

Municipal District of Pincher Creek No. 9
MUNICIPAL PLANNING COMMISSION
Council Chambers
November 1st, 2022
6:30 pm
Agenda

1. Adoption of Agenda

2. Minutes

- a. Meeting Minutes of October 4th, 2022

3. Closed Meeting Session

4. Unfinished Business

5. Development Permit Applications

- a. Development Permit Application No. 2022-44
Joe Phillipuzzi
Lot 4, Block 14, Plan 101 4462 within NW 27-7-2 W5
Moved-In Building

6. Development Reports

- a. Development Officer's Report
- Report for October 2022

7. Correspondence

Nil

8. New Business

9. Next Regular Meeting – December 6th 2022

10. Adjournment

**Meeting Minutes of the
Municipal Planning Commission
October 4th, 2022 6:30 pm
Municipal District of Pincher Creek No. 9 Administration Building**

ATTENDANCE

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

Staff: CAO Roland Milligan, Assistant Planning and Development Officer Laura McKinnon

Planning
Advisor: ORRSC, Senior Planner Gavin Scott

Absent: Chairman Jim Welsch

Deputy Chairman Rick Lemire called the meeting to order, the time being 6:32 pm.

1. ADOPTION OF AGENDA

Councillor Harold Hollingshead 22/049

Moved that the agenda for October 4th, 2022, be approved as presented.

Carried

2. ADOPTION OF MINUTES

Councillor Dave Cox 22/050

Moved that the Municipal Planning Commission Meeting Minutes for September 6th, 2022 be approved as presented.

Carried

3. CLOSED MEETING SESSION

Member at Large Jeff Hammond 22/051

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 6:34 pm.

Carried

Member at Large Jeff Hammond 22/052

Moved that the Municipal Planning Commission open the meeting to the public, the time being 6:48 pm.

Carried

4. **UNFINISHED BUSINESS**

5. **DEVELOPMENT PERMIT APPLICATIONS**

- a. **Development Permit Application No. 2022-41
Nova Gas Transmissions
Lot 1, Block 2, Plan 0310751 within NE 13-7-3 W5
Outdoor Storage**

Councillor John MacGarva

22/053

Moved that Development Permit No. 2022-41, to have outdoor storage, be approved as presented.

Condition(s):

1. That this development meets the minimum provisions as required in the Land Use Bylaw 1289-18.
2. That this development permit, is a temporary 2-year permit.
3. That this development comply with the Alberta Weed Control Act.
4. That the developer enter into a Road Use Agreement with the MD of Pincher Creek for the portion of Twp Rd 7-2B to be utilized for the development.
5. That the developer place proper safety signage in compliance with Alberta Transportation for the Highway 3 and North Burmis Junction.

Carried

6. **DEVELOPMENT REPORT**

- a. Development Officer's Report

Councillor Tony Bruder

22/054

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

Carried

7. **CORRESPONDENCE**

Nil

8. **NEW BUSINESS**

None

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

10. **ADJOURNMENT**

Councillor John MacGarva

22/055

Moved that the meeting adjourn, the time being 6:50 pm.

Carried

Vice Chairperson Rick Lemire
Municipal Planning Commission

Chief Administrative Officer
Roland Milligan
Municipal Planning Commission

DRAFT

Recommendation to Municipal Planning Commission

TITLE: DEVELOPMENT PERMIT No. 2022-44 Applicant: Joe Fillipuzzi Location Lot 4, Block 14, Plan 101 4462 within NW 27-7-2 W5 Division: 5 Size of Parcel: 2.33 ha (5.77 Acres) Zoning: Grouped Country Residential - GCR Development: Moved In – Residential Buildings	
PREPARED BY: Laura McKinnon	DATE: October 26, 2022
DEPARTMENT: Planning and Development	
Signature: 	ATTACHMENTS: 1. Development Permit Application 2022-44 2. Development Permit Application 2022-07 3. GIS Site Plan 4. Roadside Development Permit
APPROVALS:	
	 _____ Roland Milligan
	_____ 2022/10/26
Department Director	CAO
Date	Date

RECOMMENDATION:

That Development Permit Application No. 2022-44, to move on a residential building, be approved subject to the following Condition(s):

Condition(s):

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

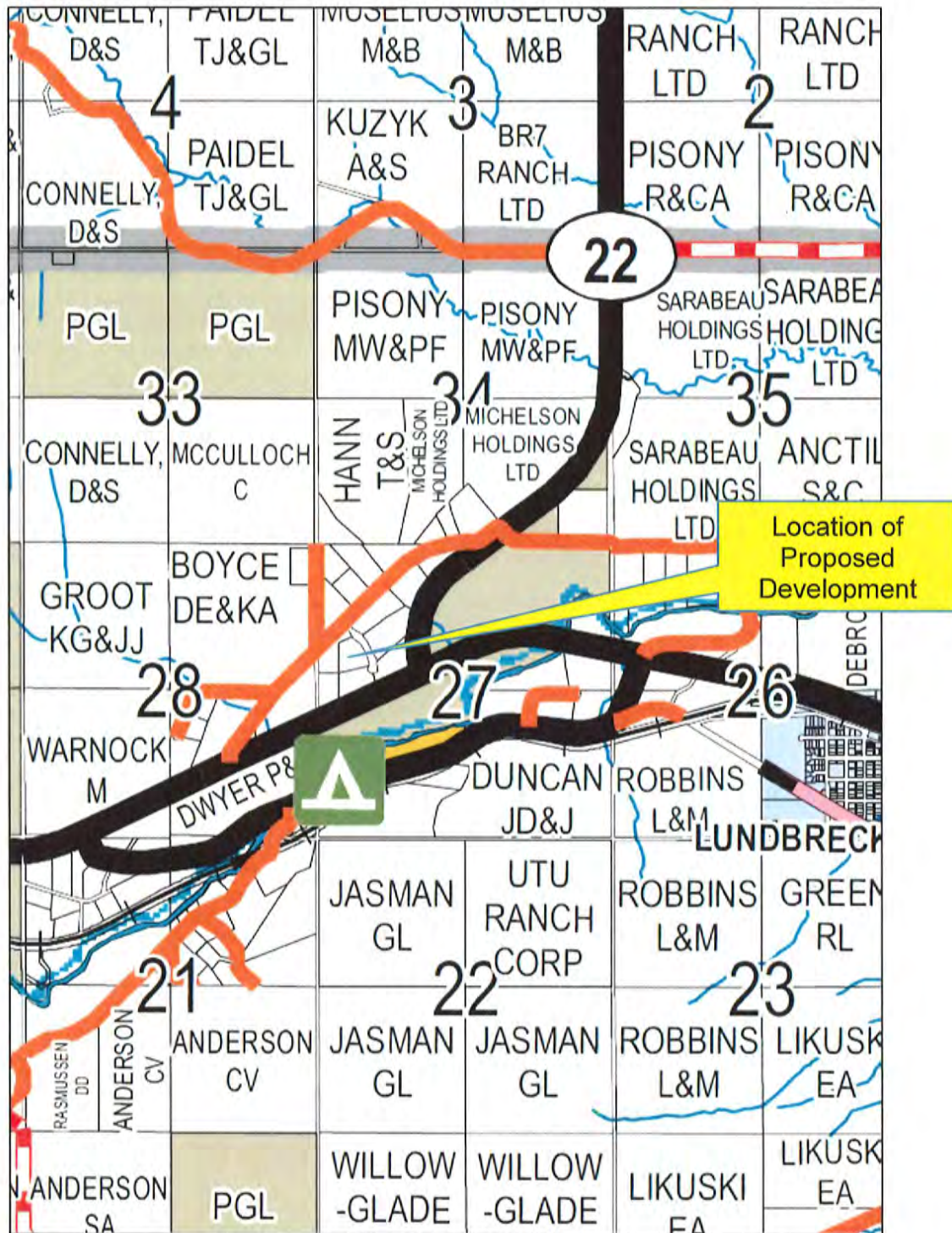
- On September 26, 2022, the MD accepted the Development Permit Application No. 2022-44 from applicant Joe Fillipuzzi. (*Attachment No. 1*).
- This application is being placed in front of the MPC because:
 - Within the Grouped Country Residential – GCR Land Use District, a Moved In – Residential Building is a Discretionary Use.
- The applicant previously obtained Development Permit 2022-07 for a Single Detached Residence in March 2022. The applicant plans to use the shell of the Moved-In Building as the base of the house. They will use the original floor plans and outside finishes from application 2022-07 (*Attachment No. 2*)

Recommendation to Municipal Planning Commission

- The Applicant states the following:
 - *I am going to put a foundation under it . The foundation will be 24 ft. x 50 ft. x 8 ft. high plus an attached garage 24 ft. x 26 ft. It will be laid out just like the plans I submitted except I am reducing the width from 26 ft. to 24 ft. The layout in the house will be the same, I am just going reduce the width of the rooms to accommodate the move on section. This structure was a school room and has 2 x 6 in. walls with engineered trusses 2 x 10 joist. I am going to build the deck except it will not be covered over and I am not going to build the verandah on the back of the house. Going to pour a standard concrete foundation instead of ICF blocks. The reason I have changed my plans is to reduce the cost of the structure. I still at the end will have a beautiful house for a great deal less cost. The outside will be just like the plans, stucco and cedar siding on the front of the house*
- The proposed location for the residence meets all setback requirements of the land use district (**Attachment No. 3**).
- A roadside development permit was received in March 2022. This development will not require another application but the applicant must adhere to the same permit conditions (**Attachment No. 4**).
- The application was forwarded to the adjacent landowners for comment, at the time of writing the report, no responses have been received.

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. 2022-44Date Application Received Sept. 19/22PERMIT FEE \$100 Permitted
\$150 DiscretionaryDate Application Accepted Sept 26/22RECEIPT NO. 55770Tax Roll # 4568.030

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: JOSEPH FILIPUZZIAddress: Box 1454, BLAIRMORE, AB HOME 21301 27th AVE BELLEVUETelephone: [REDACTED] Email: [REDACTED]Owner of Land (if different from above): N/A

Address: _____ Telephone: _____

Interest of Applicant (if not the owner): N/A

SECTION 2: PROPOSED DEVELOPMENT

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

A brief description of the proposed development is as follows:

- MOVE ON LOCATION A 24' X 40' BUILDING USE THE FLOOR, WALLS, ROOF OF THIS BUILDING FOR A PORTION OF NEW HOME

Legal Description: Lot(s) 4Block 14Plan P1014462Quarter Section NW, SEC. 27, TOWNSHIP 7, RANGE 2
WEST OF 5 MERIDIAN.Estimated Commencement Date: MARCH 15, 2022Estimated Completion Date: MARCH 15, 2024

SECTION 3: SITE REQUIREMENTS

Land Use District: Grouped Country Residential 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 SMALL RAVINE

Is the proposed development below a licenced dam?

Yes No

Is the proposed development site situated on a slope?

Yes No -MADE A LARGE BENCH TO SITUATE HOME

If yes, approximately how many degrees of slope? 1-2% 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

PRINCIPAL BUILDING	Proposed	By Law Requirements	Conforms
(1) Area of Site	<u>5.78</u>		
(2) Area of Building	<u>HOUSE 1,200 FT² GARAGE 748 FT²</u>		
(3) %Site Coverage by Building (within Hamets)	<u>57%</u>		
(4) Front Yard Setback Direction Facing: <u>SOUTH</u>	<u>24m</u>	<u>7.5M</u>	<u>yes</u>
(5) Rear Yard Setback Direction Facing: <u>NORTH</u>	<u>104m</u>	<u>7.5M</u>	<u>yes</u>
(6) Side Yard Setback: Direction Facing: <u>WEST</u>	<u>90m</u>	<u>7.5M</u>	<u>yes</u>
(7) Side Yard Setback: Direction Facing: <u>EAST</u>	<u>46</u>	<u>30M</u>	<u>yes</u>
(8) Height of Building	<u>18 FT</u>		
(9) Number of Off Street Parking Spaces	<u>N/A</u>		

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

PICTURES.

N/A

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

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

SECTION 4: DEMOLITION

Type of building being demolished : N/A

Area of size: N/A

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: SEPT 19, 2022

Joseph Filipinzi
Applicant

Joseph Filipinzi
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.





1037 Herron Ave.
PO Box 279
Pincher Creek, AB
T0K 1W0
p. 403.627.3130 f. 403.627.5070

MUNICIPAL DISTRICT OF PINCHER CREEK NO. 9
DEVELOPMENT PERMIT
DEVELOPMENT PERMIT No. 2022-07

This development permit is hereby issued to:

NAME: **Joseph Filipuzzi**
ADDRESS: **P.O. Box 1454, Blairmore, Alberta, T0K 0E0**

In respect of works consisting of: • **Single Detached Residence w/attached Garage**
Main Floor 120.8 m², 1,300 ft²
Lower Floor Plan 102.3 m², 1,101 ft²
Garage 67.6 m², 728 ft²

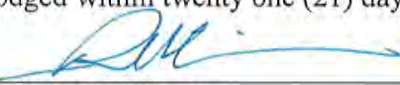
On land located at: **Lot 4, Block 4, Plan 1014462 within NW 27-7-2 W5M**
 5 Cardinal Street

and as described on plans submitted by the applicant.
This permit refers only to works outlined in Development Application No. **2022-07**
and is subject to the Condition(s) contained herein:

Condition(s):

1. That this development meets the minimum provisions as required in Land Use Bylaw 1289-18.
2. That the Applicant secure a Roadside Development Permit from Alberta Transportation and adhere to any conditions as outlined.

This permit becomes effective the **1stth day of March 2022**, unless an appeal pursuant to section 686(1) of the *Municipal Government Act* is lodged within twenty one (21) days.

SIGNED: 
Roland Milligan,
Director of Development and Community Services

IMPORTANT – See Attached

THIS IS NOT A BUILDING PERMIT

The development outlined above is subject to the following conditions:

- (a) This permit indicates that only the development to which it relates is authorized in accordance with the provisions of the land use bylaw and in no way relieves or excuses the applicant from complying with the land use bylaw or any other bylaw, laws, orders and/or regulations affecting such development.
- (b) This permit, issued in accordance with the notice of decision, is valid for a period of two (2) years from the date of issue. If, at the expiry of this period, the development has not been completed, an extension must be requested.
- (c) If this development permit is issued for construction of a building, the exterior of the building, including painting, shall be completed within twenty four (24) months from the date of issue of this development permit
- (d) The Development Officer may, in accordance with section 645 of the *Municipal Government Act*, take such action as is necessary to ensure that the provisions of this bylaw are complied with.
- (e) Construction undertaken in accordance with this development may be regulated by the provincial building requirements. The applicant / owner / developer assumes all responsibilities pertaining to construction plan submissions, approvals and inspections as may be required by Alberta Labour.
- (f) Any development commenced prior to this permit being valid is entirely at the risk of the owner and/or applicant.

<p>NOTE: Information provided in this application or generated by this application may be considered at a public meeting.</p>
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Inspection Information

To obtain the necessary Safety Code permits, please contact:

Superior Safety Codes Inc.
Phone: (403) 320-0734
Toll Free: 1-877-320-0734
Fax: (403) 320-9969
www.superiorsafetycodes.com

Please Note: Fire Permit inquiries are to be directed to the Pincher Creek and District Fire Hall at 403-627-5333.



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. 2022-7

Date Application Received February 22/22

PERMIT FEE \$100 Permitted
\$150 Discretionary

Date Application Accepted _____

RECEIPT NO. 52538

Tax Roll # 4568.030

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: JOSEPH FILIPUZZI

Address: BOX 1457 BLAIRMORE, AB, HOME 21301 ST NW DELLENOE

Telephone: 403-627-7385 Email: [REDACTED]

Owner of Land (if different from above): N/A

Address: _____ Telephone: _____

Interest of Applicant (if not the owner): N/A

SECTION 2: PROPOSED DEVELOPMENT

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

A brief description of the proposed development is as follows:

- BUILD A SINGLE STORY HOME WITH AN ATTACHED GARAGE.

Legal Description: Lot(s) 7

Block 14

Plan P1014462

Quarter Section NW, SEC. 27, TOWNSHIP 7, RANGE 2 WEST OF 5 MERIDIAN

Estimated Commencement Date: MARCH 15, 2022

Estimated Completion Date: MARCH 15, 2023

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 *SMALL RAVINE, NO FREE FLOWING WATER EXCEPT FOR*

Is the proposed development below a licenced dam? *RUN OFF FROM RAIN, SNOW*

Yes No

Is the proposed development site situated on a slope?

Yes No *- MAKING A LARGE BENCH TO SITUATE HOUSE, WILL HAVE 1:3:3 SLOPE*

If yes, approximately how many degrees of slope? *1-2% DEGREES DOWN HILL*

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	<i>5.78 AC 6.1 ACRES</i>		
(2) Area of Building <i>INCLUDES ATTACHED</i>	<i>2101 FT² 2,025 sq FT</i>	<i>728 FT² GARAGE</i>	
(3) %Site Coverage by Building (within Hamets)	<i>0.5%</i>		
(4) Front Yard Setback Direction Facing: <i>EAST SOUTH</i>	<i>34m + 1m</i>	<i>30m</i>	
(5) Rear Yard Setback Direction Facing: <i>NORTH</i>	<i>104m + 3m</i>	<i>7.5</i>	<i>YES</i>
(6) Side Yard Setback: Direction Facing: <i>WEST</i>	<i>90m + 3m</i>	<i>7.5</i>	<i>YES</i>
(7) Side Yard Setback: Direction Facing: <i>EAST</i>	<i>46m + 1m</i>	<i>7.5</i>	<i>YES</i>
(8) Height of Building	<i>18 FT</i>		
(9) Number of Off Street Parking Spaces	<i>N/A</i>		

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

SITE PLAN,

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

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

BOTH

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.

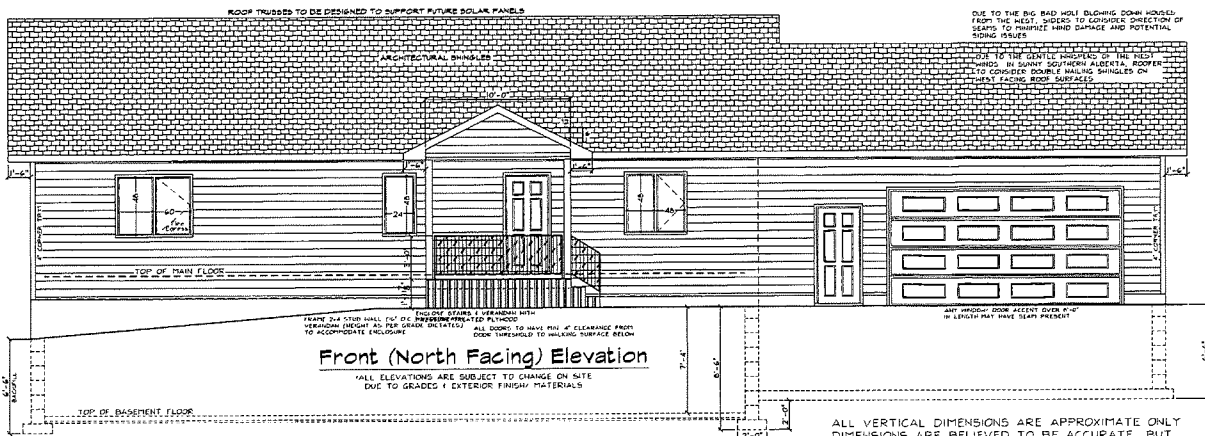
I also consent to an authorized person designated by the municipality to enter upon the subject land and buildings for the purpose of an inspection during the processing of this application.

DATE: FEB 24, 2022

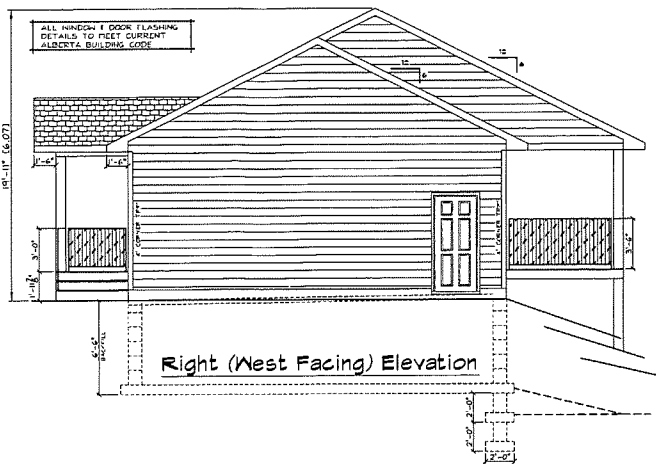
Joseph Felipangsi
Applicant

Joseph Felipangsi
Registered Owner

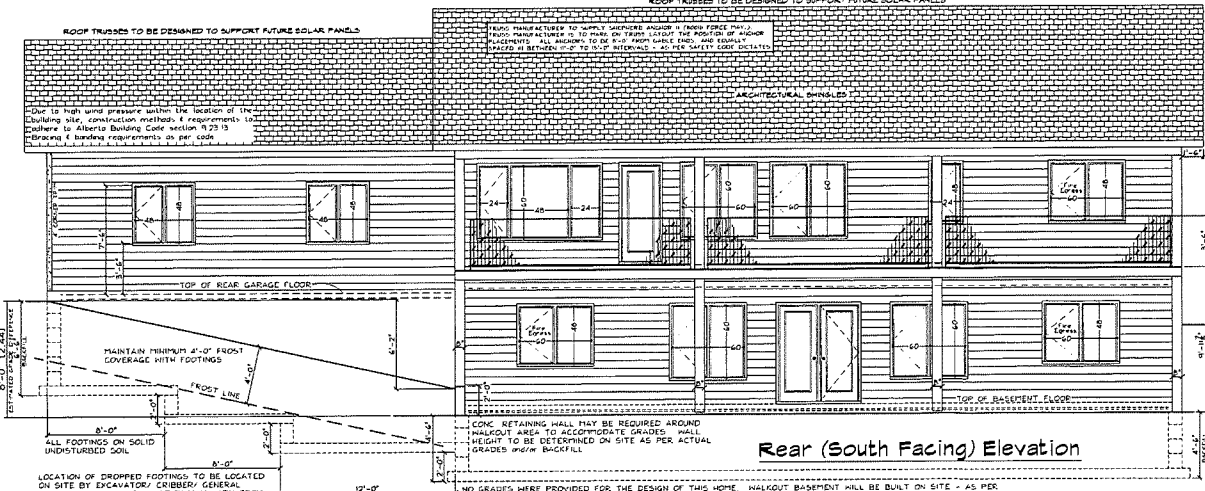
Information on this application form will become part of a file which may be considered at a public meeting.



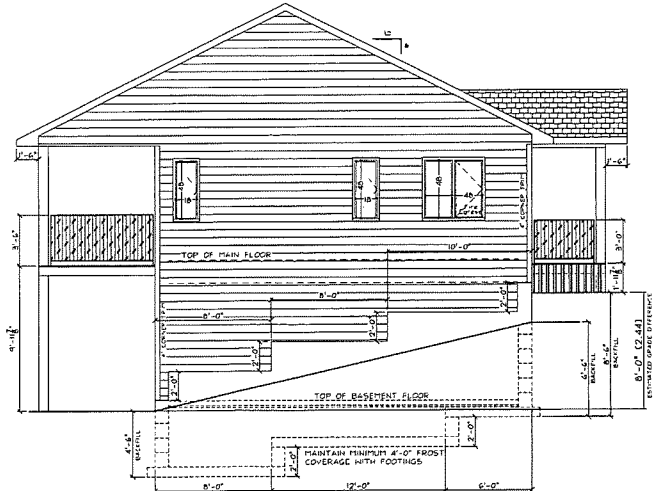
Front (North Facing) Elevation



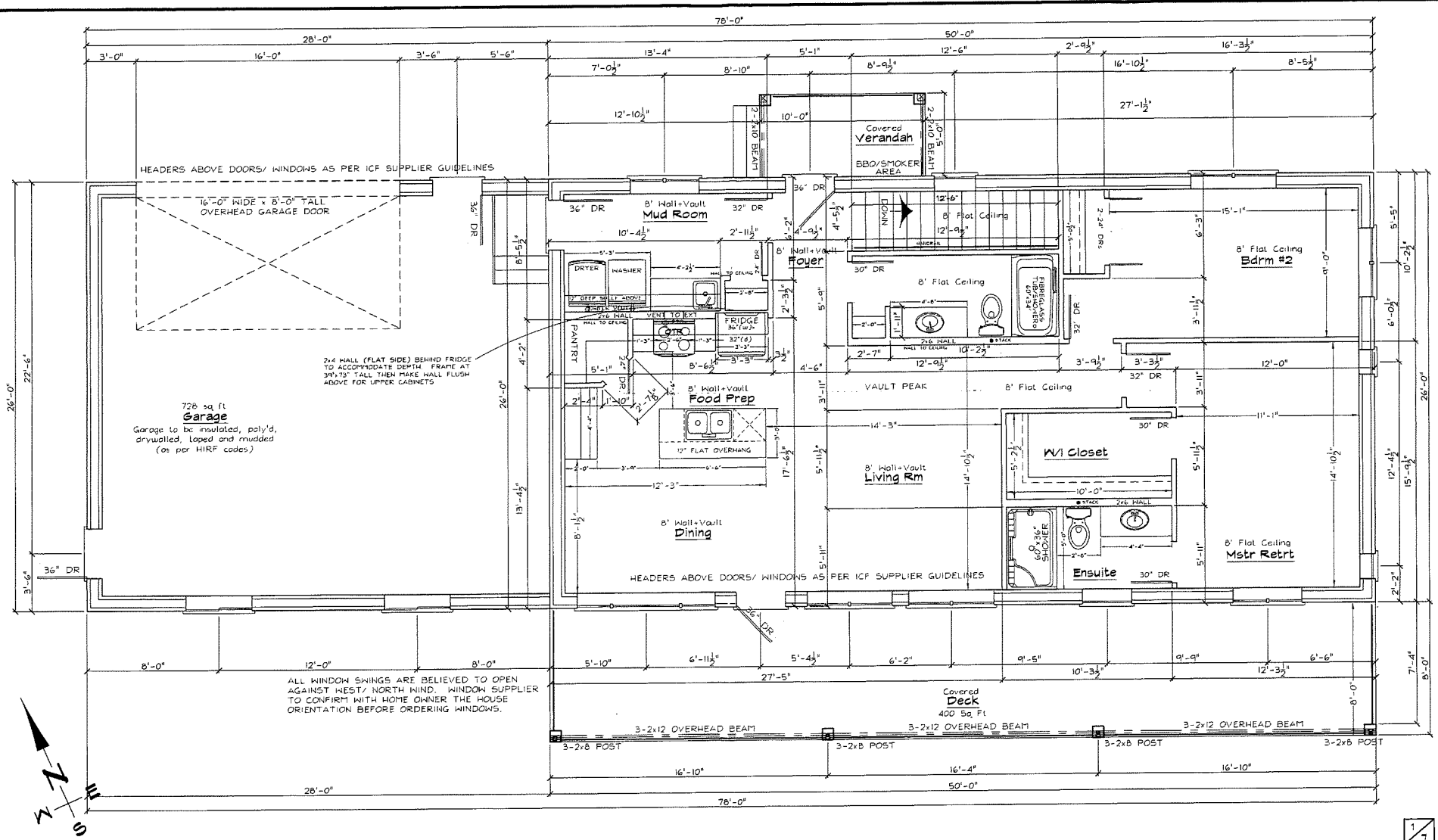
Right (West Facing) Elevation



Rear (South Facing) Elevation



Left (East Facing) Elevation

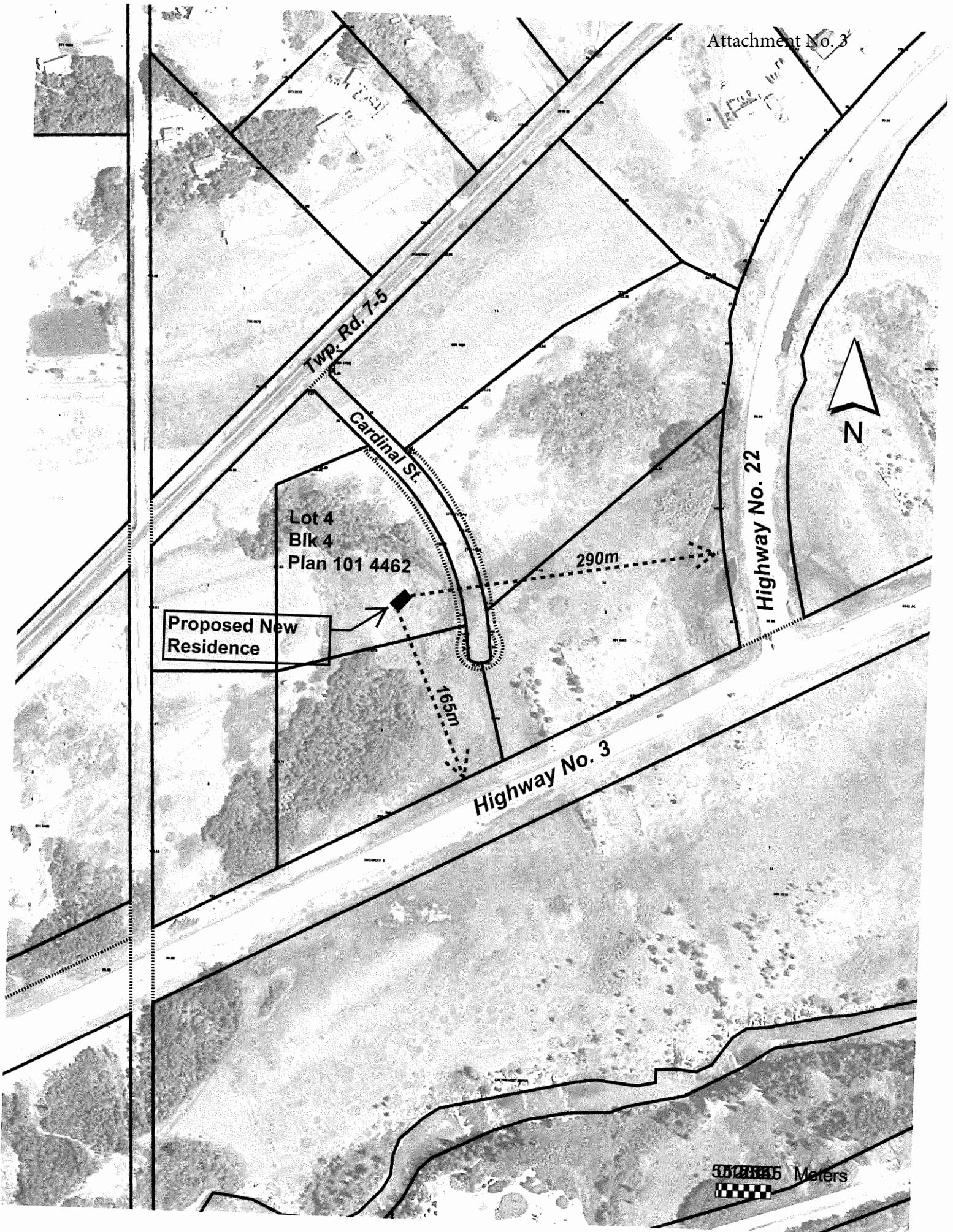


NOTE TO FRAMER / BUILDER / HOME OWNER:
 - HEADERS ABOVE DOORS/ WINDOWS AS PER ICF SUPPLIER GUIDELINES
 - ALL EXTERIOR DIMENSIONS TO OUTSIDE FACE OF ICF BLOCK
 - ANY ENGINEERING REQUIRED BY PLAN REVIEWER OR PERMIT/CODE REQUIREMENTS - AT RESPONSIBILITY OF BUILDER

CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE AND NOTIFY TS DRAFTING & DESIGN LTD. OF ANY DIMENSIONAL ERRORS, GRADE REQUIREMENTS, OMISSIONS OR DISCREPANCIES BEFORE BEGINNING OR FABRICATING ANY WORK.
 TS Drafting & Design Ltd. Office: 403-942-1974 Cell: 403-860-7532 email: tsdrafting@shaw.ca web: tsdrafting.ca

Client Name: Joe & Marielle Filippuzzi Address: 1/4 NW Sec 27, Twn 7, Rg 2 W of the 5th / Page Title: Main Floor Plan / Main Floor: 1200 sq ft / Bonus Rm: / Scale: 3/16"=1'-0" / Date: Feb. 23rd, 2022

Plans/blueprints to be verified by home owner/purchaser and/or project/construction manager before construction begins. All trades & workmanship to conform to national, provincial and municipal building codes, practices and city by-laws.





Construction and Maintenance
 Southern Region
 Box 314, 909 – 3 Avenue North
 Lethbridge, Alberta T1H 0H5
www.alberta.ca

Permit Number: 2022-0001373
 File Number: RPATH0001373
 2511-NW 27-7-2-W5M (3,22)

March 10, 2022

Joe Filipuzzi
jfilipuzzi@shaw.ca
 PO Box 1454
 Blairmore, AB T0K 0E0

Dear Mr. Filipuzzi:

RE: PROPOSED COUNTRY RESIDENTIAL DWELLING



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 Permit No. 2022-0001373, 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.

Upon completion of the project, we ask that you notify Darren Davis, Assistant Development/Planning Technologist, 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,

Darren Davis
 Digitally signed by Darren Davis
 Date: 2022.03.10 13:47:21
 -07'00'

Darren Davis
 Assistant Development/Planning Technologist
 403-388-3142

DD

cc: Municipal District of Pincher Creek No. 9 – admintaxclerk@mdpincercreek.ab.ca
 Volker Stevin – deb.fancy@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 PRIMARY HIGHWAY**

PERMIT

Permission is hereby granted to <u>Joe Filipuzzi</u> 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 <u>10th</u> day of <u>March</u> , <u>2023</u> this permit lapses and the applicant must reapply for a new permit if they wish to proceed.	
SIGNED <u>Darren Davis</u> <small>Digitally signed by Darren Davis Date: 2022.03.10 13:46:48 -07'00'</small>	PERMIT NO. <u>2022-0001373</u>
TITLE <u>Assistant Development/Planning Technologist</u>	FILE NO. <u>2511-NW 27-7-2-W5M (3, 22)</u>
	DATE <u>March 10, 2022</u>

PERMIT CONDITIONS: (Note: This permit is subject to the provisions of Section 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: (Note: All highway accesses are to be considered temporary. No compensation shall be payable to the applicant or his assigns or successors when Alberta Transportation removes or relocates the temporary access or if highway access is removed and access provided via service road).

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 proposed 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 any 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 **country residential dwelling** is to be setback **165 meters (541 feet)** from the highway right-of-way 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 **Municipal District of Pincher Creek No. 9**.
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. Darren Davis, Assistant Development/Planning Technologist, or Leah Olsen, Development/Planning Technologist, in Lethbridge, telephone 403-382-4052, shall be notified before 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 Schedule "A"

SCHEDULE "A"
Permit No. 2022-0001373

D: ADDITIONAL CONDITIONS and/or ADVISEMENTS:

1. This permit is approval for development of a country residential dwelling only. 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. Furtherance to the "Access Note" in Condition A, Alberta Transportation will not accept any responsibility for compensation requests/claims dealing with loss of business, inconvenient access or any other disruption that may arise as result of the possible revision to the existing access arrangement. The possible revision to the existing access arrangement may be due to access management/operational, construction or planning activities carried out by Alberta Transportation or its consultants.
4. 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.
5. 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.
6. It is the applicant's/developer's responsibility to ensure that no mud or debris is tracked onto the highway from the proposed development.

DEVELOPMENT OFFICER REPORT

October 2022

Development / Community Services Activities includes:

- Oct 6 Planning Session & Municipal Planning Commission Meeting
- Oct 10 Thanksgiving Statutory Holiday
- Oct 11 Council and Committee Meeting
- Oct 11 Council Committee Meeting and Council Meeting
- Oct 12 Public Works Safety Meeting
- Oct 12 Joint Health and Safety Meeting
- Oct 13 PCREMO Director/Deputies Working Group Meeting
- Oct 17 HRISMMyWay Paperless Timesheet Training
- Oct 19 Public Works Headcount Meeting
- Oct 20 Council Package Preparation
- Oct 25 Council and Committee Meeting

PLANNING DEPARTMENT STATISTICS

Development Permits Issued by the CAO for October 2022

No.	Applicant	Division	Legal Address	Development
2022-45	Connelly & Maria Schultz	5	Lot 4, Block 5, PLM 080035	Addition

Development Permits Issued by Municipal Planning Commission October 2022

2022-41	Nova Gas Transmissions	5	Within NE 13-7-3 W5	Outdoor Storage
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Development Statistics to Date

DESCRIPTION		2022 To date (Oct)	2021	2020	2019
Dev Permits Issued	1 – October	43 27 -DO 16 -MPC	68 46 – DO 19 - MPC	67 57-DO 10-MPC	54 45–DO 9–MPC
Dev Applications Accepted	1 – October	48	70	67	57
	1 – October	11	31	27	33

Utility Permits Issued					
Subdivision Applications Approved	0 – October	7	20	18	12
Rezoning	2 – October	3	0	0	1
DESCRIPTION		2022 to Date (Oct)	2021	2020	2019
Compliance Cert	2 – October	27	41	24	22

RECOMMENDATION:

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

Prepared by: Roland Milligan, Chief Administrative Officer  Date: September 29, 2022

Submitted to: Municipal Planning Commission