

Municipal District of Pincher Creek No. 9
MUNICIPAL PLANNING COMMISSION
October 5, 2021
6:30 pm
Agenda

- 1. Adoption of Agenda**
- 2. Minutes**
 - a. Meeting Minutes of September 7, 2021
- 3. Closed Meeting Session**
- 4. Unfinished Business**
 - a. Development Permit Application No. 2021-59
Sherban Comanescu
SE 19-05-02-W5M, 5312 Rge. Rd. 2-5
Single Detached Residence and two Accessory Buildings
 - i. Public Works Superintendent Site Inspection Report
- 5. Development Permit Applications**
 - a. Development Permit Application No. 2021-62
Jan & Amanda Monnissen
NW 24-8-1 W5M
Bed and Bale
- 6. Development Reports**
 - a. Development Officer's Report
- Report for the month of September 2021
- 7. Correspondence**

Nil
- 8. New Business**
- 9. Next Regular Meeting** – November 2, 2021; 6:30 pm
- 10. Adjournment**

**Meeting Minutes of the
Municipal Planning Commission
September 7, 2021 6:30 pm
Municipal District of Pincher Creek No. 9 Administration Building**

ATTENDANCE

Commission: Chairman Jim Welsch, Reeve Brian Hammond, Councillors' Terry Yagos, Bev Everts, Rick Lemire, Quentin Stevick and Member At Large Jeff Hammond

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

Planning
Advisors: ORRSC, Senior Planner Gavin Scott

Chairman Jim Welsch called the meeting to order, the time being 6:45 pm.

1. ADOPTION OF AGENDA

Member at Large Jeff Hammond 21/068

Moved that the agenda be approved as presented.

Carried

2. ADOPTION OF MINUTES

Member at Large Jeff Hammond 21/069

Moved that the Municipal Planning Commission Meeting Minutes for August 3, 2021 be approved as amended.

Carried

3. CLOSED MEETING SESSION

Councillor Terry Yagos 21/070

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 6:47.

Carried

Councillor Terry Yagos

21/071

Moved that the Municipal Planning Commission open the meeting to the public, the time being 7:29 pm.

Carried

4. **UNFINISHED BUSINESS**

There was no unfinished business to discuss.

5. **DEVELOPMENT PERMIT APPLICATIONS**

- a. **DEVELOPMENT PERMIT APPLICATION No. 2021-51**
Randy Hilbert & Linda Ykema
Lots 1 - 3, Block 14, Plan No. 2177S
Accessory Building (2 Car Garage, 120.4m²)

Councillor Terry Yagos

21/072

Moved that Development Permit No. 2021-51, for an Accessory Building (2 Car Garage), be approved, subject to the Condition(s) and Variance(s):

Condition(s):

1. That this development meets the minimum provisions as required in Land Use Bylaw 1289-18.
2. That the applicant will contact the Public Works Department prior to developing the approach from 3rd Street to the garage entrance.

Variance(s):

1. A 1.5 meter variance of the 3 meter setback requirement from a secondary front yard is granted for a secondary front yard setback of 1.5m from 3rd Street (50% variance).
2. A 0.38 meter variance of the 4.6 meter maximum accessory building height is granted for an accessory building height of 4.98 meters (8.3% variance).

Carried

- b. **DEVELOPMENT PERMIT APPLICATION No. 2021-57**
Robin Kelly for Junior and Jocelyn Olsen
Lot 11, Plan 901 2369, #11 Burmis Mountain Estates
New Single Detached Residence to Replace Existing Modular Home and Construction of New Agricultural Building (Barn)

Member at Large Jeff Hammond

21/073

Moved that Development Permit No. 2021-57, to replace existing modular home with new house and to construct a farm building (horse barn), 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.

Carried

- c. DEVELOPMENT PERMIT APPLICATION No. 2021-59**
Sherban Comanescu
Ptn. of SE 19-5-2 W5M
Single Detached Residence (Cabin), 2 Accessory Buildings (Studio and Hobby Shed, and Temporary Relocation of Existing Cabin

Member at Large Jeff Hammond

21/073

Moved that Development Permit No. 2021-57, for Single Detached Residence (Cabin), 2 Accessory Buildings (Studio and Hobby Shed and Temporary relocation of Existing Cabin, be tabled, pending a review by Public Works.

Carried

6. DEVELOPMENT REPORT

- a. Development Officer's Report

Councillor Rick Lemire

21/074

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

Carried

7. CORRESPONDENCE

Nil

8. NEW BUSINESS

None

MINUTES
Municipal Planning Commission (MPC)
Municipal District of Pincher Creek No. 9
September 7, 2021

9. **NEXT MEETING** – October 5, 2021; 6:30 pm.

10. **ADJOURNMENT**

Councillor Terry Yagos

21/075

Moved that the meeting adjourn, the time being 7:33 pm.

Carried

Chairperson Jim Welsch
Municipal Planning Commission

Director of Development and Community
Services Roland Milligan
Municipal Planning Commission

From: [Eric Blanchard](#)
To: [Roland Milligan](#)
Cc: [Joyce Mackenzie-Grieve](#)
Subject: RE: Site Inspection for Development Permit Application
Date: September 30, 2021 10:55:54 AM

Good Morning Roland,

After visiting site, it was determined that the setbacks exemptions requested from the road R.O.W. could create some minor concern for snow drifting in the winter but overall wont have a significant impact to the road structure or public safety.

My recommendation would be to approve the setbacks variance requested in the development permit proposal.

Regards,

Eric Blanchard

Public Works Superintendent
Municipal District of Pincher Creek No. 9
Box 279
Pincher Creek, AB T0K 1W0
eb Blanchard@mdpincercreek.ab.ca
Phone (403) 627-3130
Fax (403) 627-3474

From: Roland Milligan <AdminDirDev@mdpincercreek.ab.ca>
Sent: September 15, 2021 10:47 AM
To: Eric Blanchard <PWSuperintendent@mdpincercreek.ab.ca>
Cc: Joyce Mackenzie-Grieve <AdminTaxClerk@mdpincercreek.ab.ca>
Subject: Site Inspection for Development Permit Application

Hello Eric,

I have attached the development permit proposal for Mr. Sherban Comanescu on the Buckhorn Road.

He will require numerous variances of the road setback for the buildings he wishes to place.

We took this application to the MPC on September 7th and it was tabled pending comment from the PW Super. I apologise as I should have given it to you prior to the meeting.


Ideally we need to find out where the road structure is in relation to the existing and proposed structures.

I would be happy to go out with a tape.

Regards,

Roland Milligan
Director of Development and Community Services
M.D. of Pincher Creek No. 9
1037 Herron Avenue

Recommendation to Municipal Planning Commission

TITLE: DEVELOPMENT PERMIT NO. 2021-59 Applicant: Sherban Comanescu Location Ptn. of SE 19-5-2 W5M Division: 3 Size of Parcel: 0.207 ha (0.51 Acres) Zoning: Agriculture - A Development: Single Detached Residence (Cabin), 2 Accessory Buildings (Studio and Hobby Shed), and Temporary Relocation of Existing Cabin			
PREPARED BY: Roland Milligan	DATE: September 2, 2021		
DEPARTMENT: Planning and Development			
Signature: <hr style="width: 100%;"/>	ATTACHMENTS: 1. DP Application No. 2021-59 2. Site Plan 3. Letter from Applicant		
APPROVALS:			
 <hr style="width: 100%;"/>	 <hr style="width: 100%;"/>	<hr style="width: 100%;"/>	<hr style="width: 100%;"/>
Department Director	Date	CAO	Date

RECOMMENDATION:

That Development Permit No. 2021-59, to construct a Single Detached Residence, two (2) Accessory Buildings, and the Temporary Relocation of the existing cabin, 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.
2. The relocated existing building is only a temporary approval, the building shall be removed from the parcel once occupancy has been issued for the new residence.

Variance(s) for Residence:

1. A 25.2 meter variance of the 30 meter setback requirement from a municipal road is granted for a municipal road setback of 4.8 meters.
2. A 6.3 meter variance of the 7.5 meter setback requirement from the rear property boundary is granted for a rear yard setback of 1.2 meters.

Variance(s) for Accessory Building No. 1:

1. A 23.9 meter variance of the 30 meter setback requirement from a municipal road is granted for a municipal road setback of 6.1 meters.

Recommendation to Municipal Planning Commission

2. A 2.3 meter variance of the 7.5 meter setback requirement from the rear property boundary is granted for a rear yard setback of 5.2 meters

Variance(s) for Accessory Building No. 2:

1. A 24.4 meter variance of the 30 meter setback requirement from a municipal road is granted for a municipal road setback of 5.6 meters.

Variance(s) for Temporary Building (relocated existing building):

1. A 15.0 meter variance of the 30 meter setback requirement from a municipal road is granted for a municipal road setback of 15.0 meters.
2. A 6.3 meter variance of the 7.5 meter setback requirement from the rear property boundary is granted for a rear yard setback of 1.2 meters

BACKGROUND:

- On August 16, 2021, the MD received Development Permit Application No. 2021-59 (*Attachment No. 1*) to construct a Single Detached Residence, two (2) Accessory Buildings, and the temporary relocation of the existing cabin on the above noted parcel.
- Due to the physical characteristics of the parcel, the proposed development will require numerous setback variances from the adjacent MD road (Rge. Rd. 2-5, 'Buckhorn 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.
- The applicant has supplied a letter (*Attachment No. 3*) to outline the reasons of why they are requesting the variances.
- The MD has had dealings with the landowner on this small parcel for a number of years. In 2010 the MD finalized an agreement with the landowner that saw his parcel decrease in size to allow the MD to get the current MD road structure on a road plan. Road Plan No. 101 1051 was registered in August of 2010.
- As part of the negotiations with the MD for the extra road r/w, the Council for the MD forwarded a letter to the landowner dated August 29, 2008 agreeing to assist with future development of the parcel, including recommending approval to the MPC of some future development approval that may require a variance (*A copy of this confidential letter will be distributed to MPC members at the meeting*).
- The application was forwarded to the adjacent landowners for comment, with no responses received prior to preparing this report.



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. 2021-59

Date Application Received AUG 16/21

PERMIT FEE \$100 Permitted
\$150 Discretionary

Date Application Accepted AUG 20/21

RECEIPT NO. 51050

Tax Roll # 4112.040

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: Sherban Comanescu

Address: [Redacted]
 Telephone: [Redacted]
 Owner of [Redacted]

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: This development follows the guidelines of the letter issued by the M.D. of P.C. to the owner, in 2008 (see attached). It consists of one Country Residence and two aux. buildings. As previously discussed with the Council, the applicant asks that the Dev. Authority kindly grants the necessary set back waivers.

Legal Description: _____ Lot(s) _____

Block _____

Plan 5312 RR 2-5 1110 0034267922

Quarter Section portion of SE 1/4 SEC 19-5-2-5

Estimated Commencement Date: 2022

Estimated Completion Date: 2023

SECTION 3: SITE REQUIREMENTS

Land Use District: AG Division: 3
 Permitted Use Discretionary Use (VARIANCES REQ'D.)

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> <u>NEW RESIDENCE</u>	Proposed	By Law Requirements	Conforms
(1) Area of Site	18 295 ft		
(2) Area of Building (126.35m ²)	1360 sf		
(3) %Site Coverage by Building (within Hamets)			N/A
(4) Front Yard Setback Direction Facing: <u>E</u>	16' (4.88m)	98.4 ft 30m	No
(5) Rear Yard Setback Direction Facing: <u>W</u>	4' (1.22m)	7.5m 24.6 ft	No
(6) Side Yard Setback: Direction Facing: <u>N</u>	121' (36.88m)	7.5m 24.6 ft	YES
(7) Side Yard Setback: Direction Facing: <u>S</u>	295.9' (90.19m)	7.5m 24.6 ft	YES
(8) Height of Building	TBD		N/A
(9) Number of Off Street Parking Spaces	6		N/A

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

site plan. The residence building (34'x40'/10.36m x 12.19m) will have an adjointed raised deck to the South (20'x34' or 6.1m x 10.36m), shown on site plan Municipal District of Pincher Creek No. 9 as a block of 34'x60' (10.36m x 18.29m). Page 2 of 4

ACCESSORY BUILDING	Proposed	By Law Requirements	Conforms
(1) Area of Site			
(2) Area of Buildings (784sf + 187sf / 72.83m ² + 17.37m ²)	971sf (90.2m ²)		
(3) % Site Coverage by Building (within Hamlets)			
(4) Front Yard Setback Direction Facing: E			
(5) Rear Yard Setback Direction Facing: W			
(6) Side Yard Setback: Direction Facing: N			
(7) Side Yard Setback: Direction Facing: S			
(8) Height of Building	TBD		
(9) Number of Off Street Parking Spaces	N/A		

SEE ADDITIONAL PAGES

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

site Plan. Proposed are two buildings (1-a nonresidential purposed as meditation, spirituality, music, painting, etc. place; and 2-storage & hobby shed)

SECTION 4: DEMOLITION

Type of building being demolished: existing cabin (less the 12' covered porch to the south) relocated and used temporarily
 Area of size: 16' x 24'
 Type of demolition planned: N/A

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: Aug 15, 2021
 Applicant: _____
 Registered Owner: _____

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

ACCESSORY BUILDING ① STUDIO	Proposed	By Law Requirements	Conforms
(1) Area of Site			
(2) Area of Building	80.3 m ²	N/A	-
(3) % Site Coverage by Building (within Hamlets)	N/A	-	-
(4) Front Yard Setback: EAST (BUCKHOOD) Direction Facing:	6.1 m	3.0 m	23.0 m VARIANCE REQ'D.
(5) Rear Yard Setback: WEST Direction Facing:	5.2 m	7.5 m	2.3 m VARIANCE REQ'D.
(6) Side Yard Setback: WEST Direction Facing:	7.5 m		YES
(7) Side Yard Setback: SOUTH Direction Facing:	45.2 m		YES
(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: _____

Applicant

Registered Owner

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

ACCESSORY BUILDING (2) Hobby Shed	Proposed	By Law Requirements	Conforms
(1) Area of Site			
(2) Area of Building	17.4m ²	N/A	-
(3) % Site Coverage by Building (within Hamlets)	N/A	-	-
(4) Front Yard Setback Direction Facing: EAST	5.6m	30m	24.1m VIOLANCE REQ'D
(5) Rear Yard Setback Direction Facing: WEST	15m	7.5m	YES
(6) Side Yard Setback: Direction Facing: NORTH	72.8m		YES
(7) Side Yard Setback: Direction Facing: SOUTH	63.1m		YES
(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: _____

_____ Applicant

_____ Registered Owner

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

ACCESSORY BUILDING <i>TEMPORARY RELOCATION OF EXISTING CABIN</i>	Proposed	By Law Requirements	Conforms
(1) Area of Site			
(2) Area of Building	35.7m ²	N/A	—
(3) % Site Coverage by Building (within Hamlets)	N/A	—	—
(4) Front Yard Setback Direction Facing: <i>EAST</i>	15m	30m	15m VARIANCE REQ'D.
(5) Rear Yard Setback Direction Facing: <i>WEST</i>	112m	7.5m	63m VARIANCE REQ'D.
(6) Side Yard Setback: Direction Facing: <i>NORTH</i>	72.8m		YES
(7) Side Yard Setback: Direction Facing: <i>SOUTH</i>	57.7m		YES
(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.

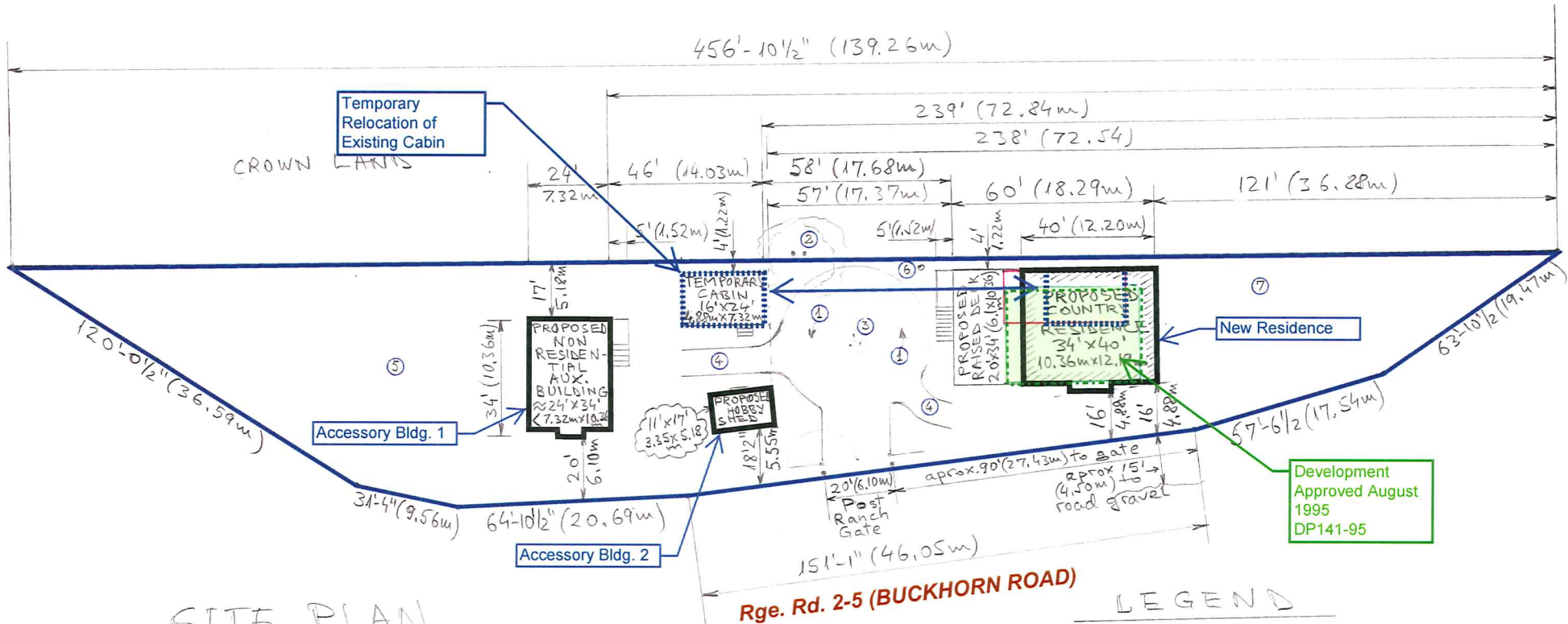
I also consent to an authorized person designated by the municipality to enter upon the subject land and buildings for the purpose of an inspection during the processing of this application.

DATE: _____

Applicant

Registered Owner

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



SITE PLAN

For SE 1/4 see 19-5-2-5

Attached to DP Application 2021-59

Sherban Comanescu




Aug 15, 2021 - Rev 0 (application)

Aug 29, 2021 - Rev 1 (landscaping included)

Rge. Rd. 2-5 (BUCKHORN ROAD)

LEGEND

- ① Compacted gravel round about
- ② Two Ponderosa fully grown pines
- ③ Flag pole bed
- ④ Gravel alley
- ⑤ Garden
- ⑥ Water well
- ⑦ Septic tank/field area

-  Existing structure
-  Historically approved country residence DP141-95 (August 1995)
-  Proposed and Temporary Structures on this D.P.

Approx Scale 1:333



Sherban Comanescu
[REDACTED]
[REDACTED]

August 31, 2021

Director of Development and Community Services
M.D. of Pincher Creek No. 9

Dear Mr. Milligan,

**Re: Development Permit Application No. 2021-59
Portion of SE 19-5-2 W5M**

Thank you for taking the time to discuss with me further details about my Permit Application noted above.

In this letter, you will find two considerations that I though might be relevant to, and highlight my focus on, safely planning the developing of my property – the hereby subject.

Firstly, on the attached newly revised site plan (which includes now the landscaping aspect, maintaining the same scope of the application), you will notice a very generously-sized gravel roundabout immediately positioned inside the access gates. This feature is meant to ensure that any vehicle entering the property will have the ability to do a complete 180 degrees turn before exiting again. This will guarantee that no backing-up and no extra maneuvering will be necessary onto the road itself and that traffic (as sparsely as it may be) will see no impact at all from this development.

Secondly, the attached drawing will now show (at legend #2), two fully grown Ponderosa pines located just on the other side of the fence between my property and the Crown land. While these are beautiful trees, certainly admired by myself and my family, due to their height, which I approximate at about 60'-70', presented me with the wish that our main residence be placed at the optimum/safest distance from them, hence its proposed location.




Hoping that these two considerations outlined in this letter will be well received,

I thank you and the MPC honorable members, for your time and consideration.

Kind regards,

Sherban Comanescu

Recommendation to Municipal Planning Commission

TITLE: DEVELOPMENT PERMIT NO. 2021-62 Applicant: Jan Monnissen Location: Portion of NW 24-8-1 W5M Division: 4 Size of Parcel: 40.9 ha (101.2 Acres) Zoning: Agriculture - A Development: Bed and Breakfast within Existing Building		
PREPARED BY: Roland Milligan	DATE: September 30, 2021	
DEPARTMENT: Planning and Development		
Signature: _____	ATTACHMENTS: 1. DP Application No. 2021-62 2. GIS Aerial	
APPROVALS:		
 _____ Roland Milligan	<u>2021/09/30</u> Date	 _____ Troy MacCulloch
Department Director		<u>30 Sept. 2021</u> Date
		CAO

RECOMMENDATION:

That Development Permit No. 2021-62, for the development of a Bed and Breakfast within an existing portion of a developed building be approved, subject to the following Condition(s):

Condition(s):

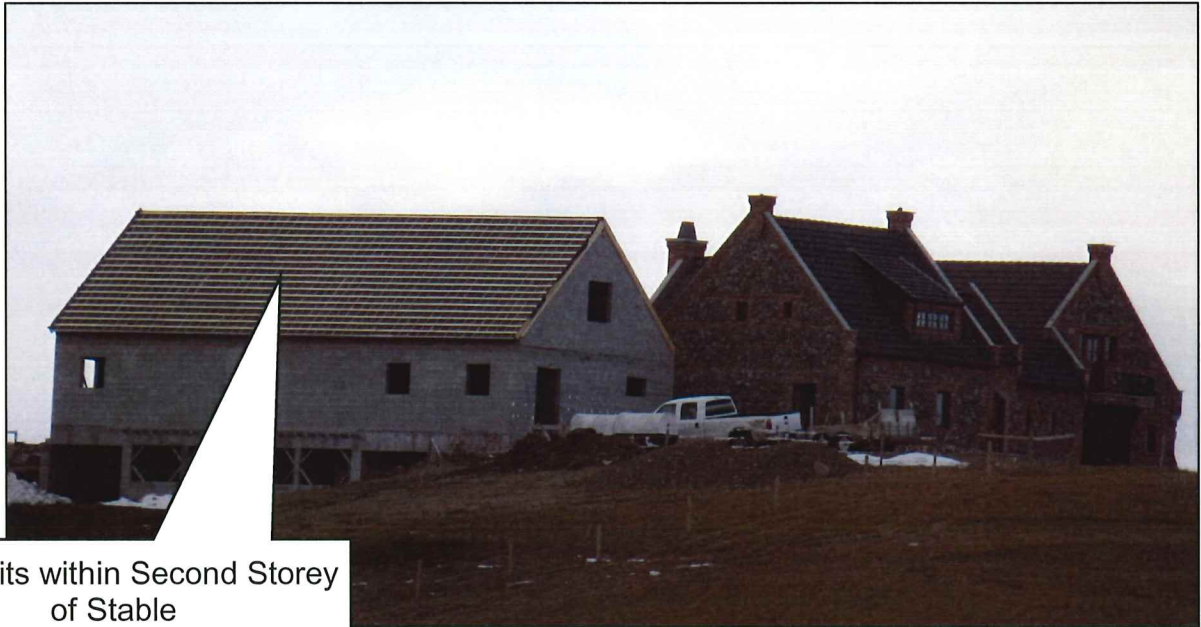
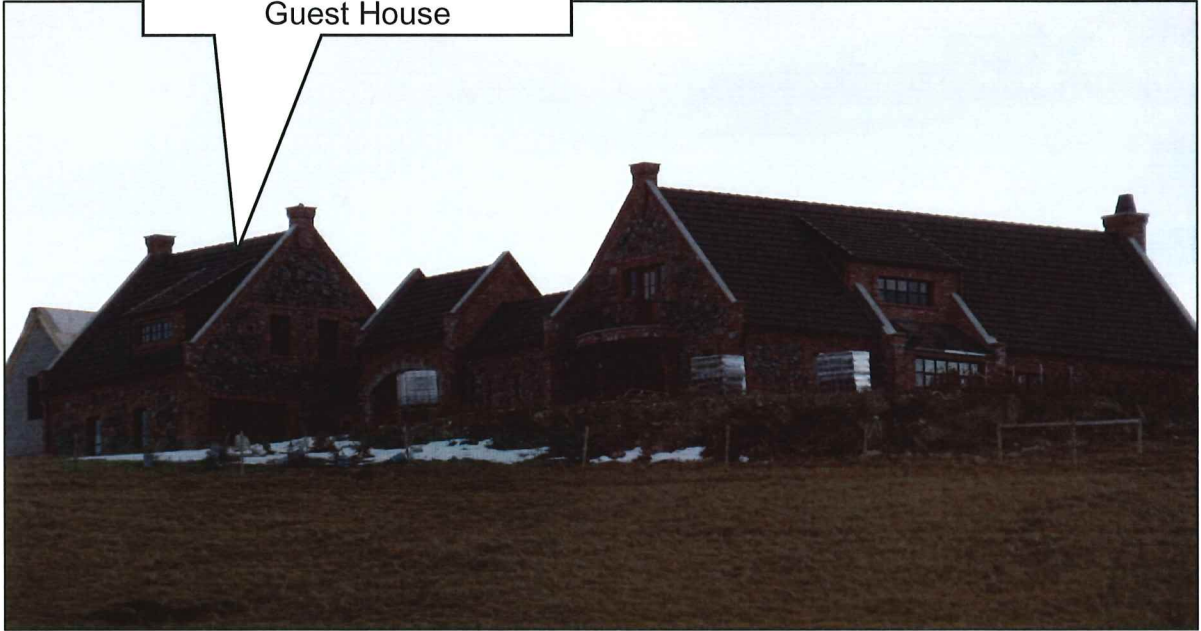
1. That this development meets the minimum provisions as required in Land Use Bylaw 1289-18.
2. That the developer comply with all Alberta Health Services requirements prior to commencement of operation.

BACKGROUND:

- On September 15, 2021 the MD accepted Development Permit Application No. 2021-62, for a Bed and Breakfast use, to be developed within an existing building (*Attachment No. 1*).
- This application is being placed in front of the MPC because:
 - Within the Agriculture – A land use district, Bed and Breakfast Facility is a Discretionary Use.
- This applicant is proposing to develop the Bed and Breakfast as a 'bed and bale' with three units. One unit will be located in an existing developed guest house with the other two being developed within the second storey of the adjacent cinder block stable.
- The application was forwarded to the adjacent landowners for comment, with no responses received at the time of preparing this report

Recommendation to Municipal Planning Commission

One Unit Within Existing Guest House



Two Units within Second Storey of Stable



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. 2021-62

Date Application Received SEPT 7/21

PERMIT FEE \$100 Permitted
\$150 Discretionary

Date Application Accepted 2021/09/16

RECEIPT NO. 51219

Tax Roll # 3738.000

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: JAN MONNISSEN

[Redacted]
[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: Accommodation for people + horses
BED AND BATH (3 units)

2 units w/ Kitchen & Bath in existing second storey above stables and 1 existing unit previously used as residence prior to home

Legal Description: Lot(s) M 5 - R 1 - T 8 - S 24 - Q NW

Block _____

Plan _____

Quarter Section _____

BLUE SIGN 1029 TWP RD 4-8

Estimated Commencement Date: OCTOBER 2021

Estimated Completion Date: MARCH 2022

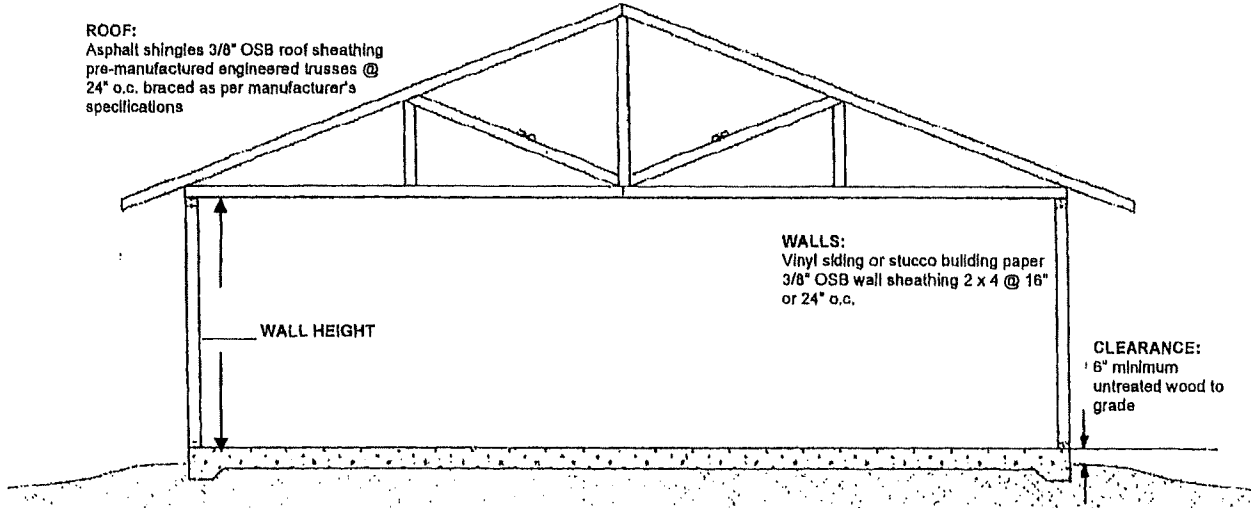


ACCESSORY BUILDING

PERMIT NO.: _____
 OWNERS NAME: _____
 PROJECT LOCATION: _____

To be completed and attached to the Building Permit Application Form

ROOF:
 Asphalt shingles 3/8" OSB roof sheathing
 pre-manufactured engineered trusses @
 24" o.c. braced as per manufacturer's
 specifications



Please check off construction details as listed below.

Roofing Material

- Asphalt Shingles
- Cedar, Pine Shakes/Shingles
- Metal Roofing
- Other Specify: CONCRETE TILE

Wall Sheathing

Specify: DRYWALL 1/2"

Wall Framing

Specify: CONCRETE BLOCKS

Roof Sheathing

- Min. 3/8" OSB or plywood
- NOTE: OSB or plywood less than 1/2" requires H clips and bridge blocking
- 1/2" OSB or plywood
- Other Specify: _____

Insulated walls & ceiling

Overhead Door Beam

Length: _____

Depth: _____ # of Plys _____

- Built Up
- Engineered

Overhead Door

Door Size: _____

Roof Framing

- Pre-manufactured Engineered Truss
- Roof rafters, ceiling, joists, roof joist (provide details)

Exterior Finish

- Vinyl Siding
- Stucco
- Metal Siding
- Other Specify: STONE

Direction of Trusses

- Trusses parallel to overhead door opening
- Trusses perpendicular to overhead door opening

Foundation

- Slab up to 592 sq. ft. 8"
- Strip footing & 4' frost wall
- Other Foundation (details, engineering)
- On Skids

NOTE: Separate permit applications are required for the installation of electrical, gas and/or plumbing in the building.

SECTION 3: SITE REQUIREMENTS

Land Use District: Ag 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
(1) Area of Site			
(2) Area of Building	<i>existing</i>		
(3) %Site Coverage by Building (within Hamets)			
(4) Front Yard Setback Direction Facing:			
(5) Rear Yard Setback Direction Facing:			
(6) Side Yard Setback: Direction Facing:			
(7) Side Yard Setback: Direction Facing:			
(8) Height of Building			
(9) Number of Off Street Parking Spaces			

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

ACCESSORY BUILDING	Proposed	By Law Requirements	Conforms
(1) Area of Site			
(2) Area of Building	existing		
(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: _____

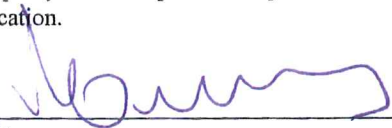
Type of demolition planned: _____

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: 2021 / 09 / 07



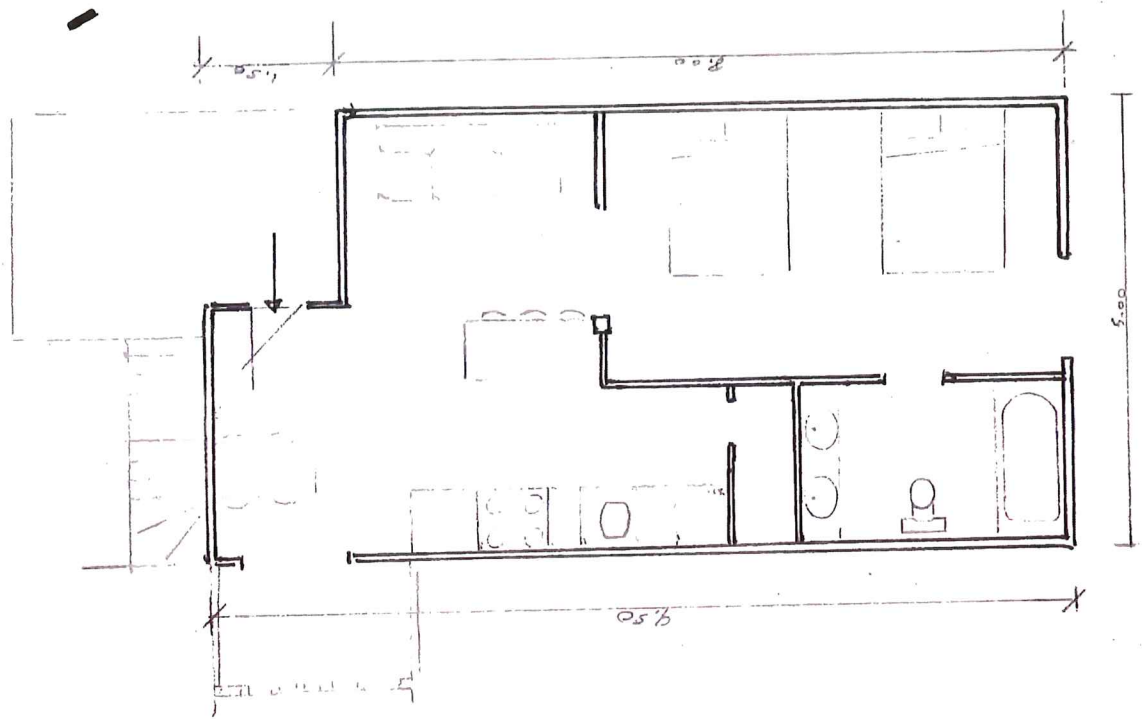
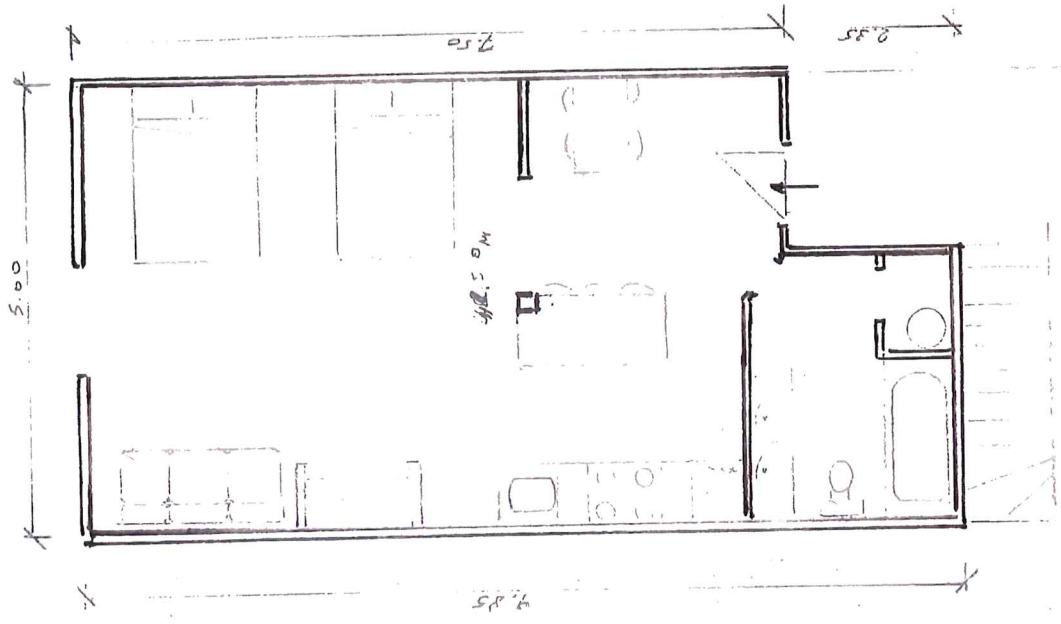
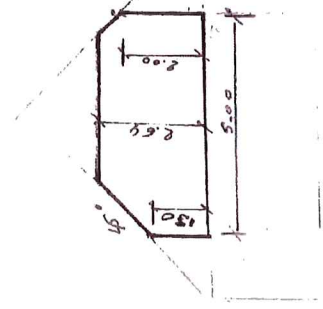
 Applicant

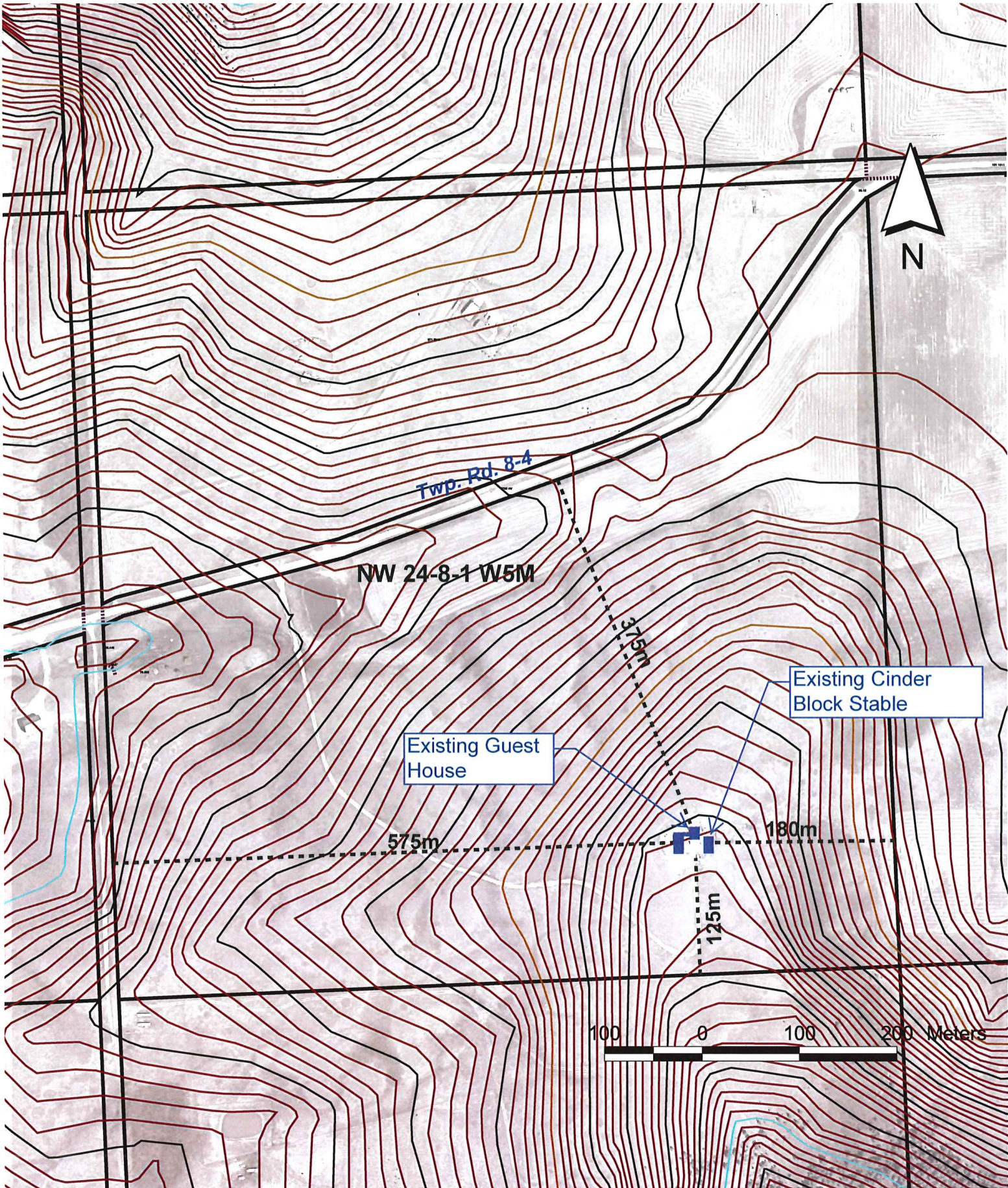
 Registered Owner

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

Attachment No. 1

TO BE BUILT IN
EXISTING SECOND
STOREY OF STABLES





DIRECTOR OF DEVELOPMENT AND COMMUNITY SERVICES REPORT

SEPTEMBER 2021

Development / Community Services Activities includes:

- September 1 Public Works Safety Meeting
- September 1 ASB Meeting
- September 7 Budget
- September 7 Subdivision Authority & MPC Meetings
- September 14 Council Committee Meeting / Council Meeting
- September 16 MEPL Committee Meeting Series 2
- September 21 Emergency Advisory Committee (EAC) Meeting
- September 21 Municipal Subdivision Development Authority Meeting
(Standpipe Development Permit)
- September 23 Public Engagement MDP Meeting
- September 28 Council Committee Meeting / Council Meeting

PLANNING DEPARTMENT STATISTICS

Development Permits Issued by the Director for Sept 1 to 30, 2021

No.	Applicant	Division	Legal Address	Development
2021-54	Glen Parker	3	NW 2-6-2 W5M	Single Detached Residence (Cabin), existing
2021-58	1077841 Alberta Ltd.	5	SE 12-7-3 W5M	Accessory Building (Garage)
2021-63	Lundbreck Trading Company	5	Lots 17-21, Block 3, Plan 2177S, 108 Breckenridge Ave	Commercial Building (Pizzeria) General Store Renovations
2021-64	Ken & Sandra Mercer	1	Lot 1, Block 1, Plan 9711258 NW 36-3-29 W4	Single Detached Residence (Cabin)

Development Permits Issued by Municipal Planning Commission July 1 to 27, 2021

2021-51	Randy Hilbert & Linda Ykema	5	Lots 1-3, Block 14, Plan 2177S 401 Robinson Ave, Lundbreck	Accessory Building (Garage)
2021-57	Robin Kelly	5	Lot 11, Plan 9012369 11 Bermis Mountain Estates	Single Detached Residence & Accessory Building (Barn)

Development Statistics to Date

DESCRIPTION		2021 To date (August)	2020	2019	2018
Dev Permits Issued	3 – Jan 5 – Feb 7 – Mar 9 - April	61 44 -DO 17-MPC	67 57 – DO 10 - MPC	54 45-DO 9-MPC	22 17-DO 5-MPC

	12 – May 9 - June 6 – July 4 – Aug 6 - Sept				
Dev Applications Accepted	3 – Jan 9 – Feb 7 – Mar 8 - April 8 – May 14- June 2 – July 10 – August 3 - September	64	67	57	24
Utility Permits Issued	2 – Jan 1 – Feb 8 – Mar 1 – April 1 – May 4 – June 2 – July 4- Aug 0 - Sept	23	27	33	14
Subdivision Applications Approved	1 – Jan 2021 1 – Feb 2021 2 – April 2021 2 – May 2021 3 – June 2021 2 – July 2021 4 – Aug 2021 2 – Sept 2021	17	18	12	4
Rezoning Approved		0	0	1	0
Compliance Cert	5 - Jan 3 – Feb 5 – Mar 1 – Apr 2 – May 3 – June 4 – July 4 – August 5 - September	32	24	22	5

RECOMMENDATION:

That the report for the period ending September 30, 2021, be received as information.



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

Date: September 30, 2021



Reviewed by: Troy MacCulloch, CAO
Submitted to: Municipal Planning Commission

Date: September 30, 2021