

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

Council Chambers

**April 5<sup>th</sup>, 2022**

**6:30 pm**

**Agenda**

- 1. Adoption of Agenda**
- 2. Minutes**
  - a. Meeting Minutes of March 1, 2022
- 3. Closed Meeting Session**
- 4. Unfinished Business**
  - a. Development Permit Application No. 2022-04  
Stone Developments Inc  
Lot 97, Block 4, Plan 051 3736, Castle Mountain Resort  
Multi-Unit Dwelling (Fourplex)
- 5. Development Permit Applications**
  - a. Development Permit Application No. 2022-06  
John & Cindy Steenbergen  
Block 7, Plan 9811884, within NW 27-7-2 W5M  
Manufactured Home
- 6. Development Reports**
  - a. Development Officer's Report  
- Report for March 2022
- 7. Correspondence**

Nil
- 8. New Business**
- 9. Next Regular Meeting** – May 4<sup>th</sup>, 2022; 6:30 pm
- 10. Adjournment**

**Meeting Minutes of the  
Municipal Planning Commission  
March 1, 2022 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  
Advisor: ORRSC, Senior Planner Gavin Scott

Absent: CAO Troy MacCulloch

Chairman Jim Welsch called the meeting to order, the time being 6:31 pm.

**1. ADOPTION OF AGENDA**

Member At Large Jeff Hammond 22/001

Moved that the agenda for March 1, 2022, be approved as presented.

Carried

**2. ADOPTION OF MINUTES**

Councillor John MacGarva 22/002

Moved that the Municipal Planning Commission Meeting Minutes for December 7, 2021 be approved as amended.

Carried

**3. CLOSED MEETING SESSION**

Councillor Tony Bruder 22/003

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

Member At Large Jeff Hammond 22/004

Moved that the Municipal Planning Commission open the meeting to the public, the time being 7:30 pm.

Carried

4. **UNFINISHED BUSINESS**

Nil

5. **DEVELOPMENT PERMIT APPLICATIONS**

- a. Development Permit Application No. 2021-55  
MD 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 Harold Hollingshead 22/005

Moved that Development Permit No. 2021-55, for a Salvage and Waste Facility and Recycling Facility (Eco-Station) be approved as presented:

**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 for 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.

Carried

- b. Development Permit Application No. 2022-02  
Alan Dyck  
NW 28-9-1 W5M  
Moved-In Residence, Moved-In Accessory Building and Compliance for Existing  
Accessory Building**

Councillor Tony Bruder 22/006

MINUTES  
Municipal Planning Commission (MPC)  
Municipal District of Pincher Creek No. 9  
March 1, 2022

Moved that Development Permit No. 2022-02, for a Moved-In Residence, Moved-In Accessory Building (garage) and bring an existing Accessory Building (un-serviced log cabin) into compliance be approved as presented:

**Condition(s):**

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

Carried

**c. Development Permit Application No. 2022-04  
Stone Developments Inc.  
Lot 97, Block 14, Plan 051 3736, Castle Mountain Resort**

**Multi-Unit Dwelling (Fourplex)**

Member At Large Jeff Hammond

22/007

Moved that Development Permit No. 2022-04, for a Multi-Unit Dwelling (Fourplex) be tabled pending the receipt of an off-site drainage plan, detailing how the water leaving the parcel will be directed/contained so as not to negatively impact adjacent properties.

Tabled

**d. Development Permit Application No. 2022-05  
Mark McKay  
Lot 1, Block 2, Plan 191 1420  
Accessory Building (Storage)**

Councillor Rick Lemire

22/008

Moved that Development Permit No. 2022-05, for an Accessory Building (Storage) be denied as the development does not meet the intent of the Grouped Country Residential land use district;

And further, the development does not meet the requirements of Section 36.1 of the Land Use Bylaw.

Denied

**6. DEVELOPMENT REPORT**

- a. Development Officer's Report

Councillor John MacGarva

22/009

MINUTES  
Municipal Planning Commission (MPC)  
Municipal District of Pincher Creek No. 9  
March 1, 2022

Moved that the Development Officer's Report, for the period January and February, 2022, be received as information.

Carried

7. **CORRESPONDENCE**

Nil

8. **NEW BUSINESS**

None

9. **NEXT MEETING** – April 5, 2022; 6:30 pm.

10. **ADJOURNMENT**

Member At Large Jeff Hammond

22/110

Moved that the meeting adjourn, the time being 7:38 pm.

Carried





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Chairperson Jim Welsch  
Municipal Planning Commission

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Director of Development and Community  
Services Roland Milligan  
Municipal Planning Commission

## Recommendation to Municipal Planning Commission

<b>TITLE:</b> DEVELOPMENT PERMIT NO. 2022-04 <b>Applicant:</b> Stone Developments Inc. <b>Location</b> Lot 97, Block 4, Plan No. 051 3736 ,Castle Mountain Resort <b>Division:</b> 3 <b>Size of Parcel:</b> 1136 m <sup>2</sup> (12,228 ft <sup>2</sup> ) <b>Zoning:</b> Castle Mountain Medium Density Residential - CMMDR <b>Development:</b> Multi-Unit Dwelling (Fourplex)		
<b>PREPARED BY:</b> Roland Milligan	<b>DATE:</b> March 30, 2022	
<b>DEPARTMENT:</b> Planning and Development		
<b>Signature:</b>  _____		<b>ATTACHMENTS:</b> 1. DP Application No. 2022-04, including CMR Development Committee Checklist 2. Site Plan 3. Submissions 4. CMR Response to Concerns
<b>APPROVALS:</b>		
 _____ Roland Milligan	 _____ Date	 _____ Troy MacCulloch CAO
Department Director	Date	Date

### 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.
2. That prior to commencement of construction, the developer, in conjunction with Castle Mountain Resort Inc., provide an engineer stamped drainage plan, which specifically addresses the concerns of drainage from the parcel to adjacent access roads and adjacent parcels.

#### 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:

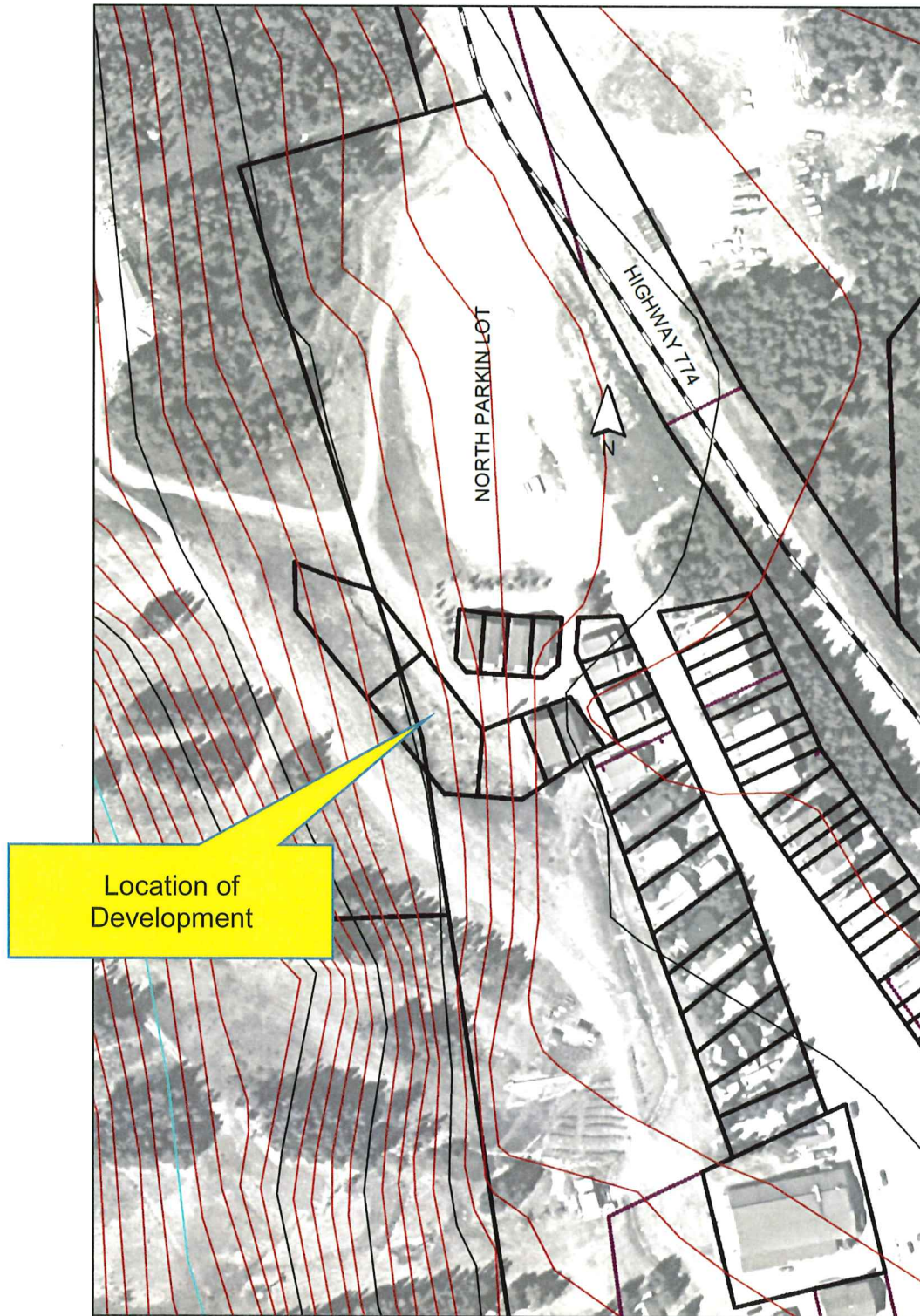
- On January 28, 2022, the MD received Development Permit Application No. 2022-04 (*Attachment No. 1*) for a Multi-unit Dwelling (fourplex) on the above noted parcel.
- This application is being placed in front of the MPC because:
  - Within the Castle Mountain Resort Medium Density Residential –CMMDR Land Use District, a Multi-unit Dwelling is a Discretionary Use.

## Recommendation to Municipal Planning Commission

- 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.
- 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. The MD received correspondence from adjacent leaseholders indicating concerns regarding parking and drainage from the parcel (*Attachment No. 3*).
- CMR addressed the parking issue with the forwarding of a copy of a letter that was provided to the applicant (*Attachment No. 4*).

# Recommendation to Municipal Planning Commission

## Location of Proposed Development





**Attachment No. 3**  
*Submission No. 1*

**From:** [Della Poulsen](#)  
**To:** [Roland Milligan](#)  
**Subject:** Permit Application No. 2022-04  
**Date:** February 28, 2022 9:23:43 PM

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We are sending concerns to you regarding the above mentioned Development Permit.

It is highlighted in the Castle Mountain Resort General Guide that "Parking on either side of roadways marked as fire lanes is not permitted." The application calls for 8 parking spots for this proposed 4 plex. Vehicles will block access for Emergency Vehicles and hinder snow removal. There should be no vehicle parking at these lots for those reasons. Parking is available in the North Parking Lot for those units.

We are also concerned about drainage and water flow from the proposed units. We suggest a drainage study be complete showing the impacts to Units 437, 438 and 439.

Harvey and Della Poulsen



**From:** [Dale and Jackie MacKnight](#)  
**To:** [Roland Milligan](#)  
**Subject:** Development Permit Application No. 2022-04  
**Date:** February 28, 2022 6:54:36 PM  
**Attachments:** [castle-residents-guide-1-2.pdf](#)

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Attn: Roland Milligan


With respect to Development Permit Application No. 2022-04 we would like to express the following concerns:

**1. Parking, Congestion on Starlight Way & Emergency/Fire Access** - The application calls for 8 off-street parking spots (Attachment 1), this is unrealistic given the size of the 4 driveways shown (2.5m L x 5m W) and the proximity to Starlight Way. The length of the driveways for units #430,431, and 432 will not accommodate a standard vehicle (standard vehicle length is 6m long), and the width of each driveway will not accommodate 2 vehicles per driveway. This does not comply with Table 56.1 of Land Use Bylaw 1289-18 for parking spaces. This will inevitably result in vehicles parked on and blocking Starlight Way (a designated fire lane access route) and will block access to emergency response e.g fire trucks and snow plows. This will be exasperated if the proposed 'driveways' are not cleared of snow and people continue to park there. These units (429, 430,431,432) should not be approved for off street parking as currently shown and parking outside of these units should not be permitted, there is simply not enough room.

Further CMMDR Sect 10 - Stipulates that No parking is permitted on roadways, this cannot be avoided if 8 off street parking spots are approved for these units.

Per the attached Castle Mountain Residents Guide (page 8) Castle Mountain is designated a "Park and Walk" community. Parking is available in the North parking lot for these units.

See attached letter from CMR with respect to Permit application 2010-10 for lots 437&438 where off street parking stalls were declined for a similar reason to that stated above - inadequate lot size.



March 14, 2010


Roland Milligan,  
Development Officer  
M.D. of Pincher Creek No. 9  
P.O. box 279  
Pincher Creek, AB  
T0K 1W0

Dear Roland

Development Permit application 2010-10  
Lot 437 & Lot 438 subdivided from Lot 95; Block 4; Plan 091 2441  
Developer Timberock Mountain Chalets Ltd  
Owners of lease lots, 437 - Jacqueline Mac Knight & 438 - Bill Rideout

On behalf of Castle Mountain Resort Inc, we support the application for waivers on the setbacks as outlined in the development permit application for lots 437 and 438 with the exception of the proposed 2 off street parking stalls due to inadequate lot size. The waiver will require a revision to the development permit no 2007-78 for regress (stairways) from the exit on the north-side of each unit to avoid encroachment on to CMR property. Parking will be as per our phase 4 comprehensive site plan.

Sincerely,



Brian Rhodes  
General Manager  
Castle Mountain Resort Inc.

**2. Drainage and Water Flow** - We are very concerned with the drainage plan for this development. The plans show drainage to the North West of the Proposed building, concentrating the majority of water flow and runoff from the hill above directly toward the existing building units 437, 438, 439, 440. These units have experienced significant flooding damage in the past due to drainage issues and inadequate sloping of Starlight Way away from these units. The concentration of water through the NW area beside the proposed dwelling will make this issue worse. The additional water flow will result in further erosion of Starlight Way which was not properly designed for drainage by previous developers. The drainage and sloping of Starlight Way should be addressed as part of further development of this area and within this development application. Has a drainage study been completed showing impacts to existing units? The 'CMR Development Checklist' indicated "No" - this is very concerning. Note: During past flooding events the home owners (437,438,439) were left to try to build up the slope of Starlight way to redirect runoff and water drainage away from these units. CMR did not take any responsibility for this improper drainage, flooding damages or any improvement to Starlight Way. Does Starlight way meet the required width and design requirements for a roadway? Who will be responsible for maintenance of this road (erosion, snow plowing, etc.)?

3. **No Front or Rear Elevation Drawings** have been included in the Application, only a Left Side elevation which is cut-off so you cannot see the entire proposed development. Can additional elevation drawings be provided to see the full proposed development and the height of the north facing side of the building from grade. The height of the building from grade is not clear. Attachment 1 of the application indicates 12.67m, while the CMR Development checklist states the height as 13.8m.

4. The CMR Master Development Plan (May 2017) and Village Master Plan (Figure E-9 Village Area Concept - 2008) indicate two individual building units on this lot, whereas this development proposal is for a fourplex. This will result in more traffic and congestion compared with two units and will obstruct views of the mountain from existing units compared to the CMR Master development plan.

Sincerely,  
Jacqueline MacKnight



**From:** [Chad Lerner](#)  
**To:** [Roland Milligan](#)  
**Cc:** [REDACTED]  
**Subject:** FW: Development Permit Application No. 2022-04  
**Date:** March 1, 2022 9:00:05 AM

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Attn: Roland Milligan

Good morning Roland, my apologies if this is late as I just found out about this application from Dale and Jackie MacKnight last night, but as lot owners #439, we would also support the concerns raised below. We also suffered flooding damage in the past as well, due to the fact that I also believe Starlight Way road is not adequately designed/sloped or maintained. We brought this concern to Castle Mountain Resort in the past, but I do not believe much if anything was done about it. We have also seen significant congestion on this road even without new buildings as people park randomly in this road way for access to other units and the ski hill, often getting stuck due to the size of the roadway and significant amounts of snow that drift in this area. I have seen vehicles narrowly miss collisions with buildings, other vehicles, power boxes ect. as they try to get "un-stuck".

Thanks for your time considering this.

Chad and Lori-Ann Lerner  
[REDACTED]

----- Forwarded message -----

**From:** **Dale and Jackie MacKnight** [REDACTED]  
**Date:** Mon, Feb 28, 2022 at 6:53 PM  
**Subject:** Development Permit Application No. 2022-04  
**To:** <[rmilligan@mdpincercreek.ab.ca](mailto:rmilligan@mdpincercreek.ab.ca)>

Attn: Roland Milligan

With respect to Development Permit Application No. 2022-04 we would like to express the following concerns:

**1. Parking, Congestion on Starlight Way & Emergency/Fire Access** - The application calls for 8 off-street parking spots (Attachment 1), this is unrealistic given the size of the 4 driveways shown (2.5m L x 5m W) and the proximity to Starlight Way. The length of the driveways for units #430,431, and 432 will not accommodate a standard vehicle (standard vehicle length is 6m long), and the width of each driveway will not accommodate 2 vehicles per driveway. This does not comply with Table 56.1 of Land Use Bylaw 1289-18 for parking spaces. This will inevitably result in vehicles parked on and blocking Starlight Way (a designated fire lane access route) and will block access to emergency response e.g fire trucks and snow plows. This will be exasperated if the

proposed 'driveways' are not cleared of snow and people continue to park there. These units (429, 430,431,432) should not be approved for off street parking as currently shown and parking outside of these units should not be permitted, there is simply not enough room.

Further CMMDR Sect 10 - Stipulates that No parking is permitted on roadways, this cannot be avoided if 8 off street parking spots are approved for these units.

Per the attached Castle Mountain Residents Guide (page 8) Castle Mountain is designated a "Park and Walk" community. Parking is available in the North parking lot for these units.

**2. Drainage and Water Flow** - We are very concerned with the drainage plan for this development. The plans show drainage to the North West of the Proposed building, concentrating the majority of water flow and runoff from the hill above directly toward the existing building units 437, 438, 439, 440. These units have experienced significant flooding damage in the past due to drainage issues and inadequate sloping of Starlight Way away from these units. The concentration of water through the NW area beside the proposed dwelling will make this issue worse. The additional water flow will result in further erosion of Starlight Way which was not properly designed for drainage by previous developers. The drainage and sloping of Starlight Way should be addressed as part of further development of this area and within this development application. Has a drainage study been completed showing impacts to existing units? The 'CMR Development Checklist' indicated "No" - this is very concerning.

Note: During past flooding events the home owners (437,438,439) were left to try to build up the slope of Starlight way to redirect runoff and water drainage away from these units. CMR did not take any responsibility for this improper drainage, flooding damages or any improvement to Starlight Way. Does Starlight way meet the required width and design requirements for a roadway? Who will be responsible for maintenance of this road (erosion, snow plowing, etc.)?

**3. No Front or Rear Elevation Drawings** have been included in the Application, only a Left Side elevation which is cut-off so you cannot see the entire proposed development. Can additional elevation drawings be provided to see the full proposed development and the height of the north facing side of the building from grade. The height of the building from grade is not clear. Attachment 1 of the application indicates 12.67m, while the CMR Development checklist states the height as 13.8m.

**4.** The CMR Master Development Plan (May 2017) and Village Master Plan (Figure E-9 Village Area Concept - 2008) indicate two individual building units on this lot, whereas this development proposal is for a fourplex. This will result in more traffic and congestion compared with two units and will obstruct views of the mountain from existing units compared to the CMR Master development plan.

Sincerely,  
Jacqueline MacKnight



March 1<sup>st</sup>, 2022

Permit Application No. 2022-04 – Lot 97 Fourplex Development

CMR Response to Concerns Sent to MD of Pincher Creek

1. Number of off-street parking spaces

The number of off-street parking spaces requested in the Development Permit Application (p,2) should be reduced to “0”. Parking at Castle Mountain Resort is permitted on designated and approved parking spots. For additional parking, CMR is considered a Park and Walk community with parking in the resort parking Lots. The designated parking spots for the lot 97 development are in each unit’s garage. All other vehicles should be parked in the north parking lot.

2. No Parking on Fire Lanes

Starlight Way is classified as a fire lane and will be signed as such, and no parking will be permitted on this roadway.

3. Flooding and Access Concerns

Starlight Way road surface, berms and ditches will be upgraded to reduce flooding risk and to allow easier access for residents, snowplows and emergency vehicles.

*Think Snow!*


Jason Crawford – Director of Mountain Operations

403-627-5101 x 223

Jason.crawford@skicastle.ca

**CASTLE MOUNTAIN RESORT**

## Recommendation to Municipal Planning Commission

<b>TITLE:</b> DEVELOPMENT PERMIT No. 2022-06 <b>Applicant:</b> John and Cindy Steenbergen <b>Location:</b> Block 7, Plan No. 981 1884 Within NW 27-7-2 W5M <b>Division:</b> 5 <b>Size of Parcel:</b> 2.3 ha (5.62 Acres) <b>Zoning:</b> Grouped Country Residential – GCR <b>Development:</b> Singlewide Manufactured Home	
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<b>PREPARED BY:</b> Roland Milligan	<b>DATE:</b> March 30, 2022
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**DEPARTMENT:** Planning and Development

<b>Signature:</b>  _____	<b>ATTACHMENTS:</b> 1. Development Permit Application 2022-06 2. GIS Site Plan
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<b>APPROVALS:</b>			
 _____ Roland Milligan	2022/03/30 _____ Date	 _____ Troy MacCulloch	30 Mar. 2022 _____ Date
<b>Department Director</b>	<b>Date</b>	<b>CAO</b>	<b>Date</b>

**RECOMMENDATION:**

That Development Permit Application No. 2022-06, to place a Singlewide Manufactured Home, be approved subject to the following Condition(s) and Waiver(s):

**Condition(s):**

1. That this development meets the minimum provisions as required in Land Use Bylaw 1289-18.
2. That the home be finished from the floor level to the ground within 90 days of placement. All finish material shall either be factory fabricated or of equivalent quality, so that the design and construction complements the dwelling to the satisfaction of the development authority
3. That the home be placed on a permanent foundation (e.g. grade beam), or a basement which satisfies the requirements of the Alberta Safety Code.
4. That the applicant adhere to conditions set forth within the required Alberta Transportation Roadside Development Permit, to be attached to and form part of this permit.

**BACKGROUND:**

- On March 16, 2022, the MD accepted the completed Development Permit Application No. 2022-06 from applicants John and Mary Steenbergen (*Attachment No. 1*).

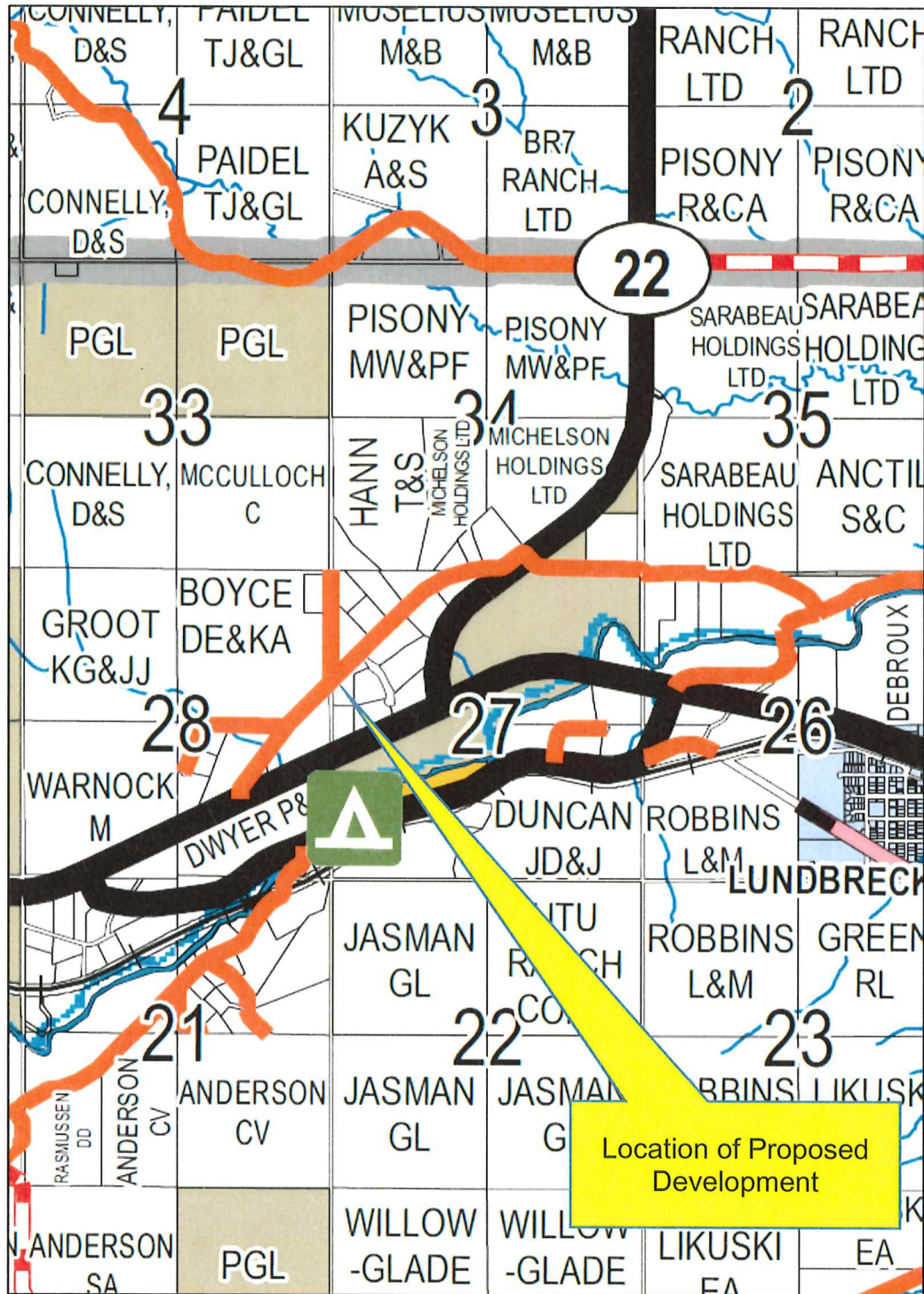


## **Recommendation to Municipal Planning Commission**

- The Permit is to allow the placement of a new singlewide manufactured home on a previously undeveloped Grouped Country Residential parcel.
- This application is being placed in front of the MPC because:
  - Within the Grouped Country Residential – GCR Land Use District, Singlewide Manufactured Home is a Discretionary Use.
- The proposed location for the residence meets all setback requirements of the land use district.
- The application was forwarded to the adjacent landowners for comment. At the time of preparing this report no responses had been received, with the respondent stating that they had no issues with the proposed development.
- As the proposed development is within 300m of a numbered highway and within 800m of the intersection of two numbered highways, a Roadside Development permit has been applied for from Alberta Transportation.

# Recommendation to Municipal Planning Commission

## Location of Proposed Development





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. 2022-06

Date Application Received Feb 14/22

PERMIT FEE 450 <sup>Permitted</sup> <sub>Discretionary</sub>

Date Application Accepted 2022/03/16

RECEIPT NO. 52497 \$100

Tax Roll # 4568.020

52644 \$ 50

*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: John & Cindy Steenbergen

Address: [REDACTED]

Telephone: [REDACTED] Email: [REDACTED]

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

Address: \_\_\_\_\_ Telephone: \_\_\_\_\_

Interest of Applicant (if not the owner): \_\_\_\_\_

**SECTION 2: PROPOSED DEVELOPMENT**

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

A brief description of the proposed development is as follows:

We are developing our land at Chinook Springs and are wanting our house (RM) or modular home that we are having built at Modular Industries to be approved.

Legal Description: Lot(s) MA-07419-RGE.RD.2-3 1/4 - N.W. - 27-07-02-WS

Block 7

Plan 9811884

Quarter Section 5-68 Acres

Estimated Commencement Date: April 1, 2022

Estimated Completion Date: December, 2022

**SECTION 3: SITE REQUIREMENTS**

Land Use District: GCR Division: 5  
 Permitted Use  Discretionary Use

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

Yes  No

Is the proposed development below a licenced dam?

Yes  No

Is the proposed development site situated on a slope?

Yes  No

If yes, approximately how many degrees of slope? \_\_\_\_\_ degrees

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

Yes  No  Don't know  Not required

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

Yes  No  Don't think so

<u>PRINCIPAL BUILDING</u>	Proposed	By Law Requirements	Conforms
(1) Area of Site	5.68 Acres		
(2) Area of Building	(includes porch) 1320 sq. ft.		
(3) %Site Coverage by Building (within Hamets)	1.9%		
(4) Front Yard Setback Direction Facing: South 49.7m	163 ft	7.5m	YES
(5) Rear Yard Setback Direction Facing: North 55m	180 ft	30m	YES
(6) Side Yard Setback: Direction Facing: East 70m	229 ft	7.5m	YES
(7) Side Yard Setback: Direction Facing: West 36.6m	120 ft	30m	YES
(8) Height of Building	14.5 ft	N/A	—
(9) Number of Off Street Parking Spaces	N/A	—	—

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

<b>ACCESSORY BUILDING</b>	<b>Proposed</b>	<b>By Law Requirements</b>	<b>Conforms</b>
(1) Area of Site			
(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: Feb 10, 2022

  
 \_\_\_\_\_  
 Applicant

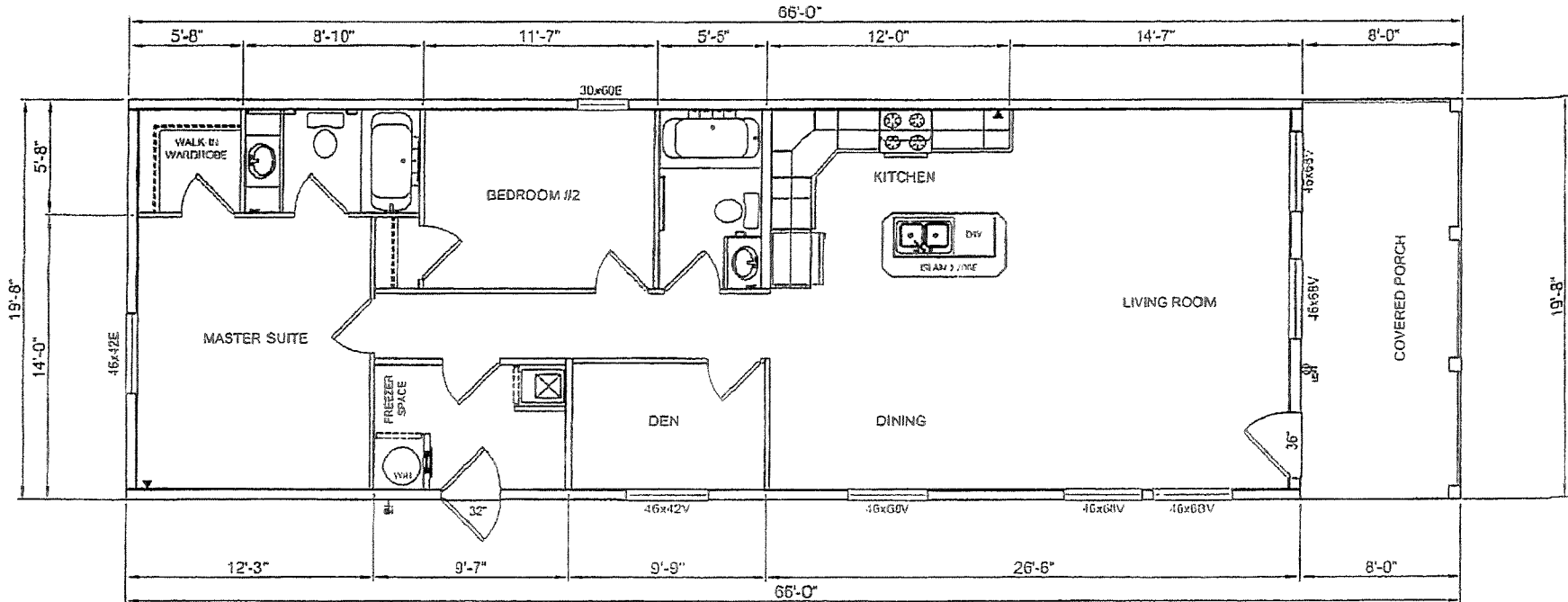
  
 \_\_\_\_\_  
 Registered Owner

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



PLEASE SIGN AND FAX BACK ASAP

Attachment No. 1



NOTE:  
THIS PRINT MUST ACCOMPANY ORDER

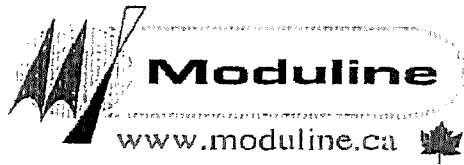
CUSTOMER: \_\_\_\_\_ SIGN

DEALER: \_\_\_\_\_

DATE: \_\_\_\_\_ SIGN

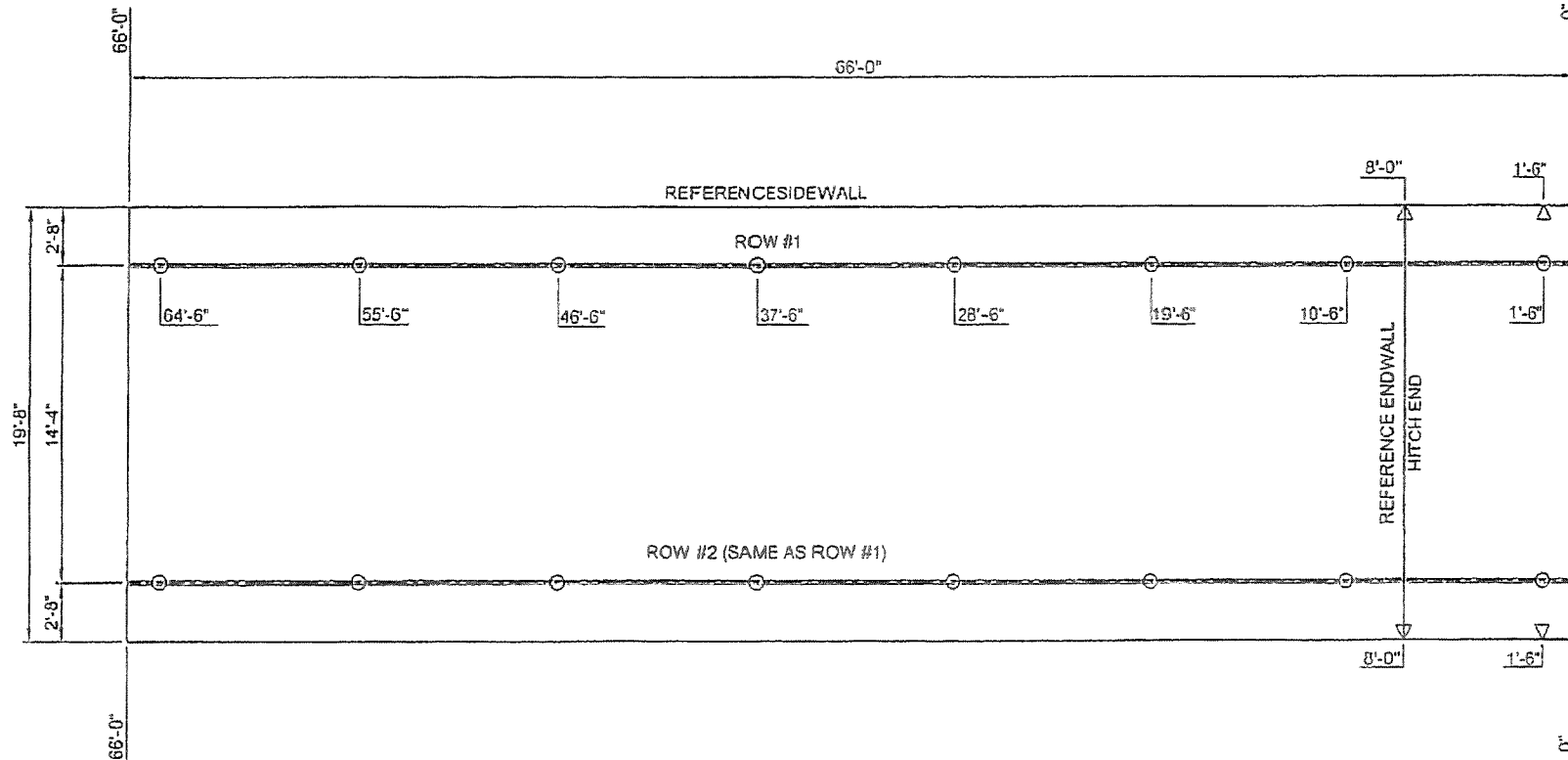


\* PRICES DO NOT INCLUDE OPTIONS



APPROVER'S SEAL	MODIFICATIONS	MODEL: 20078 LAKEHOUSE	SHEET
	<p>PROPRIETARY AND CONFIDENTIAL THESE DRAWINGS AND SPECIFICATIONS ARE ORIGINAL PROPRIETARY AND CONFIDENTIAL MATERIALS OF CHAMPION COPYRIGHT © 1976-2012 BY CHAMPION</p>	TITLE: APPROVAL	AP-101
		DRAWN BY: JKB	DATE: 05-10-21
		SCALE: 1/8" = 1'-0"	

Attachment No. 1



NOTE: ALL LOADS IN POUNDS

THIS DRAWING IS INTENDED TO SHOW THE PERIMETER OUTLINE AND OVERALL DIMENSIONS AND STEEL FRAME SUPPORT LOCATIONS FOR THE APPLICABLE MODULE HOME. THIS DRAWING AND RELATED DRAWINGS ARE BASED ON THE REQUIREMENT OF CSA STANDARD Z 240.10.1 AND THE MODULE FIELD INSTALLATION MANUAL AND ARE GIVEN AS A GUIDE ONLY FOR THE DESIGN AND CONSTRUCTION OF THE SUPPORTING STRUCTURE. THE PURCHASER IS CAUTIONED TO SEEK PROFESSIONAL ADVICE FOR THE SUPPORTING STRUCTURE DESIGN AND CONSTRUCTION. DUE TO CONSTRUCTION TOLERANCES DIMENSIONS CAN VARY FROM THOSE SHOWN. DIMENSIONS CAN ALSO VARY WITH OPTIONAL EQUIPMENT ORDERED.

UNFACTORED DESIGN LOADS

ROOF LIVE LOAD = 42 psf  
 ROOF DEAD LOAD = 10 psf  
 FLOOR LIVE LOAD = 40 psf  
 FLOOR DEAD LOAD = 15 psf

	FROM REFERENCE ENDWALL	FROM REFERENCE SIDEWALL	DROP SIZE
DRAIN #1	54'-11"	6'-7"	3"
WATER	26'-9"	7'-5"	
ELECT	51'-3"	17'-10"	

- STEEL FRAME PIER  
REFER TO CSA STANDARD Z 240.10.1 FOOTING INFORMATION
- △ PERIMETER PIER  
REFER TO FIELD INSTALLATION MANUAL TABLE C, PAGE 2.9 FOR FOOTING INFORMATION



APPROVER'S SEAL

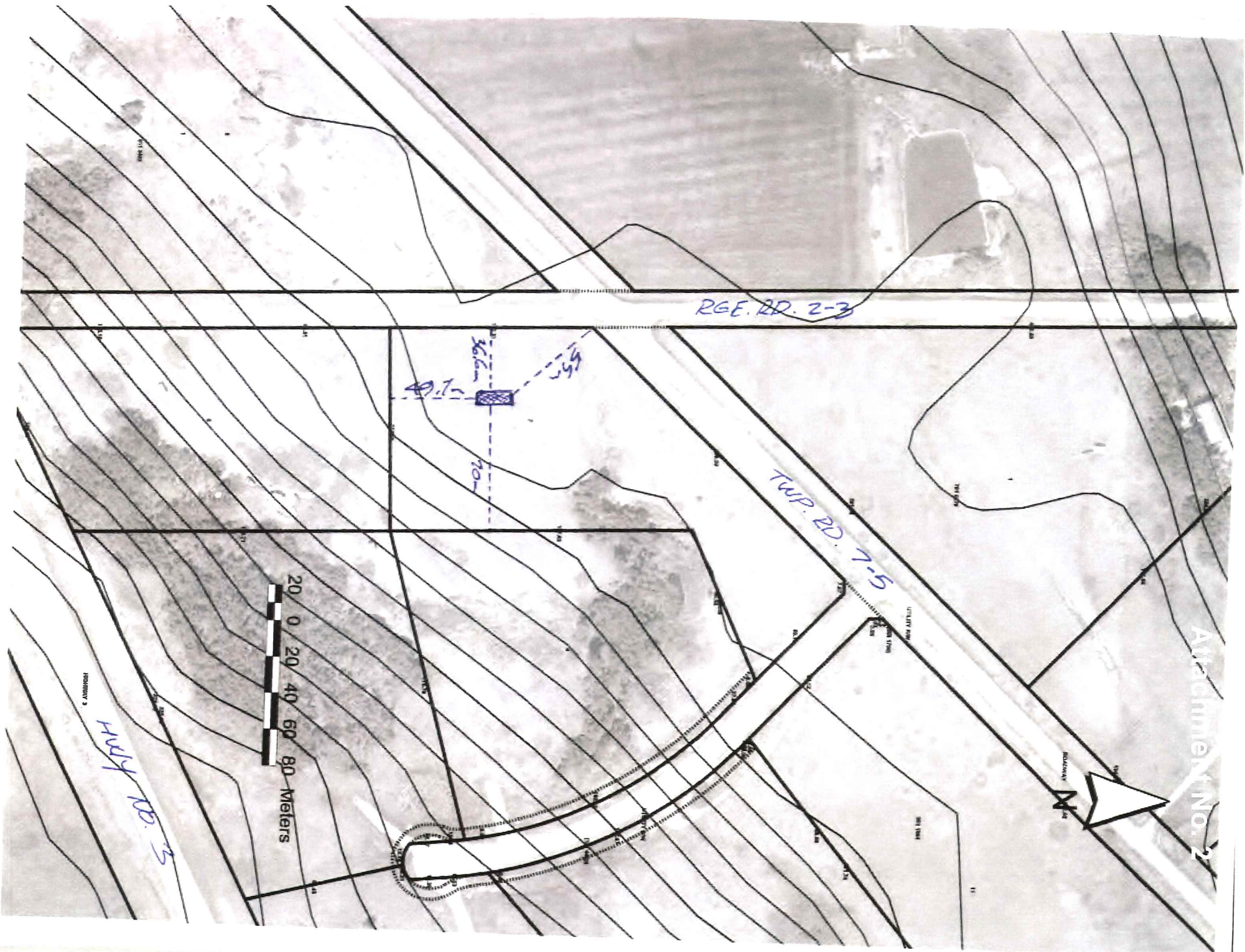
MODIFICATIONS


PROPRIETARY AND CONFIDENTIAL  
 THESE DRAWINGS AND SPECIFICATIONS ARE OF CHAMPION  
 PROPRIETARY AND CONFIDENTIAL MATERIALS OF CHAMPION

MODEL: 20078-3270  
 LAKEHOUSE  
 TITLE: PILING PLAN  
 DRAWN BY: JKB  
 DATE: 08-10-21  
 SCALE: 1/8" = 1'-0"

SHEET  
**XP-101**





Attachment No. 2

## DIRECTOR OF DEVELOPMENT AND COMMUNITY SERVICES REPORT

**MARCH 2022**

### Development / Community Services Activities includes:

- March 1 Hwy 3 Meeting
- March 1 SA & MPC Meeting
- March 3 PCREMO Core Working Group Meeting
- March 8 Council Committee and Council Meetings
- March 10 Staff Meeting
- March 10 Castle River Rodeo Grounds Meeting – AEP and Cowley Lions
- March 16 ASB Meeting
- March 21 Municipal Energy Project Lead Interviews
- March 22 Council Meeting
- March 23 Municipal Energy Project Lead Interviews

### PLANNING DEPARTMENT STATISTICS

#### Development Permits Issued by the Director for March 2022

No.	Applicant	Division	Legal Address	Development
2021-10-Ext	Jessica Haas-Watsin	1	SW 4-4-29 W4M (Twin Butte)	Grumpy Goat (Ice Cream Store)
2022-07	Joe Filipuzzi	5	Lot 4, Block 4, Plan 1014462 NW 27-7-2 W5M	Single Detached Residence w/ Attached garage
2022-08	Gordon & Cathy Klein	3	SE 13-6-1 W5M	Manufactured Home
2022-10	Neil McRuer	4	SW 2-8-1 W5M	House addition w/ covered deck
2022-12	Bjorn Anderson	5	SW 24-9-3 W5M	New Building – Home Occupation

#### Development Permits Issued by Municipal Planning Commission March 2022

2021-55	MD of Pincher Creek	2	Lot 4, Block 4, Plan 1911543 Hamlet of Lowland Heights	Eco-Station
2022-02	Alan Dyck	4	NW 28-9-1 W5M	Moved in Residence

**Development Statistics to Date**

<b>DESCRIPTION</b>		<b>2022 To date (March)</b>	<b>2021</b>	<b>2020</b>	<b>2019</b>
Dev Permits Issued	7 – March	10 8 -DO 2 -MPC	68 46 – DO 19 - MPC	67 57-DO 10-MPC	54 45-DO 9-MPC
Dev Applications Accepted	6 - March	12	70	67	57
Utility Permits Issued	1- March	2	31	27	33
Subdivision Applications Approved	0 – March	1	20	18	12
Rezoning		0	0	0	1
<b>DESCRIPTION</b>		<b>2021 to Date (March)</b>	<b>2021</b>	<b>2020</b>	<b>2019</b>
Compliance Cert	4 - March	4	41	24	22

**RECOMMENDATION:**

That the report for the period ending March 31, 2022, be received as information.

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

Date: March 31, 2022

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

Date:

Date: March 31, 2022