

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

via Virtual Meeting

March 1, 2022

6:30 pm

Agenda

1. Adoption of Agenda

2. Minutes

- a. Meeting Minutes of December 7, 2021

3. Closed Meeting Session

4. Unfinished Business

Nil

5. Development Permit Applications

- a. Development Permit Application No. 2021-55
M.D. of Pincher Creek No. 9
Lot 4, Block 4, Plan 1911543, Hamlet of Lowland Heights
Salvage and Waste Facility and Recycling Facility (Eco-Station)
- b. Development Permit Application No. 2022-02
Allan Dyck
NW 28-9-1 W5M
Moved-In Residence, Moved-In Accessory Building & Compliance for Existing Accessory Building
- c. Development Permit Application No. 2022-04
Stone Developments Inc.
Lot 97, Block 4, Plan 051 3736, Castle Mountain Resort
Multi-Unit Dwelling (Fourplex)
- d. Development Permit Application No. 2022-05
Mark McKay
Lot 1, Block 2, Plan 191 1420, within SW 34-7-30 W4M
Accessory Building (Storage)

6. Development Reports

- a. Development Officer's Report
 - Report for the period of January & February 2022

7. Correspondence

Nil

8. New Business

9. Next Regular Meeting – April 5, 2022; 6:30 pm

10. Adjournment

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

ATTENDANCE

Commission: Chairman Jim Welsch, Reeve Rick Lemire, Councillors Tony Bruder, Dave Cox, Harold Hollingshead and John MacGarva and Member At Large Jeff Hammond

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 Tony Bruder 21//084

Moved that the agenda be approved as presented.

Carried

2. ADOPTION OF MINUTES

Reeve Rick Lemire 21/085

Moved that the Municipal Planning Commission Meeting Minutes for October 5, 2021 be approved as amended.

Carried

3. CLOSED MEETING SESSION

Member at Large Jeff Hammond 21/086

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 6:32 pm.

Carried

Councillor Harold Hollingshead 21/087

Moved that the Municipal Planning Commission open the meeting to the public, the time being 6:47 pm.

Carried

4. **UNFINISHED BUSINESS**

Nil

5. **DEVELOPMENT PERMIT APPLICATIONS**

- a. **DEVELOPMENT PERMIT APPLICATION No. 2021-55
M.D. of Pincher Creek No. 9
Lot 4, Block 4, Plan 1911543, Hamlet of Lowland Heights
Salvage and Waste Facility and Recycling Facility (Eco-Station)**

Councillor Dave Cox 21/088

Moved that the Municipal Planning Commission, acting in its role as the Development Authority, submit a letter to Alberta Environment and Parks requesting a variance of the 300 metre setback requirement from a Waste Storage Site as outlined within the Subdivision and Development Regulation 2002-043, for the purpose of allowing for the future development of the MD's Eco-Station site.

Carried

6. **DEVELOPMENT REPORT**

- a. Development Officer's Report

Member At Large Jeff Hammond 21/089

Moved that the Development Officer's Report, for the period October and November 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
December 7, 2021

9. **NEXT MEETING** – February 1, 2022; 6:30 pm.

10. **ADJOURNMENT**

Councillor Tony Bruder

21/090


Moved that the meeting adjourn, the time being 6:53 pm.

Carried

Chairperson Jim Welsch
Municipal Planning Commission

Director of Development and Community
Services Roland Milligan
Municipal Planning Commission

Recommendation to Municipal Planning Commission

TITLE: DEVELOPMENT PERMIT No. 2021-55 Applicant: M.D. of Pincher Creek No. 9 Location: Lot 4, Block 4, Plan 1911543, Hamlet of Lowland Heights Division: 2 Size of Parcel: 3.17 ha (7.83 Acres) Zoning: Hamlet General Industrial and Warehousing - HGIW Development: Salvage and Waste Facility and Recycling Facility (Eco-Station)	
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PREPARED BY: Roland Milligan	DATE: February 12, 2022
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DEPARTMENT: Planning and Development

Signature: <hr style="width: 100%;"/>	ATTACHMENTS: 1. DP 2021-55 Application 2. Diagram of Facility 3. Alberta Transportation Roadside Development Permit No. 6021-21 4. 300m Setback Map
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APPROVALS:			
 <hr/> Roland Milligan	 <hr/> Troy MacCulloch	 <hr/> Troy MacCulloch	 <hr/> Troy MacCulloch
Department Director	Date	CAO	Date

RECOMMENDATION:

That Development Permit Application No. 2021-55, to develop a Salvage and Waste Facility in conjunction with a Recycling Facility, be approved subject to the following Condition(s):

Condition(s):

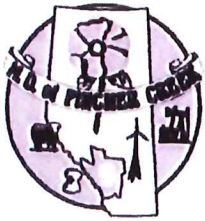
1. That this development meets the minimum provisions as required in Land Use Bylaw 1289-18.
2. That prior to commencement of construction, that the Development Authority receive the required variances from Alberta Environment and Parks of the 300 metre setback requirement from a Waste Storage Site as outlined within the *Subdivision and Development Regulation 2002-043*, to be attached to and forming part of this permit.
3. That the applicant adhere to conditions set forth within Alberta Transportation Roadside Development Permit No. 6061-21, attached to and forming part of this permit.

BACKGROUND:

- The Municipal District of Pincher Creek No. 9 (the MD) and the Town of Pincher Creek (the Town) have deemed it responsible and vital to provide the joint community with an efficient and cost effective recycling and waste management service.
- The MD has agreed to partner with the Pincher Creek/Crowsnest Landfill Association to assist with the provision of an upgraded recycling and waste management service for the community. The facility will be manned with set hours of operation.

Recommendation to Municipal Planning Commission

- After looking into two private land locations within the Town, as well as two locations which are on Town owned land, the MD has moved ahead with developing a site within the MD itself.
- The proposed development is to upgrade the existing MD waste management facility located on a portion of the current MD Public Works yard, at the corner of Herron Avenue and McLeod Street (Hwy 785). The site is within the MD and is adjacent to the Town boundary between the MD's Public Works yard and the MD's Administration building (*See Diagram No. 1*).
- The Eco Station development will entail an upgrade and expansion to the existing household garbage site. The site is to be manned, fenced, and gated with set operation times. This site was chosen because of the existing use, proximity to the Town, access to developed transportation routes, and existing MD infrastructure. The existing site will be expanded by adding further leak proof recycling bins stored on a concrete pad, for the additional collection and transfer of the following:
 - Large furniture bin
 - Appliance and metal bin
 - Electronics collection container
 - Household Hazardous and Paint collection container
 - Plastics and tin can collection bin
 - Newspaper and office paper collection bin
 - Cardboard collection bin
- This item is being placed in front of the MPC because:
 - Both the Salvage and Waste Facility use and the Recycling Facility use, are discretionary uses within the Hamlet General Industrial and Warehousing – HGIW land use district, therefore being discretionary uses, the Municipal Planning Commission is the Development Authority.
- Pursuant to the *Subdivision and Development Regulation 2002-043*, a development authority shall not issue a permit, for the purposes of developing a storage site unless, the working area of a storage site is situated at least 300m from a residential use property. In order to further develop this site, a variance of the 300m setback will be required. The *Regulation* allows the development authority to vary the setback distance upon receiving written consent from Alberta Environment and Parks (AEP).
- The attached area plan (*Attachment No. 4*) shows the distances from the existing/expanded site to the nearest parcels containing a residential use. The distances from the Town residential lands and the MD residential lands are shown on the diagram.
- At the December 7, 2021 MPC meeting, the Subdivision Authority approved a letter to AEP requesting the variance. The letter is the first requirement to be included in the package to AEP for the variance request.
- As the proposed development is within the MD and Town's Intermunicipal Development Plan referral area, Bylaw No. 1200-10, the development permit application was considered by the IMDP Committee at a committee meeting on August 27, 2021. At that meeting, the committee stated that they had no concerns with the application and recommended approval.



DEVELOPMENT PERMIT APPLICATION

All grey areas will be completed by the Planning Authority

DEVELOPMENT PERMIT APPLICATION NO. 2021-55

Date Application Received 2021-08-08

PERMIT FEE \$100 Permitted
\$150 Discretionary

Date Application Accepted 2021-08-08

RECEIPT NO. _____

Tax Roll # _____

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: Municipal District of Pincher Creek No. 9

Address: Box 279, Pincher Creek, AB T0K 1W0

Telephone: 403-627-3130

Email: AdminDirDev@mdpincer creek.ab.ca

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:

Development of a Joint Community 'Eco-Station' (Recycling/Waste Facility). To be fenced and gated with controlled access.

Will include numerous bins for household waste and a comprehensive amount of recyclable materials.

Legal Description: Lot(s) 2

Block 4

Plan 191 1543

Quarter Section NE 23-6-30 W4M

Estimated Commencement Date: September 2021

Estimated Completion Date: October 2021

SECTION 3: SITE REQUIREMENTSLand Use District: Hamlet General Industrial and Warehousing - HGIW Division: 2 Permitted Use Discretionary Use

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

 Yes No

Is the proposed development below a licenced dam?

 Yes No

Is the proposed development site situated on a slope?

 Yes No

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

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

 Yes No Don't know Not required

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

 Yes No Don't think so

PRINCIPAL BUILDING	Proposed	By Law Requirements	Conforms
(1) Area of Site	2100 sq.m.		
(2) Area of Building <i>Existing Building to be used for office</i>			
(3) %Site Coverage by Building (within Hamets)	N/A		
(4) Front Yard Setback Direction Facing: South (from Bins)	15 m	4.6m	ABTrans Roadside DP Req'd.
(5) Rear Yard Setback Direction Facing: North	app 210 m	3m	Yes
(6) Side Yard Setback: Direction Facing: East	50 m	3m	Yes
(7) Side Yard Setback: Direction Facing: West	7.5 m	3m	Yes
(8) Height of Building	N/A		
(9) Number of Off Street Parking Spaces			

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

Proposed site plan and background document attached

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

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

SECTION 4: DEMOLITION

Type of building being demolished : _____

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: 2021-08-08

M.D. of Pincher Creek No. 9

Applicant



Roland Milligan,

Director of Development and Community Services

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

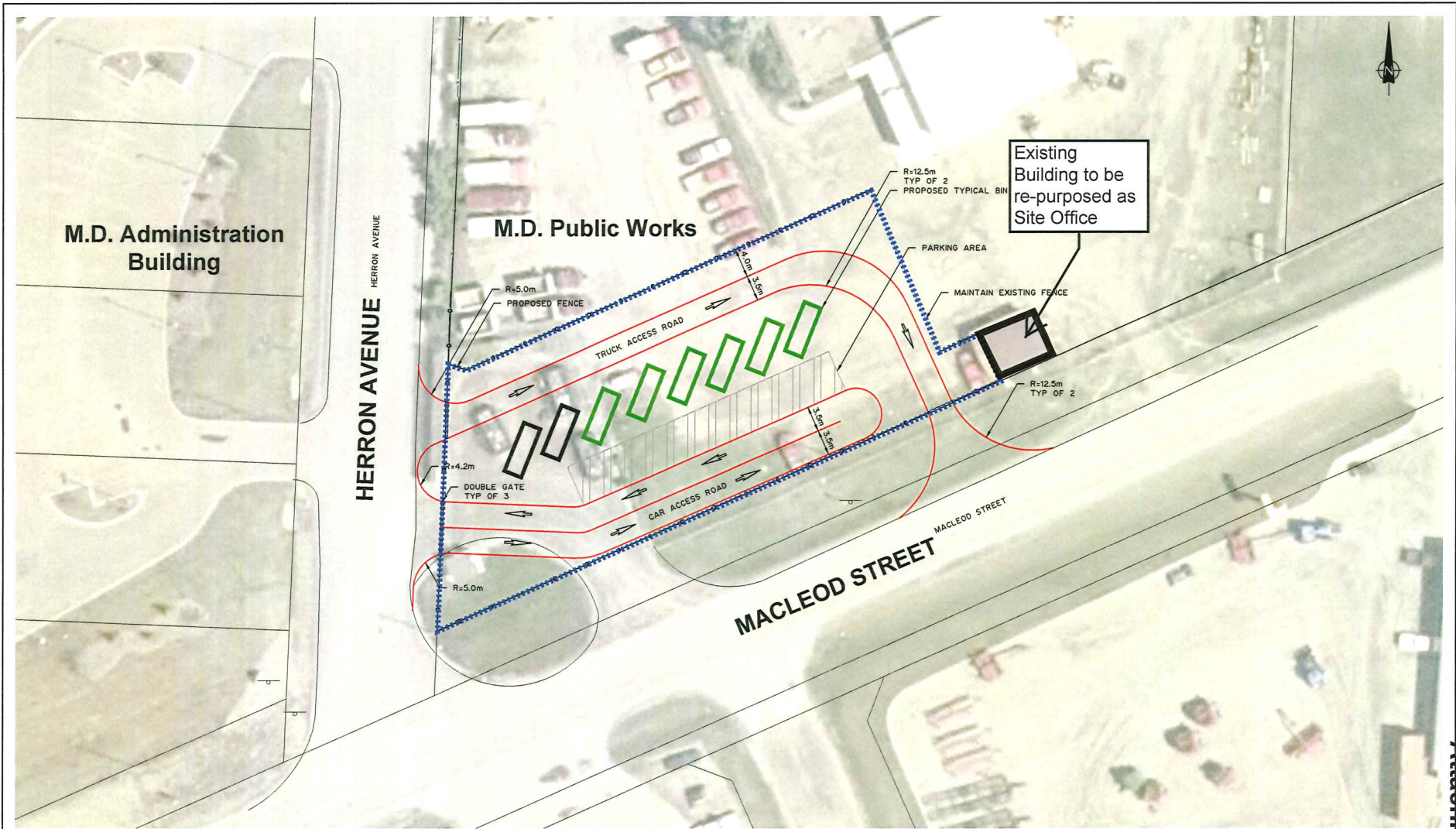
IMPORTANT NOTES:

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.

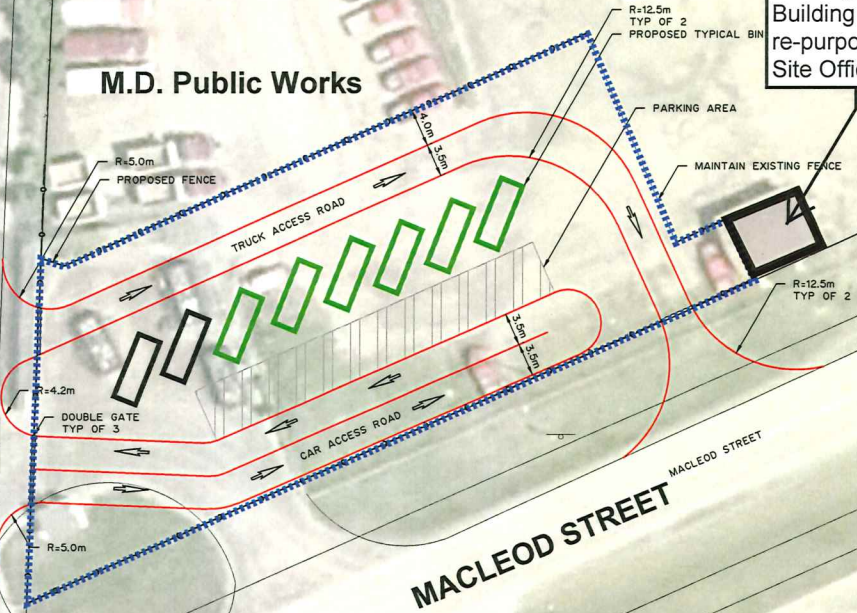


M.D. Administration Building

HERRON AVENUE

M.D. Public Works

Existing Building to be re-purposed as Site Office



MUNICIPAL DISTRICT OF PINCHER CREEK
 PINCHER CREEK ECO STATION
 CONCEPTUAL FIGURE

SCALE: 1:500

DATE: JULY 2021

JOB: 1770-021-00

FIGURE: 1

Attachment No. 2

AMS File Reference: RSDP037560
AT Reference: NE 23-6-30-W4M (6/785)
Permit No. 6021-21

August 11, 2021

Roland Milligan
Municipal District of Pincher Creek No. 9
Box 279
Pincher Creek, AB T0K 1W0

Dear Mr. Milligan:

RE: PROPOSED ECO-STATION

Attached is a permit issued under the Highways Development and Protection Regulation, being Alberta Regulation 326/2009 and amendments thereto, authorizing the above noted development. This permit is subject to the conditions listed on page 2.

In consideration of this permit, the applicant shall indemnify and hold harmless Alberta Transportation, its employees and agents, from any and all claims, demands, actions, and costs whatsoever that may arise, directly or indirectly, from anything done or omitted to be done in the construction, maintenance, alteration, or operation of the works authorized.

Issuance of this permit by Alberta Transportation does not relieve the holder of the responsibility of complying with relevant municipal bylaws, and this permit once issued does not excuse violation of any regulation, bylaw, or act that may affect this project.

A detailed Traffic Accommodation Strategy (TAS) shall be provided and receive Alberta Transportation's acceptance prior to any work within the highway right-of-way.

Upon completion of the project, we ask that you notify the undersigned, or Leah Olsen, Development & Planning Technologist, at Lethbridge, 403-382-4052, who will inspect the conditions of the permit. Your cooperation in this matter is appreciated.

Yours truly,



Chris Poirier
Development & Planning Technologist
403-388-3174

CP

cc: Town of Pincher Creek reception@pinchercreek.ca
Volker Stevin fortmacleod@volkerstevin.ca
Rick Lemire e-mailed
Darren Davis e-mailed

.../2



(To be completed by Alberta Transportation)

ROADSIDE DEVELOPMENT APPLICATION APPROVAL FOR DEVELOPMENT NEAR A PROVINCIAL HIGHWAY

PERMIT

Permission is hereby granted to The Town of Pincher Creek to carry out the development in accordance with the plan(s) and specifications attached hereto and subject to the conditions shown below.

If the development has not been carried out by the 11th day of August, 2022 this permit lapses and the applicant must reapply for a new permit if they wish to proceed.

SIGNED

PERMIT NO. 6021-21FILE NO. NE 23-6-30-W4M (6/785)TITLE Development & Planning TechnologistDATE August 11, 2021

PERMIT CONDITIONS: (Note: This permit is subject to the provisions of Sections 11 – 19 inclusive of the Highways Development and Protection Act, Chapter H-8.5 2004, amendments thereto, and Highways Development and Protection Regulation (Alberta Regulation 326/2009) and amendments thereto).

A. ACCESS CONDITIONS:

1. ~~(a) No direct highway access will be permitted. Access shall be via the local municipal road.~~
~~(b) Use of the existing highway access may continue on a temporary basis.~~
 (c) Permit authorizes construction of a new access at the location shown and to the attached specifications (Figure D-3.3b).
2. ~~No additional highway access will be permitted.~~
3. The applicant shall construct and maintain the highway access to Alberta Transportation's satisfaction.
4. Approval of companies having buried utilities shall be obtained prior to access construction or upgrading.

B. SETBACK CONDITIONS (Note: Minimum setbacks usually allow for anticipated highway widening and construction of a service road parallel and adjacent to the highway).

1. The proposed development is to be set back N/A meters (N/A feet) from the Hwy 785 centreline as shown on attached approved site plan.
2. Alberta Transportation accepts no responsibility for the noise impact of highway traffic upon any development or occupants thereof.

C. OTHER CONDITIONS:

1. This permit is issued subject to the approval of the Town of Pincher Creek.
2. This permit approves only the development contained herein, and a further application is required for any changes or additions.
3. Alberta Transportation is under no obligation to reissue a permit if the development is not completed before expiry of this permit.
4. Chris Poirier or Leah Olsen, Development & Planning Technologists in Lethbridge, 403-382-4052, shall be notified a minimum of 2 days prior to construction commencement.
5. The applicant shall not place any signs contrary to Alberta Regulation 326/2009. A separate "SIGN APPLICATION" form shall be submitted for any proposed sign.

D. ADDITIONAL CONDITIONS and/or ADVISEMENTS:

See attached Schedules "A" and "B"

SCHEDULE "A"
General Conditions
Permit 6021-21

D: ADDITIONAL CONDITIONS and/or ADVISEMENTS:

1. This permit is approval for redevelopment of a waste / recycling facility and a direct access approach relocation (removal of existing and construction of new) as shown in the attached approved plan. Any additional development will be expressly subject to Condition C.2.
2. The applicant shall ensure that all on-site development, including ancillary development, is setback from the highway right-of-way boundary as shown on the attached approved site plan. Under no circumstance shall a different setback be implemented without the written permission of Alberta Transportation.
3. Under no circumstance is the highway frontage to be utilized as a formal display/advertising area. In that regard the applicant is requested to heed Condition C.5 and not place any signs contrary to Alberta Regulation 326/2009.
4. Further to Condition C.5, any proposed sign will require separate approval by our Lethbridge District Office, and the applicant is advised to contact 403-382-4052, in this regard.
5. Further to Condition B.2, noise impact and the need for attenuation should be thoroughly assessed. The applicant is advised that provisions for noise attenuation are the sole responsibility of the developer and should be incorporated as required into the development of the property.
6. Any peripheral lighting (yard lights/area lighting) that may be considered a distraction to the motoring public or deemed to create a traffic hazard will not be permitted.
7. It is the applicant's/developer's responsibility to ensure that no mud or debris is tracked onto the highway from the development.

SCHEDULE "B"
Access Removal / Construction Conditions
Permit 6021-21

D: ADDITIONAL CONDITIONS and/or ADVISEMENTS:

1. Prior to the completion of the site redevelopment construction, the applicant shall remove the existing access on Hwy 785 approximately 40 m east of Herron Ave and grade, topsoil and seed the roadside to match the existing boulevard to the satisfaction of Alberta Transportation.
2. Any salvaged material is to be disposed of off-site and is the responsibility of the applicant.
3. Following the removal of the existing access and construction of the new access, the highway right-of-way / roadside shall be restored to original / adjacent grades and to at least as good a condition as adjacent undisturbed areas and the work area shall be immediately cleared of all construction equipment and materials, and any related traffic control devices.
4. The applicant will be responsible for placement of topsoil and seeding of all disturbed areas within the highway right-of-way. The designated agronomic seed mix (Zone 4, Mixedgrass and Dry Mixedgrass) can be found at <https://www.transportation.alberta.ca/Content/docType233/Production/DesignBulletin25.pdf>
5. Any damage to the highway surface or roadside will be repaired to the satisfaction of Alberta Transportation at the applicant's expense.
6. The applicant will be responsible for constructing the access to the standard outlined in Condition A.1(c). A 15 m radius should be used. No culvert is required. Access width can be as per the design vehicle's operational requirements.
7. The access shall be constructed with suitable compacted granular or clay type material (not topsoil) and overlaid with 250 mm of Base Course Aggregate and 150 mm of Asphalt Concrete Pavement (ACP) to the property line. The recommended Base Course Aggregate size is Designation 2 Class 25 as shown on attached Table 3.2.3.1 "Specifications for Aggregate".
8. Appropriate signage indicating the one-way nature of the new access, i.e. egress only, is to be installed.
9. The applicant shall provide a proposed pavement structure for the access for Alberta Transportation's review prior to construction.
10. The applicant shall take all reasonable precautions during access removal and construction to protect and safeguard the lives and property of the travelling public. At no time during access removal or construction will the highway be closed to travel. Traffic safety will be the prime concern for the applicant and/or contractor(s) involved in the construction. In addition, it is the applicant's responsibility to ensure that the person(s) who remove / construct the access are aware of the applicable Occupational Health and Safety Regulations while working on or near a public roadway.
11. The applicant and the Minister acknowledge that as a result of the applicant working in the right-of-way, the right-of-way will be in disrepair. Pursuant to section 108(1)(gift)(iv) of the Traffic Safety Act, RSA 2000, c.T-06 (the "TSA"), the applicant, while performing the work of access construction / removal, is authorized to prescribe a lower maximum speed limit than is prescribed in section 106 or 107 of the TSA by erecting signs along Highway(s) listed above in the interest of promoting safety. The applicant, or their onsite representative, must have a copy of this entire permit and cover letter on work site with them at all times when signs have been erected along the highway. They may be required to provide it to a peace officer if it is requested.
12. No cleated equipment will be permitted to operate on the paved highway surface. Contractor vehicles are not to be parked within the highway right of way.
13. The applicant will be responsible for arranging a final inspection with Alberta Transportation for acceptance of all work associated with construction of the highway access.
14. The usual one year construction warranty will apply.

Attachment No. 3

ROADSIDE DEVELOPMENT APPLICATION FOR DEVELOPMENT NEAR A PROVINCIAL HIGHWAY

(print please)

Alberta Transportation Permit # _____

Applicant's Name Municipal District of Pincher Creek No. 9

Mailing Address Box 279

City/Town/Village Pincher Creek **Province** AB **Postal Code** T0K 1W0

Phone # 403-627-3130 **Fax #** 403-627-5070 **e-mail** AdminDirDev@mdpincer creek.ab.ca

Landowner's Name _____
(if different from above)

Mailing Address _____

City/Town/Village _____ **Province** _____ **Postal Code** _____

Phone # _____ **Fax #** _____ **e-mail** _____

APPLICATION IS HEREBY MADE TO: (Please provide a description of the proposed development including all proposed above and below ground installations. Attach a detailed report if necessary.)

Redevelopment and improvement of existing waste transfer facility

Development of an "Eco-Station" (Recycling/Waste Facility). To be fenced and gated with controlled access.

Will include numerous bins for household waste and a comprehensive amount of recyclable materials.

Also attach a plan showing in detail the location of all existing and proposed development and access.

Property Information

NE	23	6	30	4
(NE, NW, SE, SW)	¼ Section	Township	Range	West of Meridian
4	4	191 1543	3.17 ha	
Lot	Block	Plan Number	Parcel size (acres or hectares)	

Highway No. 785 adjacent to kilometres East side of Town of Pincher Creek
(north, south, etc.) (City, Town or Village)

Distance of the proposed development to the highway right-of-way boundary 15m metres

<u>MD of Pincher Creek No. 9</u>	<u>Public Institutional</u>	<u>Approx. \$200,000</u>
Name of Municipality	Existing / Proposed Land Use	Estimated cost of proposed development

It is understood that all works will be constructed, altered, maintained or operated at the sole expense of the undersigned, and that any work must not begin before a permit has been issued by Alberta Transportation.

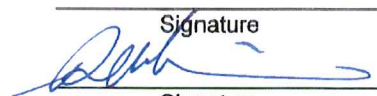
In consideration of any permit issued in respect to this application, the Applicant shall indemnify and hold harmless Alberta Transportation, its employees and agents from any and all claims, demands, actions and costs whatsoever that may arise, directly or indirectly from anything done or omitted to be done in the construction, maintenance, alteration or operation of the works authorized. The Applicant also consents to a person designated by Alberta Transportation to enter upon land for the purpose of inspection during the processing of this application.

The issuance of a permit by Alberta Transportation does not relieve the holder of the responsibility of complying with relevant municipal bylaws and this permit once issued does not excuse violation of any regulation, bylaw or act which may affect this project.

I _____ hereby certify that I am the registered owner
(print full name)

I Roland Milligan hereby certify that I am authorized to act on the owner's behalf
(print full name)

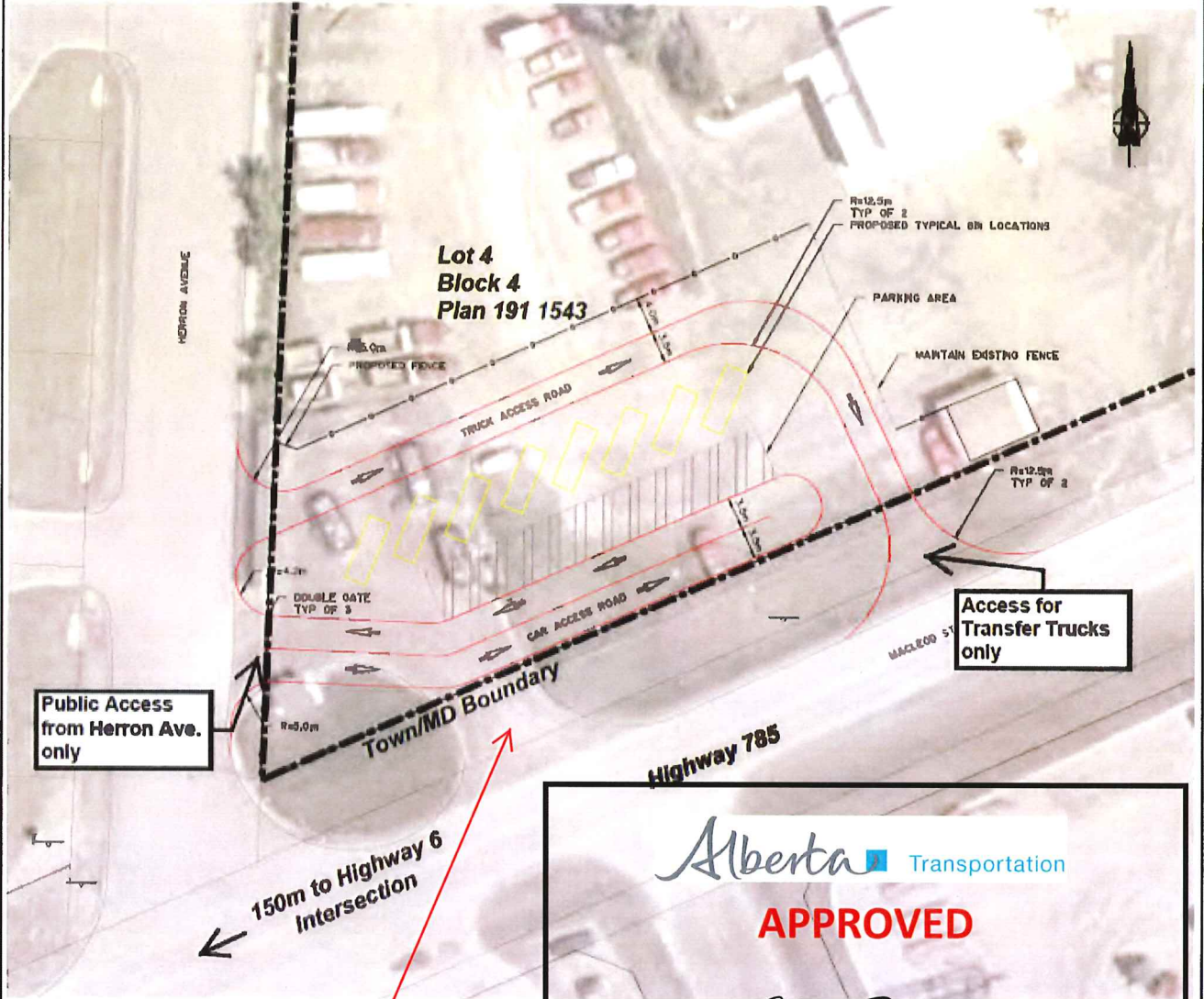
Signature


Signature

and that the information given on this form is full and complete and is, to the best of my knowledge, a true statement of facts relating to this application for roadside development.

(Date) 2021-08-08

Alberta Transportation Permit # _____



Public Access from Herron Ave. only

Access for Transfer Trucks only

EXISTING ACCESS TO BE REMOVED (SEE SCHEDULE 'B')

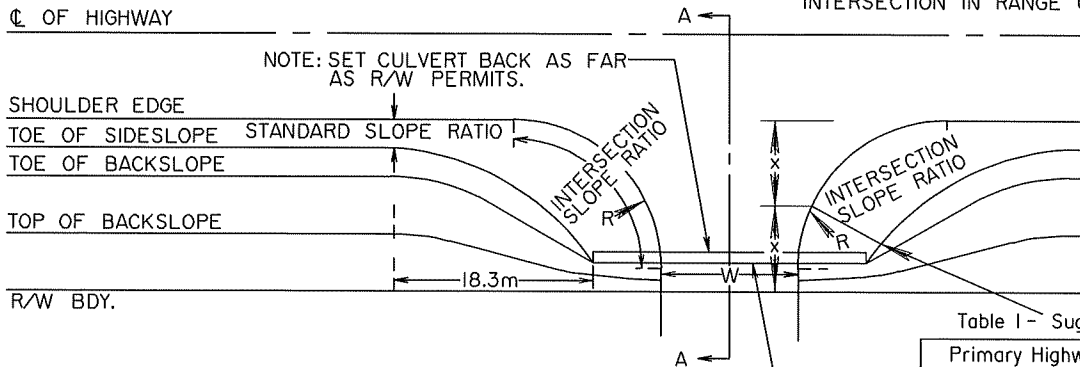
Alberta Transportation
APPROVED
Chris Poirier
Development & Planning Technologist

SITE PLAN

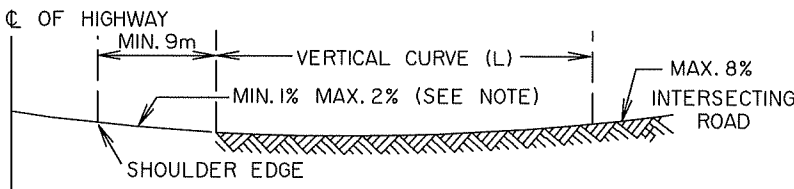
Signature of Registered Owner or Authorized Agent

FIGURE D-3.3b APPROACH TREATMENT FOR MINOR INTERSECTING ROADWAY
INTERSECTION OF HIGHWAY AND MINOR ROAD

NOTE: ACCESS TO BE PROVIDED ONLY WHEN ANGLE OF INTERSECTION IN RANGE OF 80 TO 100 DEGREES.



SECTION A-A
INTERSECTING ROAD IN CUT



SECTION A-A
INTERSECTING ROAD IN FILL

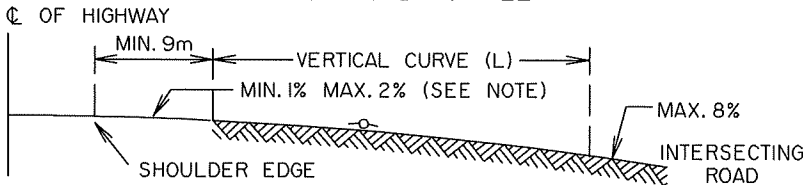


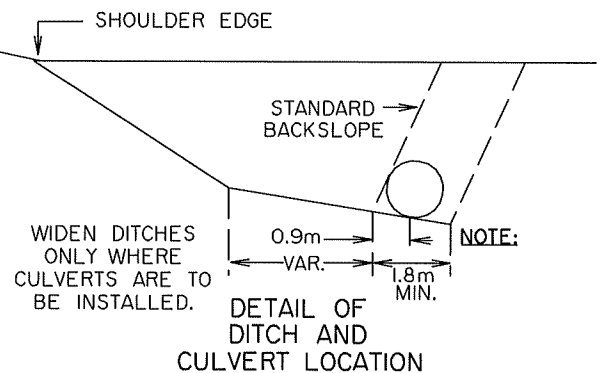
Table I - Suggested Approach Sideslopes *

Primary Highway Posted \geq 100km/h	Fill Height	Desirable Slope on New Approach
Undivided Highway AADT <1,000	<4m fill	7:1
	>4m fill	4:1
Undivided Highway 1,000 < AADT < 3,000	<4m fill	7:1
	>4m fill	5:1
Undivided Highway AADT > 3,000	<4m fill	7:1
	>4m fill	6:1
Divided Highway AADT < 6,000	<4m fill	7:1
	>4m fill	7:1
Divided Highway 6,000 < AADT < 15,000	<4m fill	8:1
	>4m fill	7:1
Divided Highway AADT < 15,000	<4m fill	10:1
	>4m fill	7:1

* Approach slope to be measured at a point midway between the highway shoulder and basic right-of-way boundary as illustrated on figures D-33a and D-33b

ALGEBRAIC DIFFERENCE IN GRADIENT (%)	LENGTH L (m)	
	CREST	SAG
1	6	8
2	12	15
3	18	23
4	24	30
5	30	38
6	37	46
7		46
8		46
9		46

NOTE: WHERE THE MINOR INTERSECTING ROADWAY HAS A LARGE NUMBER OF WB-15 VEHICLES TURNING, THE APPROACH TREATMENT SHOWN IN FIGURE D-3.3a SHOULD BE USED.



NOTE: DESIRABLE MINIMUM 1% IS TO PREVENT PONDING AND SUBSEQUENT ICING AT THE INTERSECTION.

DESIRABLE MAXIMUM 2% IS FOR EASE OF OPERATION IN ALL WEATHER CONDITIONS.

APPROACH GRADES BETWEEN 0.5% AND 3%, ABSOLUTE MAXIMUM 6% ARE CONSIDERED ACCEPTABLE. APPROACH ROAD GRADES UP TO 1% SLOPING DOWN TOWARD THE HIGHWAY MAY BE USED TO MATCH SUPERELEVATION ON THE HIGHWAY, IF DESIRABLE FOR ENGINEERING REASONS.

USE	ROADWAY WIDTH W*(m)		RADIUS OF INTERSECTION EDGE OF SHOULDER (R)
	SINGLE	JOINT	SINGLE OR JOINT ACCESS
RESIDENTIAL	8	10	10
AGRICULTURAL	10	10.5	15
UTILITY MAINTENANCE	8		15
PUBLIC ROAD ALLOWANCE	8		15

* ENGINEERING DISCRETION SHOULD BE USED IN SELECTING A ROADWAY WIDTH TO SUIT THE NEEDS OF THE ACCESS.

TABLE 3.2.3.1, SPECIFICATIONS FOR AGGREGATE

DEBIGNATION Class (mm)	1				2				3				4			5		6		7	8	9		
	10	12.5	16	25	*16(N2)	20	25	40	12.5AW	12.5BW	12.5C	16	20	25	40	10A	10B	60	125	40	25	8		
Percent Passing Metric Sieve (CGSB 8- GP-2M) • m	125 000																		100					
	80 000																		100					
	50 000																		100					
	40 000							100							100				55-100	55-100				
	25 000				100		100	70-94													100			
	20 000				85-95		100	82-97													38-100	38-100	100	
	16 000			100	75-87	100	84-94	70-94	55-85				100											
	12 500		100	80-82	65-80	89-100							100	100	100	72-85								
	10 000	100	83-92	70-84	58-72	78-94	63-86	52-79	44-74	35-85	55-75	70-93	53-82	35-77	30-77	25-72	100	100				85-100	45-75	
	8 000																						100	
	5 000	60-75	55-70	50-65	40-58	55-70	40-67	35-64	32-62	0-15	0-15	30-60	27-54	15-55	15-55	8-55	70-90	45-70	20-85	20-85		0-15	85-100	
	1 250	28-45	28-45	28-45	25-44	26-45	20-43	18-43	17-43	0-3	0-3	9-28	9-28	0-30	0-30	0-30	20-45	20-45				40-100	0-5	45-75
	630	18-38	18-38	18-38	16-36	18-38	14-34	12-34	12-34															30-50
315	12-30	12-30	12-30	10-28	12-30	9-28	8-28	8-28			0-15	0-15						9-22	9-22	6-30	6-30	17-100	18-30	
160	8-20	8-20	8-20	6-18	8-20	5-18	5-18	5-18			0-11	0-11						5-15	5-15				10-21	
80	4-10	4-10	4-10	4-10	4-10	2-10	2-10	2-10	0-0.3	0-0.3	0-8	0-8	0-12	0-12	0-12	0-10	0-10	2-10	2-15	6-30			5-15	
% FRACTURE BY WEIGHT (2 FACES)	ALL +5000	*See Note (N1)				60+	60+	60+	50+	75+ (100% 1 Face)	75+ (100% 1 Face)	60+	60+	40+	40+	25+	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
PLASTICITY INDEX (PI)	NP	NP	NP	NP	NP	NP-6	NP-6	NP-6	N/A	N/A	NP-4	NP-4	NP-8	NP-8	NP-8	NP-6	NP-6	NP-8	NP-8	NP-5	NP-5	NP		
L.A. ABRASION LOSS PERCENT MAX.	40	40	40	40	50	50	50	50	35	35	35	35	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	35		
FLAKINESS INDEX	N/A											MAX 15				N/A								
COEFFICIENT OF UNIFORMITY (Cu)	N/A																			3+	N/A			

Designations:

Designation 1 - Asphalt Concrete Pavement

Designation 2 - Base Course Aggregate

Designation 3 - Seal Coat Aggregate

Designation 4 - Gravel Surfacing Aggregate

Designation 5 - Sanding Material

Designation 6 - Gravel Fill

Designation 7 - Cement Stabilized Base Course Aggregate

Designation 8 - Granular Filter Aggregate

Designation 9 - Slurry Seal Aggregate

*** Notes:**

N1. According to Specification 3.50, Asphalt Concrete Pavement - EPS or 3.53, Asphalt Concrete Pavement - Superpave and Mix Type Specified.

N2. Designation 2 Class 16 Material is for ASBC

N3. For crushed aggregates other than all Designation 5 and Designation 9 materials, a tolerance of three percent in the amount passing the maximum size sieve will be permitted provided all oversize material passes the next larger standard sieve size.

N4. Unless otherwise specified, Pit-Run Aggregate will be defined as unprocessed granular material, with no specified gradation requirement, that is extracted from an aggregate deposit



Town of Pincher Creek

M.D. of Pincher Creek No. 9
(Hamlet of Lowland Heights)

M.D./Town
Boundary

Hamlet
Transitional
Agriculture
HT
(Residential
Use)




Proposed
Eco-Station
Location

300 metres

50 0 50 100 150 200 250 300 Meters



Recommendation to Municipal Planning Commission

TITLE: DEVELOPMENT PERMIT NO. 2022-02 Applicant: Alan Dyck Location: NW 28-9-1 W5M Division: 4 Size of Parcel: 64.3 ha (158.8 Acres) Zoning: Agriculture - A Development: Moved-In Residence, Moved-In Accessory Building, and Compliance for Existing Accessory Building	
PREPARED BY: Roland Milligan	DATE: February 12, 2022
DEPARTMENT: Planning and Development	
Signature: _____	ATTACHMENTS: 1. Development Permit Application No. 2022-02 2. GIS Aerial Site Plan
APPROVALS:	
 _____ Roland Milligan	 _____ Troy MacCulloch
2022/02/21	22, Feb, 2022
Department Director	Date
Date	CAO
Date	Date

RECOMMENDATION:

That Development Permit No. 2022-02, for the placement of Moved-In Residence, a Moved-In Accessory Building (garage), and bring an existing Accessory Building (un-serviced log cabin) into compliance 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.

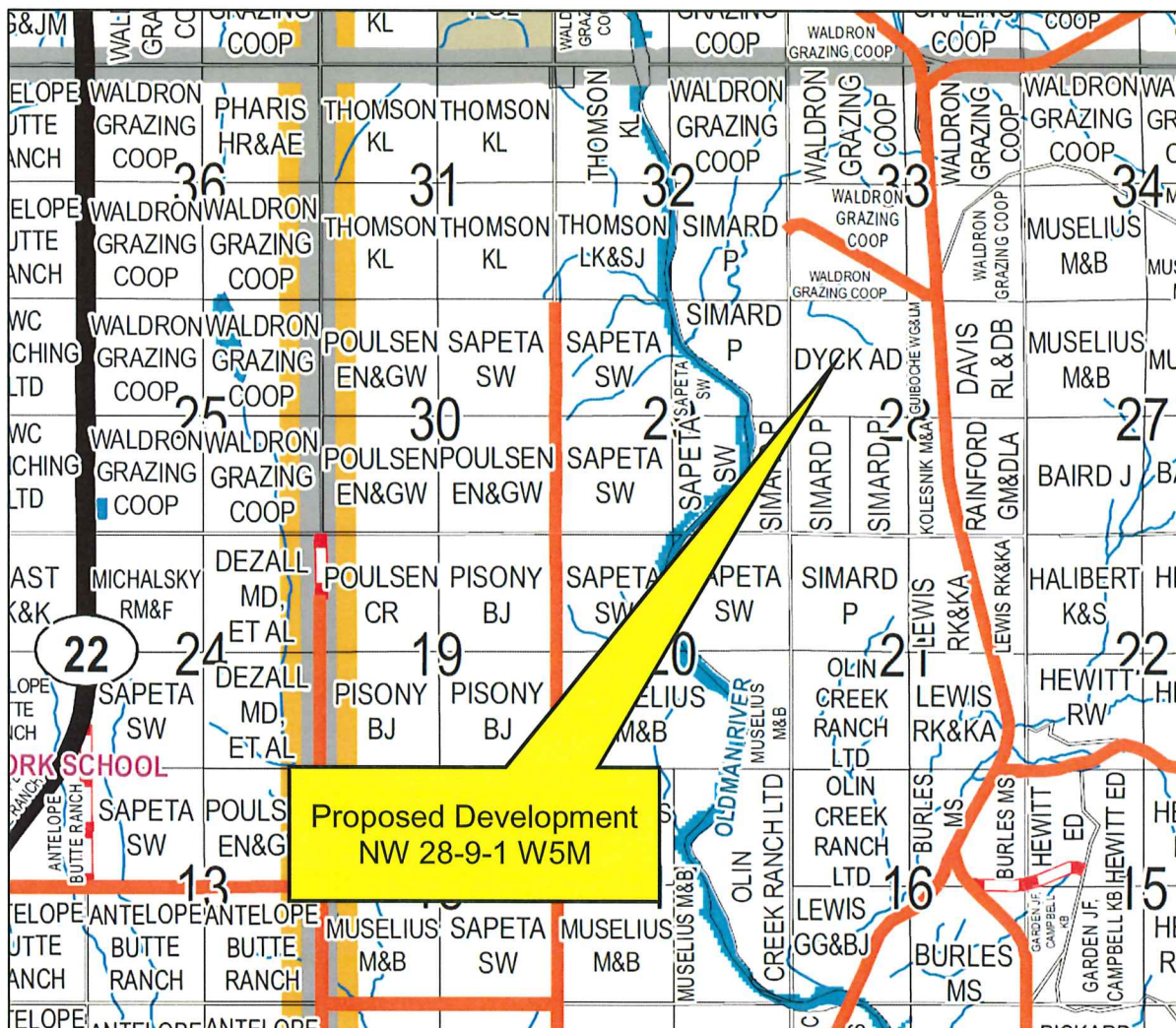
BACKGROUND:

- On February 12, 2022 the MD received the completed Development Permit Application No. 2022-02 (*Attachment No 1*) for the placement of a Moved-In Residence, Moved-In Accessory Building (garage), and to bring an existing Accessory Building into compliance, on the NW 28-9-1 W5M (*Attachment No 2*).
- This application is being placed in front of the MPC because:
 - Within the Agriculture – A land use district, Moved-In Residence and Moved-In Accessory Building are Discretionary Uses.
- The residence is currently in Calgary and being resided in by the applicant.
- A Moved-In Accessory Building (garage) is also being included in this application.

Recommendation to Municipal Planning Commission

- There is an existing un-serviced log cabin located on the parcel. The landowner took possession of the parcel in 2012 and built the one room log cabin as an out building in 2013. The building has no electrical service, gas, water, or sewer.
- This building is to be included in this application and deemed an Accessory Building, thereby being brought into compliance.
- The proposed location of the residence, garage, and existing accessory building meet the setback requirements of the land use district.
- At the time of preparing this report, no correspondence had been received from circulation to adjacent landowners.

Location of Proposed Development



Recommendation to Municipal Planning Commission



Photo of House to be moved onto Parcel



Photo of Existing Log Cabin



PHOTO of HOME

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. 2022-2

Date Application Received Jan 21/22

PERMIT FEE \$100 Permitted
\$150 Discretionary

Date Application Accepted 2022/02/12

RECEIPT NO. 52292

Tax Roll # 3926.000

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: Alan Dyck

[REDACTED]
[REDACTED]

Owner of Land (if different from above): SAME

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: MOVED-IN RESIDENCE

NEW: CONCRETE FOUNDATION FOR EXISTING RESIDENTIAL BUNGALOW
(TO BE MOVED ON) ALSO NEW: FORTIS ELEC / WATER WELL / SEPTIC TANK
CHIEF MOUNTAIN GAS CO-OP SERVICE / GARAGE

Legal Description: Lot(s) _____

Block _____

Plan _____

Quarter Section NW-28-9-1 W5M
QUARTER SEC TWP RGE

Estimated Commencement Date: MARCH 2022

Estimated Completion Date: MARCH 2023

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

PRINCIPAL BUILDING		Proposed	By Law Requirements	Conforms
(1) Area of Site	5 ACRES	3 ACRES		
(2) Area of Building	110 m ²	1101 ft ²		
(3) %Site Coverage by Building (within Hamets)				
(4) Front Yard Setback Direction Facing:	North	1230'/374m	98'/30m	Yes
(5) Rear Yard Setback Direction Facing:	South	1344'/409.6m	24.6'/7.5m	Yes
(6) Side Yard Setback: Direction Facing:	East	820'/250m	24.6'/7.5m	Yes
(7) Side Yard Setback: Direction Facing:	West	1742'/531m	24.6'/7.5m	Yes
(8) Height of Building	8' EAVE ON 5' FOUNDATION NG			
(9) Number of Off Street Parking Spaces		4		

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

QUARTER SECTION LOCATION PLAN / AREA PLOT PLAN / BUILDING REAL PROPERTY REG

<u>ACCESSORY BUILDING</u> <i>Moved-In Gd 2016</i>	Proposed	By Law Requirements	Conforms
(1) Area of Site	<i>64.3ha</i>	<i>N/A</i>	<i>-</i>
(2) Area of Building	<i>28.6m²</i>	<i>N/A</i>	<i>YES</i>
(3) % Site Coverage by Building (within Hamlets)	<i>N/A</i>	<i>-</i>	<i>-</i>
(4) Front Yard Setback Direction Facing: <i>N</i>	<i>~ 37.5m</i>	<i>7.5m</i>	<i>YES</i>
(5) Rear Yard Setback Direction Facing: <i>S</i>	<i>~ 41.5m</i>	<i>7.5m</i>	<i>YES</i>
(6) Side Yard Setback: Direction Facing: <i>W</i>	<i>~ 53.0m</i>	<i>30m</i>	<i>YES</i>
(7) Side Yard Setback: Direction Facing: <i>E</i>	<i>~ 26.5</i>	<i>7.5m</i>	<i>YES</i>
(8) Height of Building	<i>3.5m</i>	<i>N/A</i>	<i>YES</i>
(9) Number of Off Street Parking Spaces	<i>N/A</i>	<i>-</i>	<i>-</i>

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: *JAN 18th 2022*

Alan Dyck

Applicant

Alan Dyck

Registered Owner

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

ACCESSORY BUILDING <i>EXISTING LOG BUILDING</i>	Proposed	By Law Requirements	Conforms
(1) Area of Site	64.36m	N/A	—
(2) Area of Building <i>20' x 15'</i>	~279m ²	N/A	YES
(3) % Site Coverage by Building (within Hamlets)	N/A	—	—
(4) Front Yard Setback Direction Facing: <i>N</i>	~290m	7.5m	YES
(5) Rear Yard Setback Direction Facing: <i>S</i>	~500m	7.5m	YES
(6) Side Yard Setback: Direction Facing: <i>W</i>	~435m	7.0m	YES
(7) Side Yard Setback: Direction Facing: <i>E</i>	~358m	7.5m	YES
(8) Height of Building	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: *JAN 18th 2022*

Alan Dyck

Applicant

Alan Dyck

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.

DESIGN MEMORANDUM

Client: _____ Sheet _____ Of _____
Project: _____ Date: _____
Data For: _____ Work Order: _____
Prepared By: _____ Checked By: _____ File No: _____

Note: This form must be used for project calculations and original filed in project files

Hand Dye
Jan 15th 2022

PLOT PLAN AND ELEVATION VIEWS

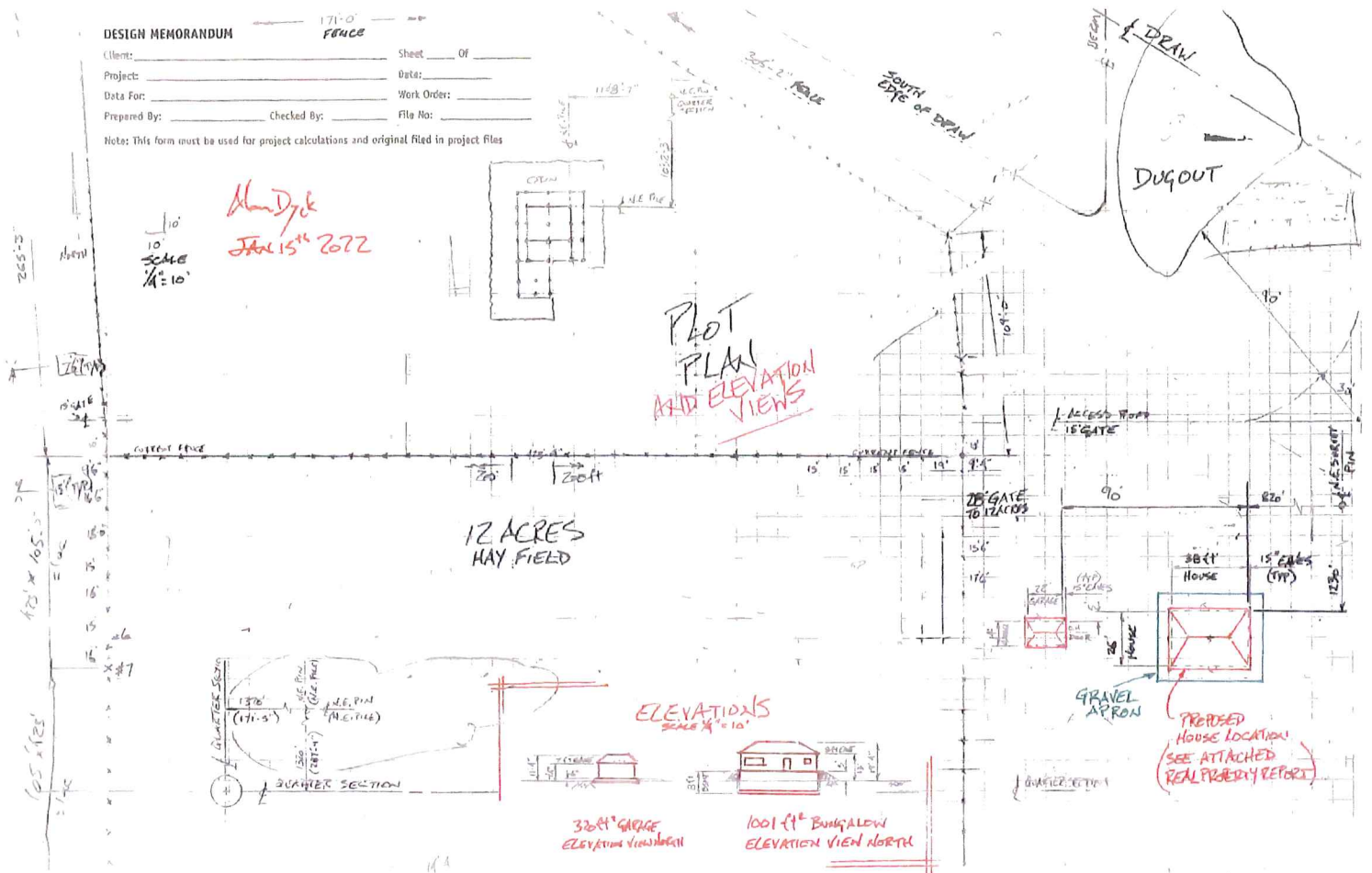
12 ACRES HAY FIELD

ELEVATIONS SCALE 1/4" = 10'

30ft Garage Elevation View North

1001 ft² Bungalow Elevation View North

PROPOSED HOUSE LOCATION (SEE ATTACHED REAL PROPERTY REPORT)

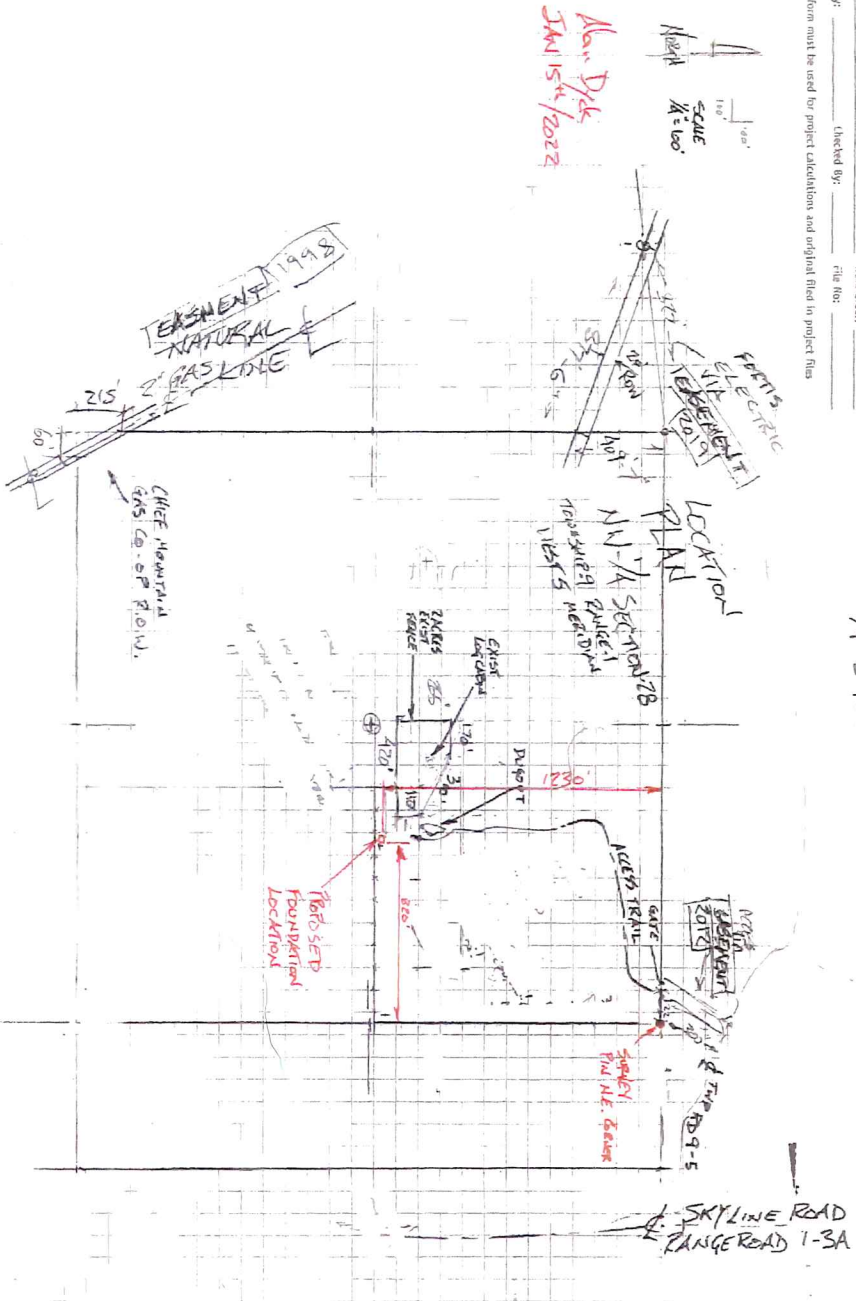


DESIGN MEMORANDUM

Client: _____ Sheet _____ of _____
 Project: _____ Date: _____
 Data For: _____ Work Order: _____
 Prepared By: _____ Checked By: _____ File No: _____

Note: This form must be used for project calculations and original filed in project files

6 3/8" = 26.40 ft
 1/4" = 100'



Iwp. Rd. 9-5



Existing Accessory Building to be brought into compliance

Garage

Proposed Location for Moved-In Residence

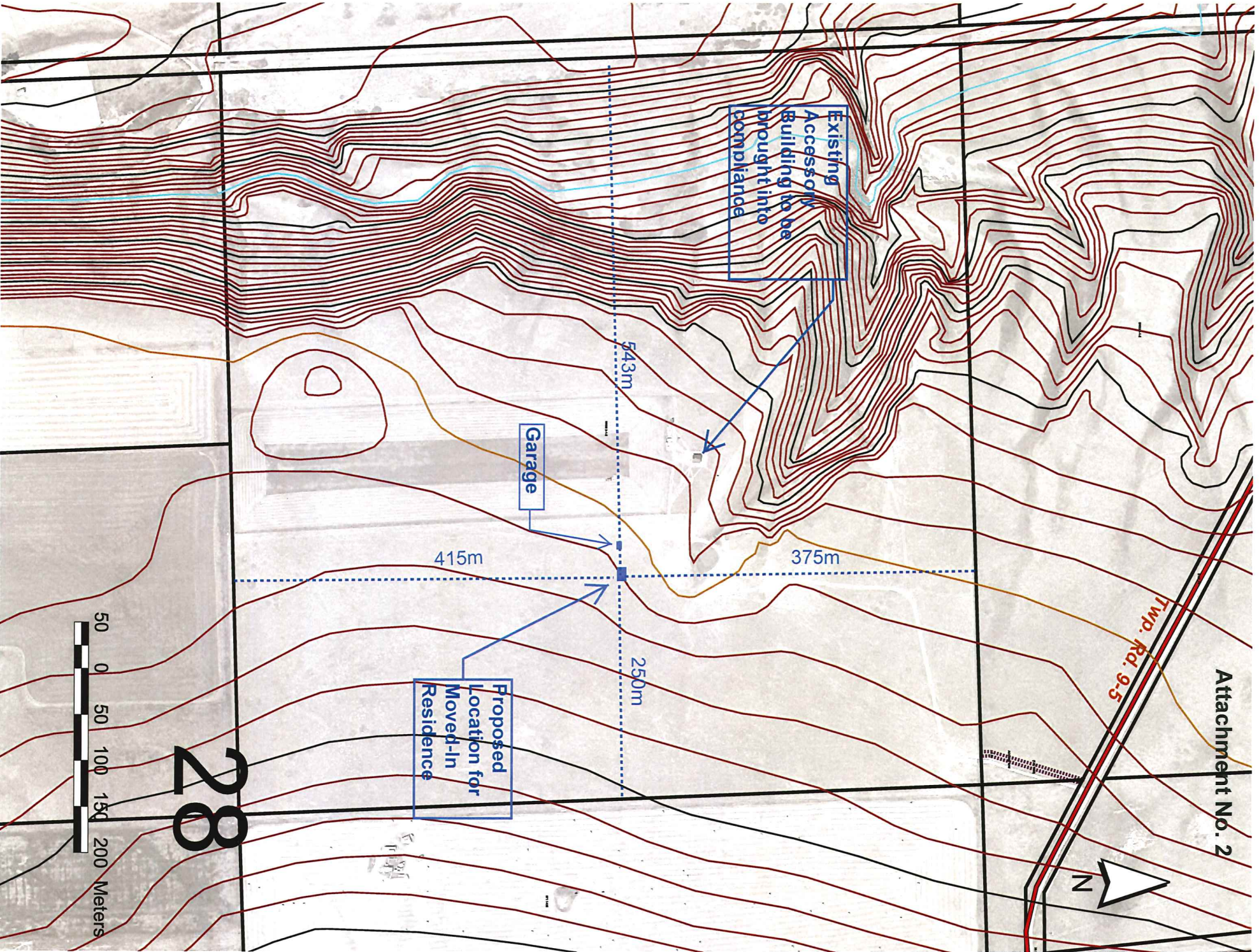
543m

375m

415m

250m

28



Recommendation to Municipal Planning Commission

TITLE: DEVELOPMENT PERMIT NO. 2022-04 Applicant: Stone Developments Inc. Location Lot 97, Block 4, Plan No. 051 3736 ,Castle Mountain Resort Division: 3 Size of Parcel: 1136 m ² (12,228 ft ²) Zoning: Castle Mountain Medium Density Residential - CMMDR Development: Multi-Unit Dwelling (Fourplex)	
PREPARED BY: Roland Milligan	DATE: February 12, 2022
DEPARTMENT: Planning and Development	
Signature: _____	ATTACHMENTS: 1. DP Application No. 2022-04, including CMR Development Committee Checklist 2. Site Plan
APPROVALS:	
 _____ Roland Milligan	 _____ Troy MacCulloch CAO
_____ 2022/02/21 Date	_____ 22 Feb, 2022 Date
Department Director	CAO

RECOMMENDATION:

That Development Permit No. 2022-04, to construct a Multi-Unit Dwelling (Fourplex), 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 0.38 meter variance of the 2.50 meter setback requirement from the west property boundary for the uncovered deck is granted for a rear yard setback of 2.12 meters (15.2% variance).

BACKGROUND:

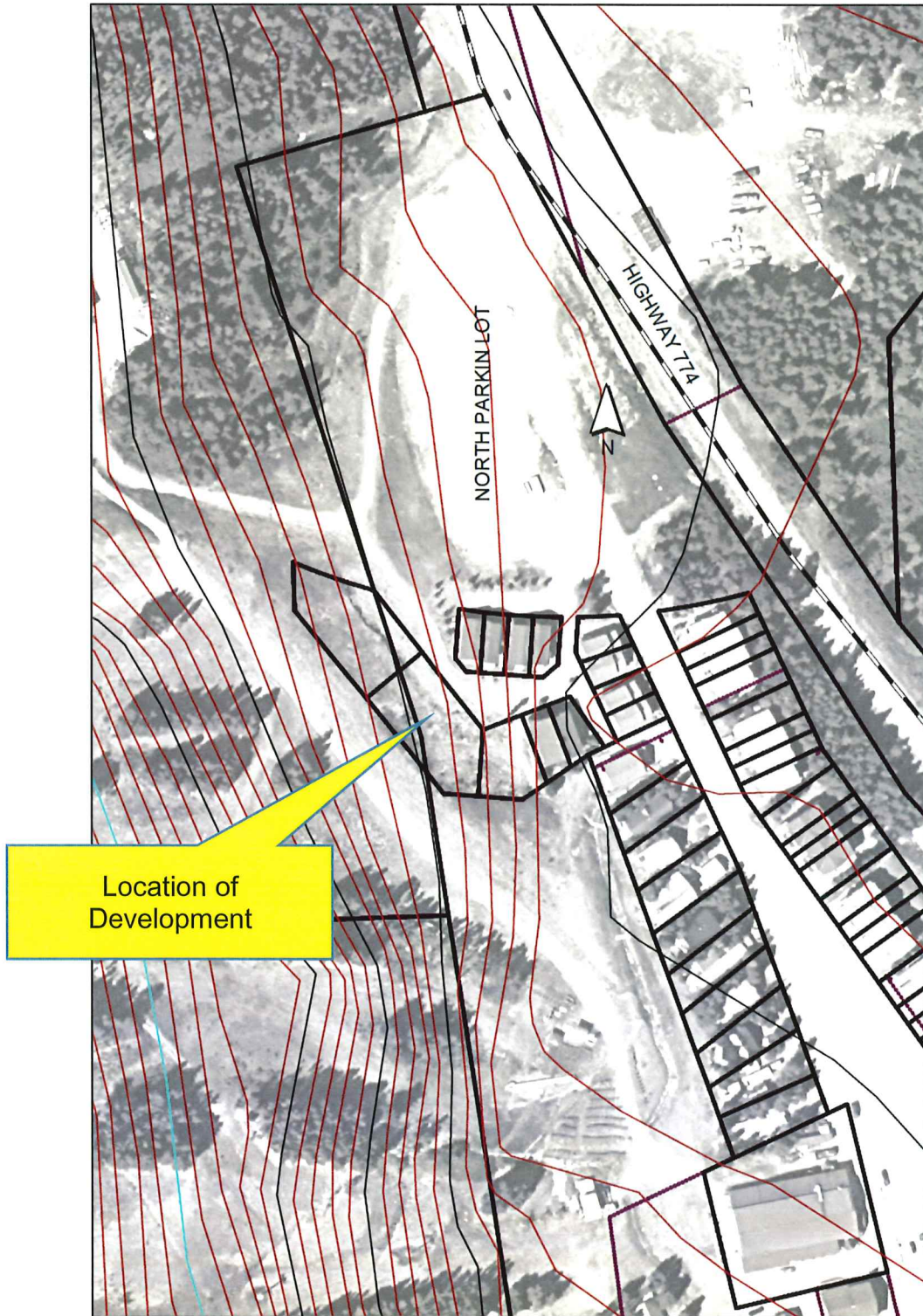
- On January 28, 2022, the MD received Development Permit Application No. 2022-04 (*Attachment No. 1*) for a Multi-unit Dwelling (fourplex) on the above noted parcel.
- This application is being placed in front of the MPC because:
 - Within the Castle Mountain Resort Medium Density Residential –CMMDR Land Use District, a Multi-unit Dwelling is a Discretionary Use.
 - The uncovered deck on the southwest corner of the proposed building will require a 0.38m setback variance from the 2.50m rear yard setback requirement.

Recommendation to Municipal Planning Commission

- The uncovered above ground deck proposed on the southwest corner of the building, will require a 0.38 meter variance of the 2.50 meter rear yard setback (*Attachment No 2*). This is a 15.2% of the rear yard setback requirement.
- Both the Castle Mountain Resort Development has approved the development and the setback variance request (*Pages 4 and 5 of Attachment No. 1*).
- The application was forwarded to the adjacent landowners for comment. At the time of preparing this report no other responses had been received.

Recommendation to Municipal Planning Commission

Location of Proposed Development





DEVELOPMENT PERMIT APPLICATION

RECEIVED

All grey areas will be completed by the Planning Authority

DEVELOPMENT PERMIT APPLICATION NO. 2022-04

Date Application Received Jan 28/22

PERMIT FEE \$150.00

Date Application Accepted Jan 31/22

RECEIPT NO. 52394

Tax Roll # 6091.970

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. W. Leth. AB T1K5S3

Telephone: 403-380-9730 Email: stonedev@live.ca

Owner of Land (if different from above): Jason Constant / Lloyd Ypma

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:

Four Plex Town House Unit at Castle Mountain Resort

Legal Description: Lot(s) 97 NE 24-4-4WS

Block 4 line 0032101800

Plan 051 3736

Quarter Section

Estimated Commencement Date: April/May 2022

Estimated Completion Date: Last Unit Complete May 2023

SECTION 3: SITE REQUIREMENTS

Land Use District: CMMDR Division: 1

Permitted Use Discretionary Use
RAVINEHOUSE OR TOWNHOUSE

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? 24 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

Technical Geotechnical Evaluation 2015

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	1067 m ²	> 900 m ²	YES
(2) Area of Building	565 m ²		
(3) %Site Coverage by Building	52.9%	N/A	—
(4) Front Yard Setback Direction Facing: <i>NE</i>	2.5 m	2.5 m	YES
(5) Rear Yard Setback Direction Facing: <i>SW</i>	2.119 m	2.5 m	VARIANCE REQ'D.
(6) Side Yard Setback: Direction Facing: <i>NW</i>	2.5 m	2.5 m	YES
(7) Side Yard Setback: Direction Facing: <i>SE</i>	3.95 m	2.5 m	YES
(8) Height of Building	12.67 m	≤ 14 m	YES
(9) Number of Off Street Parking Spaces	8	1.5 PERCENT	YES

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

Site Plan, Construction Drawings

ACCESSORY BUILDING	Proposed	By Law Requirements	Conforms
(1) Area of Site	N/A		
(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: JAN. 15/2022

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.

IMPORTANT NOTES:

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

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



Jason Constant - 403-634-0667
Lloyd Ypma - 403-634-1633

Attachment No. Box 610
Pincher Creek, AB.
TOK 1W0
Phone (403) 627-5101
Fax (403) 627-3515
www.skicastle.ca
info@skicastle.ca

CMR Development Checklist

Lot Owner Jason Constant / Lloyd Ypma Lot Number 97

Date Received JAN 15 / 2022 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 meters b. Front right 1412.25 meters
c. Back left 1415 meters d. Back right 1420.25 meters
 - III. Elevation at bottom of footing Yes No N/A
 - IV. Distance from top of footing to:
 - i. Original or design ground at all corners
NE 1 meters NW 1 meters
SE 2.89 meters SW 1.68 meters
 - ii. Finished main floor 5.49 meters
 - iii. Finished second floor 9.17 meters
 - iv. Highest peak 13.8 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 2.50 meters ii. Back 2.119 meters
iii. Left Side 2.50 meters iv. Right Side 3.95 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 1067 ii. Building foot print area 565 iii. Coverage 52.9 %
 - XI. Landscape plan 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 1410.5 meters
 - ii. Lowest design ground adjacent to building 1411.39 meters
 - existing iii. Highest design ground adjacent to building 1420.25 meters
 - iv. Highest design ground adjacent to building 1417.41 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. 1

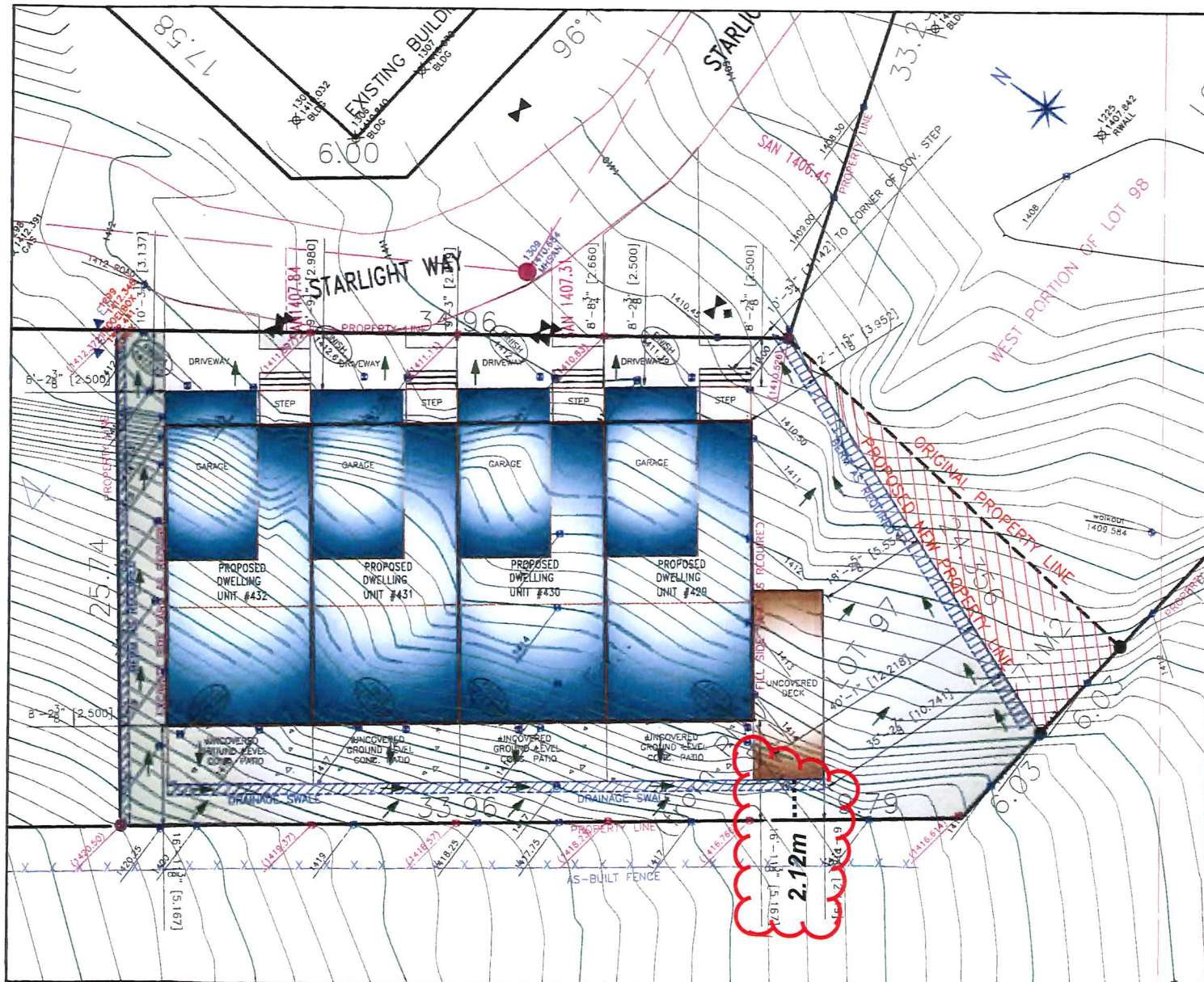
5. Additional purchaser information
- | | | | |
|--|---|--|------------------------------|
| I. Property owner's name | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> | N/A <input type="checkbox"/> |
| II. Mailing address | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> | 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 No N/A
7. \$5,000 architectural control deposit received Yes No N/A
8. Material & colours
- | | | | | | | |
|----------------------|---------------------------|--------|-----------------------|---|-----------------------------|------------------------------|
| I. Roofing Materials | <u>Asphalt shingle</u> | Colour | <u>black/grey</u> | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> | N/A <input type="checkbox"/> |
| II. Siding or Stucco | <u>fibre cement</u> | Colour | <u>grey</u> | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> | N/A <input type="checkbox"/> |
| III. Trim Material | <u>fibre cement/metal</u> | Colour | <u>grey/brn/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>grey/brn</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 January 28, 2022
(Signature)



PROPERTY DESCRIPTION
 ADDRESS: UNIT 429, 430, 431, 432 STAR LIGHT WAY
 CASTLE MOUNTAIN RESORT
 MUNICIPALITY: MD PINCHER CREEK
 PLAN: 051 3738
 BLOCK: 4
 LOT: 97
 LOT AREA: 11,403 FT2
 ZONE: CMBM

PROPOSED PRINCIPAL BUILDING- 4 UNITS
 TOTAL LIVING AREA LEVEL OUTLINE: 3,847 FT2
 TOTAL GARAGE DEVELOPMENT: 1,840 FT2
 TOTAL COVERED FRONT STEPS: 208 FT2
 PROPOSED UNCOVERED DECK UNIT 429: 388 FT2
 PROPOSED TOTAL PRINCIPAL COVERAGE: 6,083 FT2
 PROPOSED % OF PRINCIPAL COVERAGE: 52.9%

(1420.50)
 ORIGINAL GRADES
 SHOT ON SITE ARE
 REFERENCED IN BRACKETS

SKETCH SHOWING PROPOSED DRAINAGE PLAN

Drawing Status: **REVISED CONSTRUCTION DRAWING**
 Date: **JAN. 24, 2022**
 Scale: **SCALE: 1/16" = 1'-0"**
 Paper Size: **11"x17" PAPER**
 NOTE: Unless Otherwise Specified:
 Dimensions Shown on This Sketch are from Foundation to Property Line

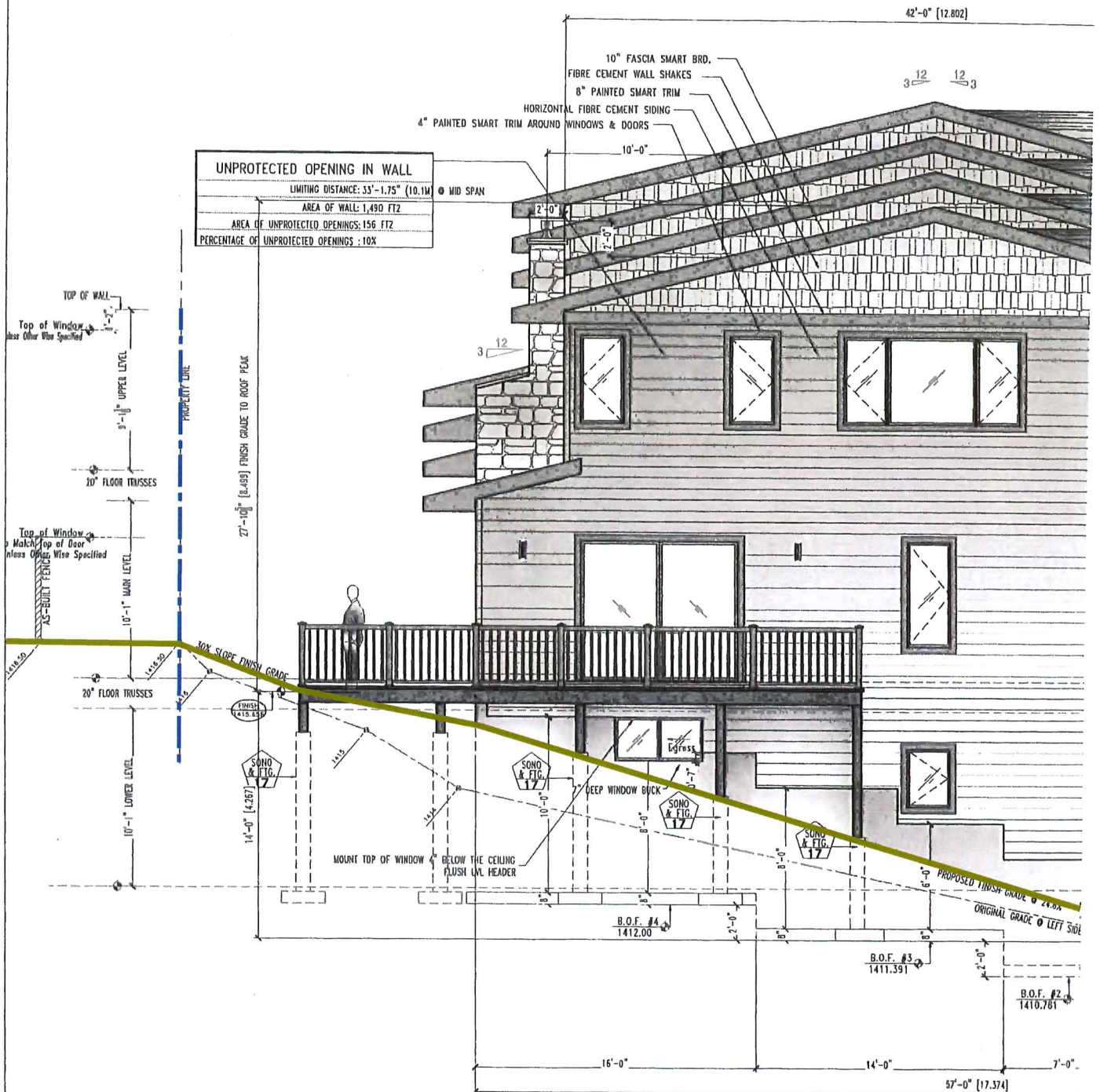
General Contractor:
STONE DEVELOPMENTS LTD.
 Contact: Kent McCulloch
 Phone: 403-380-9730
 Email: stonedev@live.ca
 DATE: **REVISED CONSTRUCTION DRAWING**
JAN. 24, 2022
 SHEET: **4 UNIT TOWN HOUSE**
 Project Address:
 UNIT 429, 430, 431, 432 STAR LIGHT
 CASTLE MOUNTAIN RESORT

Prime Consultant:

MackDesign
 RICH- 403-315-5068
 SHEET DESCRIPTION:
SITEPLAN
 SHEET #:
038-21
 SHEET NO.
2

Attachment No. 2


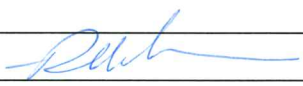

UNIT 429



LEFT SIDE EL

Drawing Status: REVISED CONS
Date: JAN. 15,
Model: 4 UNIT TOWN
Address: UNIT 429, 430,
Scale: 1/8" = 1' 0"
Paper Size: 11" x 17"

Recommendation to Municipal Planning Commission

TITLE: DEVELOPMENT PERMIT No. 2022-05 Applicant: Mark McKay Location: Lot 1, Block 2, Plan 191 1420 Division: 4 Size of Parcel: 3.2 ha (7.9 Acres) Zoning: Grouped Country Residential - GCR Development: Accessory Building (Storage)	
PREPARED BY: Roland Milligan	DATE: February 12, 2022
DEPARTMENT: Planning and Development	
Signature: _____	ATTACHMENTS: 1. Development Permit Application 2022-05 2. Site Plan
APPROVALS:	
 _____ Roland Milligan	 _____ Troy MacCulloch
_____ Department Director	_____ CAO
_____ Date	_____ Date

RECOMMENDATION:

That Development Permit Application No. 2022-05, to place an Accessory 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.

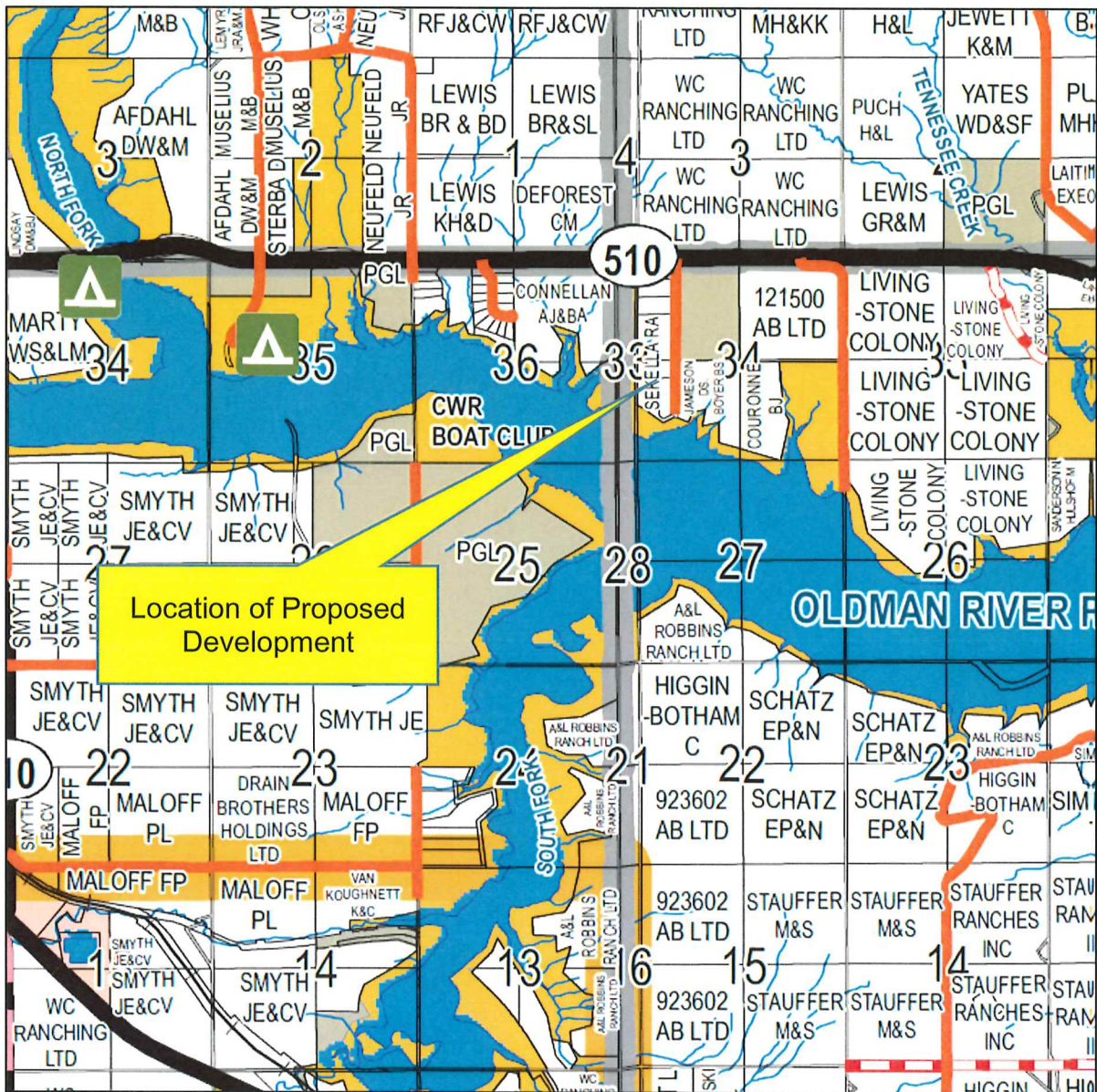
BACKGROUND:

- On February 3, 2022, the MD received Development Permit Application No. 2022-05 from the above applicant requesting to place an Accessory Building (storage shed) on a Grouped Country Residential lot (*Attachment No. 1*).
- This application is being placed in front of the MPC because:
 - Within the Grouped Country Residential - GCR land use district, and other districts, an Accessory Building, by definition, is subordinate to the principle building or use, and associated with an existing principal building or use on the parcel. As the parcel has no other development on it, the question is, what is the use the building is an accessory to?
- The development is to consist of the placement of a new storage building that has been built off-site and relocated to this parcel. The applicant states that the building will be used for the storage of fencing supplies and water sports gear.
- The proposed location for the building meets all setback requirements of the land use district.

Recommendation to Municipal Planning Commission

- The application was forwarded to the adjacent landowners for comment. At the time of preparing this report no responses were received.

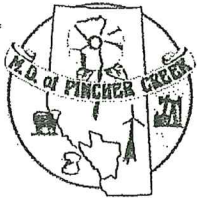
Location of Proposed Development



Recommendation to Municipal Planning Commission

Photo of Proposed Shed





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. 2022-5

Date Application Received February 3, 2022

PERMIT FEE \$100 Permitted
\$150 Discretionary Discretionary

Date Application Accepted 2022/02/07

RECEIPT NO. 52444

Tax Roll # 2836.070

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: MARK MCKAY

[Redacted] cent

[Redacted] [Redacted]

[Redacted]

[Redacted] 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:

ADD A SMALL ACCESSORY STRUCTURE, GEAR STORAGE,
FENCING, water sports.

Legal Description: Lot(s) Lot 1

Block Block 2 **within SW 34-7-30 W4M**

Plan 1911420

Quarter Section _____

Estimated Commencement Date: APRIL 2022 (THE STRUCTURE IS STOCK)

Estimated Completion Date: MAY 2022

SECTION 3: SITE REQUIREMENTS

Land Use District: Group Country Residential Division: 4

Permitted Use Discretionary Use

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

Yes No

Is the proposed development below a licenced dam?

Yes No

Is the proposed development site situated on a slope?

Yes No SLIGHT GRADE

If yes, approximately how many degrees of slope? ~ 2 degrees

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

Yes No Don't know Not required

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

Yes No Don't think so

<u>PRINCIPAL BUILDING</u>	Proposed	By Law Requirements	Conforms
(1) Area of Site			
(2) Area of Building			
(3) %Site Coverage by Building (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	9 acres		
(2) Area of Building	~ 300		
(3) % Site Coverage by Building (within Hamlets)	MINIMAL		
(4) Front Yard Setback Direction Facing: EAST	30m	30m	✓ YES
(5) Rear Yard Setback Direction Facing: WEST	89m	7.5m	✓ YES
(6) Side Yard Setback Direction Facing: NORTH	290m	7.5m	✓ YES
(7) Side Yard Setback Direction Facing: SOUTH	150m	7.5m	✓ YES
(8) Height of Building	12'		
(9) Number of Off Street Parking Spaces	0		

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

PHOTO ATTACHED - PRE-FAB STRUCTURE

SECTION 4: DEMOLITION

Type of building being demolished : 0

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: FEB 3 / 22

[Signature]
Applicant

[Signature]
Registered Owner

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

DIRECTOR OF DEVELOPMENT AND COMMUNITY SERVICES REPORT

JANUARY & FEBRUARY 2022

Development / Community Services Activities includes:

- January 11 Council Meeting
- January 12 ASB Meeting
- January 18 Council Committee Meeting
- January 25 Council Meeting
- February 2 ASB Meeting
- February 8 Council Meeting
- February 9 PCREMO Municipal Emergency Plan Review
- February 10 PCREMO Director/Deputies Working Group
- February 10 Emerging Trends in Municipal Law
- February 15 Council Committee Meeting
- February 17 Interviews for Assistant Development Officer position

PLANNING DEPARTMENT STATISTICS

Development Permits Issued by the Director for January & February 2022

No.	Applicant	Division	Legal Address	Development
2022-01	Thornsten, Hugh & Brenda	4	Lot 8, Block 7, Plan 0815791 NE 17-7-29 W4M	Addition to SDR (kitchen)
2022-03	Brandon, Mark & Florence	3	Block 1, Plan 9911434 NW 5-6-1 W5M	Single Detached Residence
2022-06	Steenbergen, John & Cindy	5	Block 7, Plan 9811884 NW 27-7-2 W5M	Modular Residence

Development Permits Issued by Municipal Planning Commission January & February 2022

Development Statistics to Date

DESCRIPTION		2022 To date (February)	2021	2020	2019
Dev Permits Issued	2 – Jan 1 – Feb	3 3 -DO 0 -MPC	68 46 – DO 19 - MPC	67 57-DO 10-MPC	54 45–DO 9–MPC
Dev Applications Accepted	3 – Jan 3 – Feb	6	70	67	57
Utility Permits Issued	0 – Jan 1 – Feb	1	31	27	33
Subdivision Applications Approved	0 – Jan 2022 1 – Feb 2022	1	20	18	12
Rezoning		0	0	0	1
DESCRIPTION		2021 to Date (February)	2021	2020	2019
Compliance Cert	0 - Jan 0 – Feb	0	41	24	22

RECOMMENDATION:

That the report for the period ending February 28, 2022, be received as information.



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

Date: February 28, 2022



Reviewed by: Troy MacCulloch, CAO

Date:

Submitted to: Municipal Planning Commission

Date: February 28, 2022