

**Municipal District of Pincher Creek No. 9**  
**MUNICIPAL PLANNING COMMISSION**  
**May 4, 2021, via virtual meeting**  
**6:30 pm**  
**Agenda**

- 1. Adoption of Agenda**
- 2. Minutes**
  - a. Meeting Minutes of April 6, 2021
- 3. Closed Meeting Session**
- 4. Unfinished Business - Nil**
- 5. Development Permit Applications**
  - a. Development Permit Application No. 2021-20  
Kenny Olson & Shelly Olson, Kjell Anderson, Alexis Hagg, Doug Rawling and Robin Rawling  
NW 24-9-3 W5M  
Secondary Farm Residence
  - b. Development Permit Application No. 2021-24  
Scott and Sarah Baillie  
Lot 7, Block 4, Plan No. 961 0758  
Accessory Building (Detached Garage)
  - c. Development Permit Application No. 2021-25  
Linda Ykema  
Lots 1-3, Block 14, Plan No. 2177S  
Singlewide Manufactured Home Replacement
  - d. Development Permit Application No. 2021-29  
Stone Development Inc.  
Lot 98, Block 4, Plan 051 3736, 427 & 428 Starlight Way, Castle Mountain Resort  
Duplex
- 6. Development Reports**
  - a. Development Officer's Report  
- Report for the month of April 2021
- 7. Correspondence**

Nil
- 8. New Business**
- 9. Next Regular Meeting – June 1, 2021; 6:30 pm**
- 10. Adjournment**

**Meeting Minutes of the  
Municipal Planning Commission  
April 6, 2021 6:30 pm, via Virtual Meeting  
Municipal District of Pincher Creek No. 9 Administration Building**

**ATTENDANCE**

Commission: Chairman Jim Welsch, Reeve Brian Hammond, Terry Yagos, Bev Everts, Rick Lemire, Quentin Stevick

Staff: Director of Development and Community Services Roland Milligan, Financial Services and Planning Clerk Joyce Mackenzie-Grieve

Planning Advisors: ORRSC, Senior Planner Gavin Scott

Absent: CAO Troy MacCulloch

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

**1. ADOPTION OF AGENDA**

Councillor Quentin Stevick 21/025

Moved that the agenda be approved as presented.

Carried

**2. ADOPTION OF MINUTES**

Councillor Bev Everts 21/026

Moved that the Municipal Planning Commission Meeting Minutes for March 2, 2021 be approved as presented.

Carried

**3. ADOPTION OF SPECIAL MEETING MINUTES**

Reeve Brian Hammond 21/027

Moved that the Municipal Planning Commission Special Meeting Minutes for March 15, 2021 be approved as presented.

Carried

**MINUTES**  
**Municipal Planning Commission (MPC)**  
**Municipal District of Pincher Creek No. 9**  
**April 6, 2021**

Councillor Rick Lemire 21/028

Moved that the Municipal Planning Commission Special Meeting Minutes for March 19, 2021 be approved as presented,

Carried

**4. CLOSED MEETING SESSION**

Councillor Terry Yagos 21/029

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 6:33 pm.

Carried

Councillor Quentin Stevick 21/030

Moved that the Municipal Planning Commission open the meeting to the public, the time being 6:53 pm.

Carried

**5. UNFINISHED BUSINESS**

There was no unfinished business to discuss.

**6. DEVELOPMENT PERMIT APPLICATIONS**

- a. Development Permit Application No. 2021-13**  
**Pincher Creek Seed Cleaning Cooperative Ltd.**  
**Lots 1 thru 6, block 5, Plan 1993N, Hamlet of Pincher Station**  
**Shipping Container**

Reeve Brian Hammond 21/031

Moved that Development Permit No. 2021-13, for a Shipping Container be approved as presented:

**Condition(s):**

1. That this development meets the minimum provisions as required in Land Use Bylaw 1289-18.
2. That pursuant to Section 58.7 of the LUB, shipping containers shall be painted the color(s) of the principal building or to the satisfaction of the Development Authority.

Carried

**MINUTES**  
**Municipal Planning Commission (MPC)**  
**Municipal District of Pincher Creek No. 9**  
**April 6, 2021**

**b. Development Permit Application No. 2021-15**  
**Lucas, Richard**  
**Lot 1, Block 20, Plan 201 2008 within SW 10-6-2 W5M**  
**Intensive Horticulture Use (Mushroom Farm)**

Reeve Brian Hammond

21/032

Moved that Development Permit No. 2021-15, for an Intensive Horticulture Use (Mushroom Farm) be approved as presented:

**Condition(s):**

1. That this development meets the minimum provisions as required in Land Use Bylaw 1289-18.
2. The applicant shall provide a copy of any license required by Federal (Canadian Food Inspection Agency) or Provincial (Alberta Agriculture and forestry) that may be required for operation of the facility.
3. That the applicant provide verification from Alberta Environment & Parks that the water well license, proposed to be used for the development, allows for Commercial Use.

Carried

**7. DEVELOPMENT REPORT**

**a. Development Officer's Report**

Councillor Bev Eveerts

21/033

Moved that the Development Officer's Report, for the period March 2021, be received as information.

Carried

**8. CORRESPONDENCE**

Nil

**9. NEW BUSINESS**

None

**10. NEXT MEETING – May 4, 2021; 6:30 pm.**

**MINUTES**  
**Municipal Planning Commission (MPC)**  
**Municipal District of Pincher Creek No. 9**  
**April 6, 2021**

11. **ADJOURNMENT**

Councillor Terry Yagos 21/034

Moved that the meeting adjourn, the time being 7:02 pm.

Carried


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Chairperson Jim Welsch  
Municipal Planning Commission

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Director of Development and Community  
Services Roland Milligan  
Municipal Planning Commission

## Recommendation to Municipal Planning Commission

<b>TITLE:</b>	DEVELOPMENT PERMIT No. 2021-20	
<b>Applicant:</b>	Bjorn Anderson and Allison Anderson, Kenny Olson and Shelly Olson, Kjell Anderson and Alexis Hagg, Doug Rawling and Robin Rawling	
<b>Location</b>	NW 24-9-3 W5M	
<b>Division:</b>	5	
<b>Size of Parcel:</b>	64.2 ha (158.7 Acres)	
<b>Zoning:</b>	Agriculture - A	
<b>Development:</b>	Secondary Farm Residence	

<b>PREPARED BY:</b> Roland Milligan	<b>DATE:</b> April 28, 2021
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<b>DEPARTMENT:</b> Planning and Development	
<b>Signature:</b>  _____	<b>ATTACHMENTS:</b> 1. Development Permit Application 2021-20 2. Site Plan

<b>APPROVALS:</b>			
 _____ Roland Milligan	 _____ Date	 _____ Troy MacCulloch	 _____ Date
Department Director	Date	CAO	Date

**RECOMMENDATION:**

That Development Permit Application No. 2021-20, to place a Singlewide Manufactured Home as a Secondary Farm Residence, 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 home be finished from the floor level to the ground within 90 days of placement. All finish material shall either be factory fabricated or of equivalent quality, so that the design and construction complements the dwelling to the satisfaction of the development authority
3. That the home be placed on a permanent foundation (e.g. grade beam), or a basement which satisfies the requirements of the Alberta Safety Code.

**BACKGROUND:**

- On April 9, 2021, the MD received Development Permit Application No. 2021-20 from the above applicants requesting to place a singlewide manufactured home as a Secondary Farm Residence on the NW 24-9-3 W5M (*Attachment No. 1*).



## Recommendation to Municipal Planning Commission

- This application is being placed in front of the MPC because:
  - Within the Agriculture - A land use district, a Secondary Farm Residence is a Discretionary Use.
- The proposed location for the residence meets all setback requirements of the land use district (*Attachment No. 2*).
- There is an existing log cabin on the parcel that still receives some use.



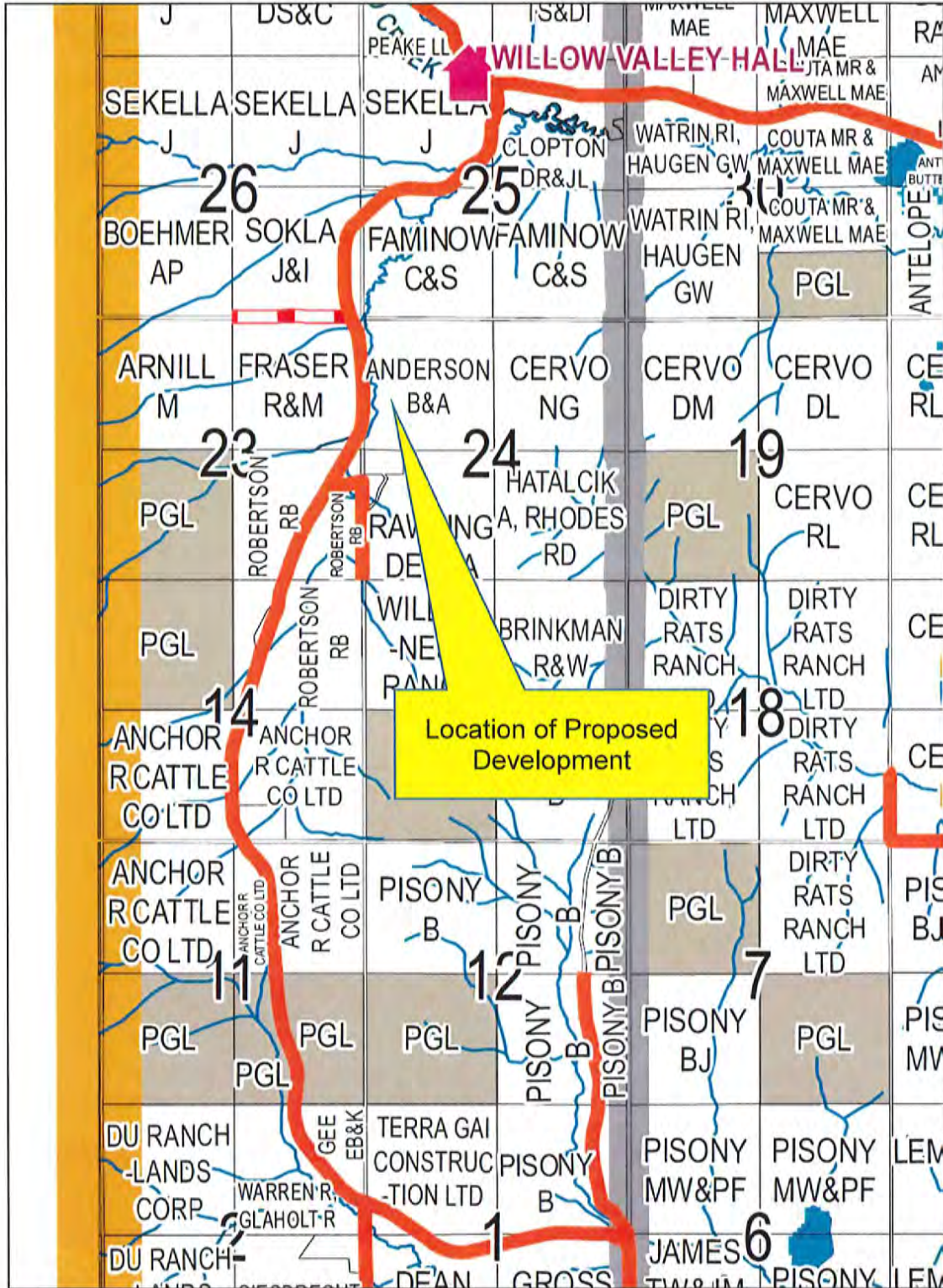
**Existing Cabin. Looking east from the North Burmis Road**

- According to the applicant, the cabin is not really used as a residence. Some of the land owners spend a few nights a summer sleeping there, and some hunters stay in the cabin for a few weeks during hunting season. The cabin has no running water, no phone line, and the power is turned off.
- The application was forwarded to the adjacent landowners for comment. At the time of preparing this report no responses were received.



# Recommendation to Municipal Planning Commission

## Location of Proposed Development







## DEVELOPMENT PERMIT APPLICATION

All grey areas will be completed by the Planning Authority

DEVELOPMENT PERMIT APPLICATION NO. 2021-20

Date Application Received APR 6/21

PERMIT FEE \$150 Discretionary

Date Application Accepted 2021/04/09

RECEIPT NO. 48328

Tax Roll # 5280.000

*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: Ken Olson + Shelly Olson

Address: [REDACTED]

Telephone: [REDACTED] Email: [REDACTED]

Owner of Land (if different from above): Ken + Shelly Olson, Kjell + Alexis Anderson, Bjorn + Alison  
Doug + Robin Rawling Anderson

Address: Bjorn + Alison Anderson [REDACTED] Telephone: \_\_\_\_\_  
Doug + Robin Rawling

Interest of Applicant (if not the owner): 25 percent 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:

Developing a Spring water source, septic system, Electrical + Gas service  
for a Mobile Home with intension of building a house in the future +  
Drive way to Building site.

Legal Description: Lot(s) \_\_\_\_\_

Block \_\_\_\_\_

Plan \_\_\_\_\_

Quarter Section NW 24-09-03-W5

Estimated Commencement Date: May 1 2021

Estimated Completion Date: Oct 31 2021

**SECTION 3: SITE REQUIREMENTS**

Land Use District: AG Division: 5

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 <u>64ha (160 ac)</u>	<u>49° 45' 09.0" N</u> <u>114° 17' 30.0" W</u>		
(2) Area of Building <u>12x48 576 ft<sup>2</sup></u> <u>15.4x11.3 174 ft<sup>2</sup></u>	<u>750 ft<sup>2</sup></u>	<u>N/A</u>	<u>—</u>
(3) %Site Coverage by Building (within Hamets)	<u>N/A</u>	<u>N/A</u>	<u>—</u>
(4) Front Yard Setback Direction Facing: <u>WEST</u>	<u>190 meters from property line</u>	<u>≥ 30m</u>	<u>YES</u>
(5) Rear Yard Setback Direction Facing: <u>EAST</u>	<u>600m</u>	<u>≥ 7.5m</u>	<u>YES</u>
(6) Side Yard Setback: Direction Facing: <u>NORTH</u>	<u>495m</u>	<u>≥ 7.5m</u>	<u>YES</u>
(7) Side Yard Setback: Direction Facing: <u>SOUTH</u>	<u>300m</u>	<u>≥ 7.5m</u>	<u>YES</u>
(8) Height of Building	<u>N/A</u>	<u>—</u>	<u>—</u>
(9) Number of Off Street Parking Spaces			

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

\_\_\_\_\_

\_\_\_\_\_



<b>ACCESSORY BUILDING</b>	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 : \_\_\_\_\_

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 6 / 2021

Shelby Aleson  
Applicant

Shirley Doherty

John Hagg  
Registered Owner

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

**IMPORTANT NOTES:**

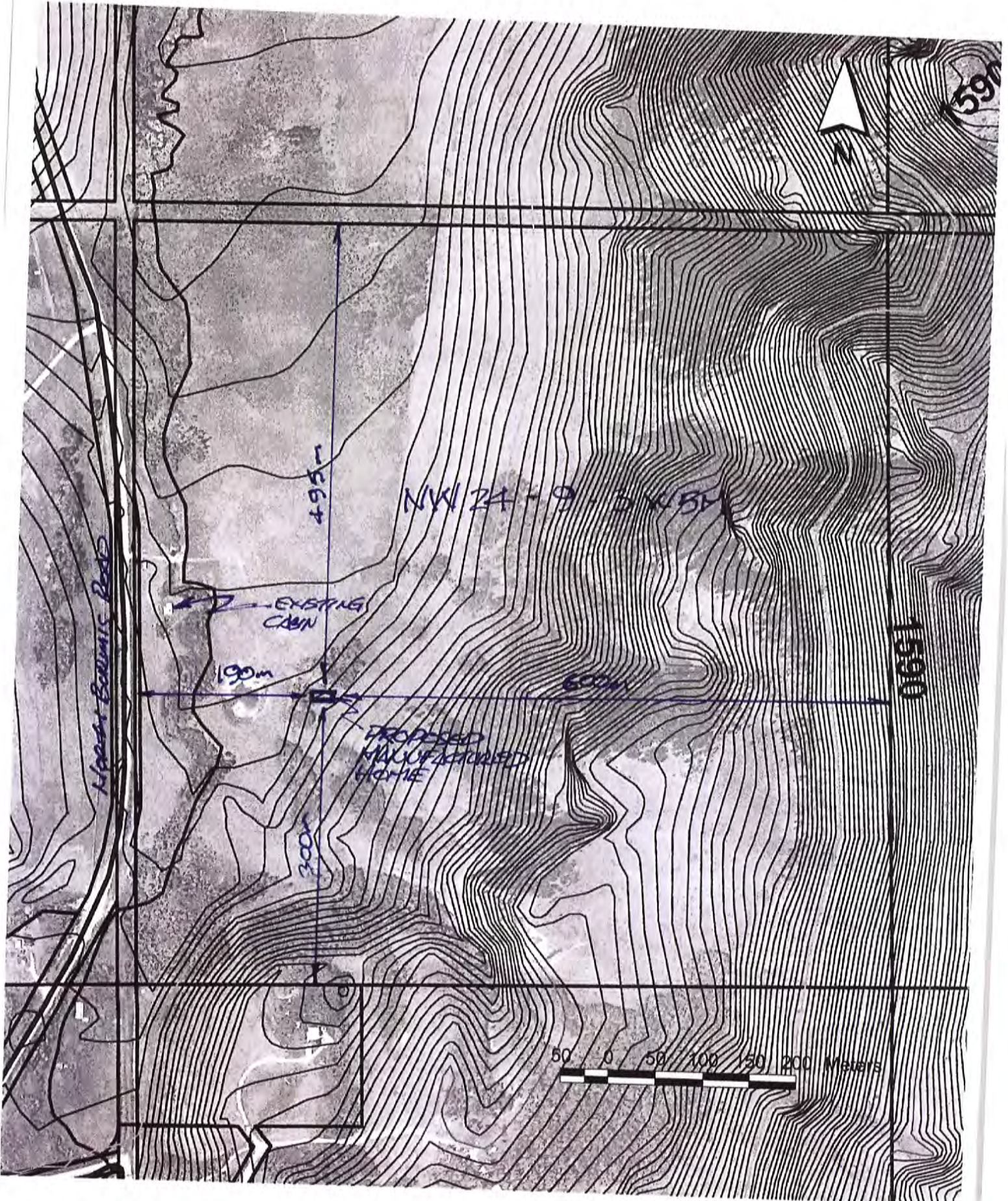
**THE DEVELOPMENT OFFICER MAY REFUSE TO ACCEPT AN APPLICATION FOR A DEVELOPMENT PERMIT WHERE THE INFORMATION REQUIRED HAS NOT BEEN SUPPLIED OR WHERE THE QUALITY OF SUCH INFORMATION IS INADEQUATE TO PROPERLY EVALUATE THE APPLICATION.**

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. 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.”*
5. In accordance with the *Municipal Government Act*, a development authority must, within 20 days after the receipt of an application for a development permit, determine whether the application is complete.




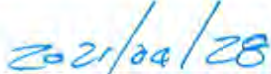
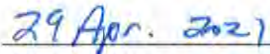
A decision on a completed application must be made within 40 days. After the 40-day period the applicant may deem the application refused and file an appeal within 21 days, of the expiry of the decision date.
6. Every approach to a residence is entitled to a civic address sign, supplied by the municipality. 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.







## Recommendation to Municipal Planning Commission

<b>TITLE:</b> DEVELOPMENT PERMIT NO. 2021-24 <b>Applicant:</b> Scott and Sarah Baillie <b>Location:</b> Lot 7, Block 4, Plan No. 961 0758 <b>Division:</b> 5 <b>Size of Parcel:</b> 3.11 ha (7.70 Acres) <b>Zoning:</b> Grouped Country Residential - GCR <b>Development:</b> Detached Garage	
<b>PREPARED BY:</b> Roland Milligan	<b>DATE:</b> April 28, 2021
<b>DEPARTMENT:</b> Planning and Development	
<b>Signature:</b>  _____	<b>ATTACHMENTS:</b> 1. DP Application No. 2021-01 2. Site Plan (GIS Aerial) 3. Letter from Applicant 4. Wetland Mapping, AB Gov. 5. Letter from Adjacent Landowner
<b>APPROVALS:</b>	
 _____ Roland Milligan	 _____ Troy MacCulloch
 _____ Date	 _____ Date
<b>Department Director</b>	<b>CAO</b>

**RECOMMENDATION:**

That Development Permit No. 2021-24, to construct an 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. A 7.0 meter variance of the 30 meter setback requirement from a municipal road is granted for a municipal road setback of 23.0 meters.

**BACKGROUND:**

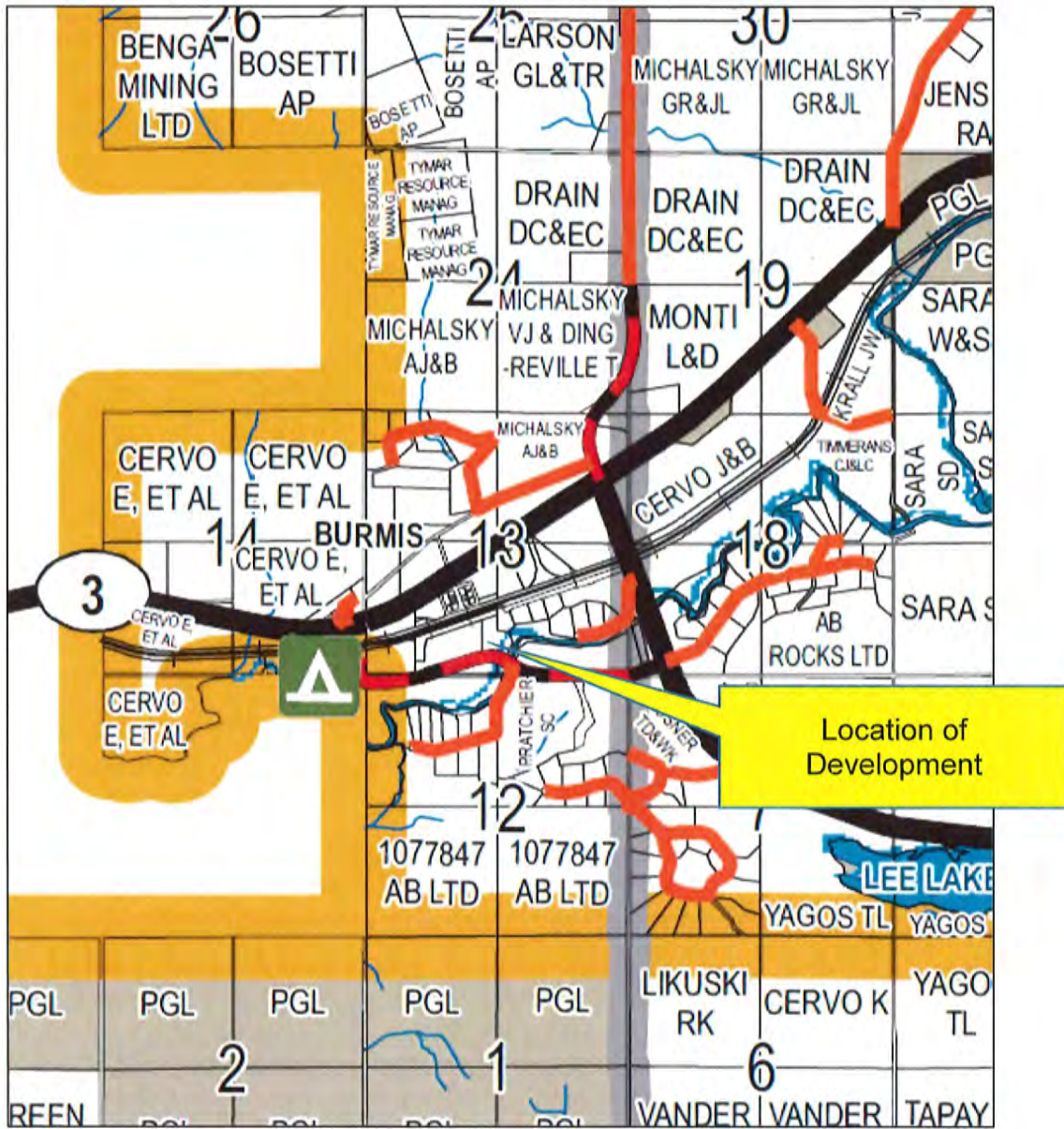
- On April 15, 2021, the MD received Development Permit Application No. 2021-20 (*Attachment No. 1*) for an Accessory Building (Garage) on the above noted parcel.
- Due to the physical characteristics of the parcel, the applicant is requesting a 7 meter variance of the 30 meter setback requirement from the MD road.
- This application is being placed in front of the MPC because:
  - Pursuant to Section 18.17 the Development Officer cannot issue a permit for a variance greater than 10 percent on setback distances pertaining to public roadways, and further; the Municipal Planning Commission is authorized to exercise minor variance powers with respect to non-conforming buildings pursuant to Section 643(5)(c) of the MGA.

## Recommendation to Municipal Planning Commission

- An aerial of the location is included as *Attachment No. 2*.
- The applicant has supplied a letter (*Attachment No. 3*) to outline the reasons of why they are requesting a variance. The existing driveway travels along the base of the hill that makes up the largest portion of the lot. The applicant states that they cannot dig into the base of the hill to develop the garage. The proposed location leaves enough room for a parking pad adjacent to the driveway and maintaining access to the residence, without relocating the driveway.
- The application was forwarded to the adjacent landowners for comment, one response was received prior to preparing this report (*Attachment No. 5*). The main concern cited in the submission is the wetland area shown on the site plan (*Attachment No. 2*). *“The proposed garage location will encroach upon an existing wetland area. Maintaining the required front setback will mean less infill will be required, as the location will be farther from the low lying wetland area at the front of the property.”*
- In speaking with another adjacent landowner, I was informed that “wetland” adjacent to the road is an artificial wetland constructed by a previous landowner. I have included the Alberta Environment and Parks mapping (*Attachment No. 4*) to show where the provincially mapped wetland area on the lot is. The development is well outside the area shown on provincial mapping.
- As the application is for a variance from a municipal road, the application was forwarded to Public Works for comment also. After performing a site inspection on Wednesday the 28th, the Public Works Superintendent states, “from looking at this and I have absolutely no issue with the setback variance.”

# Recommendation to Municipal Planning Commission

## Location of Proposed Development







**DEVELOPMENT PERMIT APPLICATION**

All grey areas will be completed by the Planning Authority

**DEVELOPMENT PERMIT APPLICATION NO. 2021-24**

**Date Application Received** APRIL 14/21

**PERMIT FEE** \$150 Discretionary

**Date Application Accepted** 2021/09/15

**RECEIPT NO.** 48365

**Tax Roll #** 4481-080

*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:** SCOTT BAILEY

**Address:** [REDACTED]

**Telephone:** [REDACTED] **Email:** [REDACTED]

**Owner of Land (if different from above):** \_\_\_\_\_

**Address:** #5 VILLA VEGA **Telephone:** [REDACTED]

**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:

GARAGE 40' x 26'  
w/ SETBACK VARIANCE > 10%

**Legal Description:** Lot(s) 7

Block 4

Plan 961 8158

Quarter Section \_\_\_\_\_

**Estimated Commencement Date:** APR 17/21

**Estimated Completion Date:** SEPTEMBER



**SECTION 3: SITE REQUIREMENTS**

Land Use District: GCA Division: 5

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			
(2) Area of Building	1040		
(3) %Site Coverage by Building (within Hamets)			
(4) Front Yard Setback Direction Facing:	23 m		
(5) Rear Yard Setback Direction Facing: SOUTH	129 m		
(6) Side Yard Setback Direction Facing: WEST	96 m		
(7) Side Yard Setback Direction Facing: WEST	170 m		
(8) Height of Building	13'		
(9) Number of Off Street Parking Spaces			

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

\_\_\_\_\_

\_\_\_\_\_



<b>ACCESSORY BUILDING</b>	<b>Proposed</b>	<b>By Law Requirements</b>	<b>Conforms</b>
(1) Area of Site <span style="float: right;">7.68AC</span>			N/A
(2) Area of Building	1040'		YES
(3) % Site Coverage by Building (within Hamlets)			N/A
(4) Front Yard Setback Direction Facing: <span style="float: right;">NORTHWEST</span>	23m	7/ 30m	NO
(5) Rear Yard Setback Direction Facing: <span style="float: right;">SOUTHEAST</span>	122m	7/ 15m	YES
(6) Side Yard Setback Direction Facing: <span style="float: right;">NORTHWEST</span>	78m	7/ 7.5m	YES
(7) Side Yard Setback Direction Facing: <span style="float: right;">SOUTHWEST</span>	132m	7/ 7.5m	YES
(8) Height of Building	13'		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.

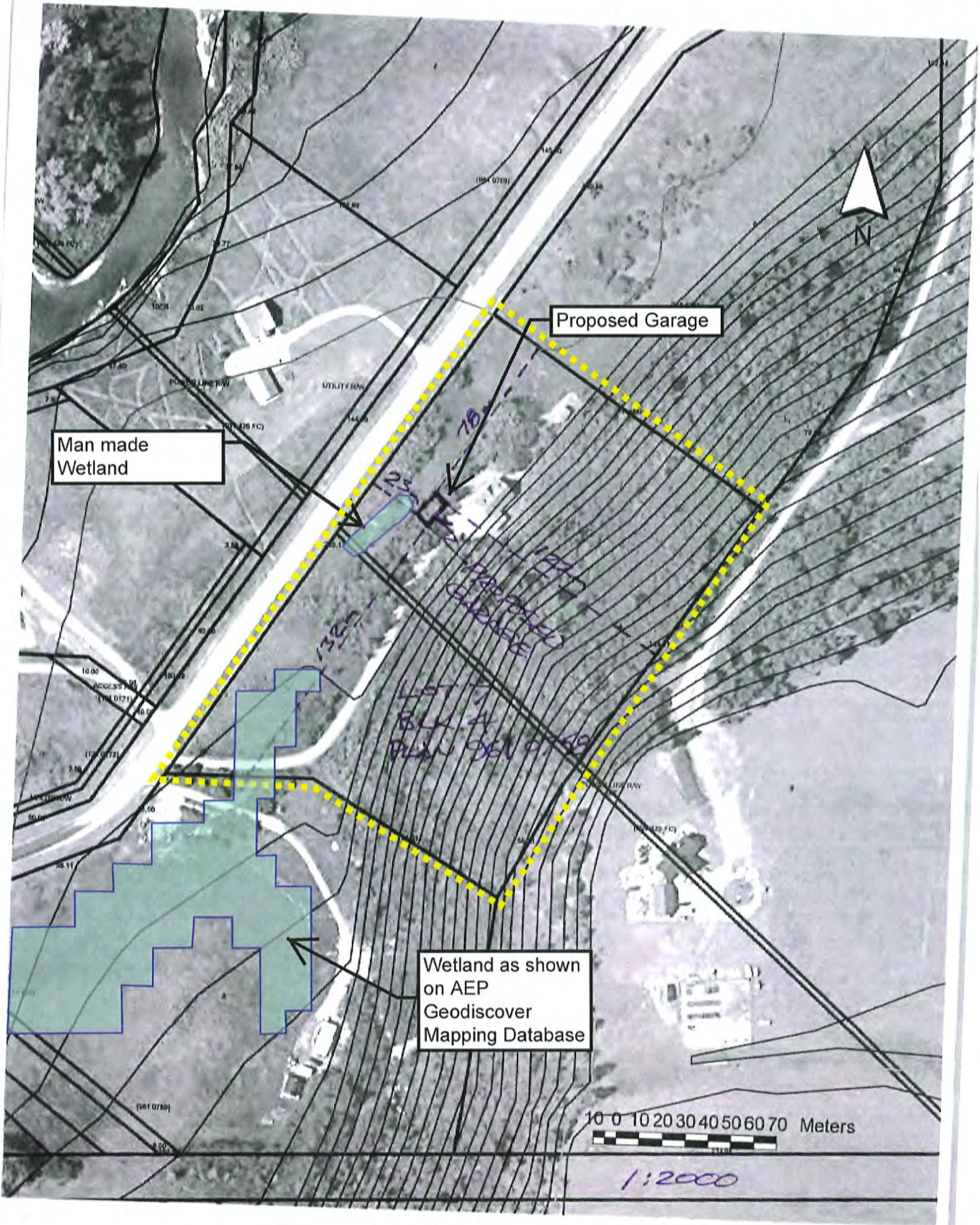
DATE: APR 12/21

  
\_\_\_\_\_  
Applicant

  
\_\_\_\_\_  
Registered Owner

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







## Attachment No. 3

April 19, 2021

RE: Request for Setback Variance, Scott and Sarah Baillie, 5 Villa-Vega Acres

To MPC of Pincher Creek,

We thank you for your kind review of our request for a variance to the front setback of our proposed build of a new garage.

The topography of the property is such that we are unable to locate the new building to the south of the existing driveway or parking area; the driveway borders quite a steep hill which spans the width of property.

Images detailing, below.

Regards,

Scott and Sarah Baillie



Driveway looking West down driveway. Hill as it meets the south driveway.

**Attachment No. 3**



Looking west - View of the hill to the south of the house and driveway beyond.



View of the house as you drive up (looking SE) and hill to the south. Photo taken from the approximate location of the proposed new garage.

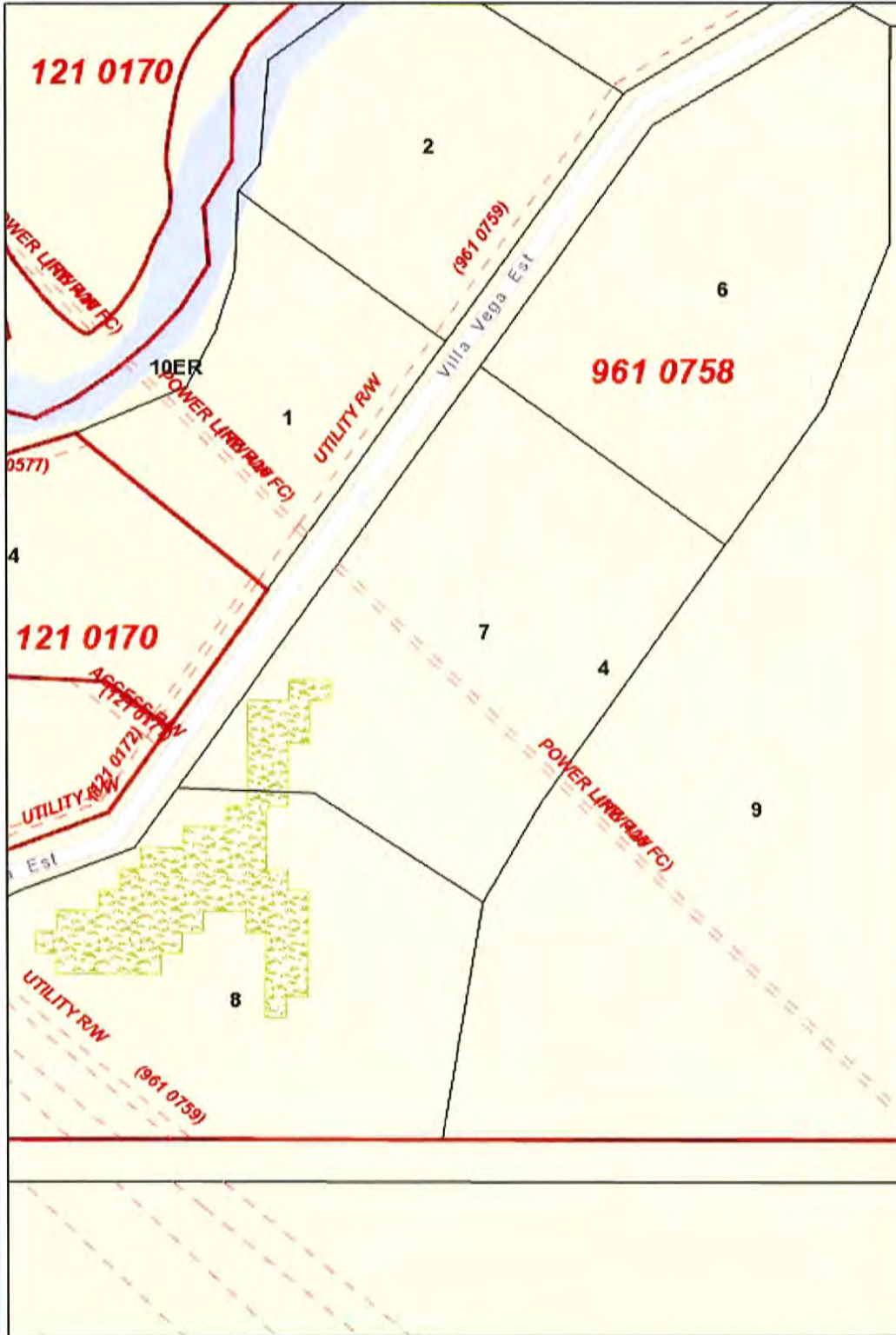




Aerial view of property. White line indicates edge of hill. Proposed garage site marked with yellow star

# Map Results

# Attachment No. 4



### Legend

- Cadastral Right of Way Annotator
- Cadastral Right of Way Line
- Cadastral Block and Lot Annotatio
- Cadastral Survey Plan Number Ar Label
- Cadastral Survey Plan Line
- Alberta Merged Wetland Inventory
- Bog
- Fen
- Marsh
- Open Water
- Swamp

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Monday, April 26, 2021 8:13:52 -06:00



Map Scale: 1: 4,514





April 22, 2021

M.D. of Pincher Creek  
PO Box 279  
Pincher Creek, AB  
T0K 1W0

Email: [rmilligan@mdpincercreek.ab.ca](mailto:rmilligan@mdpincercreek.ab.ca)

**Development Permit Application No.:** 2021-24

We are writing in response to your letter of April 14, 2021, concerning Scott Baillie's development permit application.

As adjacent landowners, we are aware of the lay of the land on the Scott Baillie property.

In our opinion, there is ample room to erect a detached garage which meets the required front setback of 30m.

The garage can simply be located farther from the front of the property to meet the required setback, or alternatively, be located on the East side of the dwelling.

The proposed garage location will encroach upon an existing wetland area. Maintaining the required front setback will mean less infill will be required, as the location will be farther from the low lying wetland area at the front of the property.


By meeting the required front setback distance, the wetland area and more of the existing established forest habitat can be preserved.

Sincerely,

Christopher & Shelley Skaley  
#6 Villa Vega Acres.

[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

## Recommendation to Municipal Planning Commission

<b>TITLE:</b>	DEVELOPMENT PERMIT No. 2021-25	
<b>Applicant:</b>	Linda Ykema	
<b>Location</b>	Lots 1-3, Block 14, Plan No. 2177S 401 Robinson Ave., Hamlet of Lundbreck	
<b>Division:</b>	5	
<b>Size of Parcel:</b>	1388 sq.m. (14940 sq.ft.)	
<b>Zoning:</b>	Hamlet Residential 2 – HR2	
<b>Development:</b>	Singlewide Manufactured Home	

<b>PREPARED BY:</b> Roland Milligan	<b>DATE:</b> April 29, 2021
-------------------------------------	-----------------------------

**DEPARTMENT:** Planning and Development

<b>Signature:</b>		<b>ATTACHMENTS:</b> 1. Development Permit Application 2021-25
-------------------	--	--

<b>APPROVALS:</b>			
 _____ Roland Milligan	2021/04/29 _____ Date	 _____ Troy MacCulloch CAO	29 Apr. 2021 _____ Date
<b>Department Director</b>	<b>Date</b>	<b>CAO</b>	<b>Date</b>

**RECOMMENDATION:**

That Development Permit Application No. 2021-25, to replace an existing Singlewide Manufactured Home with a newer Singlewide Manufactured Home, 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 1289-18.
2. That the home be finished from the floor level to the ground within 90 days of placement. All finish material shall either be factory fabricated or of equivalent quality, so that the design and construction complements the dwelling to the satisfaction of the development authority
3. That the home be placed on a permanent foundation (e.g. grade beam), or a basement which satisfies the requirements of the Alberta Safety Code.

**BACKGROUND:**

- On April 8, 2021, the MD received Development Permit Application No. 2021-25 from Linda Ykema (*Attachment No. 1*).
- The Permit is to allow the replacement of the existing singlewide manufactured home on the parcel with a newer (2007) and slightly larger singlewide manufactured home on the parcel.

## Recommendation to Municipal Planning Commission

- This application is being placed in front of the MPC because:
  - Within the Hamlet Residential 2 – HR2 Land Use District, Singlewide Manufactured Home is a Discretionary Use.
- The proposed location for the residence meets all setback requirements of the land use district.
- This area of the Hamlet has many singlewide manufactured homes as the primary use. Four of the adjacent parcels are developed with manufactured homes.
- The application was forwarded to the adjacent landowners for comment. At the time of preparing this report one response was received, with the respondent stating that they had no issues with the proposed development.



# Recommendation to Municipal Planning Commission

## Location of Proposed Development







LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0034 468 116 5;1;5;22;NW 101 291 249

LEGAL DESCRIPTION

MERIDIAN 5 RANGE 1 TOWNSHIP 5
SECTION 22
QUARTER NORTH WEST
CONTAINING 160 ACRES MORE OR LESS
EXCEPTING THEREOUT:

Table with 5 columns: PLAN, NUMBER, HECTARES, ACRES, MORE OR LESS. Rows include ROAD (1586JK, 2.72) and DESCRIPTIVE (1013364, 3.83, 9.46).

EXCEPTING THEREOUT ALL MINES AND MINERALS
AND THE RIGHT TO WORK THE SAME

ESTATE: FEE SIMPLE

MUNICIPALITY: MUNICIPAL DISTRICT OF PINCHER CREEK NO. 9

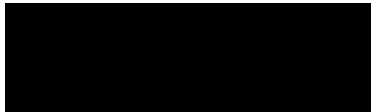
REFERENCE NUMBER: 101 267 041 +1

REGISTERED OWNER(S)
REGISTRATION DATE (DMY) DOCUMENT TYPE VALUE CONSIDERATION

[Redacted] SEE INSTRUMENT

OWNERS

JEFFREY JAMES MARCEL DEJAX



ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION
NUMBER DATE (D/M/Y) PARTICULARS

3336CU . 31/10/1922 EASEMENT
"SUBJECT TO, IN FAVOUR OF THE SE OF 27"



LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0034 468 116 5;1;5;22;NW 101 291 249

LEGAL DESCRIPTION

MERIDIAN 5 RANGE 1 TOWNSHIP 5
SECTION 22
QUARTER NORTH WEST
CONTAINING 160 ACRES MORE OR LESS
EXCEPTING THEREOUT:

Table with 5 columns: PLAN, NUMBER, HECTARES, ACRES, MORE OR LESS. Rows include ROAD 1586JK (2.72 ACRES) and DESCRIPTIVE 1013364 (3.83 HECTARES, 9.46 ACRES).

EXCEPTING THEREOUT ALL MINES AND MINERALS
AND THE RIGHT TO WORK THE SAME

ESTATE: FEE SIMPLE

MUNICIPALITY: MUNICIPAL DISTRICT OF PINCHER CREEK NO. 9

REFERENCE NUMBER: 101 267 041 +1

Table header for REGISTERED OWNER(S) with columns: REGISTRATION, DATE (DMY), DOCUMENT TYPE, VALUE, CONSIDERATION.

[Redacted] SEE INSTRUMENT

OWNERS

JEFFREY JAMES MARCEL DEJAX

[Redacted]

ENCUMBRANCES, LIENS & INTERESTS

Table with 3 columns: REGISTRATION NUMBER, DATE (D/M/Y), PARTICULARS. Row: 3336CU, 31/10/1922, EASEMENT "SUBJECT TO, IN FAVOUR OF THE SE OF 27"





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. 2021-25

Date Application Received APR 8/21

PERMIT FEE \$100 Permitted  
\$150 Discretionary

Date Application Accepted 2021/04/16

RECEIPT NO. 48374

Tax Roll # 0267.000

*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: Linda YKema

Address: [Redacted]

Telephone: [Redacted] Email: [Redacted]

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:

removes old mobile replacing with 2007  
20x70 modular

Legal Description: Lot(s) 1/2/3

Block 14

Plan 21775.

Quarter Section \_\_\_\_\_

Estimated Commencement Date: May 1st /21

Estimated Completion Date: July 31/21

**SECTION 3: SITE REQUIREMENTS**

Land Use District: HAMLET RESIDENTIAL 2 - MR-2 Division: 5

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	1388m <sup>2</sup>	> 450m <sup>2</sup>	YES
(2) Area of Building	130m <sup>2</sup>	> 67m <sup>2</sup>	YES
(3) %Site Coverage by Building (within Hamlets)	10%	≤ 25%	YES
(4) Front Yard Setback Direction Facing: <u>WEST</u>	7.5m	6.1m	YES
(5) Rear Yard Setback Direction Facing: <u>EAST</u>	8.0m	7.5m	YES
(6) Side Yard Setback: Direction Facing: <u>NORTH</u>	2.5m	1.5m	YES
(7) Side Yard Setback: Direction Facing: <u>SOUTH</u>	5.2m	1.5m	YES
(8) Height of Building	3.6m	≤ 8.5m	YES
(9) Number of Off Street Parking Spaces	2	2	YES

*exactly where existing is located*

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



<b>ACCESSORY BUILDING</b>	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 : removal of 16x70 modular home

Area of size: \_\_\_\_\_

Type of demolition planned: removal

**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 21

[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:**

**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.**

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. 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.”*
5. In accordance with the *Municipal Government Act*, a development authority must, within 20 days after the receipt of an application for a development permit, determine whether the application is complete.

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 21 days, of the expiry of the decision date.
6. Every approach to a residence is entitled to a civic address 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.





3RD STREET

ROBINSON AVE

36.57m

25m

BLOCK 14  
PLAN 21775

2

36.57m

LAKE

7.5m

EXISTING HOME  
TO BE REPLACED

8m

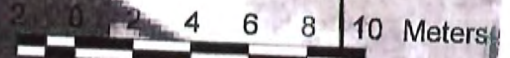
7m

5.2m

2007 MANUFACTURED HOME  
TO REPLACE EXISTING HOME


3

38.10m





## Recommendation to Municipal Planning Commission

<b>TITLE:</b> DEVELOPMENT PERMIT NO. 2021-29 <b>Applicant:</b> Stone Developments Inc. <b>Location</b> Lot 98, Block 4, Plan No. 051 3736 427 & 428 Starlight Way, Castle Mountain Resort <b>Division:</b> 3 <b>Size of Parcel:</b> 0.052 ha (0.13 Acres) <b>Zoning:</b> Castle Mountain Medium Density Residential - CMMDR <b>Development:</b> Duplex	
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<b>PREPARED BY:</b> Roland Milligan	<b>DATE:</b> April 29, 2021
-------------------------------------	-----------------------------

<b>DEPARTMENT:</b> Planning and Development
---

<b>Signature:</b>  _____		<b>ATTACHMENTS:</b> 1. DP Application No. 2021-29 2. Castle Mountain Resort Development Committee Checklist 3. CMR Letter in support of variance
--------------------------------	--	---

<b>APPROVALS:</b>			
 _____ Roland Milligan		 _____ Troy MacCulloch	29 Apr - 2021 _____ Date
Department Director	Date	CAO	Date

<b>RECOMMENDATION:</b>  That Development Permit No. 2021-29, to construct a Duplex, be approved, subject to the following Condition(s) and Variance(s):  <b>Condition(s):</b> 1. That this development meets the minimum provisions as required in Land Use Bylaw 1289-18.  <b>Variance(s):</b> 1. A 0.57 meter variance of the 2.50 meter setback requirement from the south property boundary for the building is granted for a rear yard setback of 2.44 meters (2.5 % variance). 2. A 2.44 meter variance of the 2.50 meter setback requirement from the south property boundary is granted for the second storey deck for a rear yard setback of 0.061 meters (97.5 % variance).
--

<b>BACKGROUND:</b> - On April 20, 2021, the MD received Development Permit Application No. 2021-29 ( <i>Attachment No. 1</i> ) for a Duplex on the above noted parcel. - Due to the physical characteristics of the parcel, the applicant's plan will require two variances of the 2.50 meter rear yard setback.
--

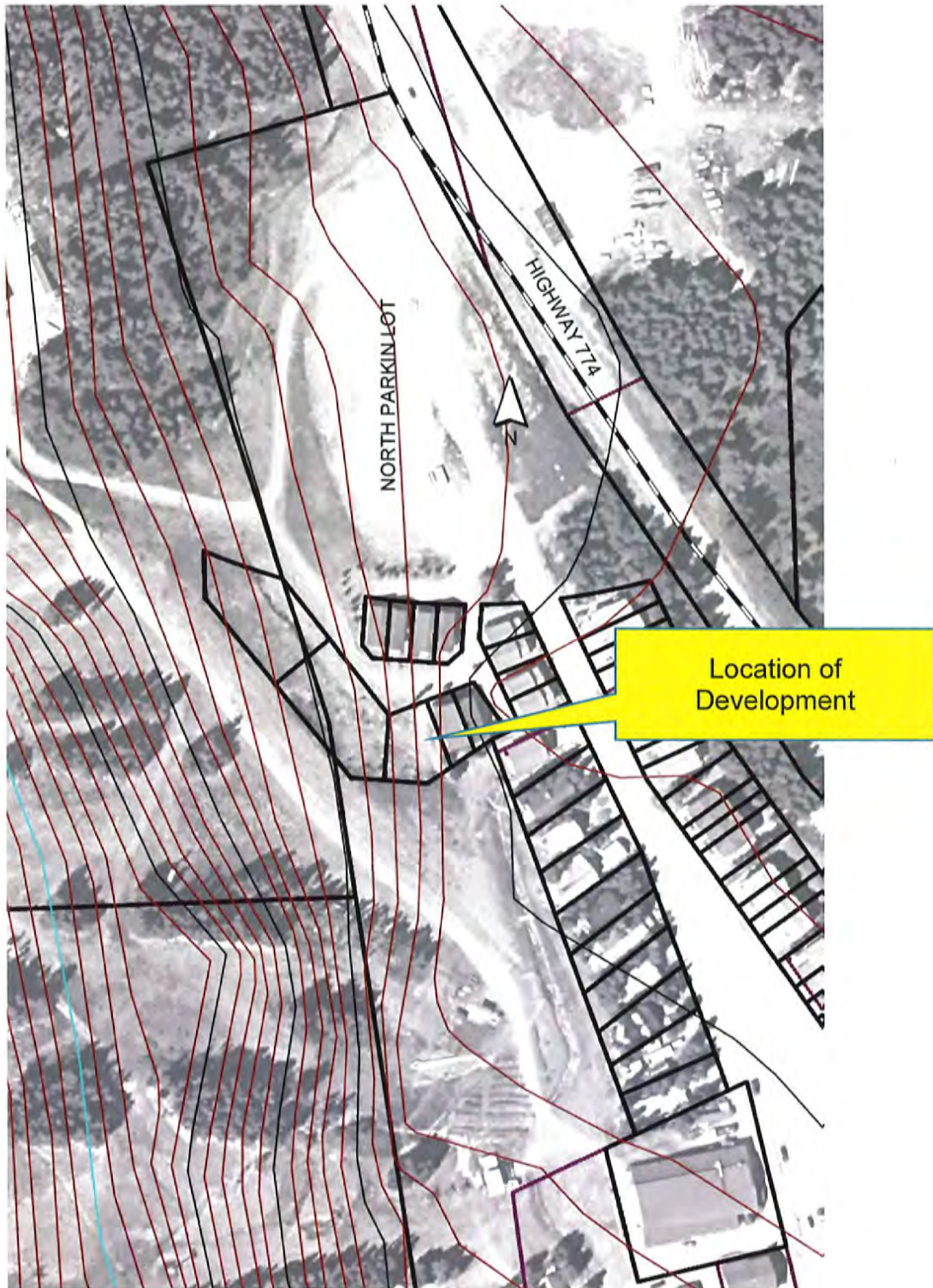


## Recommendation to Municipal Planning Commission

- The southeast corner of the proposed duplex will require a 0.57 meter variance of the 2.50 meter rear yard setback. This is a 2.5% variance that normally is allowable for the Development Officer to grant if there would be no negative impact on the adjacent parcels.
- The main setback variance required/requested is the second storey deck. The corner post for the deck is located 0.061 meters from the rear of the lot.
- This application is being placed in front of the MPC because:
  - Pursuant to Section 18.17 the Development Officer cannot issue a permit for a variance greater than 10 percent on setback distances pertaining to public roadways, and further; the Municipal Planning Commission is authorized to exercise minor variance powers with respect to non-conforming buildings pursuant to Section 643(5)(c) of the MGA.
- Both the Castle Mountain Development Committee and Castle Mountain Resort have approved the proposed location (*Attachments No. 2 and No. 3*).
- The application was forwarded to the adjacent landowners for comment. CMR has no concerns with the proposal as they feel they is no development potential on their land directly adjacent.
- At the time of preparing this report no other response were yet received.

# Recommendation to Municipal Planning Commission

## Location of Proposed Development







RECEIVED

APR 20 2021

M.D. OF PINCHER CREEK

Attachment No. 1

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. 2021-29

Date Application Received APR 20/21

PERMIT FEE \$150.00

Date Application Accepted 2021/04/20

RECEIPT NO. 48416

Tax Roll # 6091.980

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: Stone Developments Inc.

Address: 119 Stonecrest Pt. West Lethbridge, AB T1K 5S3

Telephone: [Redacted] Email: [Redacted]

Owner of Land (if different from above): Timber Tech Truss Systems Ltd.

Address: 1405 31st Street N. Leth, AB Telephone: [Redacted]

Interest of Applicant (if not the owner): General Contractor for Project

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:

Duplex Unit Development on Castle Mountain Ski Resort

Legal Description: Lot(s) 98 (West Portion)

Block 4

Plan 0513736

Quarter Section

Estimated Commencement Date: April 19 / 2021

Estimated Completion Date: December 1 / 2021



**SECTION 3: SITE REQUIREMENTS**

Land Use District: CMMDR Division: 1

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? 8.1 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

<b>PRINCIPAL BUILDING</b>	Proposed	By Law Requirements	Conforms
(1) Area of Site	561 m <sup>2</sup>	—	—
(2) Area of Building	247 m <sup>2</sup>	N/A	—
(3) %Site Coverage by Building	45 %	N/A	—
(4) Front Yard Setback Direction Facing: North	2.5 m	2.5 m	YES
(5) Rear Yard Setback Direction Facing: South <sup>Corner of lot</sup> 2nd Street Deck	1.55 m 0.061 m	2.5 m 2.5 m	0.57m - VARIANCE R.O.D. 2.4m - VARIANCE R.O.D.
(6) Side Yard Setback: Direction Facing: West	2.5 m	2.5 m	YES
(7) Side Yard Setback: Direction Facing: East	2.841 m	2.5 m	YES
(8) Height of Building	13.99 m	≤ 14 m	YES
(9) Number of Off Street Parking Spaces	6	2 PER UNIT	YES

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

Site Plan, Architectural Drawings

<b>ACCESSORY BUILDING</b>	<b>Proposed</b>	<b>By Law Requirements</b>	<b>Conforms</b>
(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)

N/A

**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: Mar. 26 / 2021

Stone Developments Inc.  
Applicant

  
Registered Owner

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











General Contractor:  
**STONE DEVELOPMENT LTD.**  
 2000 East Actonway  
 Phone: 403-330-9720  
 Email: stone@stone.ca

Design: **MECHDESIGN**  
 2000 East Actonway  
 Phone: 403-330-9720  
 Email: stone@stone.ca

DATE: MAR. 26, 2021  
 DRAWING # 2  
 SHELLING UNIT WINE  
 UNIT 427 & 428 STARLIGHT  
 RD OF FINGER CREEK

MECHDESIGN  
 Mechanical Design  
 2000 East Actonway  
 Phone: 403-330-9720  
 Email: stone@stone.ca

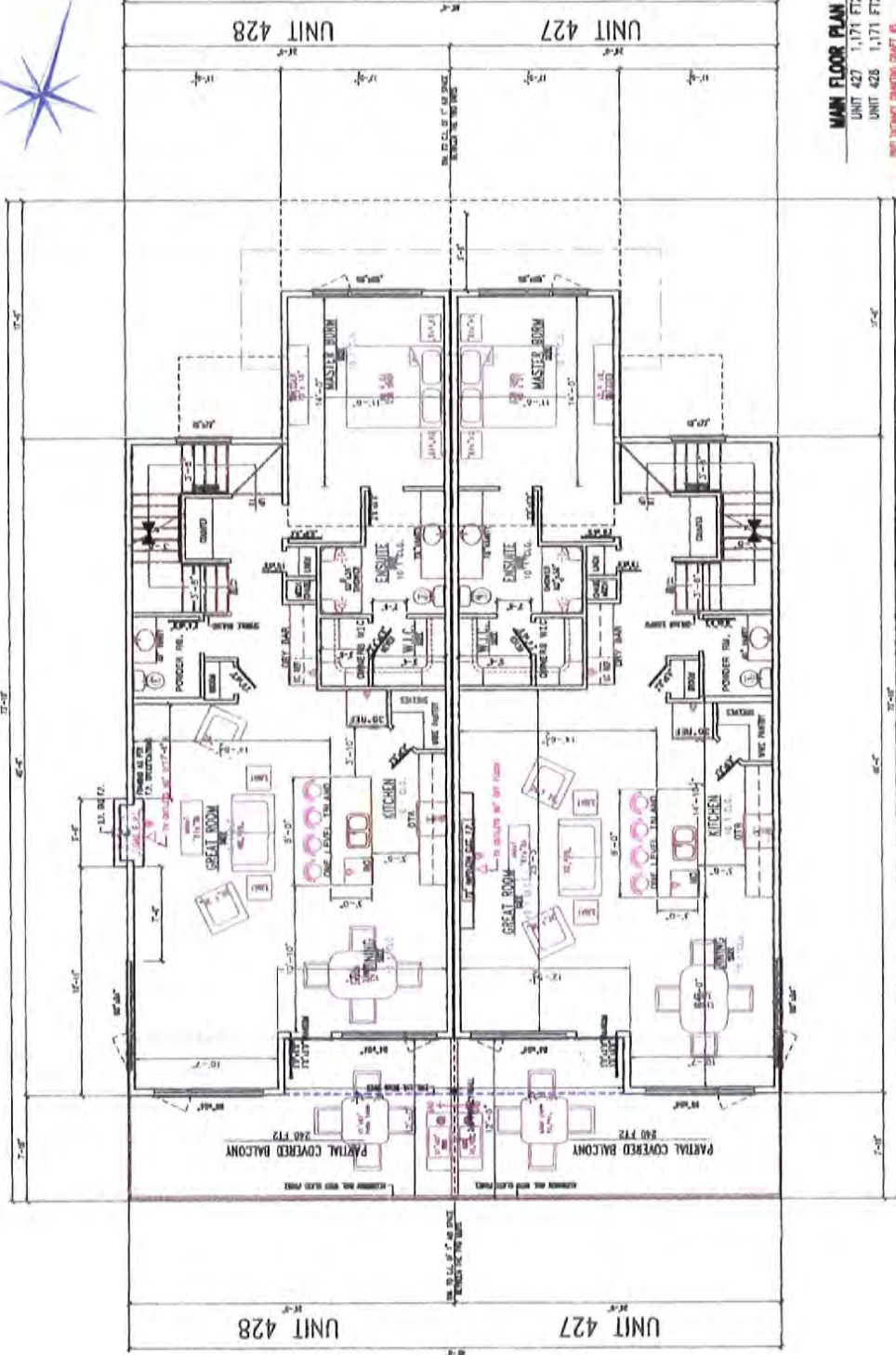
DATE: MAR. 26, 2021  
 DRAWING # 2  
 SHELLING UNIT WINE  
 UNIT 427 & 428 STARLIGHT  
 RD OF FINGER CREEK

MECHDESIGN  
 Mechanical Design  
 2000 East Actonway  
 Phone: 403-330-9720  
 Email: stone@stone.ca

DATE: MAR. 26, 2021  
 DRAWING # 2  
 SHELLING UNIT WINE  
 UNIT 427 & 428 STARLIGHT  
 RD OF FINGER CREEK

MECHDESIGN  
 Mechanical Design  
 2000 East Actonway  
 Phone: 403-330-9720  
 Email: stone@stone.ca

DATE: MAR. 26, 2021  
 DRAWING # 2  
 SHELLING UNIT WINE  
 UNIT 427 & 428 STARLIGHT  
 RD OF FINGER CREEK



**MAIN FLOOR PLAN**  
 UNIT 427 1,171 FT<sup>2</sup>  
 UNIT 428 1,171 FT<sup>2</sup>  
 SHELLING UNIT WINE  
 MAR. 26, 2021  
 1/8" = 1'-0"



STONE DEVELOPMENT LTD  
 4000 West Broadway  
 Suite 403-300-9730  
 info@stone-dev.com

PRELIMINARY DRAWING  
 DATE: MAR 28, 2021  
 PROJECT: 2 DWELLING UNIT HOUSING  
 UNIT 427 & 428 STALLION BLVD  
 100' OF PUNNETT CREEK

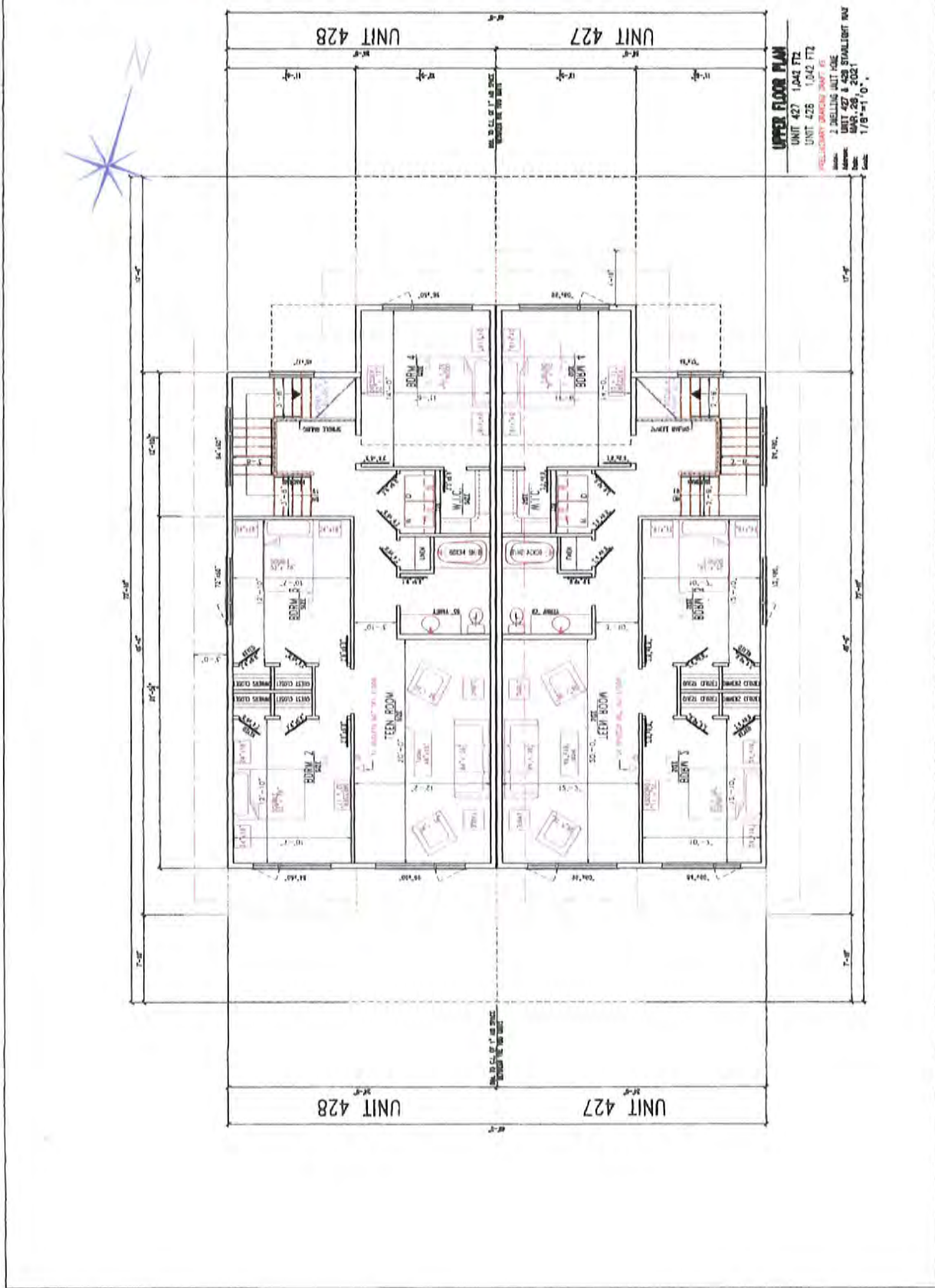
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 ANY REUSE OR MODIFICATION OF THIS DRAWING WITHOUT THE WRITTEN PERMISSION OF MACK DESIGN INC. IS STRICTLY PROHIBITED.



MackDesign Inc.  
 Custom Residential Plans  
 Additions & Renovations  
 408-313-5088  
 info@mackdesign.ca

mackdesign.ca  
 100' OF PUNNETT CREEK

DATE: MAR 28, 2021  
 DRAWING #  
 FROM: DR 1020  
 FROM: DR 1020  
 SHEET: 5  
 UPPER FLOOR LEVEL



General Contractor  
**STONE DEVELOPMENTS LTD**  
 4500 KVA McCowan  
 Phone 416-300-9750  
 Email stonedev@stone.ca

Project Name: **RETAIL UNIT DRAWING UNIT 428**  
 Date: **MAR. 26, 2021**  
 Project: **2 DWELLING UNIT HOME**  
 Address: **UNIT 427 & 428 STRAIGHTWAY**  
 City: **RD OF PINCHER CREEK**

Architect: **MackDesign**  
 Drafting & Design

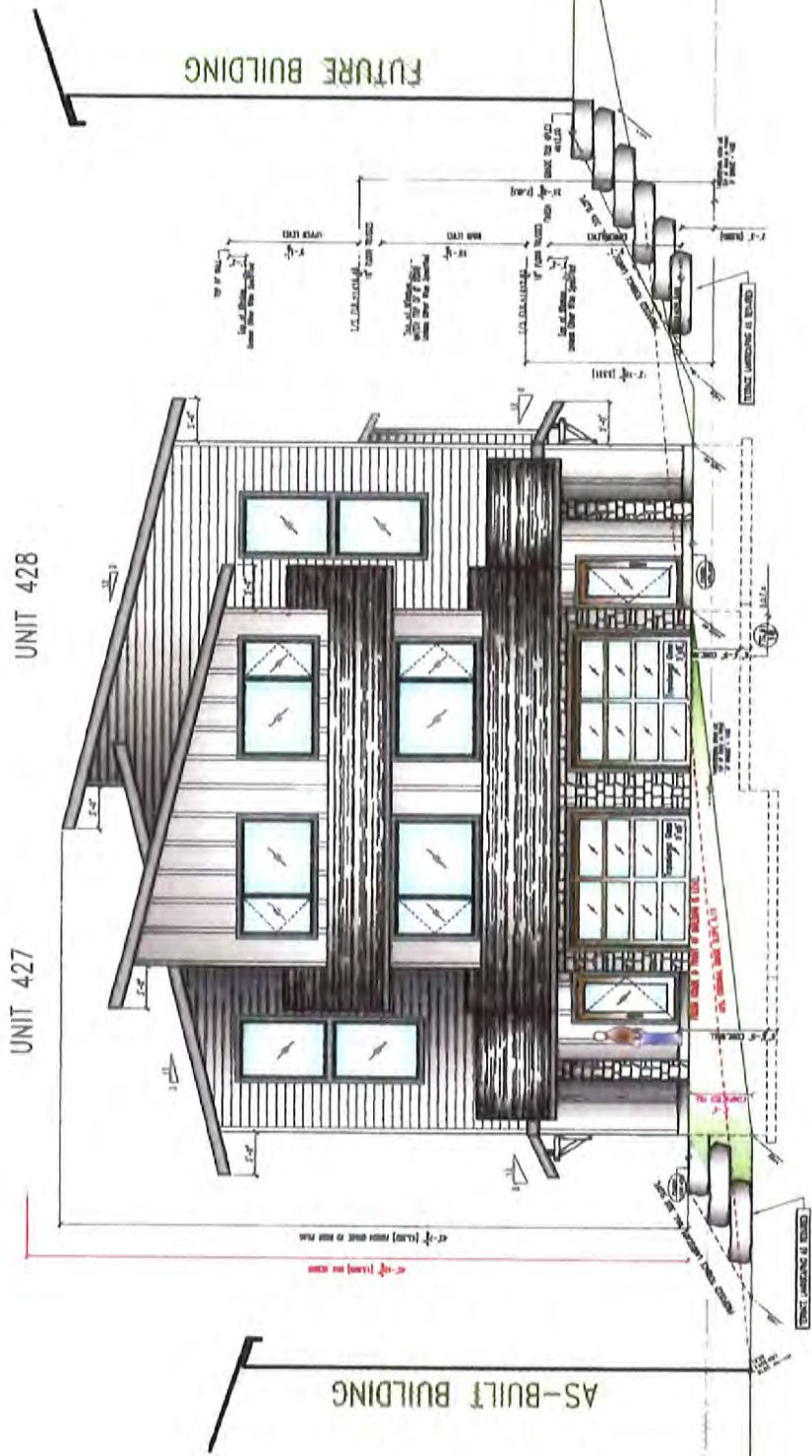
Specialties:  
 • Custom Residential Plans  
 • Additions & Renovations  
 • Commercial

Phone: **416-403-3155-5008**  
 Fax: **416-403-3155-5008**  
 Email: **info@mackdesign.ca**

Project: **STONE DEVELOPMENTS**  
 Date: **MAR. 26, 2021**  
 Drawing #: **RETAIL UNIT DRAWING UNIT 428**  
 Project By: **EDD**  
 Drawn By: **EDD**  
 Check By: **EDD**

Project Name: **RETAIL UNIT DRAWING UNIT 428**  
 Project: **2 DWELLING UNIT HOME**  
 Address: **UNIT 427 & 428 STRAIGHTWAY**  
 City: **RD OF PINCHER CREEK**

Sheet No: **6**



**FRONT ELEVATION**  
 Project Name: **RETAIL UNIT DRAWING UNIT 428**  
 Date: **MAR. 26, 2021**  
 Project: **2 DWELLING UNIT HOME**  
 Address: **UNIT 427 & 428 STRAIGHTWAY**  
 City: **RD OF PINCHER CREEK**  
 Paper Size: **11" x 17" PAPER**





General Contractor  
**STONE DEVELOPMENTS LTD.**  
 10000 14th Avenue SW  
 Suite 400-300-3000  
 Edm. AB 5T 1S 1W 1000  
 (403) 453-3000  
 Fax: (403) 453-3000  
 Email: info@stonedevelopments.ca

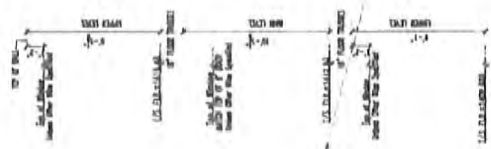
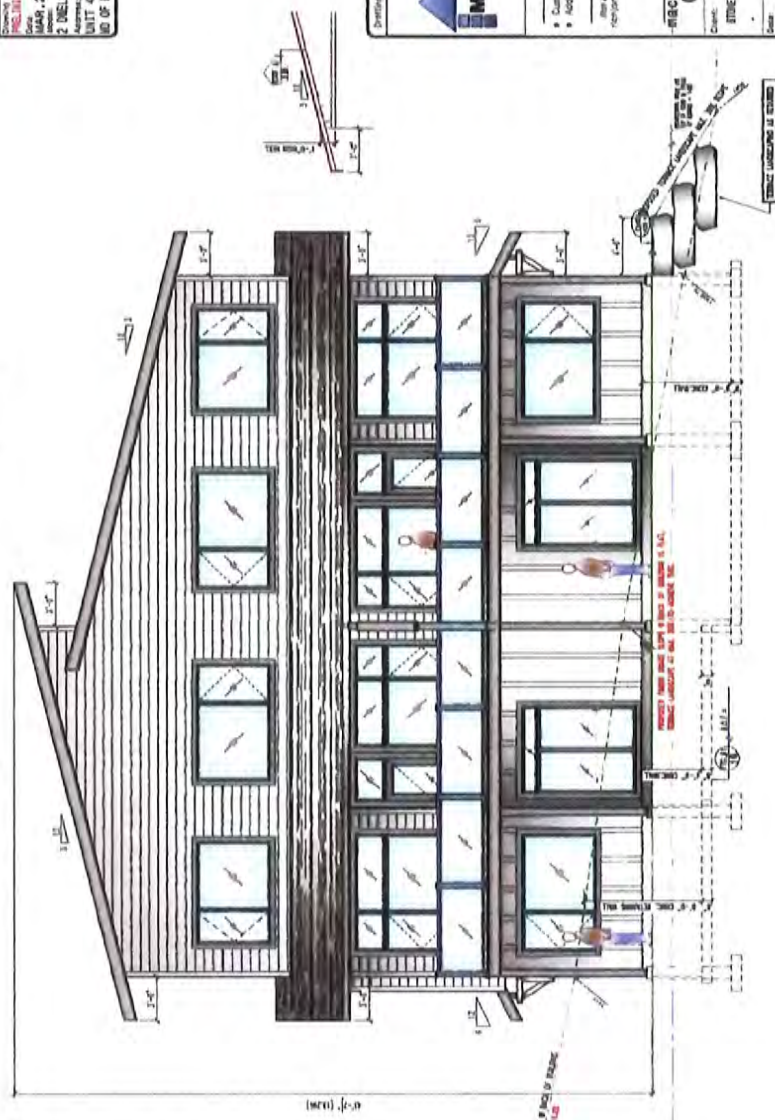
Drawing Title  
**PRELIMINARY EXTERIOR DRAFT**  
 Date  
 MAR 26, 2021  
 Project  
 2 DWELLING UNIT HOME  
 Address  
 UNIT 427 & 428 STARLIGHT  
 @ OF FINCH CREEK

Project No.  
**MacDesign**  
 403-453-3000  
 www.macdesign.ca

Project No.  
**MACDESIGN-08**  
 Date  
 MAR 26, 2021  
 Drawing #  
 EXTERIOR ELEVATIONS  
 Sheet Title  
 SHEET NO.  
**8**

UNIT 427

UNIT 428

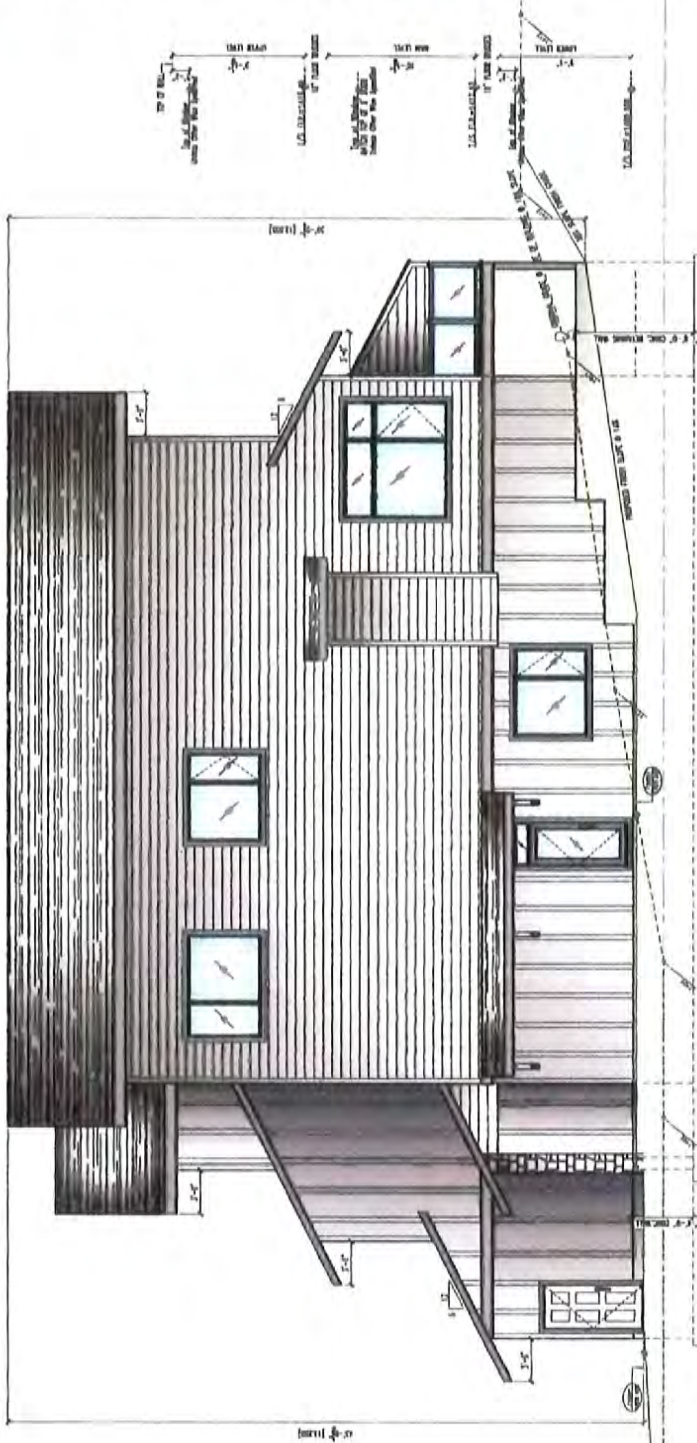


**REAR ELEVATION**  
 PRELIMINARY EXTERIOR DRAFT  
 MAR 26, 2021  
 2 DWELLING UNIT HOME  
 UNIT 427 & 428 STARLIGHT WAY  
 1/8" = 1'-0"  
 PAPER SIZE: 11" X 17" PALDEN



# Attachment No. 1

UNIT 428



**RIGHT SIDE ELEVATION**  
 Drawing Date: MAR. 26, 2021  
 Project: 2 DWELLING UNIT #02  
 Address: UNIT 427 & 428 STALLIGHT HWY  
 Scale: 1/8" = 1'-0"  
 Paper Size: 11" X 17" PAPER

General Contractor:  
**STONE DEVELOPMENTS LTD.**  
 Contact: Kent Hutchinson  
 Phone: 403-340-8720  
 Email: khutchinson@stone.ca

Drawn by: S. Smith  
**PRELIMINARY DRAWING - DRAFT #3**  
 Date: MAR. 26, 2021  
 Sheet: 9 of 10  
 Project: 2 DWELLING UNIT #02  
 Address: UNIT 427 & 428 STALLIGHT HWY  
 Scale: 1/8" = 1'-0"  
 Paper Size: 11" X 17" PAPER

Architect: MackDesign  
 33  
 MackDesign  
 10000 16th Avenue S.E.  
 Surrey, BC V4A 4L9  
 Tel: 403-313-5069  
 Fax: 403-313-5069  
 Website: mackdesign.ca  
 Email: info@mackdesign.ca

Client: STONE DEVELOPMENTS  
 Date: MAR. 26, 2021  
 Drawing #: EXTERIOR ELEVATIONS  
 Project: UNIT 427 & 428  
 Scale: 1/8" = 1'-0"  
 Sheet: 9 of 10



## CMR Development Checklist

Lot Owner TimberTech Truss Systems Ltd. Lot Number 98 (West Portion)

Date Received Mar. 26/2021 Date Returned \_\_\_\_\_

1. Lot is purchased and leases signed Yes  No  N/A
  
2. Site Plan to include:
  - I. Dwelling coverage and other impervious elements Yes  No  N/A
  - II. Elevations at all corners of the lot
    - a. Front left 1410.<sup>1</sup> meters
    - b. Front right 1408.<sup>3</sup> meters
    - c. Back left 1412.<sup>2</sup> meters
    - d. Back right 1408.<sup>3</sup> meters
  - III. Elevation at bottom of footing Yes  No  N/A
  - IV. Distance from top of footing to:
    - i. Original of design ground at all corners (finish grade)
 

NE <u>1409.<sup>4</sup></u> meters	NW <u>1409.<sup>4</sup></u> meters
SE <u>1409.<sup>5</sup></u> meters	SW <u>1409.<sup>5</sup></u> meters
    - ii. Finished main floor 1412.<sup>9</sup> meters
    - iii. Finished second floor 1416.<sup>4</sup> meters
    - iv. Highest peak 1422.<sup>3</sup> meters
  - V. Surface drainage Yes  No  N/A
  - VI. North arrow Yes  No  N/A
  - VII. Perpendicular distances from all improvements to property lines
    - i. Front 2.5 meters
    - ii. Back 0.061 meters
    - iii. Left Side 2.5 meters
    - iv. Right Side 2.841 meters
  - VIII. Location of driveway (if necessary) Yes  No  N/A
  - IX. Location of underground services (water, sanitary line, power lines) Yes  No  N/A
  - X. Area of property in square meters and area of dwelling footprint in square meters
    - i. Lot area 561 m<sup>2</sup>
    - ii. Building foot print area 247 m<sup>2</sup>
    - iii. Coverage 45 %
  - XI. Landscape plan no trees/verandas 299 m<sup>2</sup> 53.4% Yes  No  N/A
  
3. Schematic architectural drawings including:
  - I. Floor plans (including any future basement development) Yes  No  N/A
  - II. Elevations (distance from ground to highest peaks)
    - i. Lowest existing ground adjacent to building 1408.<sup>0</sup> meters
    - ii. Lowest design ground adjacent to building 1409.<sup>4</sup> meters
    - iii. Highest ~~design~~ <sup>existing</sup> ground adjacent to building 1411.<sup>0</sup> meters
    - iv. Highest design ground adjacent to building 1409.<sup>5</sup> meters
  - III. Roof pitch (6/12 or greater) 3/12 Yes  No  N/A
  - IV. Roof snow retention devices (not necessary with asphalt shingles) Yes  No  N/A
  - V. Electrical layout. Includes the total number of 220 plugs and locations
    - i. Number of 220 plugs 4 Yes  No  N/A
  - VI. Mechanical plan. Includes furnace, water heater, stove, oven, cooktop and clothes dryer type Yes  No  N/A
  - VII. Decks, steps and eave sizes and locations Yes  No  N/A
  - VIII. Front elevation stone meeting required amounts Yes  No  N/A
  
4. Two copies of the site plan and schematic drawings Yes  No  N/A



## Attachment No. 2

- |    |  |   |   |                              |                              |
|----|--|---|---|------------------------------|------------------------------|
| 5. | Additional purchaser information   |   |   |                              |                              |
|    | I. Property owner's name   | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/>             | N/A <input type="checkbox"/> |                              |
|    | II. Mailing address  | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/>             | N/A <input type="checkbox"/> |                              |
|    | III. Business and resident telephone numbers including area code                 | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/>             | N/A <input type="checkbox"/> |                              |
|    | IV. Lot or parcel number   | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/>             | N/A <input type="checkbox"/> |                              |
| 6. | \$250.00 non refundable plan approval and \$250.00 final inspection fee received | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/>             | N/A <input type="checkbox"/> |                              |
| 7. | \$5,000 architectural control deposit received                                   | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/>             | N/A <input type="checkbox"/> |                              |
| 8. | Material & colours   |   |   |                              |                              |
|    | I. Roofing Materials <u>Asphalt</u>  | Colour <u>Weathered wood</u>            | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/>  | N/A <input type="checkbox"/> |
|    | II. Siding or Stucco <u>Siding</u>   | Colour <u>Grey</u>                      | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/>  | N/A <input type="checkbox"/> |
|    | III. Trim Material <u>Smart Trim</u>   | Colour <u>Black</u>                     | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/>  | N/A <input type="checkbox"/> |
|    | IV. Stone or Brick <u>Stone</u>  | Colour <u>Tan / Grey</u>                | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/>  | N/A <input type="checkbox"/> |

Castle Mountain Resorts Review Committee will conduct a final plan review and prepare a written approval of the plan package assuming all conditions are met. The Review Committee will have fourteen (14) days to approve or disapprove the plan package. Failure by the Review Committee to act within this fourteen day period shall constitute denial of the request set forth in the submittal. Should the design Review Committee disapprove a plan package submittal, the property owner may have the right to appeal the decision to the Castle Mountain Board of Directors. When the property owner has obtained approval from the Design Review Committee, the plans can be submitted to the Municipal District of Pincher Creek for a Development Permit.

Approval Status: **APPROVED**    or    **REJECTED**    or    **MORE INFORMATION NEEDED**

Castle Mountain Representative Karen Harker  
(Print)

Karen Harker  
(Signature)



April 15<sup>th</sup>, 2021

Attn: Roland Milligan,

RE: Unit 427 & 428 Starlight Way (Lot 98) – Timber Tech Truss Systems Ltd.

This letter is to support a variance within the setup back of Lot 98. Unit 427 & 428 referenced in the attached plans are designed to have a uncovered deck that will be constructed up to, but not crossing Castle Mountain Resort Land that is within the property line setback in the Castle Mountain Resort Development Guidelines. Castle Mountain Resort Inc, approves and supports of this encroachment.

Please contact us if you have any questions, comments of concerns

Best Regards,

Jason Crawford – Director of Mountain Operations  
Castle Mountain Resort Inc.

Karen Harker – Development Committee Co-Chair  
Castle Mountain Resort Inc. – Board of Directors

**CASTLE MOUNTAIN RESORT**

PINCHER CREEK, AB, CANADA.

SKICASTLE.CA

INFO@SKICASTLE.CA

403.627.5101



## DIRECTOR OF DEVELOPMENT AND COMMUNITY SERVICES REPORT

April 2021

### Development / Community Services Activities includes:

- April 1 Recycling Bin Meeting
- April 6 Planning Session
- April 6 Subdivision Meeting/MPC Meeting
- April 7 ASB Meeting
- April 8 Dam Safety Regulatory Upgrades – Compliance Planning
- April 12 Transfer Station Meeting
- April 12 SMT Meeting
- April 13 Council Committee Meeting / Council Meeting
- April 14 SMT Meeting
- April 19 Vertical Church Meeting (facility use)
- April 27 Council Committee Meeting / Council Meeting
- April 28 CNP Landfill Meeting
- April 28 AES Interviews

### PLANNING DEPARTMENT STATISTICS

#### Development Permits Issued by the Director for April 2021

No.	Applicant	Division	Legal Address	Development
2021-21	Field, Monica & McIntyre, Dave	5	SW 1-8-3 W5M 8001 Rge. Rd. 3-0A	Accessory Building (Shop 20 x 28')
2021-22	Miller, Trevor	5	Lot 64 Block 3 Plan 0012472 64 Twilight Rise CMR	Single Detached Residence w/attached garage and deck
2021-23	Oldman River Brewing	5	Lots 1 to 8, Block 2, Plan 2177S	Covered Patio
2021-26	Susanne Chermishnuk	5	Space 1, Lundbreck Mobile Park	Manufactured Home Replacement
2021-27	Linda Ykema	5	Space 15, Lundbreck Mobile Park	Manufactured Home Replacement

#### Development Permits Issued by Municipal Planning Commission April 2021


2021-13	Pincher Creek Seed Cleaning	2	605 Short Street	Shipping Container
2021-15	Lucas, Richard	3	Lot 1, Block 20, Plan 2012008	Intensive Horticulture Use (Mushroom Farm)

**Development Statistics to Date**

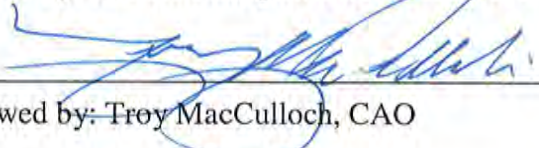
DESCRIPTION		2021 To date (April)	2020	2019	2018
Dev Permits Issued	3 – Jan 5 – Feb 7 – Mar 7 - April	22 16-DO 6-MPC	67 57 – DO 10 - MPC	54 45-DO 9-MPC	22 17-DO 5-MPC
Dev Applications Accepted	3 – Jan 9 – Feb 7 – Mar 8 - April	27	67	57	24
Utility Permits Issued	2 – Jan 1 – Feb 8 – Mar 1 – April	12	27	33	14
Subdivision Applications Approved	1 – Jan 2021 1 – Feb 2021 2 – Mar 2021	4	18	12	4
Rezoning Approved		0	0	1	0
Compliance Cert	5 - Jan 3 – Feb 5 – Mar 1 - Apr	14	24	22	5

**RECOMMENDATION:**

That the report for the period ending April 29, 2021, be received as information.

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

Date: April 29, 2021

  
 Reviewed by: Troy MacCulloch, CAO

Date: April 29, 2021

Submitted to: Municipal Planning Commission

Date: May 4, 2021