

Municipal District of Pincher Creek No. 9
MUNICIPAL PLANNING COMMISSION
Microsoft Teams Meeting
March 5th, 2024
6:30 pm
Agenda

- 1. Adoption of Agenda**
- 2. Minutes**
 - a. Meeting Minutes of February 6th, 2024
- 3. Closed Meeting Session**
- 4. Unfinished Business**
- 5. Development Permit Applications**
 - a. Development Permit Application No. 2024-08
Lundbreck Citizens Council
Lots 1-4, Block 7, Plan 2177S within Lundbreck
Sign
 - b. Development Permit Application No. 2024-09
David Oczkowski
Lot 12, Block 17, Plan 7810643
Modular Home – Variance
- 6. Development Reports**
 - a. Development Officer’s Report
- Report for February 2024
- 7. Correspondence**
 - a. Volunteer Appreciation Event
- 8. New Business**
- 9. Next Regular Meeting – April 2nd 2024**
- 10. Adjournment**

**Meeting Minutes of the
Municipal Planning Commission
February 5th, 2024 6:30 pm
Council Chambers**

ATTENDANCE

Commission: Chairperson Jeff Hammond, Member at Large Laurie Klassen, Reeve Dave Cox,
Councillors Rick Lemire, Tony Bruder, and John MacGarva

Staff: CAO Roland Milligan and Development Officer Laura McKinnon

Planning
Advisor: ORRSC, Senior Planner Gavin Scott

Absent:

Chairperson Jeff Hammond called the meeting to order, the time being 6:30 pm.

1. ADOPTION OF AGENDA

Councillor Rick Lemire 24/001

Moved that the agenda for February 5th, 2024, be approved as presented.

Carried

2. ADOPTION OF MINUTES

Reeve Dave Cox 24/002

Moved that the Municipal Planning Commission Meeting Minutes for December 5th, 2023 be approved as presented.

Carried

3. CLOSED MEETING SESSION

Member At Large Laurie Klassen 24/003

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 6:31 pm.

Carried

Councillor Rick Lemire 24/004

Moved that the Municipal Planning Commission open the meeting to the public, the time being 7:14 pm.

Carried

4. **UNFISHED BUSINESS**

Chairperson Jeff Hammond declared a conflict of interest and recused himself from the meeting at this time, the time being 6:32pm.

a. Telecommunications Tower – Rogers W6378 within SW 14-6-2 W5

Councillor Tony Bruder

24/005

Moved that Administration draft and send a letter in response to Rogers that, unless location change or co-location is presented, the letter of Non-Concurrence stands as the position of the Municipal Planning Commission.

Chairperson Jeff Hammond returned to the meeting, the time being 6:45pm.

5. **DEVELOPMENT PERMIT APPLICATIONS**

a. Development Permit Application No. 2023-852

Claude LaPlante

Lot 23, Block 17, Plan 7610822 within Lundbreck

Retail Store and Dwelling or sleeping unit as an accessory or secondary use to a permitted use

Councillor John MacGarva

24/006

Moved that Development Permit No. 2023-52, for a Retail Store for tiny homes, 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 a maximum of two tiny homes be kept on site at a time to be offered for sale
3. That prior to the second tiny home being placed on site, the location must be approved by the Development Officer
4. That the applicant adhere to the conditions set forth within the required Alberta Transportation Roadside Development Permit, to be attached to and form part of this permit.

Councillor John MacGarva

24/007

Moved that Development Permit No. 2023-52, for Dwelling or sleeping unit as an accessory or secondary use to a permitted use, be denied due to the followed Reason(s):

Reason(s):

1. That when considering a Dwelling or Sleeping Unit as an accessory use, the MPC shall consider Section 48.15 (c. side yard setbacks in relation to adjacent uses). The MPC does not believe that a Dwelling or Sleeping Unit is appropriate in this location, give the proximity to

the concrete plant and further finds the proximity to the railway unsuitable for a residential development.

2. The MPD is of the opinion that no evidence was provided that supported why a dwelling unit was necessary to sell tiny homes.

b. Development Permit Application No. 2024-01
Gary and Tracy Larson
SW 28-7-3 W5
Moved In Residential Building

Reeve Dave Cox

24/008

Moved that Development Permit No. 2024-01, for a Moved In 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 home be placed on a permanent foundation or basement which satisfies the requirements of the Alberta Safety Code, and that is be skirted in to the satisfaction of the Development Officer.

c. Development Permit Application No. 2024-03
Mark and Rachael Nelson
Lot 3, Block 1, Plan 2110344 within NE 22-5-1 W5
Garden Suite

Reeve Dave Cox

24/009

Moved that Development Permit No. 2024-03, for a Garden Suite, 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 this development permit is re-evaluated after five years

Waiver(s):

1. That a variance be granted from Section 49.4 “The structure being proposed shall be shown to be readily moveable upon expiry of the approval period” and be constructed in a permanent structure.

MINUTES
Municipal Planning Commission (MPC)
Municipal District of Pincher Creek No. 9
February 6th 2024

Informative(s):

1. That this structure not be used for a secondary suite unless applied for in a separate development permit.

6. DEVELOPMENT REPORT

- a. Development Officer's Report

Councillor John MacGarva 24/010

Moved that the Development Officer's Report, for the period December 2023 and January 2024, be received as information.

Carried

7. CORRESPONDENCE

ORRSC Periodical – Winter 2023

8. NEW BUSINESS

None

9. **NEXT MEETING** – March 5th, 2024; 6:30 pm.

10. ADJOURNMENT

Member at Large Laurie Klassen 24/011

Moved that the meeting adjourn, the time being 7:32 pm.

Carried

Chairperson Jeff Hammond
Municipal Planning Commission

Development Officer
Laura McKinnon
Municipal Planning Commission

Recommendation to Municipal Planning Commission

TITLE: DEVELOPMENT PERMIT No. 2024-08 Applicant: Lundbreck Citizens Council Location: Lots 1-4, Block 7, Plan 2117S within Lundbreck Division: 5 Size of Parcel: 0.11 ha (0.28 Acres) Zoning: Hamlet Public and Industrial – HPI Development: Sign			
PREPARED BY: Laura McKinnon	DATE: February 28, 2024		
DEPARTMENT: Planning and Development			
Signature: 	ATTACHMENTS: 1. Development Permit Application 2024-08 2. Section 55 – Sign Provisions 3. Electronic Fascia Sign 4. Sign Location 5. Adjacent Landowner Comment		
APPROVALS:			
	 _____ Roland Milligan		
	 _____ Date		
Department Director	Date	CAO	Date

RECOMMENDATION:

That Development Permit Application No. 2024-08, for an 2.2 m² (24 ft²) Electronic Fascia Sign, be approved subject to the following Condition(s):

Condition(s):

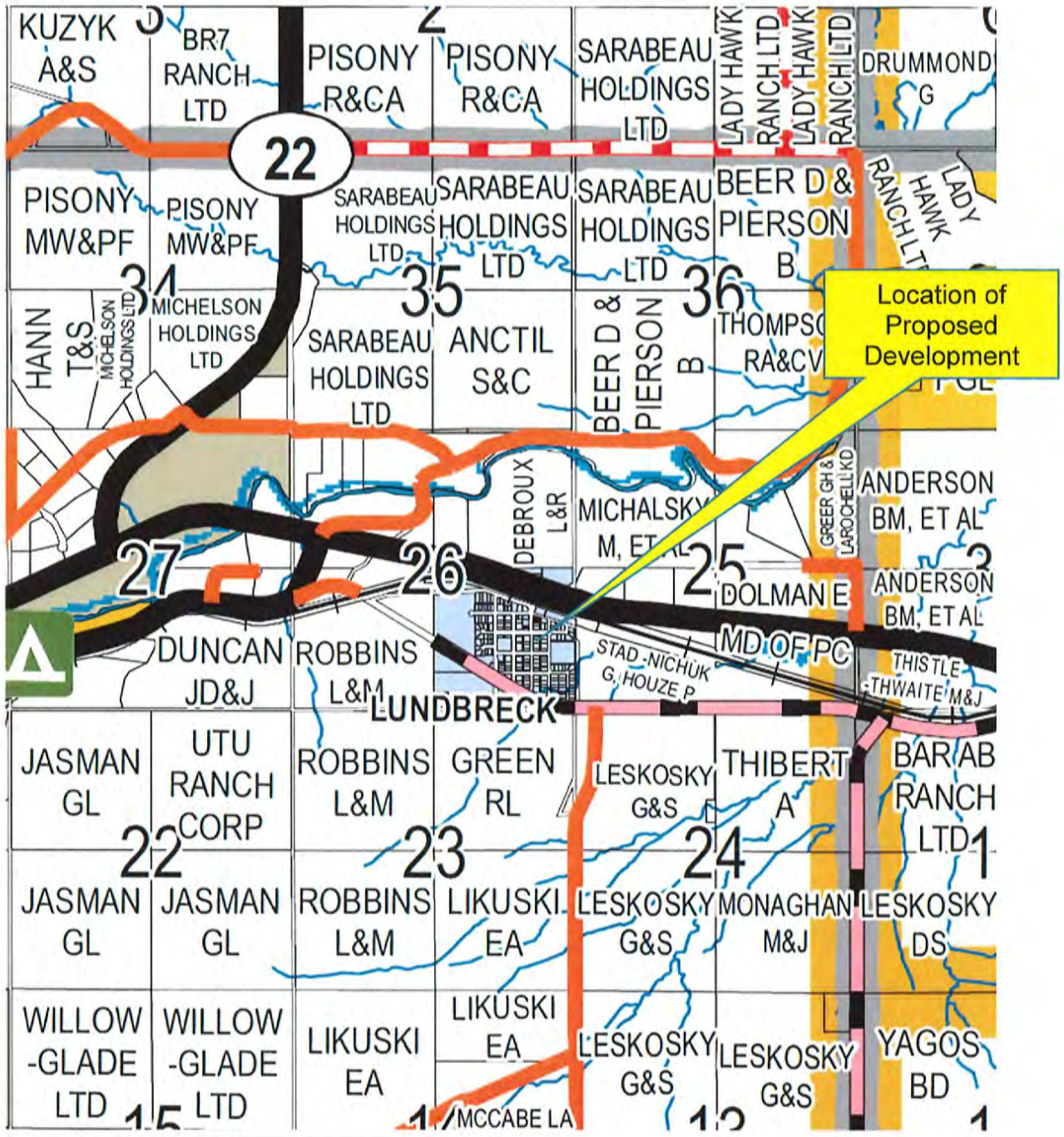
1. That this development meets the minimum provisions as required in Land Use Bylaw 1289-18.
2. The source of light shall be steady and suitably shielded.

BACKGROUND:

- On February 13, 2024, the MD accepted the Development Permit Application No. 2024-08 from applicants Lundbreck Citizens Council. (*Attachment No. 1*).
- This application is being placed in front of the MPC because:
 - Within the Hamlet Public and Industrial - HPI Land Use District, a Sign is a Discretionary Use.
- Land Use Bylaw 1289-18 Section 55 Sign Provisions (*Attachment No. 2*) clearly define Fascia Sign, and under Specific Sign Requirements – the application meets all requirements.
- The electronic fascia sign purpose will be to advertise events in/around Lundbreck, special news and community information (*Attachment No. 3*).
- The proposed location for the sign meets all requirements of the land use district (*Attachment No. 4*).
- The application was forwarded to the adjacent landowners for comment; one response was received at the time of this report being written (*Attachment No. 5*)

Recommendation to Municipal Planning Commission

Location of Proposed Development





DEVELOPMENT PERMIT APPLICATION

All grey areas will be completed by the Planning Authority

DEVELOPMENT PERMIT APPLICATION NO. 2024-08

Date Application Received Feb 2/24

PERMIT FEE \$100 Permitted / \$150 Discretionary

Date Application Accepted Feb 13/24

RECEIPT NO. 61259

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: Lundbreck Citizens Council

Address: Box 208 - #304 - 1st Street, Lundbreck, AB T0K 1H0

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 wish to install a 4'x6' digital sign monitor on the outside north wall of
the Lundbreck Community Hall (as per diagram enclosed) - believe this falls under "Fascia" signage

Legal Description: Lot(s) 1,2,3,4

Block 7

Plan 2177S

Quarter Section _____

Estimated Commencement Date: April 1, 2024

Estimated Completion Date: May 31, 2024

SECTION 3: SITE REQUIREMENTS

Land Use District: Hamlet Public + Industrial - HPI 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

PRINCIPAL BUILDING	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			
(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: Jan. 29/2024

Robyn Dowson - Director
 Applicant ROBYN DOWSON
LUNDBRECK CITIZENS COUNCIL
 Registered Owner _____

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



MD of Pincher Creek No. 9

P.O Box 279
1037 Herron Avenue
Pincher Creek Alberta T0K 1W0
(403) 627-3130
Website: www.mdpinchercreek.ab.ca
Email: info@mdpinchercreek.ab.ca

Lundbreck Citizens Coun. Sign
P.O. Box 208
Lundbreck, AB T0K 1H0
Canada

PAYMENT RECEIPT

Receipt Number:	61259
Date:	2/23/2024
Initials:	SLM
GST Registration #:	10747347RP

Receipt Type	Roll/Account	Description	QTY	Amount	Amount Owing
General	DEVE	Development Application Fees	N/A	\$150.00	\$0.00

Subtotal:	\$150.00
Discount	\$0.00
GST	\$0.00
Total Receipt:	\$150.00
Cheque:	\$150.00
Total Amount Received:	\$150.00

- 54.9 In addition to any other information that may be required by this or any other section of this bylaw, the Development Authority may require the submission of colour photos showing the front, rear and side views of the building proposed to be relocated.

SECTION 55 SIGN PROVISIONS

DEFINITIONS

The following definitions apply to this part:

55.1 Billboard

A sign greater than 3 m² (32.3 ft²) that may or may not contain advertising copy related to the development within the parcel upon which the billboard sign is located. This does not include an identification sign under Section 55.5.

55.2 Canopy Sign

A sign placed on a permanent projection from the exterior wall of a building where the projection or canopy has been primarily designed to provide shelter to pedestrians or vehicles.

55.3 Fascia Sign

- (a) Any sign where the copy face is parallel to and projects not more than 0.3 m (1 ft.) horizontally from the exterior wall of the building to which the sign is attached; and
- (b) a sign where the copy face projects not more than 50 percent above the exterior wall to which the sign is attached.

55.4 Freestanding Sign

A sign 3 m² (32.3 ft²) or less, which stands independently of a building and may or may not contain advertising copy. This sign must be located on the lot where the service or business is located.

55.5 Identification Sign

A sign where the copy contains only the following information:

- (a) the name and/or address of a building, use or person; and/or
- (b) the activity carried out by that person, or at that location.

This sign must be located on the lot where the service or business is located.

55.6 Portable Sign

A sign supported on a vehicle, structure or trailer so that it can be easily and readily moved.

55.7 Projecting Sign

- (a) Any sign except a canopy sign which extends more than 0.3 m (1 ft.) horizontally from the wall of the building to which it is attached; and
- (b) a sign where the copy face projects not more than 50 percent above the exterior wall to which the sign is attached.



55.8 Roof Sign

- (a) A sign that is placed on, above or is incorporated as part of the roof of a building; or
- (b) a sign where more than 50 percent of the copy face projects above the roof of a building.

55.9 Temporary Sign

A sign other than a portable sign which is not permanently attached to a supporting structure or building.

SIGNS FOR WHICH NO PERMIT IS REQUIRED

55.10 No permit is required for the following signs:

- (a) one unilluminated sign per parcel if the sign is 0.5 m² (5.4 ft²) or less in area and is located within the boundaries of a designated hamlet;
- (b) one unilluminated sign per parcel if the sign is 1 m² (10.8 ft²) or less in area and is located outside the boundaries of a designated hamlet;
- (c) signs 3 m² (32.3 ft²) or less, painted or erected on extensive agricultural parcels, farm buildings and structures promoting or identifying agricultural pursuits;
- (d) on-site signs advertising the sale, rental or lease of land or buildings provided that such signs do not exceed 0.6 m² (6.5 ft²) in a residential district within a hamlet, or 3 m² (32.3 ft²) in all other districts;
- (e) on-site signs for the guidance, warning or restraint of people or signs indicating on-site traffic circulation and parking restrictions;
- (f) temporary signs (other than portable signs) on lots or parcels in all rural districts and commercial and industrial districts advertising a special promotion on the premises provided that the sign is removed within seven days of the end of the special promotion;
- (g) window signs;
- (h) signs or billboards erected by a public authority, public agency or public department and railway operating signs;
- (i) election signs;
- (j) on-site signs identifying an approved construction project and/or the parties involved in that project;
- (k) signs pertaining to home occupations, which are addressed in Section 47.

GENERAL RESTRICTIONS

The intent of this section is to limit the proliferation of signs within the Municipal District of Pincher Creek and to encourage those signs that are permissible to be aesthetically pleasing, well maintained, safely erected and non-distracting.

- 55.11 No sign shall be placed or project within a public roadway, or be attached to any object in a public roadway except as may be allowed by Alberta Transportation or the Municipal District of Pincher Creek.



- 55.12 On privately held land adjacent to secondary and primary provincial highways, the applicant shall be required to obtain a Municipal Sign Permit and receive approval from Alberta Transportation ensuring the signage is in compliance with the Alberta Highway Control Regulations.
- 55.13 A sign shall not be allowed or located if, in the opinion of the Municipal Planning Commission, it obstructs the vision of vehicular traffic or confuses or interferes with the interpretation of a traffic control sign, signal or device, or if it utilizes or employs revolving lights or beacons or emits amplified sounds or music.
- 55.14 The Municipal Planning Commission may require that any sign be an identification sign only.
- 55.15 All signs shall only advertise the principal use of the premises or the principal products offered for sale on the premises.
- 55.16 Unless otherwise specified in the specific land use district or by Alberta Transportation, the footing or projection of each sign shall not be less than 3 m (9.8 ft.) from the property line.
- 55.17 Variances may be considered by the approval authority in exceptional circumstances if warranted by the merits of the case.
- 55.18 All signs shall be maintained in a safe and tidy manner to the satisfaction of the Development Officer.
- 55.19 Billboards shall be PROHIBITED within the Municipal District of Pincher Creek, unless the billboard is placed by a public authority as defined in Section 55.10(h) above.

SPECIFIC SIGN REQUIREMENTS

- 55.20 Lawn, fascia, roof and freestanding signs shall only be permitted subject to the following limitations:
- (a) not more than two signs shall be permitted on the premises;
 - (b) no fascia sign shall be in excess of 11.1 m² (120 ft²) in area, but the two permitted signs may be combined if total fascia area does not exceed 11.1 m² (120 ft²);
 - (c) no sign shall be illuminated unless the source of light is steady and suitably shielded;
 - (d) no freestanding sign shall be in excess of 3 m² (32.3 ft²);
 - (e) the maximum height of any freestanding sign shall be 6 m (19.7 ft.);
 - (f) the bottom of any freestanding sign shall be less than 1.8 m (5.9 ft.) from ground level.
- 55.21 Off-premise, Directional and Informational signs may be permitted if warranted by the merits of each case.
- 55.22 Fascia signs for cluster, comprehensive mall-like developments may be permitted if warranted by the merits of the case.



55.23 Portable signs

- (a) A development permit for a portable sign will be valid for a period of no longer than 60 days;
- (b) after the lapse of the permit, the sign shall be removed;
- (c) no sign shall be located in such a way as to create traffic hazards.

SECTION 56 OFF-STREET PARKING AND LOADING REQUIREMENTS

APPLICATIONS

- 56.1 Each use or building shall provide and maintain the minimum number of parking spaces shown in Table 56.3 unless otherwise required by the Municipal Planning Commission.
- 56.2 Where a use is not identified in Table 56.3 or where there is uncertainty, in the opinion of the Development Officer or Municipal Planning Commission, as to the minimum parking spaces required for that use, the minimum number of parking spaces shall be as determined by the Municipal Planning Commission.

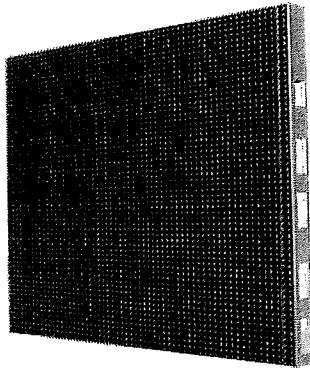
LOCATION OF PARKING SPACES

- 56.3 A parking space required by this section shall be located:
 - (a) on the same lot as the use or building for which it is required;
 - (b) on a lot abutting the lot containing the use for which parking is required provided that:
 - (i) both lots are a single parcel and contained in the same Certificate of Title, and
 - (ii) both lots are described in a plan of subdivision that was registered prior to July 1, 1950.
- 56.4 Where required parking will be provided on a lot abutting a lot for which parking is required and that abutting lot is either:
 - (a) described in a separate Certificate of Title; or
 - (b) contained in a plan of subdivision that was registered after July 1, 1950;then the Municipal Planning Commission, as a condition of issuing a development permit, shall require that both lots are consolidated into one lot by plan of subdivision or descriptive plan, as appropriate.
- 56.5 In a commercial or industrial district, where required parking will be provided on a lot that does not abut the lot for which parking is required, the Municipal Planning Commission, as a condition of development approval, may require that a restrictive covenant shall be registered against the lot to ensure that the lot is not disposed of, and that the required parking is maintained for the use of development for which it is required.

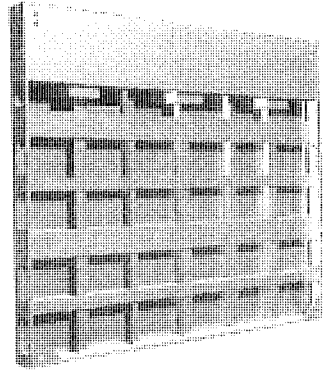
GENERAL REQUIREMENTS

- 56.7 Parking areas or lots shall be constructed in a manner which will permit adequate drainage, snow removal and maintenance to the satisfaction of the Municipal Planning Commission.

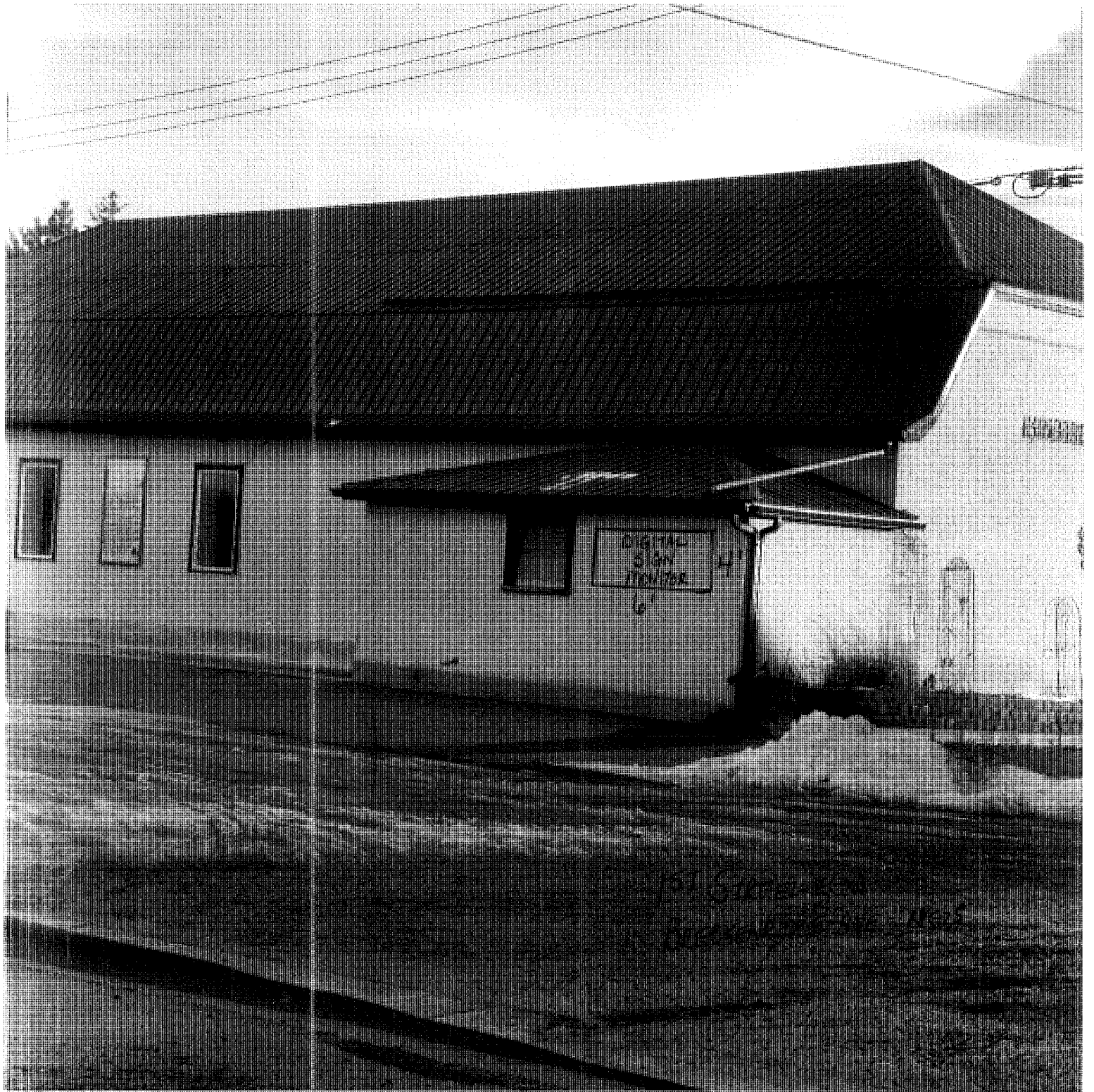




front view



rear view



LUNDBRECK CITIZENS COUNCIL
LUNDBRECK COMMUNITY HALL

RAILWAY ST

RAILWAY ST

1 ST

1 ST

1 ST

1 ST

ROBINSON AVE

Development Location

UNKNOWN

2 ST

2 ST

UNKNOWN



Re: someone's idea of a sad joke.

Laura McKinnon <AdminDevOfr@mdpincercreek.ab.ca>

Mon 2024-02-26 11:09 AM

To: john powell [REDACTED] >

📎 1 attachments (498 KB)

Sign Location.pdf;

Hi Bruce,

Thank you for your comments. As depicted in the package, the sign is on the North side of the building (I have attached the drawing again for your convenience).

The Lundbreck Citizens Council are the applicants for the development permit. I will include your comments for reference to the Municipal Planning Commission for the upcoming meeting. If you have further questions, please don't hesitate to contact myself.

Kindly,

Laura McKinnon
Development Officer

MD Of Pincher Creek
1037 Herron Avenue
Box 279
Pincher Creek, AB
T0K1W0
Office: 403-627-3130
Email: AdminDevOfr@mdpincercreek.ab.ca

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From: john powell [REDACTED]
Sent: Monday, February 26, 2024 10:49 AM
To: Laura McKinnon <AdminDevOfr@mdpincercreek.ab.ca>
Subject: Re: someone's idea of a sad joke.

**on which side of the Lundbreck community hall are you planning on plastering a 7'sq glaring eyesore?
which of us living in direct eye sight will be benefactors this intrusive and absurd 7'sq neon wonder.
would also like to know the names of those responsible for the oh so shiny idea ?**

Really who the heck wants this glaring eyesore, clearly it's not anyone that will have to suffer it.


Bruce Powell

Recommendation to Municipal Planning Commission

TITLE: DEVELOPMENT PERMIT No. 2024-09 Applicant: David Oczkowski Location: Lots 12, Block 17, Plan 7810643 within Lundbreck Division: 5 Size of Parcel: 0.06 ha (0.15 Acres) Zoning: Hamlet Single Detached Residential – HR-1 Development: Modular Home – Variance	
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PREPARED BY: Laura McKinnon	DATE: February 28, 2024
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DEPARTMENT: Planning and Development

Signature: 	ATTACHMENTS: 1. Development Permit Application 2024-09 2. Modular Home 3. GIS Site Plan
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APPROVALS:			
		 Roland Milligan	2024/02/29
Department Director	Date	CAO	Date

RECOMMENDATION:

That Development Permit Application No. 2024-08, for a Modular Home, 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.

Waiver(s):

1. That a 3.6m (12.1ft) Variance be granted from the Minimum Rear Yard Setback Requirement of 7.5m (24.6 ft) to the North for a setback of 3.8m (12.5ft).

BACKGROUND:

- On February 9, 2024, the MD accepted the Development Permit Application No. 2024-08 from applicant David Oczkowski. (*Attachment No. 1*).
- This application is to allow for a Modular home with a setback variance to be placed on a Hamlet Residential 1 parcel. (*Attachment No. 2*)
- This application is being placed in front of the MPC because:
 - Within the Hamlet Residential 1 – HR1 Land Use District, a Variance is a Discretionary Use.
- The proposed location of the house meets all required setbacks except for the setback to the North. Purpose of requesting the variance is optimal use of the lot, due to the garage on the main level of the house. Access to the lot will be off Wood Ave, which has been cleared with the Public Works

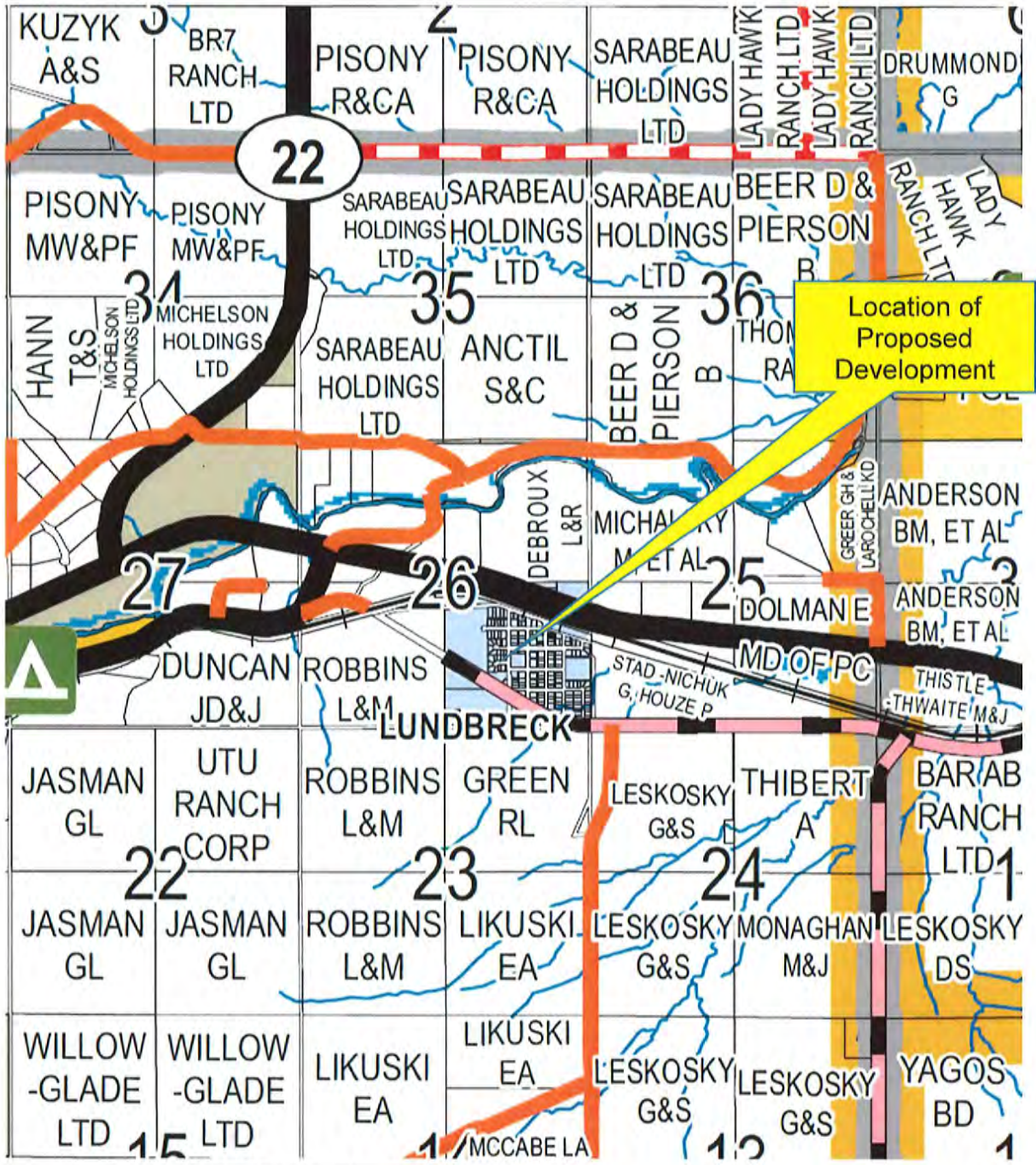
Recommendation to Municipal Planning Commission

Department. Also, applicant may potentially add an accessory building in the future to the lot.
(Attachment No. 3)

- The application was forwarded to the adjacent landowners for comment; no responses were received at the time of this report being written *(Attachment No. 5)*

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

Date Application Received Feb 2/24
Date Application Accepted Feb 9/24
Tax Roll # _____

DEVELOPMENT PERMIT APPLICATION NO. 2024-09

PERMIT FEE \$150
RECEIPT NO. 61192

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: David Deckowski
Address: 8502 24 Ave Coleman AB
Telephone: 403-512-7500 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:

Residential two story home garage below living
quarters above slab on grade no basement

Legal Description: Lot(s) 12
Block 17
Plan 7810643
Quarter Section _____

Estimated Commencement Date: May 20th 2024

Estimated Completion Date: May 19th 2025

SECTION 3: SITE REQUIREMENTS

Land Use District Hamlet Residential 1 HR-1 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	6300 SF		
(2) Area of Building	1320 SF		
(3) %Site Coverage by Building (within Hamets)	20.95 %		
(4) Front Yard Setback Direction Facing:	3M / N	7.5M	No
(5) Rear Yard Setback Direction Facing:	18.72 / S	6M	Yes
(6) Side Yard Setback: Direction Facing:	1.5M / E	1.5M	Yes
(7) Side Yard Setback: Direction Facing:	6.71 / E	1.5M	Yes
(8) Height of Building	25'2"	27.9ft	Yes
(9) Number of Off Street Parking Spaces	2		

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

architectural drawing and site plan

<u>ACCESSORY BUILDING</u>	Proposed	By Law Requirements	Conforms
(1) Area of Site			
(2) Area of Building			
(3) % Site Coverage by Building (within Footcandle)			
(4) Front Yard Setback Direction Facing		N/A	
(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: N/A

Type of demolition planned: N/A

SECTION 5: SIGNATURES (both signatures required)

The information given on this form is full and complete and is, to the best of my knowledge, a true statement of the facts in relation to this application for a Development Permit.

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

DATE: 01/25/24

[Signature]
Applicant

[Signature]
Registered Owner

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



MD of Pincher Creek No. 9

P.O Box 279
1037 Herron Avenue
Pincher Creek Alberta T0K 1W0
(403) 627-3130
Website: www.mdpinchercreek.ab.ca
Email: info@mdpinnercreek.ab.ca

Oczkowski David

PAYMENT RECEIPT

Receipt Number:	61192
Date:	2/9/2024
Initials:	SLM
GST Registration #:	10747347RP

Receipt Type	Roll/Account	Description	QTY	Amount	Amount Owing
General	DEVE	Development Application Fees	N/A	\$150.00	\$0.00

Subtotal:	\$150.00
Discount	\$0.00
GST	\$0.00
Total Receipt:	\$150.00

Visa:	\$150.00
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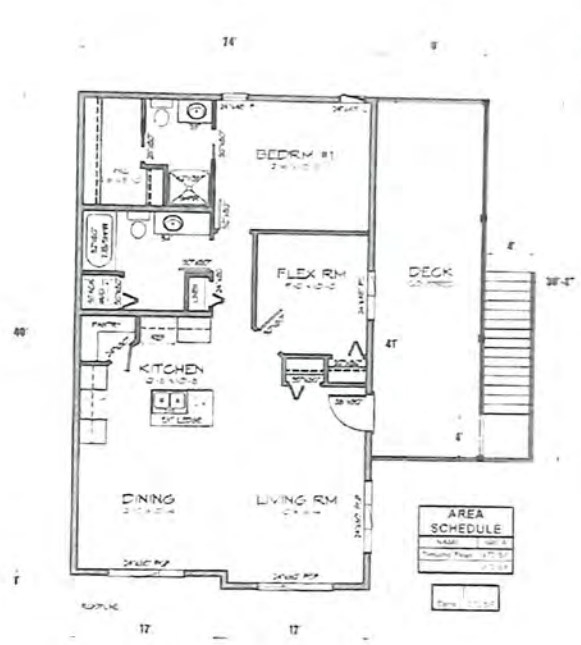
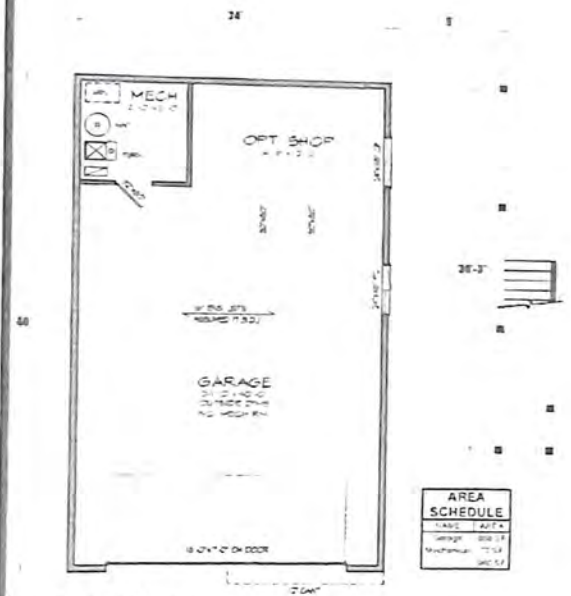
Total Amount Received:	\$150.00
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GRANDVIEW



WALL STYLE LEGEND

[Line Style]	1.00 - 1/2" x 1/2" Grid
[Line Style]	1.01 - 1/2" x 1/2" Grid
[Line Style]	1.02 - 1/2" x 1/2" Grid
[Line Style]	1.03 - 1/2" x 1/2" Grid
[Line Style]	1.04 - 1/2" x 1/2" Grid
[Line Style]	1.05 - 1/2" x 1/2" Grid
[Line Style]	1.06 - 1/2" x 1/2" Grid
[Line Style]	1.07 - 1/2" x 1/2" Grid
[Line Style]	1.08 - 1/2" x 1/2" Grid
[Line Style]	1.09 - 1/2" x 1/2" Grid
[Line Style]	1.10 - 1/2" x 1/2" Grid
[Line Style]	1.11 - 1/2" x 1/2" Grid
[Line Style]	1.12 - 1/2" x 1/2" Grid
[Line Style]	1.13 - 1/2" x 1/2" Grid
[Line Style]	1.14 - 1/2" x 1/2" Grid
[Line Style]	1.15 - 1/2" x 1/2" Grid
[Line Style]	1.16 - 1/2" x 1/2" Grid
[Line Style]	1.17 - 1/2" x 1/2" Grid
[Line Style]	1.18 - 1/2" x 1/2" Grid
[Line Style]	1.19 - 1/2" x 1/2" Grid
[Line Style]	1.20 - 1/2" x 1/2" Grid



PRELIMINARY DRAWING

DRAFTING SERVICES PROVIDED BY

CALDWELL

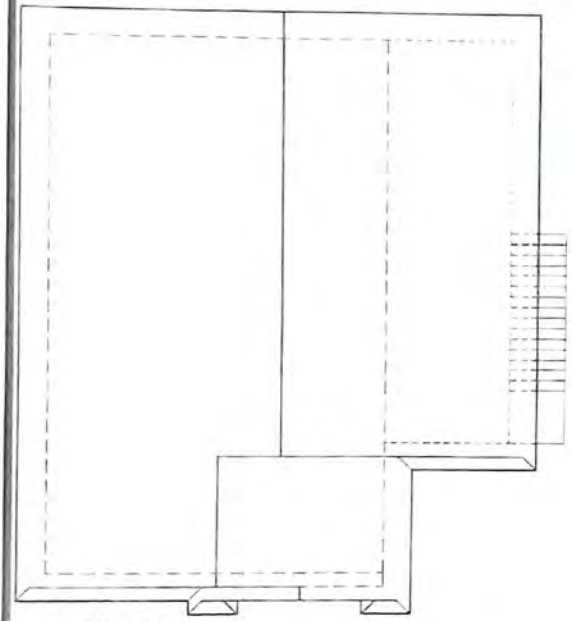
The preliminary drawings, including all information and data contained within, were compiled by Federated Co-operatives Limited ("FCL") for the purpose of providing the user with examples of possible design options. These floor plans are the intellectual property of FCL and may not be reproduced or resented without explicit, written consent by FCL. The preliminary drawings do not constitute any contract, agreement or construction documents. The information and data contained within are provided "as is" and for informational purposes only.

GRANDVIEW



WALL STYLE LEGEND

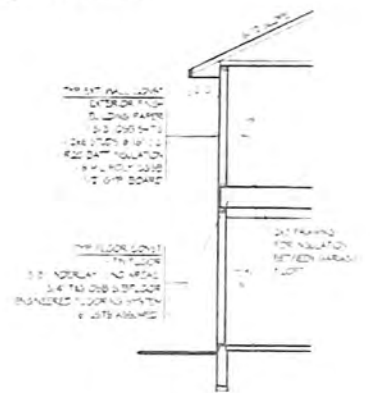
[Symbol]	1/2" GYP BOARD
[Symbol]	5/8" GYP BOARD
[Symbol]	1" GYP BOARD
[Symbol]	1 1/2" GYP BOARD
[Symbol]	2" GYP BOARD
[Symbol]	3" GYP BOARD
[Symbol]	4" GYP BOARD
[Symbol]	5" GYP BOARD
[Symbol]	6" GYP BOARD
[Symbol]	7" GYP BOARD
[Symbol]	8" GYP BOARD
[Symbol]	9" GYP BOARD
[Symbol]	10" GYP BOARD
[Symbol]	11" GYP BOARD
[Symbol]	12" GYP BOARD



1 ROOF PLAN
1/8"=1'-0"



2 FRONT ELEVATION
1/8"=1'-0"



PRELIMINARY DRAWING

DRAFTING SERVICES
PROVIDED BY

CO-OP

The preliminary drawings, including all information and data, contained within were compiled by Federated Co-operatives Limited ("FCL") for the purpose of providing the user with essential information only. These floor plans are the intellectual property of FCL and may not be reproduced or reprinted without explicit, written consent by FCL. The preliminary drawings do not represent any and are not to be used as construction drawings. The information and data contained within are provided "as is" and for informational purposes only.

65 FT

12.5 FT

40 FT

5 FT

24 FT

GARAGE DOOR

20 FT

9 FT

COVERED DECK

30'3" FT

105 FT

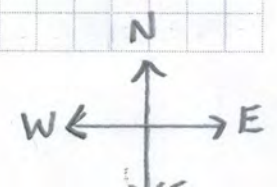
90 FT

59.5 FT

50 FT

print-graph-paper.com

27 2nd STREET





Distance: 3.82 m

Distance: 1.5 m

Distance: 6 m

House Location

Distance: 18.2 m



Distance: 3.82 m

Distance: 1.5 m

Distance: 6 m

House Location

Distance: 18.2 m



WOOD AVE

1ST

ROBINSON AVE

WOOD AVE

TR74

★
Development
Location

DEVELOPMENT OFFICER REPORT

March 2024

Development / Community Services Activities includes:

- Feb 6 Planning Session
- Feb 6 MPC Meeting
- Feb 13 Council Committee and Regular Council Meeting
- Feb 15 Peace Officer Program Meeting
- Feb 19 Family Day
- Feb 22 Coffee with Council
- Feb 27 Council Committee and Regular Council Meeting
- Feb 29 South Canadian Rockies Board Meeting

PLANNING DEPARTMENT STATISTICS

Development Permits Issued by the Development Officer for February 2024

No.	Applicant	Division	Legal Address	Development
2024-10	Willy Peters	3	Lots 6-10, Plan 1, Block 7850 AL	Addition to SDR & Accessory Building

Development Permits Issued by Municipal Planning Commission February 2024

2024-01	Gary & Tracy Larson	5	SW 25-7-3 W5	Moved-In Residential Building
2024-03	Mark & Rachael Nelson	3	Lot 3, Block 1, Plan 2110344 within NE 22-5-1 W5	Garden Suite

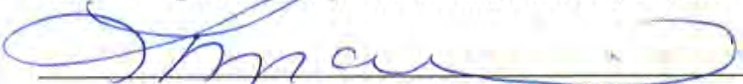
Development Statistics to Date

DESCRIPTION		2024 To date (Mar)	2023	2022	2021
Dev Permits Issued	3 – February	8 6 -DO 2 -MPC	49 31 -DO 18 -MPC	48 29 – DO 19 - MPC	68 46-DO 19-MPC
Dev Applications Accepted	3 – February	10	54	49	70

Utility Permits Issued	0 – February	2	35	12	31
Subdivision Applications Approved	0 – February	0	5	8	20
Rezoning		0	0	5	0
DESCRIPTION		2024 to Date (March)	2023	2022	2021
Compliance Cert	4 – February	8	21	32	41

RECOMMENDATION:

That the report for the period ending February 29, 2024, be received as information.



Prepared by: Laura McKinnon, Development Officer

Date: February 29, 2024

Respectfully Submitted to: Municipal Planning Commission

National Volunteer Week

April 14-20, 2024



VOLUNTEER
BÉNÉVOLES
C A N A D A

EVERY
MOMENT
MATTERS

#NVW2024 #EveryMomentMatters

You are Invited to a Community Volunteer Appreciation Event

The Municipal District of Pincher Creek No. 9 and the Town of Pincher Creek
are celebrating National Volunteer Week

We invite members of your organization to a celebratory social
to honor the many volunteers in our community.

Enjoy a Come “n” Go complimentary light meal and
a cash bar with entertainment!

Thursday, April 18

Pincher Creek Community Hall (287 Canyon Drive)

5:00 pm – 7:00 pm

Every Moment Matters



EVERY MOMENT MATTERS | NATIONAL VOLUNTEER WEEK | APRIL 14-20, 2024

LEBENEVOLATTISSEDESLIENS | LA SEMAINEDEL'ACTION BENEVOLE | DU 14 AU 20 AVRIL 2024

