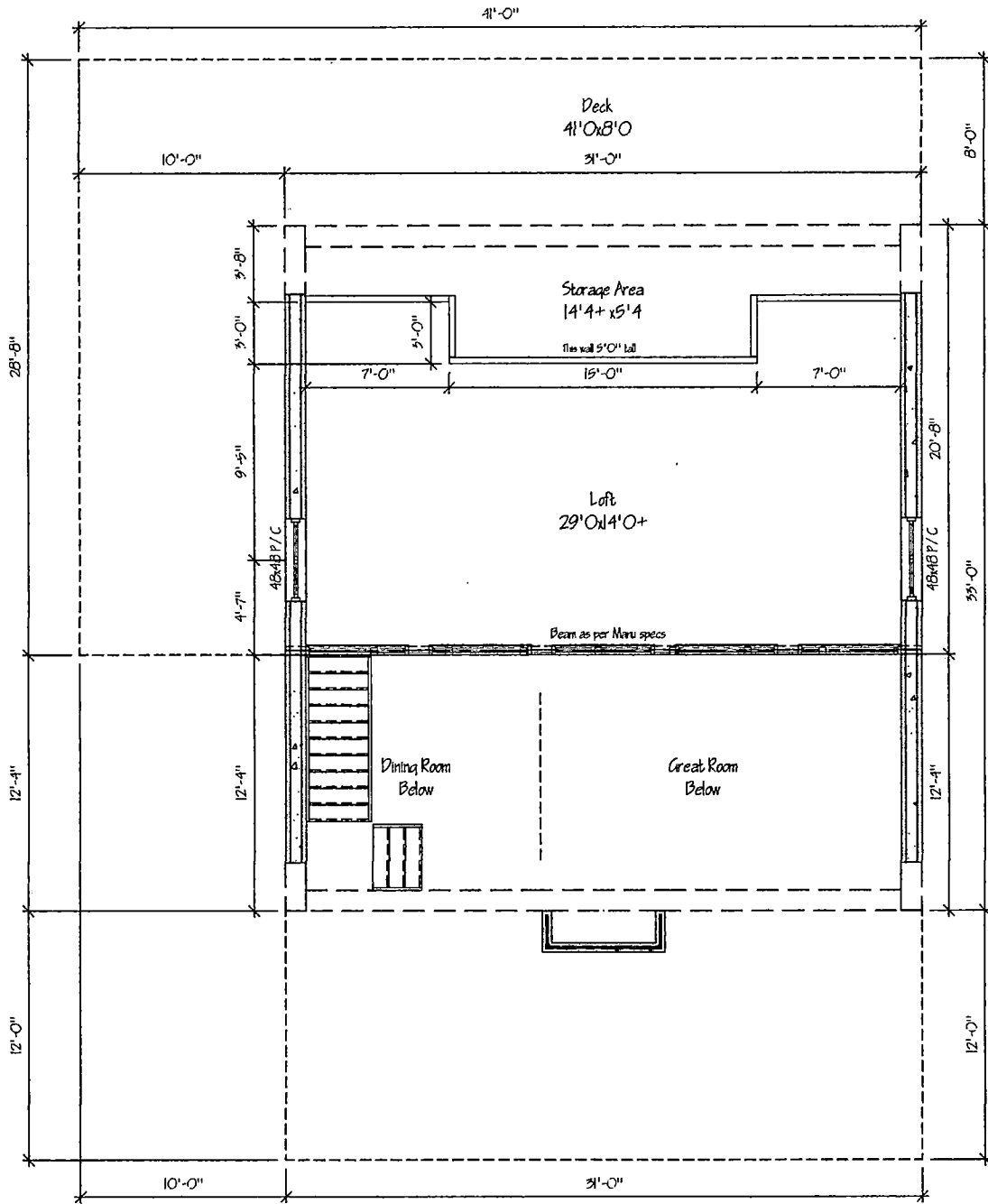


1 SECTION A-A
1/8" = 1'-0"

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CLEANLINE SERVICES
 OPERATIONS AND DESIGN
 928 21st Avenue, Cochrane, Alberta
 T4C 1A6
 Tel: 403-932-1111
 Fax: 403-932-1112
 Email: info@cleanline.ca
 Website: www.cleanline.ca

SHEET NO.
 9
 OF
 10
 JOB NO.
 100-100-100
 DATE
 10/10/10
 DRAWN BY:
 GJD



MAINFLOOR
493 S.F.

1 MAINFLOOR PLAN
3/16" = 1'-0"

JOB NO. DATE DRAWN BY: and	JOB NO. DATE DRAWN BY: and	SHEET NO. 4 of 10

Project Title Van Rootsellar Cottage	CLEAN LINES DRAFTING AND DESIGN 928 21st Avenue, Coaldale, Alberta TEL 866 AL. (403) 328-8833 (403) 349-7788
Address ?	
Drawing Title MAINFLOOR PLAN	



**DIRECTOR OF DEVELOPMENT AND COMMUNITY SERVICES REPORT
November 2016**

9a

Development / Community Services Activities includes:

- November 1 Municipal Planning Commission
- November 4 Plains Midstream Proactive Planning Meeting
- November 8 Policy and Plans Meeting
- November 8 Council Meeting
- November 9 Joint Health and Safety Meeting
- November 10 Staff Meeting
- November 10 Table Top Exercise
- November 15 Pincher Creek Humane Society – Harboursing Animals Agreement
- November 18 Contaminated Sites Meeting
- November 22 Policy and Plans Meeting
- November 22 Council Meeting
- November 24 Emergency Commission Meeting

PLANNING DEPARTMENT STATISTICS

Development Permits Issued by the Director for November 2016

No.	Applicant	Division	Legal Address	Development
2016-59	Gina Jo Ann Marr	1	SE 30-3-29 W4M	Manufactured Home
2016-60	Jim Green	1	NW 19-3-29 W4M	Accessory Building
2016-61	Margaret Moen	1	SW 36-8-1 W5M	Cabin
2016-62	Brad Boese	2	NE 34-5-29 W4M	Residential Additions
2016-65	Davis Properties Ltd.	2	NE 34-6-30 W4M	Temporary Auto Sales
2016-66	Russell and Tamara Domolewski	1	Lot 1, Block 1, Plan 0815617; NW 22-5-29 W4M	Singlewide Manufactured Home with Addition

Development Permits Issued by Municipal Planning Commission for November 2016

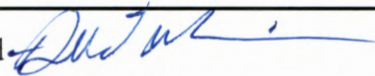
No.	Applicant	Division	Legal Address	Development
2016-53	Robert Doherty	1	Lot 1, Block 1, Plan 0716228; NE 25-4-29 W4M	Moved In Accessory Building Garage
2016-54	MD of Pincher Creek	3	Plan 7610679; OT; N 32-6-30 W4M	Shipping Container at Airport


Development Statistics to Date

DESCRIPTION	November 2016	2016 to Date	November 2015	2015	2014
Dev Permits Issued	8 6-DO / 2-MPC	62 40-DO / 22-MPC	9 7-DO / 2-MPC	70 54-DO / 16-MPC	68 47 - DO / 21- MPC
Dev Applications Accepted	9	66	9	78	73
Utility Permits Issued	2	23	3	31	23
Subdivision Applications Approved	0	11	0	12	8
Rezoning Applications Approved	0	0	0	1	2
Seismic / Oil / Gas	0	10	0	19	0
Compliance Cert	3	27	3	21	28

RECOMMENDATION:

That the report for the period ending November 30, 2016, be received as information.

Prepared by: Roland Milligan, Director of Development and 
Community Services Date: November 30, 2016

Reviewed by: Wendy Kay, CAO  Date: November 30, 2016

Submitted to: Municipal Planning Commission Date: December 6, 2016

MD OF PINCHER CREEKNovember 29, 2016

TO: Municipal Planning Commission
FROM: Roland Milligan, Development Officer
SUBJECT: **Extension Request** - Development Permit Application No. 2012-19

1. Application Information

Applicant(s): John and Bev Krall
Location Ptn. SE 19-7-2 W5M
Division: 5
Size of Parcel: 101.16 acres
Zoning: Agriculture - A
Development: Single Detached Residence

2. Background

- History of this permit is as follows:
 - June 13, 2012 - Original Permit Issued
 - July 21, 2014 - Six month extension provided by the Development Officer, pursuant to Section 20.2.
 - October 8, 2014 – One year extension provided by the Municipal Planning Commission.
 - November 9, 2015 – One year extension provided by the Municipal Planning Commission.
- Pursuant to Section 20.1(b) of the LUB, unless the development has not been completed in two (2) years from the date of issue of the permit, the permit expires.
- Section 20.2 of the LUB does provide authority to the Development Officer to extend the validity of the Development Permit for six months.
- Upon the six month extension, all other requests must be provided for by the MPC.
- There are no provisions in place regarding the number of extensions provided to the applicant.
- In an email, received on November 29, 2016 (Enclosure No. 1), the applicant is requesting another extension.

3. Discussion

- The applicant has provided an update regarding the status of their development to date.
- The applicant also states that new energy code regulations have delayed final house plans.
- In order to secure building permits, a valid development permit must be in place.

Recommendation

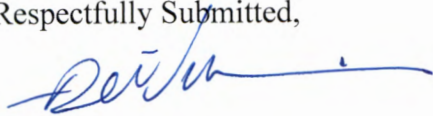
That the Municipal Planning Commission grant a one (1) year extension for Development Permit Application No. 2012-19, making the permit valid until December 6, 2017.

Enclosures

Supporting Documents:


- Enclosure 1 Email from applicant, dated November 29, 2016
- Enclosure 2 Development Permit Application No. 2012-19

Respectfully Submitted,



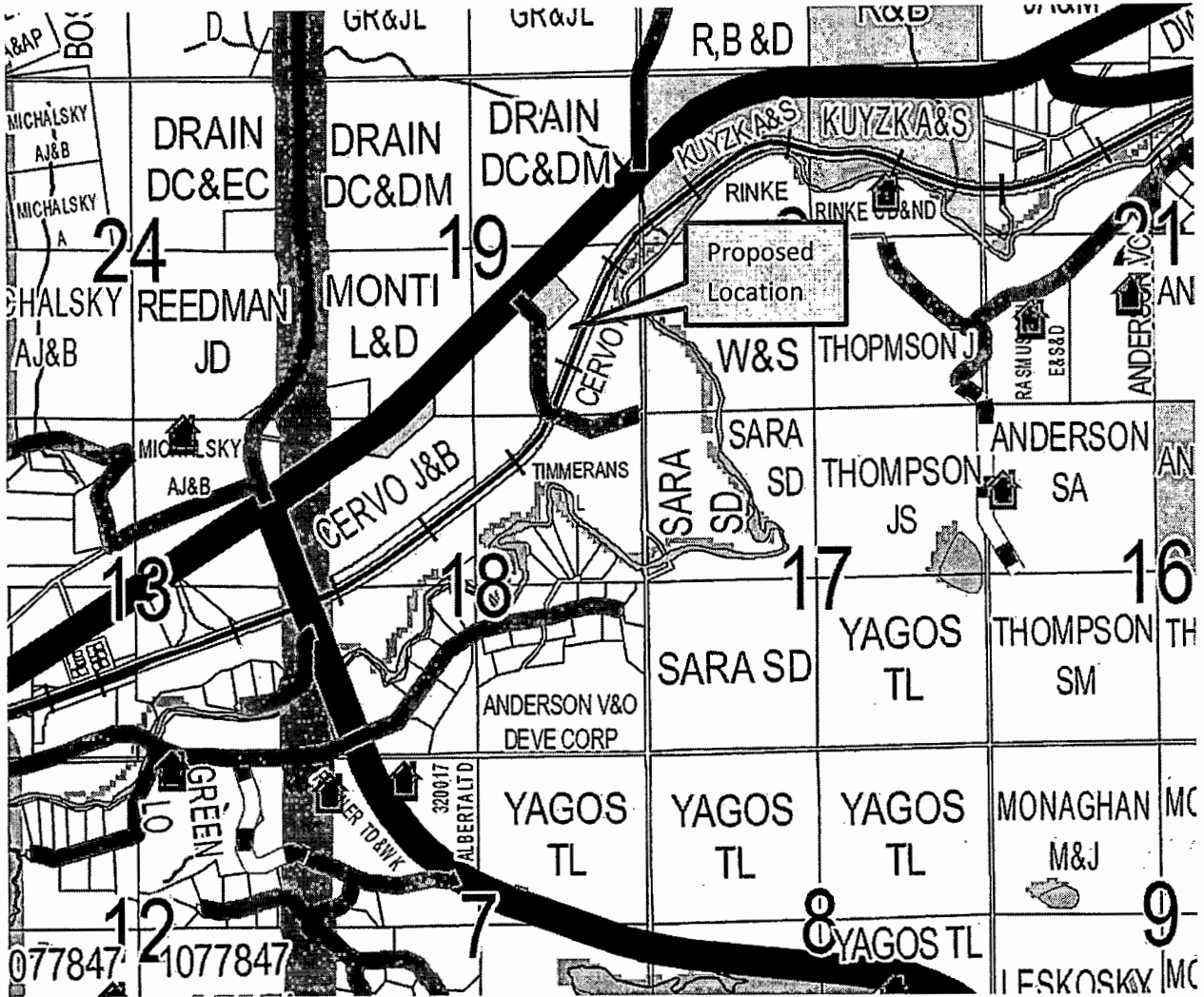
Roland Milligan

Reviewed by: Wendy Kay, CAO



Location of Proposed Development

Portion of SE 19-7-2 W5M



Tara Cryderman

Subject: FW: John & Bev Krall Development Permit #2012-19

From: John Krall [<mailto:john.w.krall@gmail.com>]
Sent: Tuesday, November 29, 2016 6:19 PM
To: Roland Milligan <AdminDirDev@mdpincercreek.ab.ca>
Subject: John & Bev Krall Development Permit #2012-19

Roland

Nov 29 2016

Roland regarding development permit #2012-19 This is were we are at to the present date

- We have installed a 1200 meter road
- Fenced the property
- Constructed a 1500 sq foot Agricultural Shop
- Brought in electrical service in to site
- Water lines installed to water well site
- Water Lines and power install to future new home
- Construction Drawings for new home are 95 % complete

Bev and myself have been working on the house design since June and were hoping to commence construction in the late fall however as of Nov 1 the new energy code has come in effect which has slow down the design. In order to complete the design there are wall, door, window and ceiling assemblies that need to be submitted regarding their rfi efficiency also heating, cooling, ventilation lighting motor etc. also require shop drawing for their efficiency. The Permitting and New home warranty people both require the information. Our home far surpasses the new code however the information still needs to be put forth to both parties. We are asking for a 6 month extension to complete permitting and new home Warranty. it may not require that much time to complete however we do require a active development permit in place.

Thanks John & Bev Krall



SCANNED

ADMINISTRATION OFFICE
P.O. BOX 279
PINCHER CREEK, ALBERTA
T0K 1W0
PHONE 627-3130 • FAX 627-5070
E-MAIL: info@mdpincercreek.ab.ca
www.mdpincercreek.ab.ca

**MUNICIPAL DISTRICT OF PINCHER CREEK NO. 9
DEVELOPMENT PERMIT
DEVELOPMENT PERMIT No. 2012-19**

This development permit is hereby issued to:

NAME: **John and Bev Krall**
ADDRESS: **P.O. Box 117**
Diamond City, AB T0K 0T0

In respect of works consisting of: • **Single Detached Residence**
(approx size – 111.48 m² / 1200 ft²)

On land located at: **Ptn. SE 19-7-2 W5M**

and as described on plans submitted by the applicant.


This permit refers only to works outlined in Development Application No. **2012-19**

and is subject to the Condition(s) contained herein:

Condition(s):

1. That this development meets the minimum provisions as required in Land Use Bylaw 1140-08.
2. That the applicant enters into a Development Agreement with the MD regarding access to the parcel.

This permit becomes effective the **13th day of June, 2012**, unless an appeal pursuant to section 686(1) of the Municipal Government Act is lodged within fourteen (14) days.

SIGNED: 
Roland Milligan, Development Officer

IMPORTANT – See Attached

THIS IS NOT A BUILDING PERMIT

The development outlined above is subject to the following conditions:

- (a) This permit indicates that only the development to which it relates is authorized in accordance with the provisions of the land use bylaw and in no way relieves or excuses the applicant from complying with the land use bylaw or any other bylaw, laws, orders and/or regulations affecting such development.
- (b) This permit, issued in accordance with the notice of decision, is valid for a period of two (2) years from the date of issue. If, at the expiry of this period, the development has not been completed, an extension must be requested.
- (c) If this development permit is issued for construction of a building, the exterior of the building, including painting, shall be completed within twenty four (24) months from the date of issue of this development permit
- (d) The Development Officer may, in accordance with section 645 of the Municipal Government Act, take such action as is necessary to ensure that the provisions of this bylaw are complied with.
- (e) Construction undertaken in accordance with this development may be regulated by the provincial building requirements. The applicant / owner / developer assumes all responsibilities pertaining to construction plan submissions, approvals and inspections as may be required by Alberta Labour.
- (f) Any development commenced prior to this permit being valid is entirely at the risk of the owner and/or applicant.

<p>NOTE: Information provided in this application or generated by this application may be considered at a public meeting.</p>
--

Inspection Information

Alberta Safety Codes – 1-866-421-6929 – Call directly to speak with a Safety Code Officer for answers to any questions you may have about permits and / or inspections.

To obtain the necessary permits for the following types of construction, please contact:

Agency Name	Phone	Fax	Website	Permits			
				Building	Electrical	Gas	Plumbing
Superior Safety Codes Inc.	(403) 320-0734 1-877-320-0734	(403) 320-9969	www.superiorsafetycodes.com	Yes	Yes	Yes	Yes
The Inspections Group Inc.	(780) 454-5048 1-866-554-5048	(780) 454-5222 1-866-454-5222	www.inspectionsgroup.com	Yes	Yes	Yes	Yes
Davis Inspection Services Ltd.	(403) 275-3338 1-800-639-0912	(403) 275-9790	www.davisinspections.ca	Yes	Yes	Yes	Yes
Park Enterprises	(403) 329-3747 1-800-621-5440	(403) 329-8514		Yes	Yes	Yes	Yes

Please Note: Fire Permit inquiries are to be directed to the Pincher Creek and District Fire Hall at 403-627-5333.