

**Municipal District of Pincher Creek No. 9
MUNICIPAL PLANNING COMMISSION**

May 7, 2019

6:30 pm

Agenda

1. Adoption of Agenda

2. Minutes

- a. Meeting Minutes of December 4, 2018

3. Closed Meeting Session

4. Unfinished Business

Nil

5. Development Permit Applications

- a. Development Permit Application No. 2019-09
Keith and Donna Johnson
Lot 4, Block 3, Plan 0715187; NW 36-7-1 W5M
Moved-In Accessory Building – Detached Garage
- b. Development Permit Application No. 2019-10
Royal Canadian Legion
Lot 1, Plan 8211125; NE 23-6-30 W4M
Accessory Building – Metal Clad Open Face Shelter
- c. Development Permit Application No. 2019-11
Royal Canadian Legion
Lot 1, Plan 8211125; NE 23-6-30 W4M
Moved-In Accessory Building – Shelter Building
- d. Development Permit Application No. 2019-12
Rob Mulloy
Ptn. NW 11-7-2 W5M
Accessory Building – Detached Garage – Setback Variance Requested

6. Development Reports

- a. Development Officer's Report
- Report for the months of January – April 2019

7. Correspondence

Nil

8. New Business

9. Next Regular Meeting – June 4, 2019; 6:30 pm

10. Adjournment

2a

**Meeting Minutes of the
Municipal Planning Commission
December 4, 2018, 6:30 pm
Municipal District of Pincher Creek No. 9 Administration Building**

ATTENDANCE

Commission: Reeve Brian Hammond, Councillors Quentin Stevick, Rick Lemire, Bev Everts, and Terry Yagos, and Members Michael Gerrand and Jim Welsch

Staff: Director of Development and Community Services Roland Milligan, Planning Advisor Gavin Scott and Executive Assistant Tara Cryderman

Chairman Jim Welsch called the meeting to order, the time being 6:30 pm.

1. ADOPTION OF AGENDA

Councillor Quentin Stevick 18/200

Moved that the Municipal Planning Commission Agenda for December 4, 2018, be amended, the amendment as follows:

Addition to New Business – Explanation of the Subdivision and Development Appeal process;

And that the agenda be approved, as amended.

Carried

2. ADOPTION OF MINUTES

Councillor Brian Hammond 18/201

Moved that the Municipal Planning Commission Meeting Minutes for November 6, 2018, be amended, the amendment as follows:

Correction of “Favour” to “In Favour” where required;

And that the minutes be approved, as amended.

Carried

3. CLOSED MEETING SESSION

Councillor Rick Lemire 18/202

Moved that the Municipal Planning Commission close the meeting to the public, under the authority of the *Municipal Government Act*, Section 197(2.1), the time being 6:31 pm.

Carried

Councillor Terry Yagos

18/203

Moved that the Municipal Planning Commission open the meeting to the public, the time being 6:52 pm.

Carried

4. **UNFINISHED BUSINESS**

There was no unfinished business to discuss.

1. **DEVELOPMENT PERMIT APPLICATIONS**

- a. Development Permit Application No. 2018-87
Danielson Law
Lot 14, Plan 901 1377; SW 7-7-2 W5M
Burmis Mountain Estates
Bring Property into Compliance – Setback Variances

Councillor Rick Lemire

18/204

Moved that Development Permit No. 2018-87, to bring the existing Accessory Buildings (Shelter A, Shelter B, Shed A and Shed B) into compliance, be approved subject to the following Conditions, Variance, and Informative:

Condition(s):

1. That this development meets the minimum provisions as required in Land Use Bylaw 1289-18

Variance(s):

Shelter A:

1. That a 29.69 m variance be approved, from the 30 m Front Yard requirement, for a Front Yard Setback distance of 0.31 m, from the internal subdivision road for Burmis Mountain Estates.

Shelter B:

1. That a 29.67 m variance be approved, from the 30 m Front Yard requirement, for a Front Yard Setback distance of 0.37 m, from the internal subdivision road for Burmis Mountain Estates.

Shed A:

1. That a 26.03 m variance be approved, from the 30 m Rear Yard requirement, for a Rear Yard Setback distance of 3.97 m, from Range Road 3-0.

Shed B:

1. That a 5 m variance be approved, from the 30 m Rear Yard requirement, for a Rear Yard Setback distance of 25 m, from Range Road 3-0.
2. That a 7.36 m variance be approved, from the 7.5 m Side Yard requirement, for a Side Yard Setback distance of 0.14 m from the South property boundary.

Informative(s):

1. Pursuant to Section 643(6) of the *Municipal Government Act*, RSA 2000, Chapter M-26, if a non-conforming building is damaged or destroyed to the extent of more than 75% of the value of the building above the foundation, the building may not be repaired or rebuilt except in accordance with the Land use Bylaw.

Carried

2. **DEVELOPMENT REPORT**

a. Development Officer's Report

Reeve Brian Hammond

18/205

Moved that the Development Officer's Report, for the month ending November 2018, be received as information.

Carried

3. **CORRESPONDENCE**

There was no correspondence to discuss.

4. **NEW BUSINESS**

Explanation of Subdivision and Development Appeal Process

The process for a Subdivision and Development Appeal process was explained to the members of the Municipal Planning Commission.

5. **NEXT MEETING** – February 5, 2019; 6:30 pm.

6. **ADJOURNMENT**

Councillor Terry Yagos

18/206

Moved that the meeting adjourn, the time being 7:28 pm.

Carried


Chairperson Jim Welsch
Municipal Planning Commission

Director of Development and Community
Services Roland Milligan
Municipal Planning Commission

DRAFT


Recommendation to Municipal Planning Commission

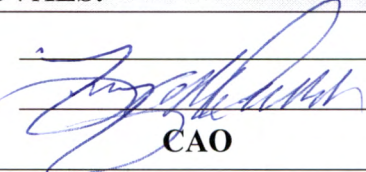
5a

TITLE: DEVELOPMENT PERMIT NO. 2019-09 Applicant: Keith and Donna Johnson Location Lot 4, Block 3, Plan 0715187; NW 36-7-1 W5M Division: 4 Size of Parcel: 1.47 ha (3.63 acres) Zoning: Grouped Country Residential Development: Moved-In Accessory Building – Detached Garage	
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PREPARED BY: Roland Milligan	DATE: April 30, 2019
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DEPARTMENT: Planning and Development

Signature: 	ATTACHMENTS: 1. Development Permit Application No. 2019-09 2. Picture of the Accessory Building
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APPROVALS:			
	<i>2019/05/02</i> Date	 CAO	<i>02 May, 2019</i> Date
Department Director			

RECOMMENDATION:

That Development Permit No. 2019-09, for the Moved-In Accessory Building – Detached Garage, be approved, subject to the following Condition(s):

Condition(s):

- 1. That this development meets the minimum provisions as required in Land Use Bylaw 1289-18.**

BACKGROUND:

- On March 28, 2019, the MD received Development Permit Application No. 2019-09 seeking approval for a Moved-In Accessory Building – Detached Garage.
- This application is in front of the MPC because:
 - Within the Grouped Country Residential Land Use District, Moved-In Accessory Building is a Discretionary Use.
- The application has been circulated to the adjacent landowners. At the time of preparing this report no responses had been received.
- All setback requirements for the district have been met.



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. 2019-09

Date Application Received 2019/03/28 PERMIT FEE \$100 Permitted / \$150 Discretionary
 Date Application Accepted 2019/03/28 RECEIPT NO. 39616
 Tax Roll # 3014.220 7527 Rge Rd 1-1

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: Keith & Donna Johnson
 Address: _____
 Telephone: _____ Email: _____
 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:

Move a pre-built garage to the property

Legal Description: Lot(s) 4
 Block 3
 Plan 0715187 Nw 36-7-1 WS
 Quarter Section Short legal 0715187; 3; 4

Estimated Commencement Date: May 20, 2019
 Estimated Completion Date: July 31, 2019

SECTION 3: SITE REQUIREMENTS

Land Use District: Grouped Country Residential Division: 4
 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
<u>Garage</u>			
(1) Area of Site	3.63 acres	N/A	—
(2) Area of Building	+/- 780 sq ft	N/A	—
(3) %Site Coverage by Building (within Hamets)	.49%	N/A	—
(4) Front Yard Setback Direction Facing: <u>WEST</u>	63m	30m	YES
(5) Rear Yard Setback Direction Facing: <u>EAST</u>	120m	15m	YES
(6) Side Yard Setback Direction Facing: <u>NORTH</u>	28m	7.5m	YES
(7) Side Yard Setback Direction Facing: <u>SOUTH</u>	32m	7.5m	YES
(8) Height of Building	20 foot peak	N/A	—
(9) Number of Off Street Parking Spaces	0	N/A	—

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 (within Hamlets)			
(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 : None

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: March 28/19

Keith Johnson
Applicant

Keith Johnson
Registered Owner

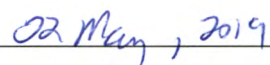
Ronna M. Johnson

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





Recommendation to Municipal Planning Commission

TITLE: DEVELOPMENT PERMIT NO. 2019-10		
Applicant: Royal Canadian Legion Location: Lot 1, Plan 8211225; NE 23-6-30 W4M Division: 2 Size of Parcel: 1.61 ha (3.99 acres) Zoning: Parks and Open Spaces Development: Accessory Building – Metal Clad Open Face Shelter		
PREPARED BY: Roland Milligan		DATE: April 30, 2019
DEPARTMENT: Planning and Development		
Signature: 	ATTACHMENTS: 1. Development Permit Application No. 2019-10	
APPROVALS:		
<hr/>	 Date	 CAO
Department Director	<hr/> Date	 Date

RECOMMENDATION:
That Development Permit No. 2019-10, for the Accessory Building – Metal Clad Open Face Shelter, be approved, subject to the following Condition(s):

Condition(s):

1. That this development meets the minimum provisions as required in Land Use Bylaw 1289-18.
2. That the applicant adhere to conditions set forth within the required Alberta Transportation Roadside Development Permit, which will be attached to and form part of this permit.

BACKGROUND:

- On April 2, 2019, the MD received Development Permit Application No. 2019-10 seeking approval for an Accessory Building. The applicants are wishing to install a Metal Clad Open Face Shelter at the Bobbie Burns Fish Pond Park. The Park is owned by the MD, but there is an agreement in place where the Legion operates and maintains the Park.
- This application is in front of the MPC because:
 - Within the Parks and Open Spaces Land Use District, Accessory Building is a Discretionary Use.

Recommendation to Municipal Planning Commission

- The application was circulated to the adjacent landowners.
- Pursuant to the LUB the setback requirements for the land use district, all setback requirements are at the discretion of the Development Authority. In this instance it is the MPC.
- A Roadside Development Permit has been secured (make sure it is in by MPC).
- As this application is a Discretionary Use, an Intermunicipal Development Plan Committee meeting was necessary. The Committee met on April 17, 2019 and supplied the following;

Moved that the documentation, and information, regarding Development Permit Application No. 2019-10, be received;

And that the Intermunicipal Development Plan Committee advises the Municipal Planning Commission that they have no concerns with Development Permit Application No. 2019-10, and recommends approval.



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. 2019-10

Date Application Received 2019/04/02

PERMIT FEE \$100 Permitted
\$150 Discretionary

Date Application Accepted 2019/04/02

RECEIPT NO. N/A

Tax Roll # 2648.000

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: ROHAN CHANDRAN LECHEO #43 - FRED WHITE

Address: _____

Telephone: _____

Owner of Land (if different from above): M.D. 9 PINCHER CREEK.

Address: _____ Telephone: _____

Interest of Applicant (if not the owner): SITE OPERATOR / MAINTENANCE

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:

BUILD A METAL CLAD SHELTER FOR SENIORS USE AT BOBBIE BURNS SENIORS. FISH TOWN.

Legal Description: Lot(s) 1

Block _____

Plan 8211225

Quarter Section NE 23-6-30-04

Estimated Commencement Date: MAY 1, 2019

Estimated Completion Date: JUNE 30, 2019

SECTION 3: SITE REQUIREMENTS

Land Use District: PARKS & OPEN SPACE Division: 2

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		N/A	
(2) Area of Building	400 sqft.	N/A	
(3) %Site Coverage by Building (within Hamets)		N/A	
(4) Front Yard Setback Direction Facing: <u>S</u>	77m	AT THE DISCRETION OF THE DEVELOPMENT AUTHORITY	
(5) Rear Yard Setback Direction Facing: <u>N</u>	28m		
(6) Side Yard Setback: Direction Facing: <u>E</u>	108m		
(7) Side Yard Setback: Direction Facing: <u>W</u>	20m		
(8) Height of Building	8ft.	< 7.5m	
(9) Number of Off Street Parking Spaces		N/A	

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

SEE ATTACHED PLOT PLAN & SITE DRAWING.

SEE ATTACHED BUILDING DRAWING.

ACCESSORY BUILDING	N/A	Proposed	By Law Requirements	Conforms
(1) Area of Site				
(2) Area of Building				
(3) % Site Coverage by Building (within Hamlets)				
(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 : N/A

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.

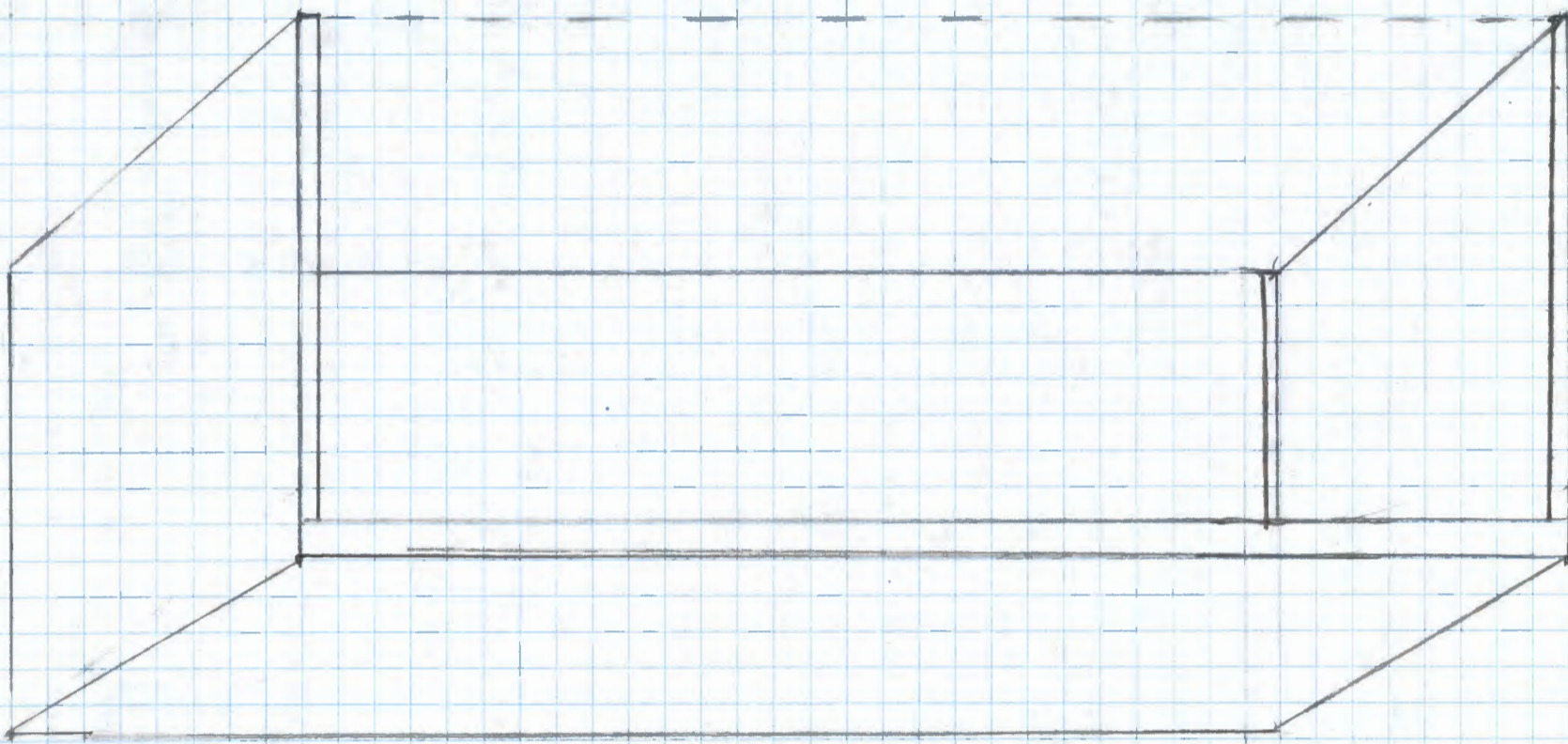
DATE: Apr 2 / 19



 Applicant

 Registered Owner

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



New Shelter

- Concrete Floor
- Wooded Frame
- Metal Partition

- Closed in 2 Trans Sides
- 2 Sarcines

Size. - 12' DEEP

30' LONG

10' TALL

12/3 PITCH

EXISTING
GARDEN

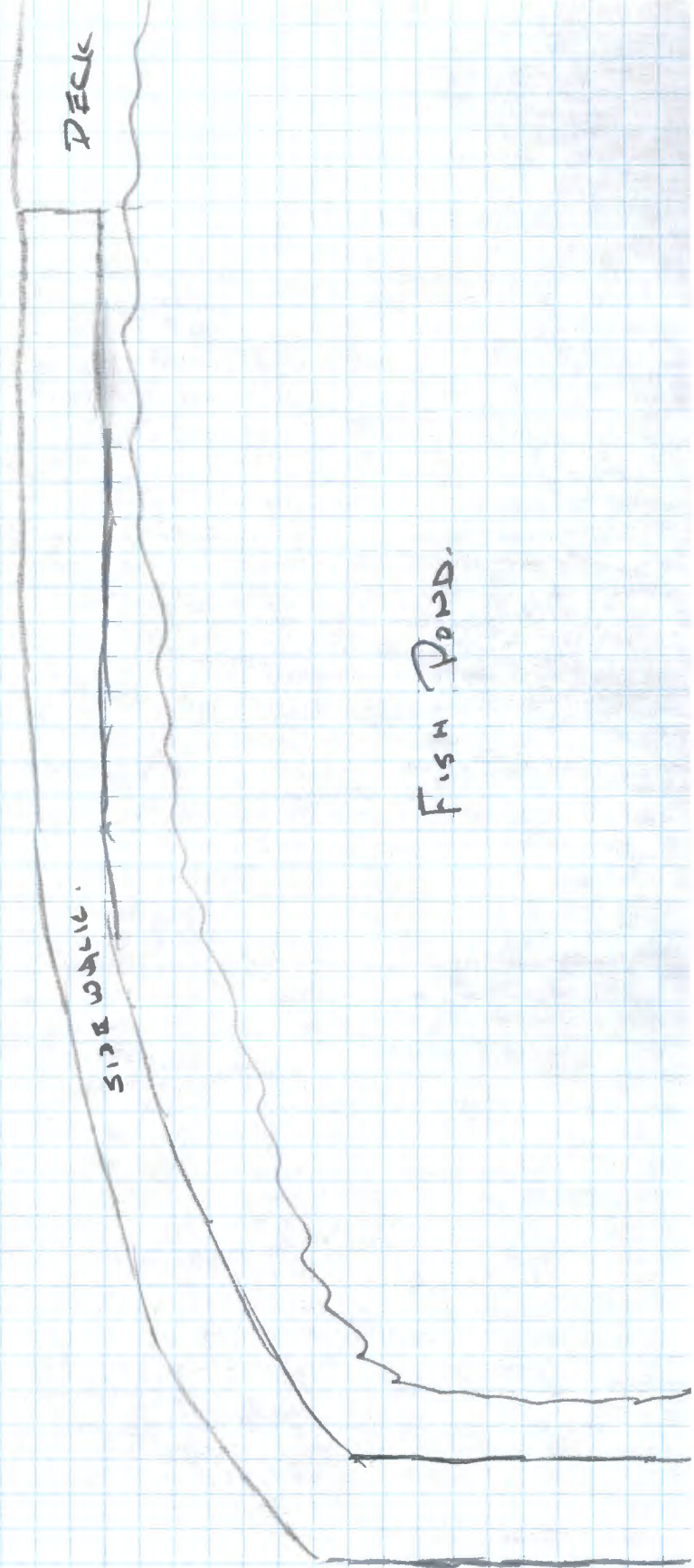


EXISTING
DUTY HOUSE

DECK

SIDE WALL

FISH POND



881 0489



Scale 1:1000
when printed
8.5x11
1mm = 1m

107.11
107.12

117.81

52.32

27.09

25m

28m

20m

PROPOSED
SHELTER

108m

67.47

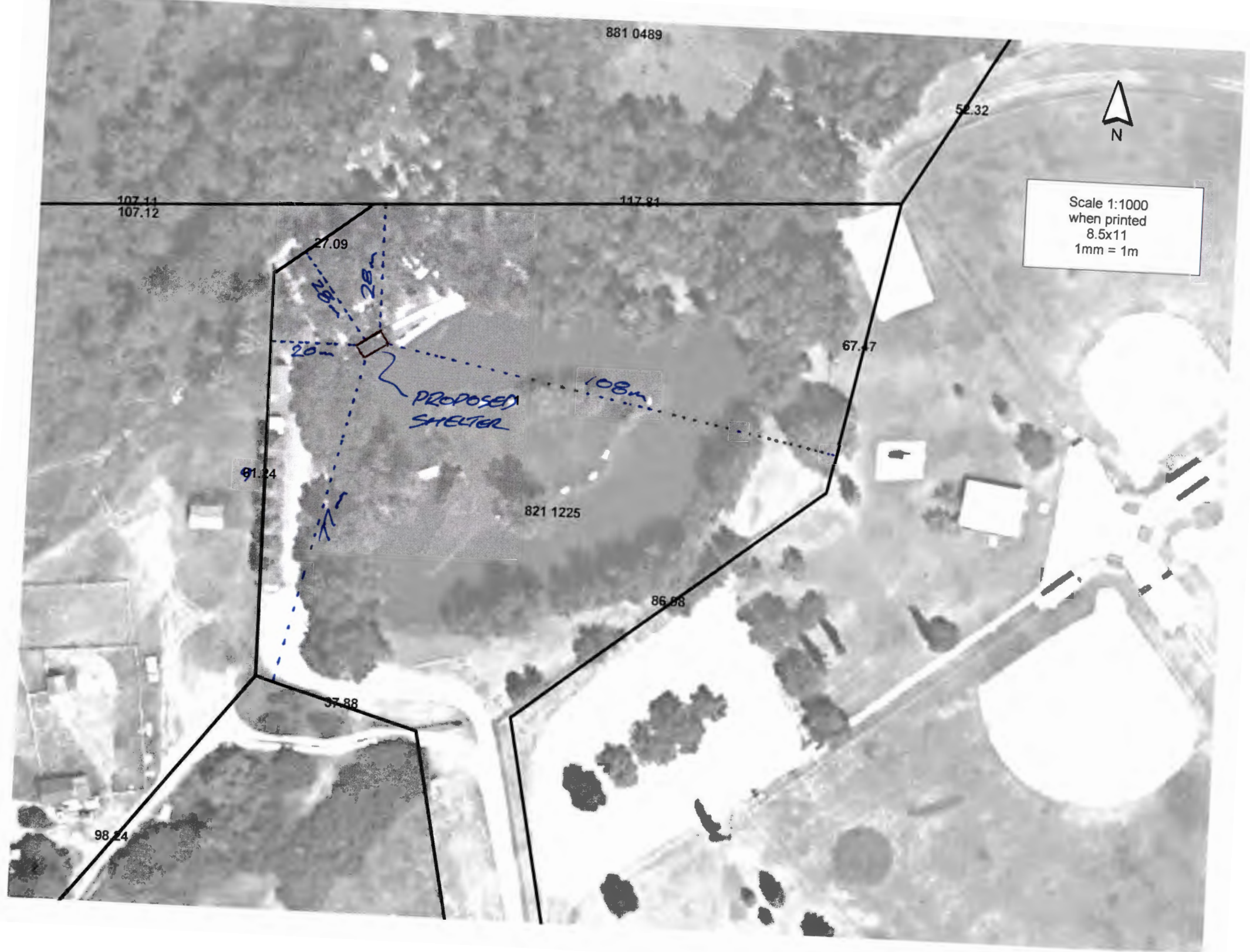
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Bobbie Burns Seniors Fish Pond
C/O Pincher Creek Legion Branch 43
Box 131
Pincher Creek, Ab.
T0K 1W0

April 2, 2019

Dear Sirs:

The Royal Canadian Legion, stewarts of the Bobbie Burns Seniors Fish Pond are planning to install a metal clad shelter over looking the fish pond as part of the Seniors area at the pond.

As part of this installation we have applied for a Development Permit that carries a cost of \$150. The Legion requests that the fee be waived as the property is a MD9 holding.

Yours Truly


A handwritten signature in black ink, appearing to read 'Fred White', enclosed within a large, loopy oval flourish.

Fred White

Chairman, Bobbie Burns Seniors Fish Pond Committee

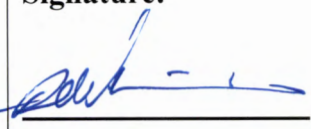
Recommendation to Municipal Planning Commission


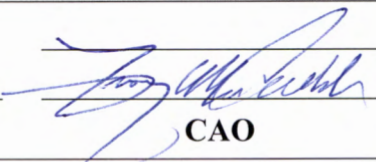
5c

TITLE: DEVELOPMENT PERMIT NO. 2019-11 Applicant: Royal Canadian Legion Location Lot 1, Plan 8211225; NE 23-6-30 W4M Division: 2 Size of Parcel: 1.61 ha (3.99 acres) Zoning: Parks and Open Spaces Development: Moved- In Accessory Building – Shelter Building	
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PREPARED BY: Roland Milligan	DATE: April 30, 2019
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DEPARTMENT: Planning and Development

Signature: 	ATTACHMENTS: 1. Development Permit Application No. 2019-11
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APPROVALS:			
	 Date	 CAO	02 May, 2019 Date
Department Director			

RECOMMENDATION:
 That Development Permit No. 2019-11, for the Moved-In Accessory Building – Shelter, be approved, subject to the following Condition(s):

Condition(s):

1. That this development meets the minimum provisions as required in Land Use Bylaw 1289-18.
2. That the applicant adhere to conditions set forth within the required Alberta Transportation Roadside Development Permit, which will be attached to and form part of this permit.

BACKGROUND:

- On April 2, 2019, the MD received Development Permit Application No. 2019-11 seeking approval for a Moved-In Accessory Building - Shelter. The applicants are wishing to place a pre-fab structure at the Bobbie Burns Fish Pond Park. The structure is intended to provide shelter to a local youth group, while they are operating their program within the Park, as well as a storage facility for the program. The Park is owned by the MD, but there is an agreement in place where the Legion operates and maintains the Park.
- This application is in front of the MPC because:

Recommendation to Municipal Planning Commission

- Within the Parks and Open Spaces Land Use District, Moved-In Accessory Building is a Discretionary Use.
- The application was circulated to the adjacent landowners.
- All setback requirements are met.
- A Roadside Development Permit has been secured (make sure it is in by MPC).
- As this application is a Discretionary Use, an Intermunicipal Development Plan Committee meeting was necessary. The Committee met on April 17, 2019 and supplied the following:
 - Moved that the documentation, and information, regarding Development Permit Application No. 2019-11, be received;
 - And that the Intermunicipal Development Plan Committee advises the Municipal Planning Commission that they have no concerns with Development Permit Application No. 2019-11, and recommends approval.



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. 2019-11

Date Application Received 2019/04/02

PERMIT FEE \$100 Permitted
\$150 Discretionary

Date Application Accepted 2019/04/02

RECEIPT NO. N/A

Tax Roll # 2648.000

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SECTION 1: GENERAL INFORMATION

Applicant: Royal Canadian Legion #43 - Fred White

Owner of Land (if different from above): M.D.9 - Pincher Creek

Address: _____ Telephone: _____

Interest of Applicant (if not the owner): SITE OPERATOR / MAINTENANCE

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:

Move a prebuilt shelter on to site for the use as a
warming shelter for a youth forestry program.

Legal Description: Lot(s) 1

Block _____

Plan 8211225

Quarter Section NE 23-6-30-W4

Estimated Commencement Date: May 1, 2019

Estimated Completion Date: May 30, 2019

SECTION 3: SITE REQUIREMENTS

Land Use District: PARKS + OPEN SPACE Division: 2

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		N/A		
(2) Area of Building	192 sqft.	N/A		
(3) %Site Coverage by Building (within Hamets)		N/A		
(4) Front Yard Setback Direction Facing: <u>S</u>	89m	AT THE DISCRETION OF THE DEVELOPMENT AUTHORITY		
(5) Rear Yard Setback Direction Facing: <u>NW</u>	8m			
(6) Side Yard Setback: Direction Facing: <u>E</u>	14m			
(7) Side Yard Setback: Direction Facing: <u>W</u>	15m			
(8) Height of Building	8ft.		≤ 7.5m	
(9) Number of Off Street Parking Spaces				

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

SEE ATTACHED BROCHURE - JC Cabin

SEE ATTACHED PLOT PLAN & SITE DRAWING.

ACCESSORY BUILDING	<i>N/A</i>	Proposed	By Law Requirements	Conforms
(1) Area of Site				
(2) Area of Building				
(3) % Site Coverage by Building (within Hamlets)				
(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 : *N/A*

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.

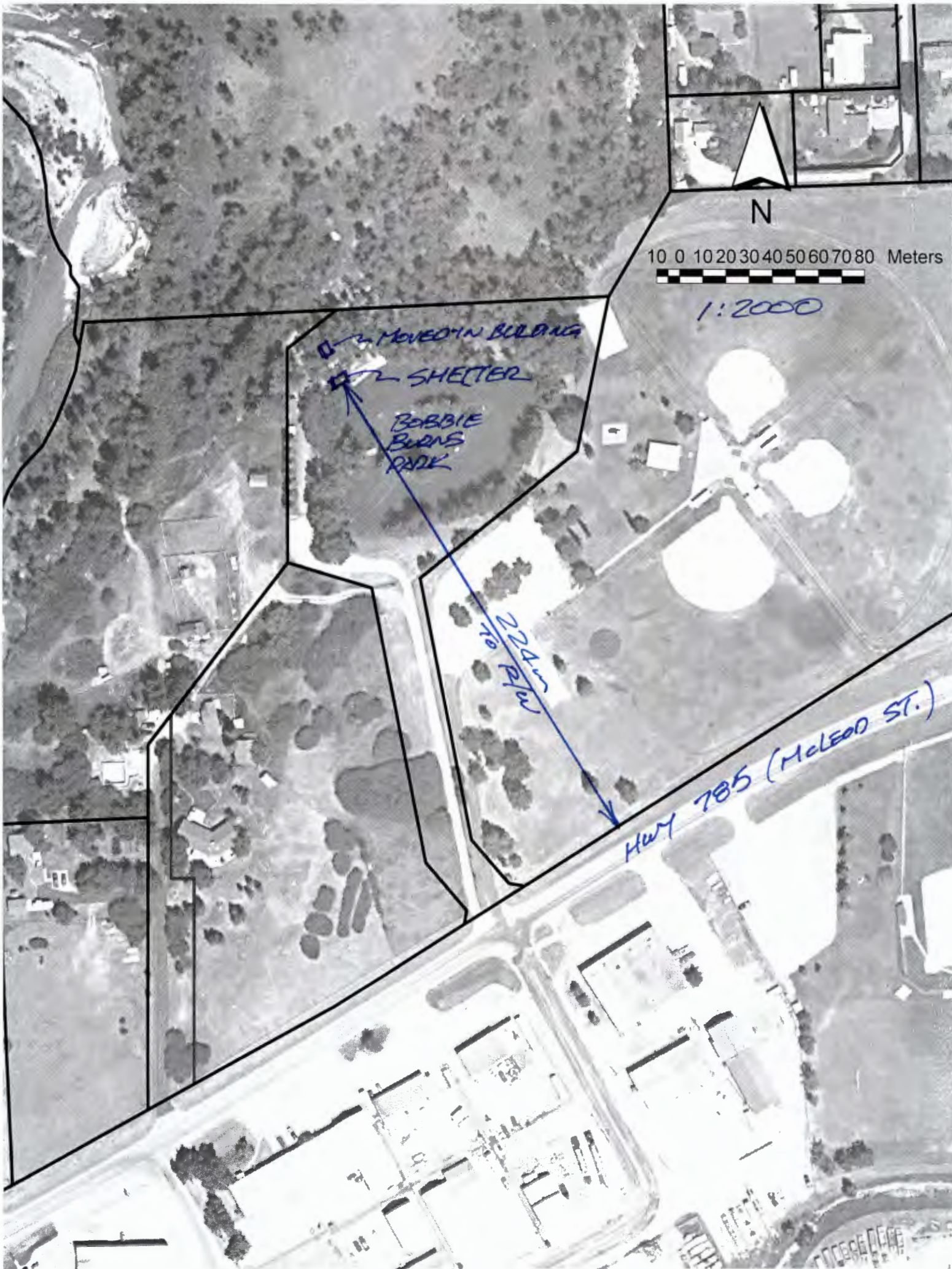
DATE: *April 19*



Applicant

Registered Owner

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



N

10 0 10 20 30 40 50 60 70 80 Meters



1:2000

MOVED IN BUILDING
SHELTER
BOBBIE BURNS PARK

220m
10 PPM

HWY 785 (McLEOD ST.)

NEW 6' DEEP PORCH!
And Increased Head Room



LBC Lofted Barn Cabin - Standard Features

New 6' Deep Porch with Increased Porch Height - 7'9" from Deck to Ceiling and 6' from Porch Front to Wall, Three 2'x3' Windows with Latches/Screens, 6'7" Under Rear Loft Height, Two Reinforced Loft Spaces Located on Opposite Ends of Interior, 78" 9-Lite Door with Lock and Keys.



CC Floor Plan STANDARD

CC Center Cabin - Standard Features

*Our Newest Model! The Center Cabin includes 8' Wide Porch (option to upgrade to a 12' Wide Porch) with Increased Porch Height, Low Pitched Gable Roof, 7'9" Interior Wall Height, Three 2'x3' Windows with Latches/Screens, and 9-Lite 36"x78" Door with Lock and Keys. Center porch location creates a great natural separation inside. Add some special touches to your own Center Cabin today!
Also available in Center Lofted Barn Cabin ask your dealer for details.*



G Garage - Standard Features

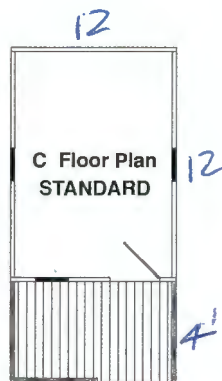
Our Classic Low Pitched Gable Roof Garage with New Window and Door Configuration! Two 3'x3' Windows with Latches/Screens, One 36"x78" 4-Lite Outswinging Door, One 9'x7' Roll-Up Door, and Premier's New Premium 3/4" Flooring.



PCS Premier Cottage Shed - Standard Features

6'7" Rear Wall & 7'9" Front Wall. 70" Door Opening with Double Wooden Entry Doors. One 2'x3' Window. Door Lock and Keys, High-end Hinges, Spring Latch Hooks Top and Bottom of Left Door Ensures Security. Not Available in Metal.

A



C Cabin - Standard Features

New 6' Deep Porch with Increased Porch Height, Low Pitched Gable Roof, 7'9" Interior Wall Height, Three 2'x3' Windows with Latches/Screens, and 9-Lite 36"x78" Door with Lock and Keys.



PGS Premier Garden Shed - Standard Features

6'7" Front Wall & 7'9" Back Wall. 70" Door Opening with Double Wooden Entry Doors. One 2'x3' Window. Door Lock and Keys, High-end Hinges, Spring Latch Hooks Top and Bottom of Left Door Ensures Security. Not Available in Metal.

Bobbie Burns Seniors Fish Pond
C/O Pincher Creek Legion Branch 43
Box 131
Pincher Creek, Ab.
TOK 1W0


April 2, 2019

Dear Sirs:

The Royal Canadian Legion, stewarts of the Bobbie Burns Seniors Fish Pond are planning to install a prefab building on site for a Youth Forestry Program in conjunction with the Pincher Creek Family Centre.

As part of this installation we have applied for a Development Permit that carries a cost of \$150. The Legion requests that the fee be waived as the property is a MD9 holding.




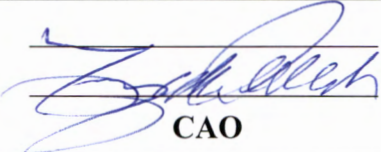
Yours Truly

A handwritten signature in black ink, appearing to read 'Fred White', enclosed within a hand-drawn oval. The signature is stylized and somewhat cursive.

Fred White

Chairman, Bobbie Burns Seniors Fish Pond Committee

Recommendation to Municipal Planning Commission

TITLE: DEVELOPMENT PERMIT NO. 2019-12		
Applicant: Rob Mulloy Location: Ptn. NW 11-7-2 W5M Division: 5 Size of Parcel: 20.79 ha (51.35 acres) Zoning: Agriculture Development: Accessory Building – Detached Garage Setback Variance Requested		
PREPARED BY: Roland Milligan		DATE: April 30, 2019
DEPARTMENT: Planning and Development		
Signature: 		ATTACHMENTS: 1. Development Permit Application No. 2019-12 2. Email from Applicant, dated April 8, 2019 3. Email from Public Works Manager, dated April 15, 2019
APPROVALS:		
	 2019/05/02	 02 May, 2019
Department Director	Date	CAO
		Date

RECOMMENDATION:

That Development Permit No. 2019-12, for the Accessory Building – Detached Garage, be approved, subject to the following Condition(s) and Variance(s):

Condition(s):

1. That this development meets the minimum provisions as required in Land Use Bylaw 1289-18.

Variance(s):

1. That a 19m Setback Variance, from the minimum 30m Setback Distance be approved, for an 11m Setback Distance from Township Road 7-2.

BACKGROUND:

- On April 4, 2019, the MD received Development Permit Application No. 2019-12 seeking approval for an Accessory Building – Detached Garage/Multi-use Shed.

Recommendation to Municipal Planning Commission

- This application is in front of the MPC because:
 - The setback distance from a public roadway is 30m. The proposed setback distance from Township Road 7-2 is 11m, requiring a 19m Setback Distance Variance. This variance must be authorized by the MPC.
- The applicant has provided reasons for this variance request (*Attachment No. 2*).
 - The topography of the parcel is quite sloped
 - There is an existing gas line behind the residence, both preventing the construction of the garage to be further North on the parcel.
- The existing residence on the parcel is 10.8 m from road.
- This is a dead end road that does not serve any other residences at this time.
- We hope to provide the MPC with some site photos to be provided at the meeting.
- The application has been circulated to the adjacent landowners. At the time of preparing this report, no responses had been received.
- Public Works was also requested to comment. In an email dated April 15, 2019 (*Attachment No. 3*), Public Works Manager Jared Pitcher stated that they see no issue in allowing the setback variance.



DEVELOPMENT PERMIT APPLICATION

All grey areas will be completed by the Planning Authority

DEVELOPMENT PERMIT APPLICATION NO. 2019-12

Date Application Received 2019/04/05

PERMIT FEE \$100 Permitted
\$150 Discretionary

Date Application Accepted 2019/04/05

RECEIPT NO. 39653

Tax Roll # 4448.000 2120 Twp Rd 7-2

39654

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: Bob Mulloy

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:

Multi use building "shed" (30'x40')
2120 Twp Rd 7-2

Legal Description: Lot(s) _____

Block _____

Plan _____

Quarter Section NW 11-7-2 W5m

Estimated Commencement Date: June 2019

Estimated Completion Date: Nov 2019

SECTION 3: SITE REQUIREMENTS

Land Use District: Agriculture Division: 5
 Permitted Use Discretionary Use
Setback Variance

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? 4 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	50 acres		
(2) Area of Building	1200'		
(3) %Site Coverage by Building (within Hamets)	N/A		
(4) Front Yard Setback Direction Facing:	30'S		
(5) Rear Yard Setback Direction Facing:	60'N		
(6) Side Yard Setback: Direction Facing:	10'W		
(7) Side Yard Setback: Direction Facing:	N/A		
(8) Height of Building	19'		
(9) Number of Off Street Parking Spaces	N/A		

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

ACCESSORY BUILDING	Proposed	By Law Requirements	Conforms
(1) Area of Site	50acres	N/A	—
(2) Area of Building	1200'		YES
(3) % Site Coverage by Building (within Hamlets)	N/A	—	—
(4) Front Yard Setback Direction Facing: South Twp Rd 7.2 11m	11m	30m	YES
(5) Rear Yard Setback Direction Facing: North 115m	115m'	30m	YES
(6) Side Yard Setback: Direction Facing: West 7655m	655m'	7.5m	YES
(7) Side Yard Setback: Direction Facing:			
(8) Height of Building	19'	N/A	—
(9) Number of Off Street Parking Spaces	N/A	—	—

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

SECTION 4: DEMOLITION

Type of building being demolished : _____

Area of size: _____

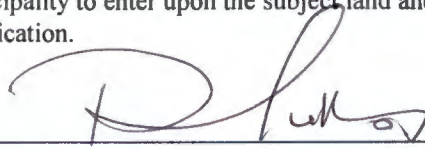
Type of demolition planned: _____

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: 2 April 2019


Applicant

R. Mulvey
Registered Owner

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



All information depicted is subject to change, therefore the Municipal District Of Pincher Creek assumes no responsibility for discrepancies at time of use. Please note, average accuracy of the displayed data is: +/-15m.
1:1000 Imagery: 2018

Roland Milligan

From:
Sent: April 8, 2019 7:42 AM
To: Roland Milligan
Cc: Tara Cryderman
Subject: Building location relaxation on NW 11 7 2 5

Dear Mr. Milligan,

I reviewed my plans to build a multi-use shed on my land south of Lundbreck with Tara Cryderman on Friday. The slope of the land would preclude the desired setback from the MD road. In addition this would require resiting of the existing gas line.

I would appreciate if council would wave the setback requirement for my proposal. I appreciate that my neighbours will have to agree. The road does not get much use.

Respectfully,

Rob Mulloy

Roland Milligan

From: Jared Pitcher
Sent: April 15, 2019 1:41 PM
To: Roland Milligan
Subject: Development Permit Application 2019-12 Mulloy

Roland,

We have reviewed the Development Permit Application and see no issue in allowing this setback variance. However in the site visit it was noted that drainage on the north side of the new structure is draining towards the road from the hill. We would recommend ensuring overland drainage measures be taken to ensure building is protected.

Thanks,

Jared Pitcher, C.E.T.
Public Works Assistant Superintendent
M.D. of Pincher Creek No. 9
Box 279
Pincher Creek AB, T0K 1W0
jpitcher@mdpincercreek.ab.ca
Phone (403) 627-3130
Fax (403) 627-3474

EAST OF LOCATION
LOOKING SOUTHWEST



EAST OF LOCATION
LOOKING ALONG MD
ROAD



WEST OF LOCATION
LOOKING
NORTHEAST ALONG
MD ROAD



LOOKING NORTHWEST
DIRECTLY AT PROPOSED
LOCATION.
PROPOSED LOCATION IS
POSTED ON GROUND.



DIRECTOR OF DEVELOPMENT AND COMMUNITY SERVICES REPORT January – April 2019

Development / Community Services Activities includes:

- January 7 Administration Facility Inspection – Joint Health and Safety
- January 7 CUPE Negotiations
- January 8 Council Committee / Council Meeting
- January 9 Joint Health and Safety Meeting
- January 10 Staff Meeting
- January 10 Intermunicipal Development Plan Meeting
- January 18 REMO Expression of Interest Review
- January 22 Council Committee / Council Meeting / Public Hearings
- January 23 – 24 CUPE Negotiations
- January 28 Vacation Day
- January 29 Subdivision and Development Appeal Board Training
- January 30 Recycling Meeting
- January 31 REMO Meeting
- February 4 Teleconference – Alberta Tourism
- February 5 Planning Session / Subdivision Authority Meeting
- February 7 CMR Area Structure Plan Meeting
- February 8 Intermunicipal Development Plan Meetings
- February 12 Council Committee / Council Meeting
- February 13 Joint Health and Safety
- February 13 Intermunicipal Development Plan Meeting
- February 14 Staff Meeting
- February 19 – 22 Vacation
- February 26 Council Committee / Council Meeting
- February 27 Intermunicipal Development Plan Meeting
- February 28 Staff Meeting
- March 1 Meet and Greet with CAO
- March 5 Planning Session
- March 12 Council Committee / Council Meeting
- March 14 Staff Meeting
- March 15 Joint Health and Safety Meeting
- March 21 Special Council Meeting with Town of Pincher Creek
- March 22 REMO Advisory Committee Meeting
- March 26 Council Committee / Public Hearing / Council Meeting
- April 2 Planning Session / Subdivision Authority Meeting
- April 4 Agricultural Service Board Meeting
- April 8 Intercollaboration Framework (ICF) meeting
- April 8 Flag Raising Ceremony
- April 9 Committee / Council Meeting
- April 10 Joint Health and Safety Meeting
- April 11 Staff Meeting
- April 15 Castle Region DMO Meeting

- April 16 BioGas Facility Tour
- April 17 Intermunicipal Development Plan Committee Meeting
- April 18 Interviews for Public Works Manager
- April 23 Committee / Council Meeting
- April 24 Lundbreck and Patton Park Review
- April 25 Staff Meeting / REMO Meeting
- April 29 – 30 ICF Meetings

PLANNING DEPARTMENT STATISTICS

Development Permits Issued by the Director for January – April 2019

No.	Applicant	Division	Legal Address	Development
2019-01	Stuart and Debra Russell	5	Lot 3, Block 1, Plan 0513059; SW 25-7-2 W5M	Single Detached Residence with detached garage
2019-02	Donald Doell	2	Lot 3, Block 2, Plan 9610044; NE 23-6-30 W4M	Accessory Building - Workshop / Storage Building
2019-03	Brent Barbero	3	NE 16-6-2 W5M	Single Detached Residence
2019-04	Steve and Rhonda Oczkowski	3	SW 15-6-2 W5M	Single Detached Residence
2019-05	Erickson & Sons Construction (Gingera / Berdin)	4	NE 16-8-1 W5M	Single Detached Residence
2019-06	John Lowry	5	Lots 9-10, Block 4, Plan 2177S; Hamlet of Lundbreck	Residential Addition - Enclose Carport (bring into compliance)
2019-07	Mark and Alysha Matheson	2	NW 19-5-28 W4M	Residential Addition - Porch (bring into compliance)
2019-08	Fred Christie / Koren Drake	3	Lot 1, Block 7, Plan 8410592; Hamlet of Beaver Mines	Accessory Building - Detached Garage
2019-13	Doug and Leona McClelland	3	SE 11-6-2 W5M	Manufactured Home & Detached Accessory Building - Garage
2019-14	James Peace	3	NE 21-6-1 W5M	Accessory Building – Detached Garage
2019-15	Robert Van Baal & Connie Blaeser Van Baal	5	Lot 1, Block 1, Plan 0913526; NW 33-8-2 W5M	Accessory Building - Shop
2019-16	Jeremy and Jodi Ames	2	Lot 2, Block 2, Plan 9610044; NE 23-6-30 W4M	Accessory Building - Shop
2019-18	Patricia and Kenneth Anderson	1	NE 1-5-30 W4M	Residential Addition
2019-19	John and Helen Neudorf	3	Lot 1, Block 1, Plan 9211131; NW 19-5-2 W5M	Accessory Building - Gazebo

Development Permits Issued by Municipal Planning Commission for 2019

None

Development Statistics to Date

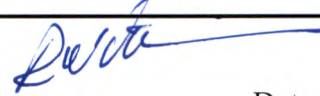
Development Statistics to Date

DESCRIPTION		2019 to Date	2018 to Date (April)	2017	2016
Dev Permits Issued	2 – Jan 2 – Feb 1 – March 9 – April	14 14 – DO / 0 - MPC	19 15-DO / 5-MPC	65 45-DO / 20-MPC	64 40-DO / 24-MPC
Dev Applications Accepted	2 – Jan 2 – Feb 3 – March 12 – April	18	20	63	66
Utility Permits Issued	1 – Jan 3 – Feb 2 – March 3 – April	9	9	22	25
Subdivision Applications Approved	4 – Feb 2 – April	6	3	3	12
Rezoning Applications Approved	1 – Feb	1	0	2	1
Compliance Cert	1 – Jan 2 – Feb 2 – March 3 – April	8	4	22	27

RECOMMENDATION:

That the report for the period ending April 30, 2019, be received as information.

Prepared by: Roland Milligan, Director of Development and
Community Services



Date: May 1, 2019

Reviewed by: Troy MacCulloch



Date: 02 May, 2019

Submitted to: Municipal Planning Commission

Date: May 7, 2019



Windy Point Wind Park Limited - Suite 1320, 396 117 Ave SW - Calgary, AB, T2R 0K7

April 26, 2019

VIA AUC DDS
Alberta Utilities Commission
Suite 1400, 600 3rd Avenue SW
Calgary, AB T2P 0G5
Attn: Mr. Trevor Richards, Lead Application Officer

Dear Mr. Richards:

RE: PROCEEDING 23377 – Request for Proceeding review hold

On March 2, 2018, Windy Point Wind Park Limited (“WPWP”), wholly owned by Alberta Renewable Power Limited Partnership, a joint venture between Boralex Inc. (“Boralex”) and Alberta Wind Energy Corporation (“AWEC”), filed amendment application no. 23377-A001 & 23377-A002 (the “Application”) for the Windy Point Wind Farm (the “Project”). The Application was assigned proceeding number 23377 (the “Proceeding”) by the Commission. It has come to our attention that several stakeholders have intervened on the Proceeding, indicating concerns about the Project.

Boralex and AWEC consider community acceptance of its developments a primary concern and take legitimate stakeholder issues seriously. Management of WPWP has therefore made the decision to conduct an internal review of the Project design.

Since the outcome of our internal review is currently unknown, WPWP kindly requests that the Commission puts the Proceeding on hold until further notice. We will periodically update the Commission and public of changes to the Project and will make any required amendments to the Application in due course.

Should the Commission have questions regarding the above request, please feel free to contact the undersigned.

Sincerely,

Marc Stachiw
Director, Windy Point Wind Park Ltd.
(403) 266-5635