

Municipal District of Pincher Creek No. 9
MUNICIPAL PLANNING COMMISSION
July 8, 2014 – 6:30 pm
Agenda

- 1. Adoption of Agenda**
- 2. Adoption of MPC Minutes from June 3, 2014** Pkg 1
- 3. In Camera**
- 4. Unfinished Business**
- 5. Development Permit Applications**
 - a. Development Permit Application No. 2014-37
Everett and Patricia Nowlin
Lot 1, Block 1, Plan 0510423; SW 25-9-3 W5M Pkg 2
 - b. Development Permit Application No. 2014-38
Ellis Stonehocker
Ptn. NW 20-2-29 W4M..... Pkg 3
 - c. Development Permit Application No. 2014-39
Castle Mountain Ski Lodge Ltd.
Lot 1, Block 5, Plan 0512644 Pkg 4
- 6. Development Reports**
 - a. June 2014 Pkg 5
- 7. Correspondence**
- 8. New Business**
- 9. Next Regular Meeting – September 2, 2014; 6:30 pm**
- 10. Adjournment**

Meeting Minutes of the
Regular Meeting of the Municipal Planning Commission
June 3, 2014 – 6:30 pm
Municipal District of Pincher Creek No. 9 Administration Building

ATTENDANCE

Commission: Reeve Brian Hammond, Councillors Terry Yagos, Fred Schoening and Garry Marchuk, and Members Bev Garbutt and Dennis Olson

Absent: Councillor Grant McNab

Staff: Chief Administrative Officer Wendy Kay, Director of Development and Community Services Roland Milligan, and Executive Assistant Tara Cryderman

COMMENCEMENT

Chairman Terry Yagos called the meeting to order, the time being 6:30 pm.

1. **ADOPTION OF AGENDA**

Councillor Fred Schoening 14/036

Moved that the June 3, 2014 Municipal Planning Commission Agenda be approved as presented.

Carried

2. **ADOPTION OF MINUTES**

Reeve Brian Hammond 14/037

Moved that the Municipal Planning Commission Minutes of May 6, 2014 be approved as presented.

Carried

3. **IN CAMERA**

Councillor Fred Schoening 14/038

Moved that MPC and staff move In-Camera, the time being 6:32 pm.

Carried

Reeve Brian Hammond 14/039

Moved that MPC and staff move out of In-Camera, the time being 7: 02 pm.

Carried

4. UNFINISHED BUSINESS

There was no unfinished business to discuss.

5. DEVELOPMENT PERMIT APPLICATIONS

- a) Development Permit Application No. 2014-25
Brent and Caron Kozachenko
Ptn. SW 24-5-1 W5M

Member Bev Garbutt

14/040

Moved that Development Permit Application No. 2014-25 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 1140-08.

Waiver(s):

1. A waiver of Section 53.11 requiring that only one Category 1 WECS shall be approved per titled quarter is granted, allowing the installation of a total of two (2) Category 1 WECS.

Carried

- b) Development Permit Application No. 2014-27
GERO Construction and Development Ltd.
Lot 3, Block 1, Plan 981 0001; Hamlet of Pincher Station

Member Dennis Olson

14/041

Moved that Development Permit Application No. 2014-27 be approved subject to the following Condition(s) and Informative(s):

Condition(s):

1. That this development meets the minimum provisions as required in Land Use Bylaw 1140-08.
2. That the applicant enters into a Development Agreement with the Municipal District of Pincher Creek for the development of the unnamed streets, both to the North and to the South of the parcel, over which access to the parcel is to be gained.

Informative:

That the applicant adhere to Bylaw 1071-02, being the Unsightly Premises Bylaw, with relation to, but not limited to, the general upkeep of the parcel with particular attention given to the length of the grass on the site.

Carried

MINUTES
Municipal Planning Commission (MPC)
Municipal District of Pincher Creek No. 9
June 3, 2014

- c) Development Permit Application No. 2014-28
Stuart and Deanna Weber
Lot 1, Block 1, Plan 071 0269; SW 11-8-1 W5M

Councillor Garry Marchuk

14/042

Moved that Development Permit Application No. 2014-28 be approved subject to the following Condition(s):

Condition(s):

1. That this development meets the minimum provisions as required in Land Use Bylaw 1140-08.

Carried

- d) Development Permit Application No. 2014-29
Ria Frith
NE 2-4-29 W4M

Councillor Garry Marchuk

14/043

Moved that Development Permit Application No. 2014-29 be approved subject to the following Condition(s):

Condition(s):

1. That this development meets the minimum provisions as required in Land Use Bylaw 1140-08.

Carried

- e) Development Permit Application No. 2014-31
Hutterian Brethren Church of Spring Point
NW 25-8-29 W4M

Councillor Fred Schoening

14/044

Moved that Development Permit Application No. 2014-31 be approved subject to the following Condition(s):

Condition(s):

1. That this development meets the minimum provisions as required in Land Use Bylaw 1140-08.

Carried

6. **CORRESPONDENCE**

Reeve Brian Hammond

14/045

Moved that the report from the Director of Development and Community Services, dated May 28, 2014, regarding Development Permits No. 2010-41 through 2010-53, be received;

And that the request to extend the validity of Development Permits No 2010-41 through 2010-53 for the Welsch Wind Farm, be granted, with the validity being extended from July 30, 2014 to December 31, 2015, to coincide with the date of the current Alberta Utilities Commission approval for the project.

Carried

7. **DEVELOPMENT REPORTS**

Councillor Garry Marchuk

14/046

Moved that the Director of Development and Community Services Report for May 2014 be received as information.

Carried

8. **NEW BUSINESS**

There was no new business to discuss.

9. **NEXT MEETING** – Proposed for Tuesday, July 8, 2014; 6:30 pm

10. **ADJOURNMENT**

Councillor Fred Schoening

14/047

Moved that the meeting adjourn at 7:11 pm.

Carried

Chairperson Terry Yagos
Municipal Planning Commission

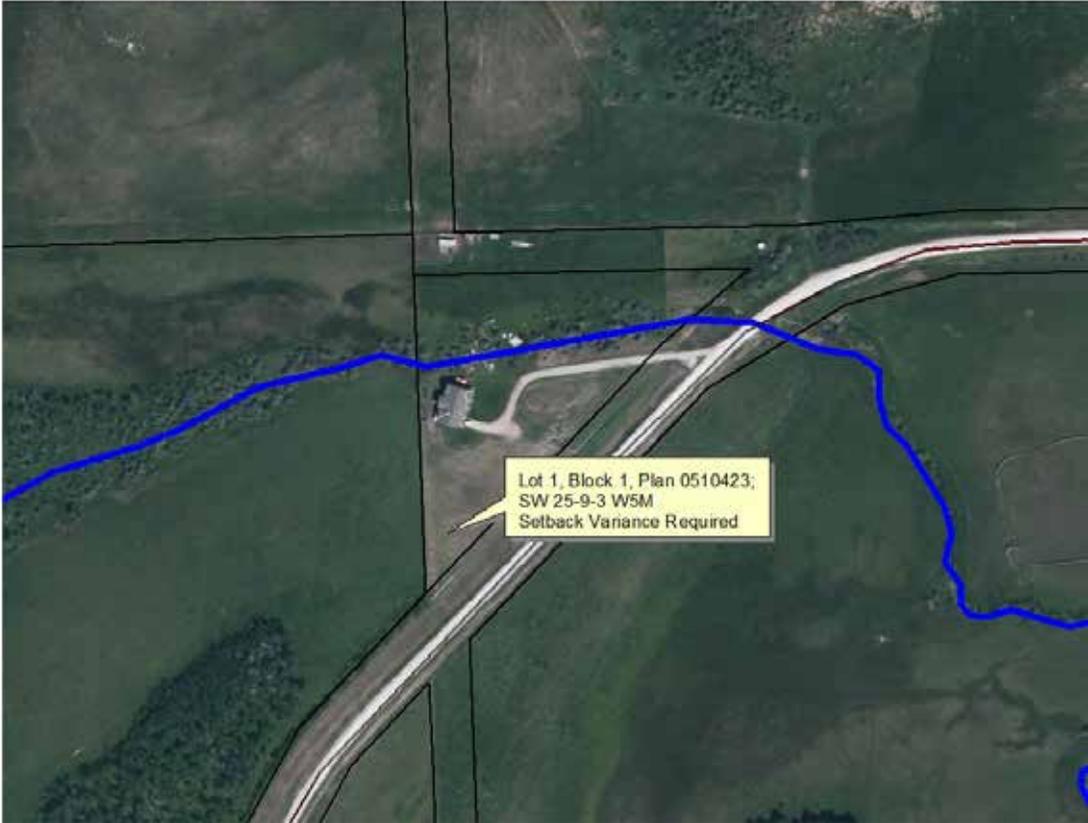
Director of Development and Community
Services Roland Milligan
Municipal Planning Commission

Development Permit Application No. 2014-37

Everett and Patricia Nowlin

Lot 1, Block 1, Plan 0510423; SW 25-9-3 W5M

Accessory Building – Setback Variance Required



MD OF PINCHER CREEK

June 27, 2014

TO: Municipal Planning Commission
FROM: Roland Milligan, Director of Development and Community Services
SUBJECT: Development Permit Application No. 2014-37

1. Applicant

Applicant(s): Everett and Patricia Nowlin
Location: Lot 1, Block 1, Plan 0510423; SW 25-9-3 W5M
Division: 5
Size of Parcel: 1.5 ha (3.76 Acres)
Zoning: Agriculture
Development: Accessory Building – Setback Variances Requested

2. Background/Comment

- On June 16, 2014, the MD received the complete application for the request for an Accessory Building – Pole Building. (Enclosure No. 1).
- The application is in front of the MPC because:
 - Within the Agriculture Land Use District of Land Use Bylaw 1140-08, the setback distance requirement from a MD road is 50 m and the setback distance requirement from an adjacent property is 7.5m. The proposed location of the Accessory Building will not meet those provisions and will require setback distance variances.

Discussion

- The proposed Accessory Building is a newly constructed building to provide parking for a vehicle and to have a sheltered area to saddle horses.
- The applicants are requesting two waivers from the MD's required setbacks.
- From the Land Use Bylaw:

16.19 In approving an application for a development permit under Section 16.4 the Development Officer or Municipal Planning Commission shall adhere to the general purpose and intent of the appropriate land use district and to the following:

 - (a) a variance shall be considered only in cases of unnecessary hardship or practical difficulties particular to the use, character, or situation of land or building which are not generally common to other land in the same land use district;
 - (b) where a variance is considered that will reduce the setback from any road as defined in the Act, the Development Authority shall consider all future road construction needs of the municipality as well as the transportation requirements of the parcel(s) or lot(s) affected.
- In a letter submitted with the development permit application, the applicants have stated the following reasons as to why the building has to be located where proposed:

- 1) *This site is the ONLY dry place available to us - our north side is now virtually a "swamp" -greatly due to water coming from the waterway just north of us.*
- 2) *Placing the shed closer to our home also leaves us with water issues and the problem of building on a down slope.*
- 3) *We understand that a large consideration in looking at development is the issue of snow and drifting. This will NOT be an issue in this case because of the directionality of the prevailing winds. Fall winds blow up the valley from the South following the ridge. The Chinook winds come from the West over Center Peak and hit us diagonally (the road turns NE at the top of our property). In both of these cases, drifting might affect our home site, but not the road. There is a line of trees at the top end of our property, yet this portion of the road has never been a drifting issue. In fact, our road, North from the schoolhouse and South to Robertson's has only one bad spot, and that is at a large open field to the North of us.*

- The application was circulated to the adjacent landowners for comment as required. At the time of preparing this report a response was received from the adjacent landowner to the west, stating that he had no concerns with the proposed development.
- The application was circulated to Public Works for comment as required in LUB Section 16.19(b). The Public Works Superintendent stated that currently there are no drifting problems in this area. However, he would like to see the building pushed to the north as far as possible without interfering with the drainage of the land.

Recommendation No. 1:

That Development Permit Application No. 2014-37 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 1140-08.

Waiver(s):

1. That a 35.0 m (131.2 ft.) Setback Waiver be granted from the minimum Front Yard Setback of 50m (164 ft.) for a Setback of 15 m (49.2 ft.).
2. That a 4.5 m (14.8 ft.) Setback Waiver be granted from the minimum Side Yard Setback of 7.5 m (24.6 ft.) for a Setback of 3 m (9.8 ft.).

Recommendation No. 2:

That Development Permit Application No. 2014-37 be approved subject to conditions and/or variances as determined by the Municipal Planning Commission.

Recommendation No. 3:

That Development Permit Application No. 2014-37 be denied as it does not comply with the requirements of Land Use Bylaw 1140-08.

Enclosures

Supporting Documents:

Enclosure No. 1 Development Permit Application No. 2014-37

Respectfully Submitted,



Roland Milligan

Reviewed by: Wendy Kay, CAO



June 30, 2014

SITE PHOTOS



Looking Southwest Along Property Boundary (North Burmis Road)



Looking West into Northern Portion of Parcel –“the Swamp”



Looking North Along West Property Boundary



Looking Northeast Along Property Boundary (North Burmis Road)

EVERETT and PATRICIA NOWLIN

PO Box 31, Lundbreck, AB

403-628-3600

Attached is our "DEVELOPMENT PERMIT APPLICATION"

Also attached, please find 2 pictures of the proposed development site.

We would like to build a small shed – to house our diesel truck in winter, and to have a small area to place 2 tie stalls so that I can saddle up under shelter – out of the wind!! and rain.

This site is the ONLY dry place available to us – our north side is now virtually a "swamp" – greatly due to water coming from the waterway just north of us – Alberta Conservation is currently looking at the problem for a "fix", but this is expected to take MUCH time –
- if at all

Placing the shed closer to our home also leaves us with water issues and the problem of building on a down slope.

We understand that a large consideration in looking at development is the issue of snow and drifting. This will NOT be an issue in this case because of the directionality of the prevailing winds. Fall winds blow up the valley from the South following the ridge. The Chinook winds come from the West over Center Peak and hit us diagonally (the road turns NE at the top of our property). In both of these cases, drifting might affect our home site, but not the road. There is a line of trees at the top end of our property, yet this portion of the road has never been a drifting issue. In fact, our road, North from the schoolhouse and South to Robertson's has only one bad spot, and that is at a large open field to the North of us.

We hope the attached pictures give you a good view of our site.

Please note, we have chosen a shed plan with a low profile – 12 x 3 pitch roof. Attached is a plan taken off the internet which gives you a good approximation of what it is that we wish to build.

Thank you for your time and considerations,



Patricia Nowlin



DEVELOPMENT PERMIT APPLICATION

All grey areas will be completed by the Planning Authority

DEVELOPMENT PERMIT APPLICATION NO. 2014-37

Date Application Received 2014-06-16

PERMIT FEE \$150.00

Date Application Accepted 2014-06-16

RECEIPT NO. 17872

Tax Roll # 5283.010

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: EVERETT & PATRICIA NOWLIN

Address: P.O. Box 31, LUNDBRECK, AB T0K 1W0

Telephone: 403-628-3600 Email: patnowlin@gmail.com

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:

24' x 36' pole building - enclosed. *Low profile -
purpose is to house truck - provide protected area for saddles etc

Legal Description: Lot(s) 1

Block 1

Plan 051 0423

Quarter Section SW-25-09-03. W of 5

Estimated Commencement Date: SEPT /14

Estimated Completion Date: OCT /14

SECTION 3: SITE REQUIREMENTS

Land Use District: Agriculture 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			
(2) Area of Building	865 sq ft.		
(3) %Site Coverage by Building			
(4) Front Yard Setback Direction Facing:	NE		
(5) Rear Yard Setback Direction Facing:	SW		
(6) Side Yard Setback: Direction Facing:	NW		
(7) Side Yard Setback: Direction Facing:	SE		
(8) Height of Building	12' @ peak		
(9) Number of Off Street Parking Spaces	N/A		

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

pictures attached

ACCESSORY BUILDING	Proposed	By Law Requirements	Conforms
(1) Area of Site	N/A		
(2) Area of Building 24' x 36'	865 sqft		
(3) %Site Coverage by Building	N/A		
(4) Front Yard Setback Direction Facing: SE	0m	50m	No, 40m Winter Road.
(5) Rear Yard Setback Direction Facing: NORTH	125m	50m	YES
(6) Side Yard Setback: Direction Facing: WEST	30m	7.5m	No, 4.5m Winter Road.
(7) Side Yard Setback: Direction Facing:			
(8) Height of Building	3.7m	≤ 4.6m	YES
(9) Number of Off Street Parking Spaces	N/A		

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

*Pictures attached, site view attached, shed plan & schematics,
comments attached*

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: JUNE 16, 2014

EVERETT + PATRICIA NOWLIN
Applicant

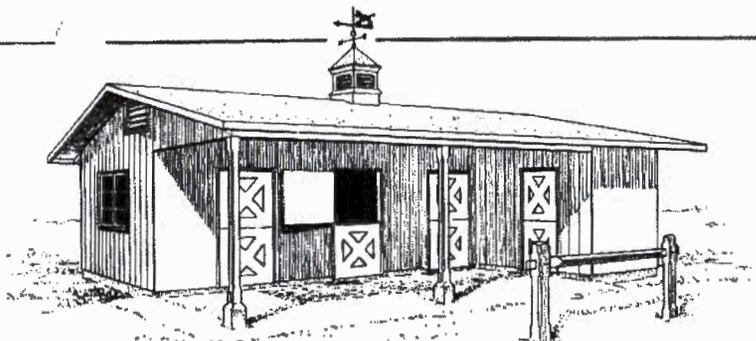
E. Nowlin
Registered Owner

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

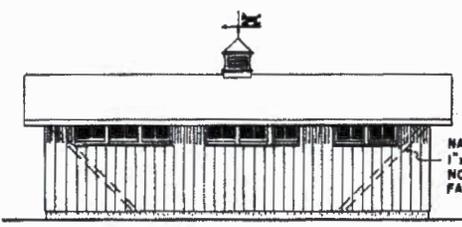
IMPORTANT NOTES:

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

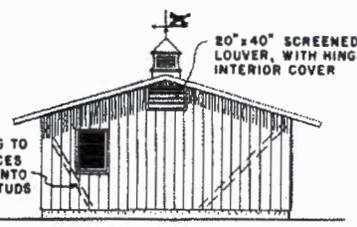
"ANY DEVELOPMENT CARRIED OUT PRIOR TO THE EFFECTIVE DATE OF THE APPROPRIATE DEVELOPMENT PERMIT IS DONE SOLELY AT THE RISK OF THE APPLICANT AND/OR LANDOWNER."
6. In accordance with the Municipal Government Act, a decision on a completed application must be made within 40 days. After the 40-day period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



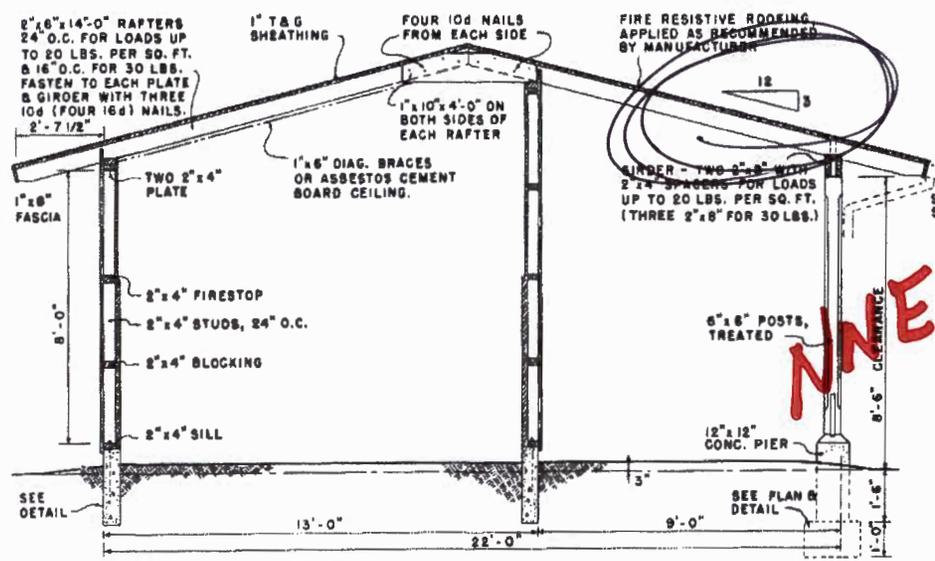
PERSPECTIVE



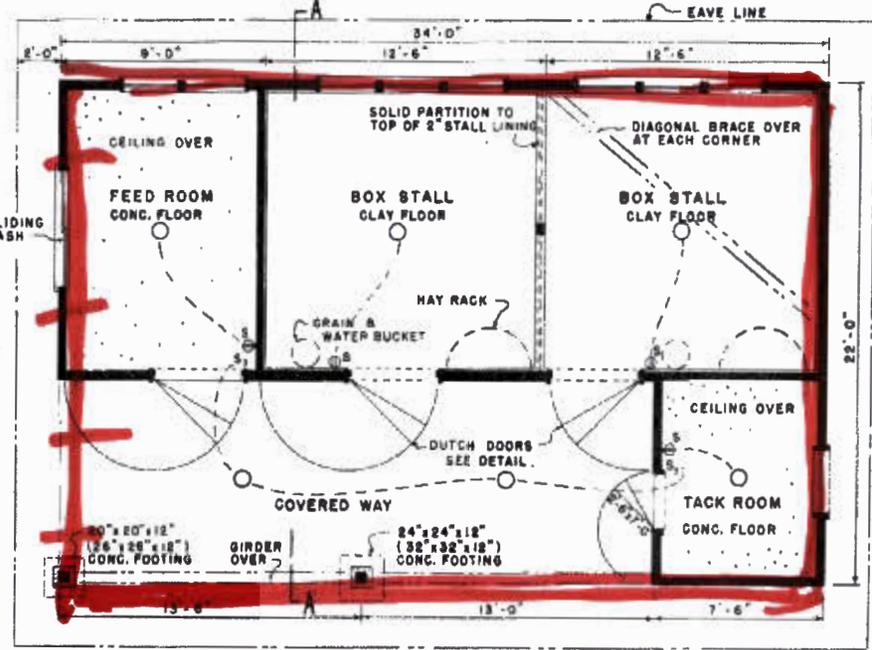
REAR ELEVATION
SCALE: 1/8"=1'-0"



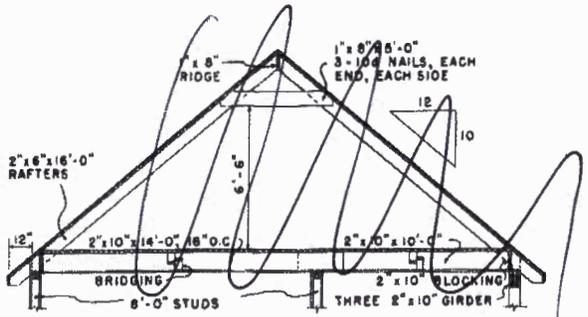
RIGHT END ELEVATION
SCALE: 1/8"=1'-0"



TYPICAL CROSS SECTION A-A
SCALE: 3/8"=1'-0"



PLAN
SCALE: 1/4"=1'-0"



ALTERNATE ROOF
SCALE: 1/4"=1'-0"

THIS STEEPLY PITCHED ROOF PROVIDES MOW SPACE FOR STORAGE OF ADDITIONAL FEED & BEDDING. ALSO IS RECOMMENDED FOR USE WHEN NEEDED TO CONFORM TO THE APPEARANCE OF NEARBY BUILDINGS.

GENERAL NOTES:

- THIS BUILDING IS DESIGNED FOR USE IN AREAS WHERE SNOW LOAD DOES NOT EXCEED 30 POUNDS PER SQUARE FOOT AND WIND DOES NOT EXCEED 100 MPH.
- FOR AREAS WHERE THE SNOW LOAD DOES NOT EXCEED 20 LBS. PER SQ. FT., SPACE RAFTERS 24" O.C., USE THE TWO 2"x8" GIRDER.
- FOR SNOW LOADS UP TO 30 LBS. PER SQ. FT., SPACE RAFTERS 16" O.C. AND USE A THREE 2"x8" GIRDER.
- REGARDLESS OF SNOW LOAD, IF THE AREA IS SUBJECT TO WINDS OF HURRICANE FORCE, OVER 76 MPH, USE THE THREE 2"x8" GIRDER AND THE FASTENINGS AND PIER FOOTINGS SHOWN IN PARENTHESIS (....)
- STALL WINDOWS:
HOT CLIMATES...USE THREE SASH, AS SHOWN
MODERATE " " " TWO " "
COLD " " " ONE " "
- FOUNDATION WALLS AND PIER FOOTINGS MUST BE DEEP ENOUGH TO BEAR ON SOLID GROUND, BELOW FROST LINE.

NOTE:

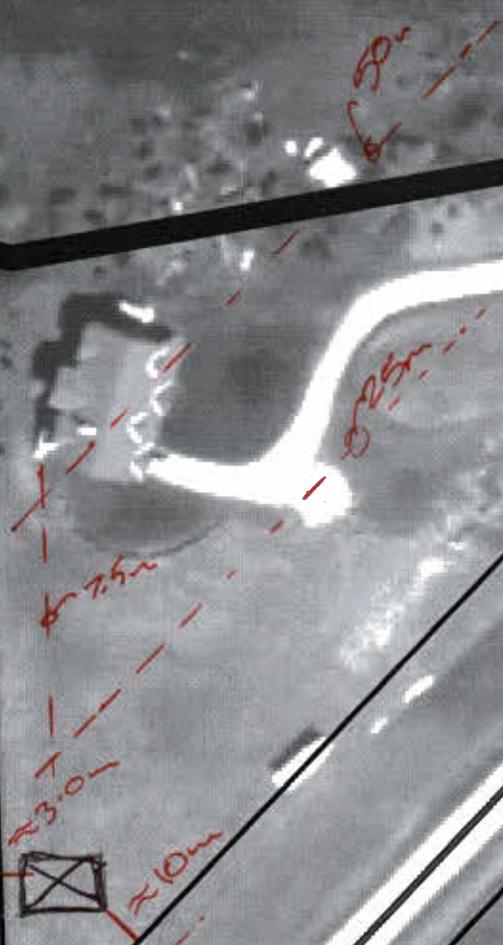
IF MOW IS USED, THE SMALLER ROOM AT RIGHT MAY BE USED FOR FEED STORAGE AND THE LARGER ROOM AT LEFT FOR TACK AND BUNK ROOM.

COOPERATIVE EXTENSION WORK IN AGRICULTURE AND HOME ECONOMICS
STATE OF NORTH DAKOTA
NORTH DAKOTA AGRICULTURAL COLLEGE
AND
UNITED STATES DEPARTMENT OF AGRICULTURE COOPERATING

RIDING HORSE BARN

USDA	'57	EX. 5838	SHEET 1 OF 2
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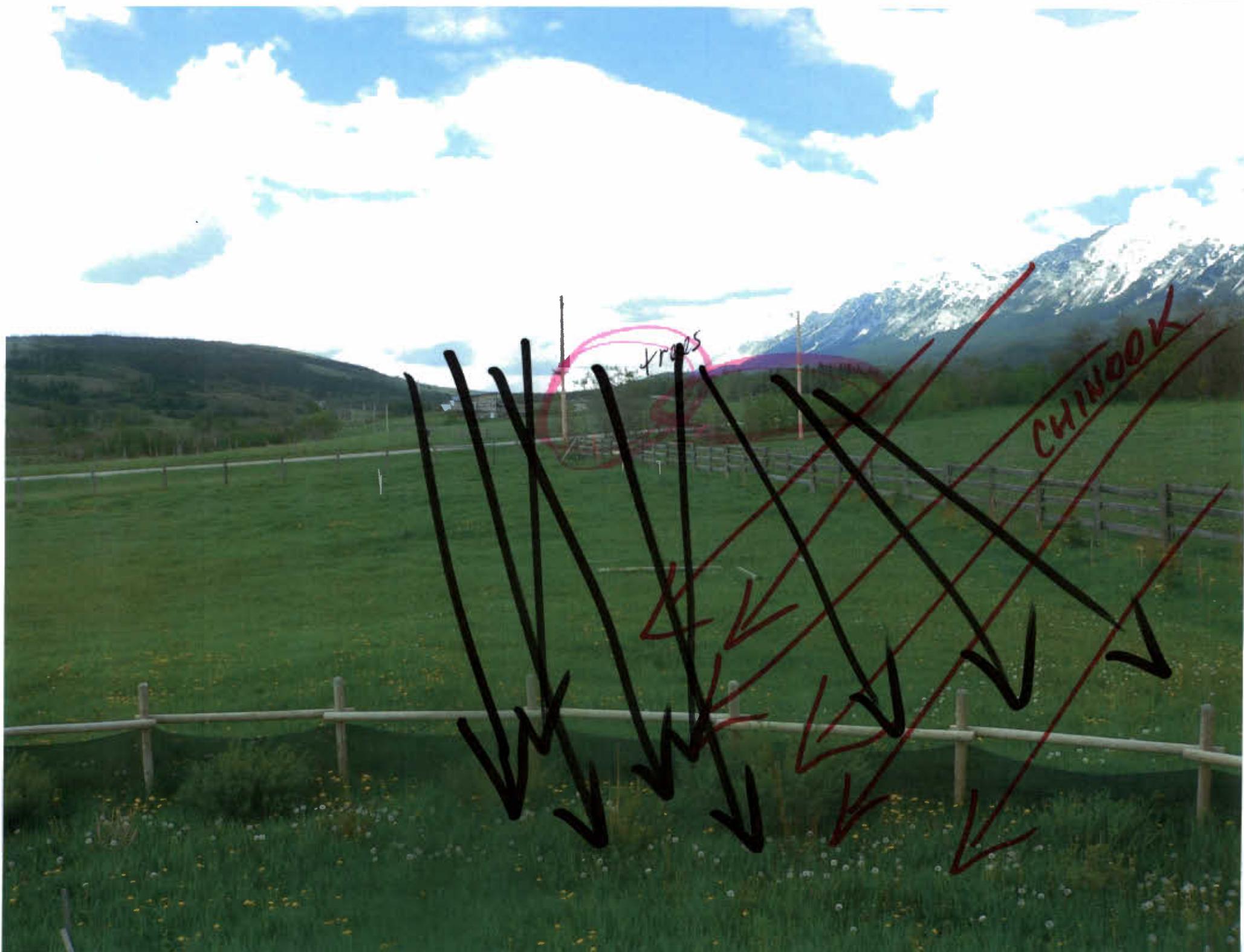
5838



N. B. 2017

SCALE
1:1000
1mm = 1m





CHINOOK

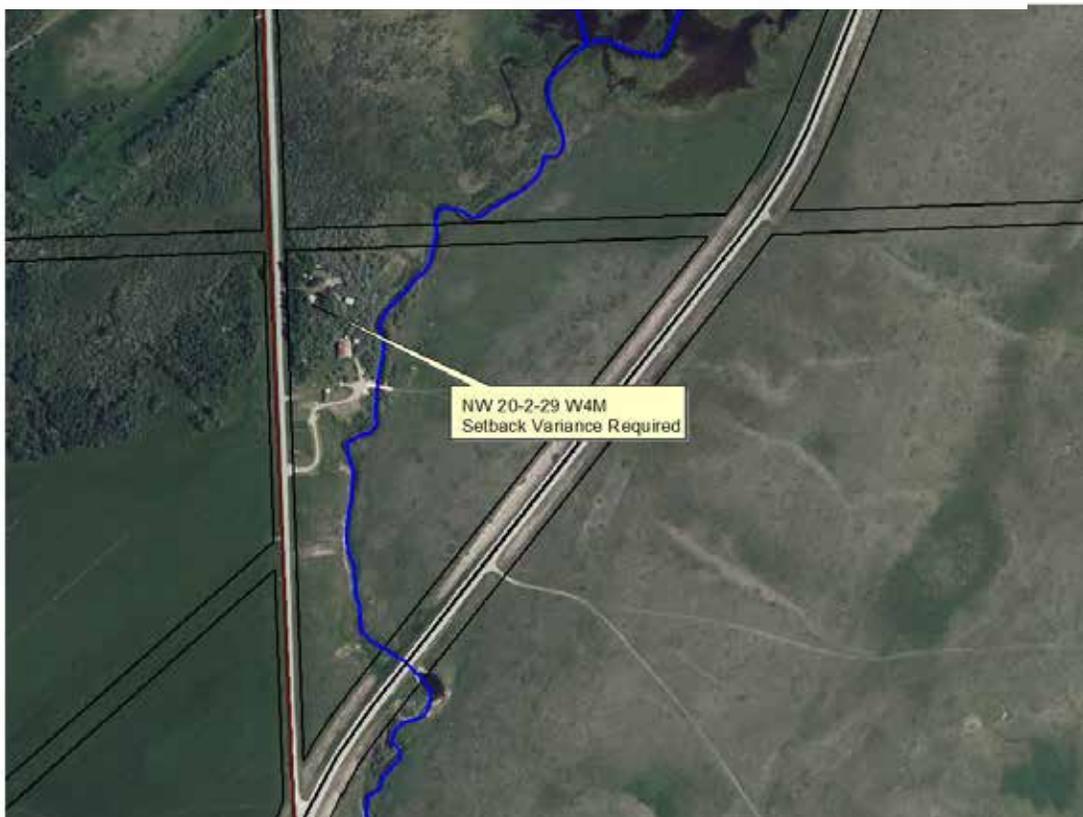
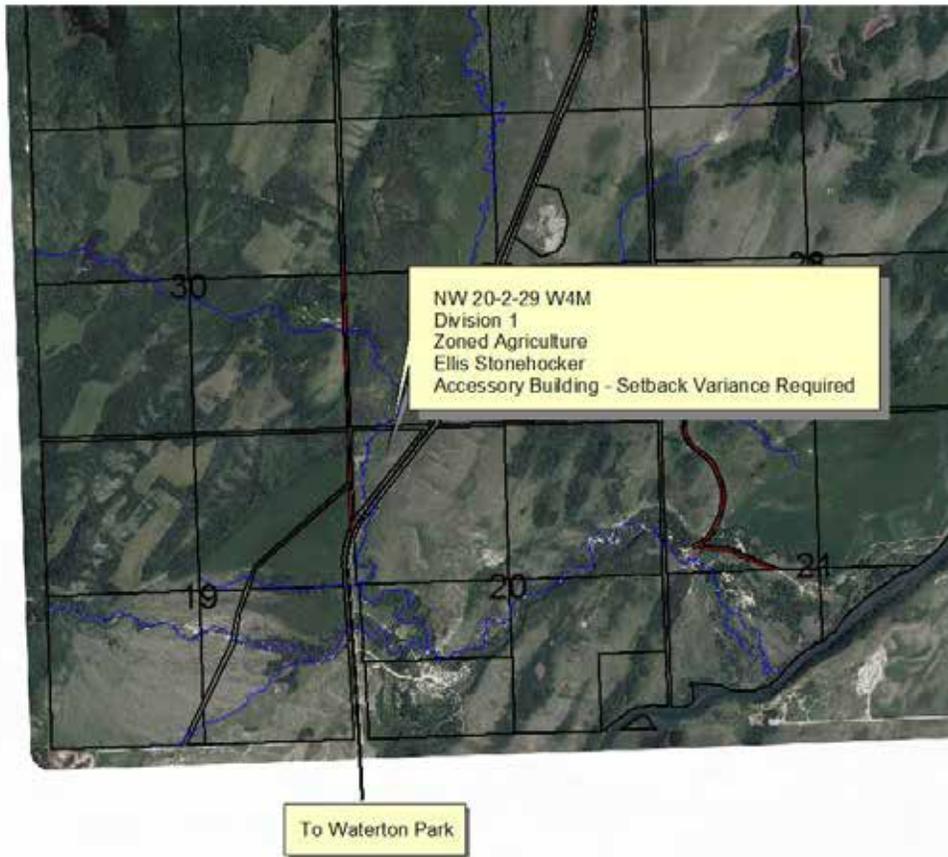
cross

Development Permit Application No. 2014-38

Ellis Stonehocker

NW 20-2-29 W4M

Accessory Building – Setback Variance Required



MD OF PINCHER CREEK

June 27, 2014

TO: Municipal Planning Commission
FROM: Roland Milligan, Director of Development and Community Services
SUBJECT: Development Permit Application No. 2014-38

1. Applicant

Applicant(s): Ellis Stonehocker
Location Ptn. NW 20-2-29 W4M
Division: 1
Size of Parcel: 8.9 ha (21.93 Acres)
Zoning: Agriculture
Development: Accessory Building – Setback Variance Required

2. Background/Comment

- On June 16, 2014, the MD received the complete application for the request for an Accessory Building with a Work Shop, Garage and sleeping for 8-10 guests. (Enclosure No. 1).
- The application is in front of the MPC because:
 - Within the Agriculture Land Use District of Land Use Bylaw 1140-08, the setback distance requirement from a MD road is 50 m. The proposed location is 17.09 m from Range Road 29-5, requiring a 32.91 m set back variance.

Discussion

- The application was circulated to the adjacent landowners for comment as required. At the time of preparing this report no comments were received.
- The proposed Accessory Building is to be a newly constructed building that will replace a dilapidated structure currently at that location.
- The applicant has a large extended family and the current residence on the parcel does not have enough capacity to house the family when they come for a vacation.
- The applicant wishes to construct a slab on grade two storey workshop/garage/bunkhouse with the capacity to sleep eight to ten (8 -10) guests.
- The application was circulated to Public Works for comment as required in LUB Section 16.19(b). The Public Works Superintendent stated that “I have no concerns with the placement of the proposed building as there is already a building in the location and it is treed in.”

Recommendation No. 1:

That Development Permit Application No. 2014-38 be approved subject to the following Condition(s):

Condition(s):

1. That this development meets the minimum provisions as required in Land Use Bylaw 1140-08.

Waiver(s):

1. That a 32.9 m (107.9 ft) Setback Waiver be granted from the minimum Front Yard Setback of 50m (164 ft) for a Setback of 17.1 m (56.1 ft).

Recommendation No. 2:

That Development Permit Application No. 2014-38 be approved subject to conditions and/or variances as determined by the Municipal Planning Commission.

Recommendation No. 3:

That Development Permit Application No. 2014-38 be denied as it does not comply with the requirements of Land Use Bylaw 1140-08.

Enclosures

Supporting Documents:

Enclosure No. 1 Development Permit Application No. 2014-38

Respectfully Submitted,



Roland Milligan

Reviewed by: Wendy Kay, CAO

W Kay

June 30, 2014

SITE PHOTOS



Looking Due East From MD Road at Proposed Location (Existing Building)



Existing Building to be Replaced



DEVELOPMENT PERMIT APPLICATION

All grey areas will be completed by the Planning Authority

DEVELOPMENT PERMIT APPLICATION NO. 2014-38

Date Application Received June 16/14

PERMIT FEE 150

Date Application Accepted June 16/14

RECEIPT NO. 17911

Tax Roll # 1120.000 2029 Rge Rd 29-5

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: Ellis Stonehocker

Address: 18 Ranchers Green, Okotoks, AB T1S0G6

Telephone: 1-403-271-1770 Email: stonehockers@me.com

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:

An accessory building with a work shop,
garage & also able to sleep 8-10 people

Legal Description: Lot(s) NW 20-2-29 w4

Block _____

Plan _____

Quarter Section _____

Estimated Commencement Date: Spring 2015

Estimated Completion Date: Winter 2015

SECTION 3: SITE REQUIREMENTS

Land Use District: Agriculture Division: 1

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? 1.5 degrees

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

Yes No Don't know Not required

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

Yes No Don't think so

<u>PRINCIPAL BUILDING</u>	Proposed	By Law Requirements	Conforms
(1) Area of Site			
(2) Area of Building			
(3) %Site Coverage by Building			
(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	Bylaw Requirements	Conforms
(1) Area of Site	21.96 Acres		
(2) Area of Building	1602 Sq Ft		
(3) %Site Coverage by Building	0.17%		
(4) Front Yard Setback Direction Facing <i>east</i>	50' 1"		
(5) Rear Yard Setback Direction Facing <i>east</i>	75'		
(6) Side Yard Setback: Direction Facing <i>east</i>	10' 7"		
(7) Side Yard Setback: Direction Facing <i>south</i>	12' 11"		
(8) Height of Building	24' 4"		
(9) Number of Off-Street Parking Spaces	2 spaces		

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

Site plan, architectural drawings

SECTION 4: DEMOLITION

Type of building being demolished: Barn

Area of size: 358 Sq Ft

Type of demolition planned: Full removal and recycle of material

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: 16 June 2014

[Signature]
Applicant

[Signature]
Registered Owner

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

ACCESSORY BUILDING	Proposed	By Law Requirements	Conforms
(1) Area of Site	21.95 acres		
(2) Area of Building	1682 ft ²		
(3) %Site Coverage by Building			
(4) Front Yard Setback Direction Facing: west	17.09 m	50m	No, 32.9m driver road
(5) Rear Yard Setback Direction Facing: east	~300m	80m	YES
(6) Side Yard Setback: Direction Facing: north	31.87 m	25m SECT. FRET. YARD	YES
(7) Side Yard Setback: Direction Facing: south	~375m	80m	YES
(8) Height of Building			
(9) Number of Off Street Parking Spaces			

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

SECTION 4: DEMOLITION

Type of building being demolished : Barn

Area of size: 358 ft²

Type of demolition planned: full removal & recycle of material

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: 16 June 2014

Applicant

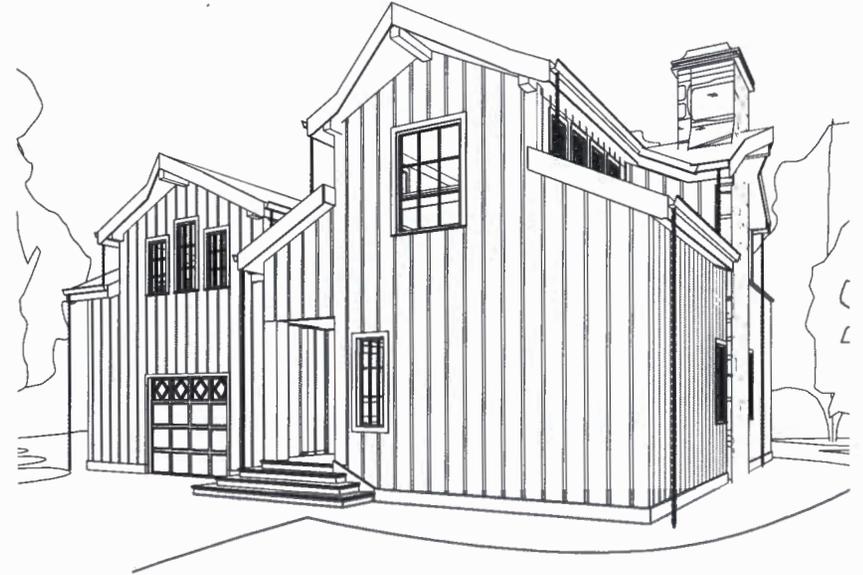
Registered Owner

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

IMPORTANT NOTES:

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

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



SHEET LIST

DP01	SITE PLAN
DP02	1st FLOOR PLAN
DP03	2nd FLOOR PLAN
DP04	ROOF PLAN
DP05	NORTH/SOUTH ELEVATIONS
DP06	WEST/EAST ELEVATIONS

PROJECT: **STONEHOCKER ACCESSORY BUILDING**

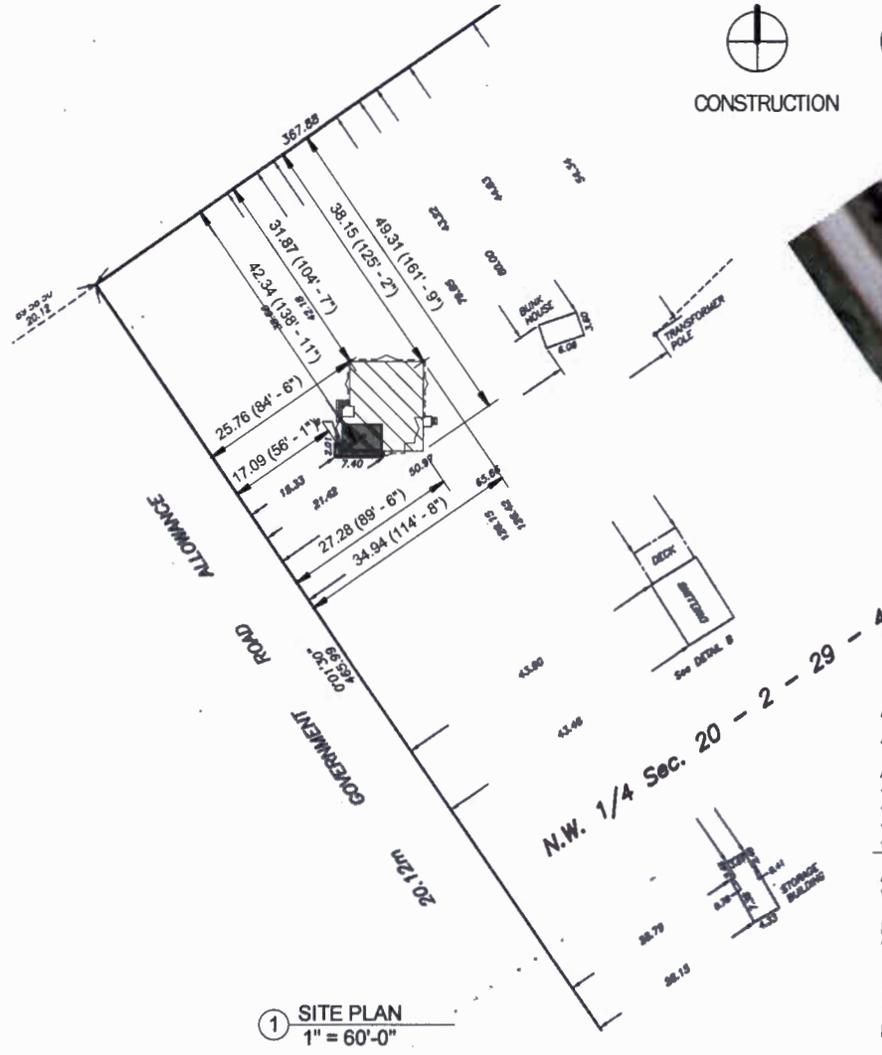
DP-00

DRAWING TITLE: **COVER PAGE**

Date: 16 June 2014

JOHN BARNES

752 Lakewood road north NW
Edmonton, AB Canada T6K 3Z8
E Johnwbarnes80@gmail.com
C 587.985.0880



AREAS:

Area of Site	= 956210 SQ FT (21.95 ACRES)
Area of Existing Buildings:	
-Dwelling	=938 SQ FT
-Bunk House	=240 SQ FT
-Storage Building	=426 SQ FT
-Barn (to be demolished)	=358 SQ FT
Area of New Building	=1682 SQ FT
%Site Coverage by New Building	=00.17
New Total Area of Buildings	=3286 SQ FT
%Site Coverage by All Building	=00.34

LEGAL DESCRIPTION:
N.W. 1/4 SEC. 20 - 2 - 29 - 4

① **SITE PLAN**
1" = 60'-0"

② **SITE ARIAL**
1" = 60'-0"

LEGEND

	NEW BUILDING
	EXTANT OF BUILDING DEMOLITION
	PROPERTY LINE
	NEW ROOF LINE

PROJECT: STONEHOCKER ACCESSORY BUILDING

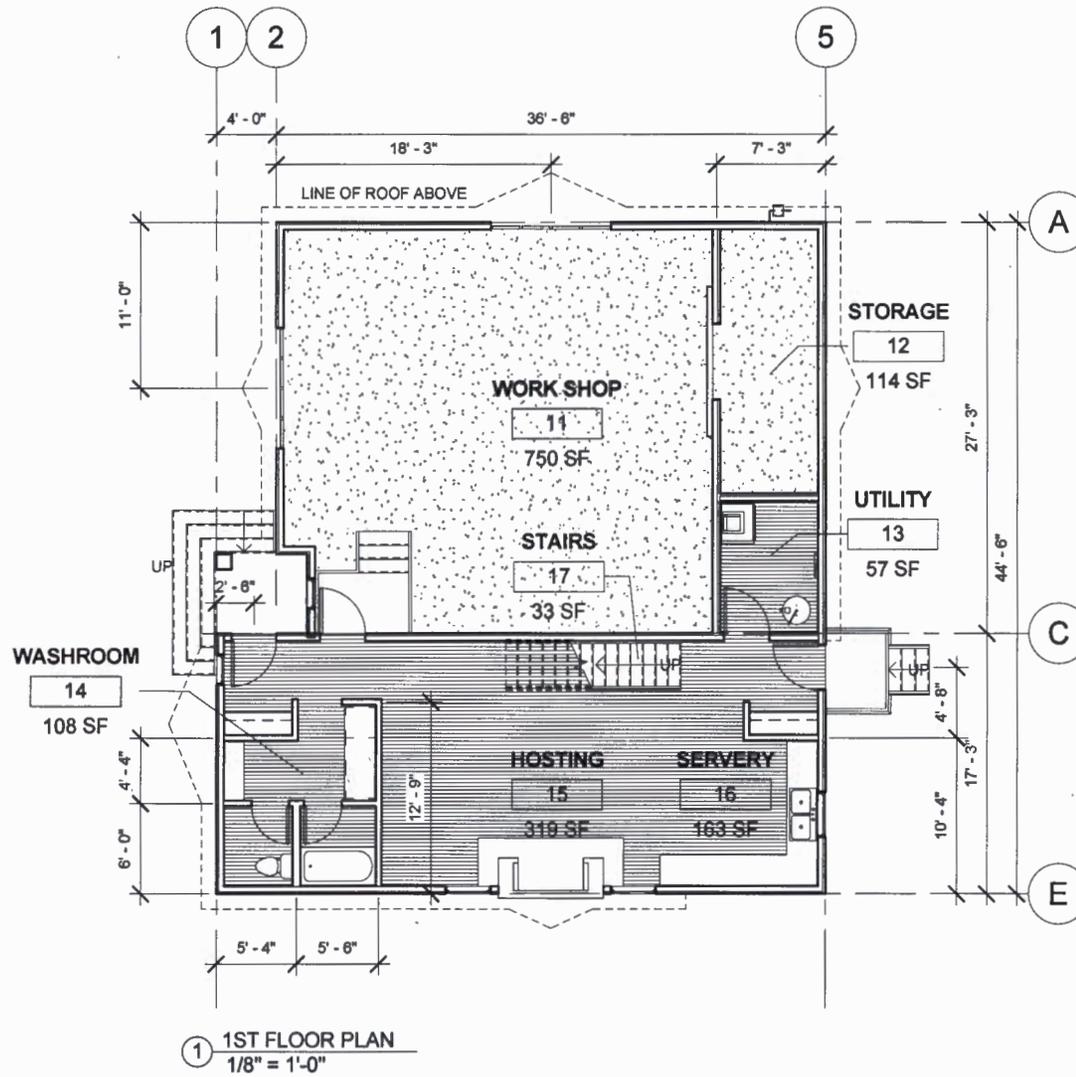
DP01

DRAWING TITLE: SITE PLAN

Date: 16 June 2014

JOHN BARNES

752 Lakewood road north NW
Edmonton, AB Canada T6K 3Z8
E Johnwbarnes80@gmail.com
C 587.985.0880



PROJECT: **STONEHOCKER ACCESSORY BUILDING**

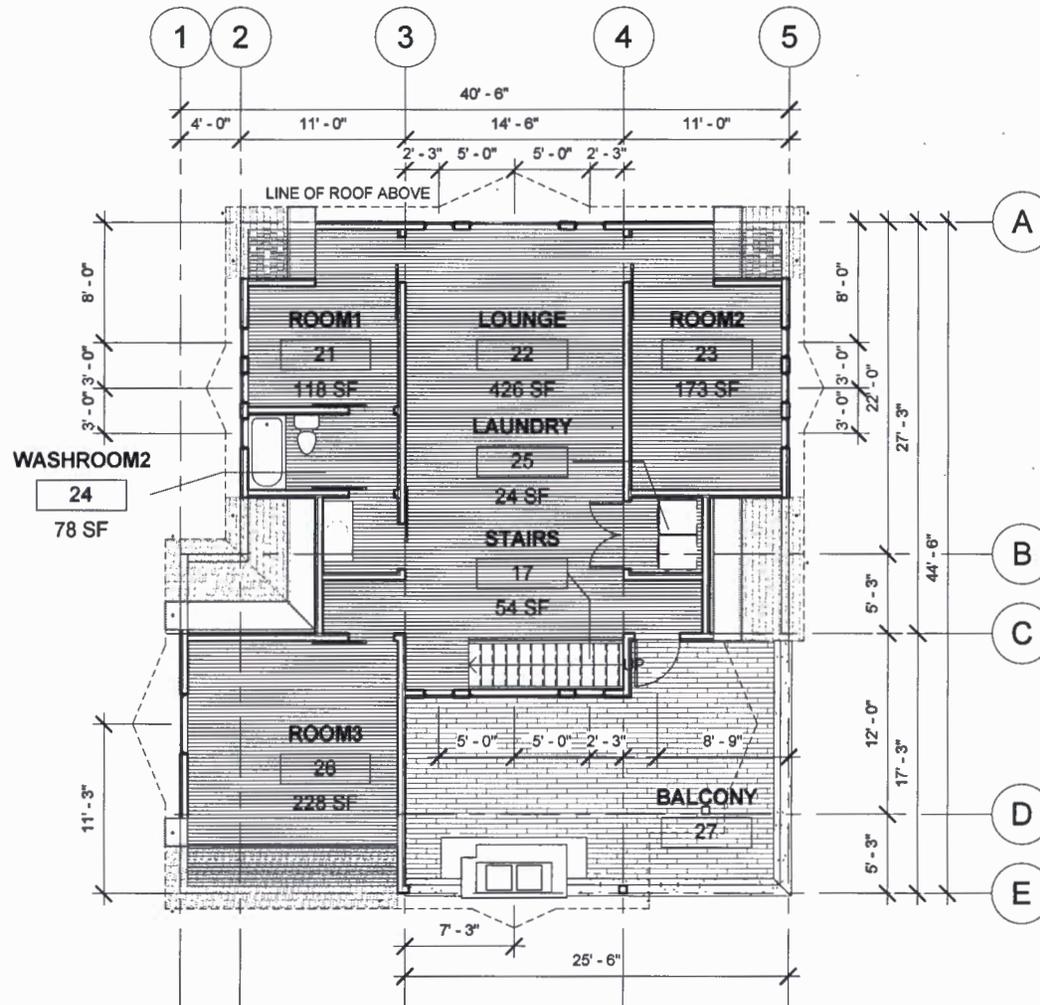
DP02

DRAWING TITLE: **1st FLOOR PLAN**

Date: 16 June 2014

JOHN BARNES

752 Lakewood road north NW
 Edmonton, AB Canada T6K 3Z8
 E johnwbarnes80@gmail.com
 C 587.985.0880



1 2nd FLOOR PLAN
1/8" = 1'-0"

PROJECT: **STONEHOCKER ACCESSORY BUILDING**

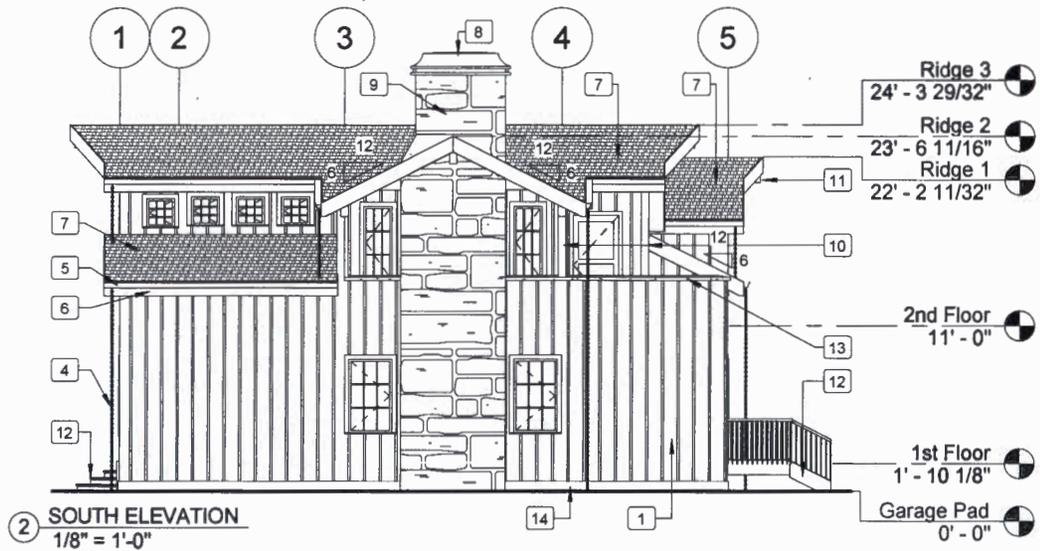
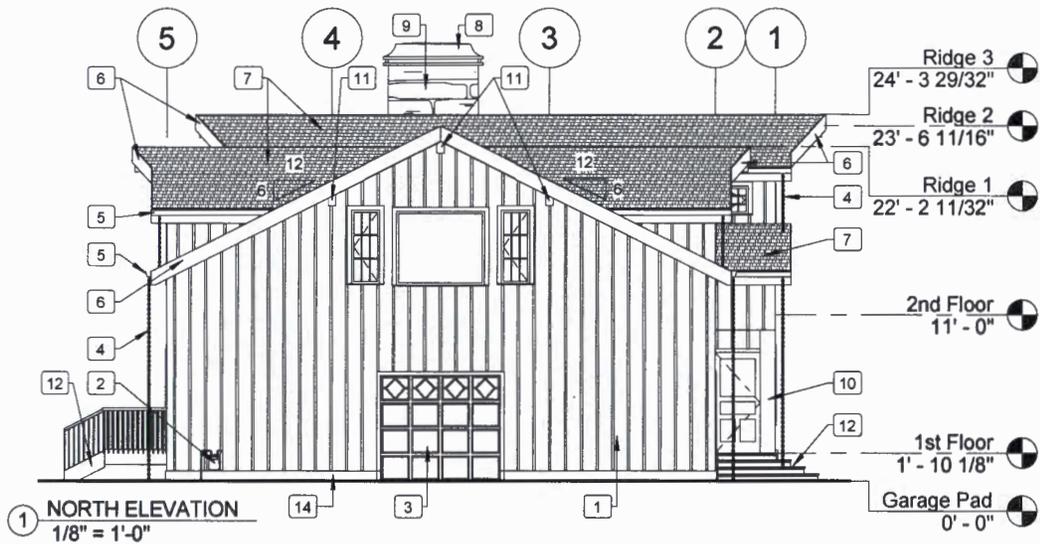
DP03

DRAWING TITLE: **2nd FLOOR PLAN**

Date: 16 June 2014

JOHN BARNES

752 Lakewood road north NW
Edmonton, AB Canada T6K 3Z8
E johnwbarnes80@gmail.com
C 587.985.0880



KEYNOTE LEGEND - ELEVATIONS

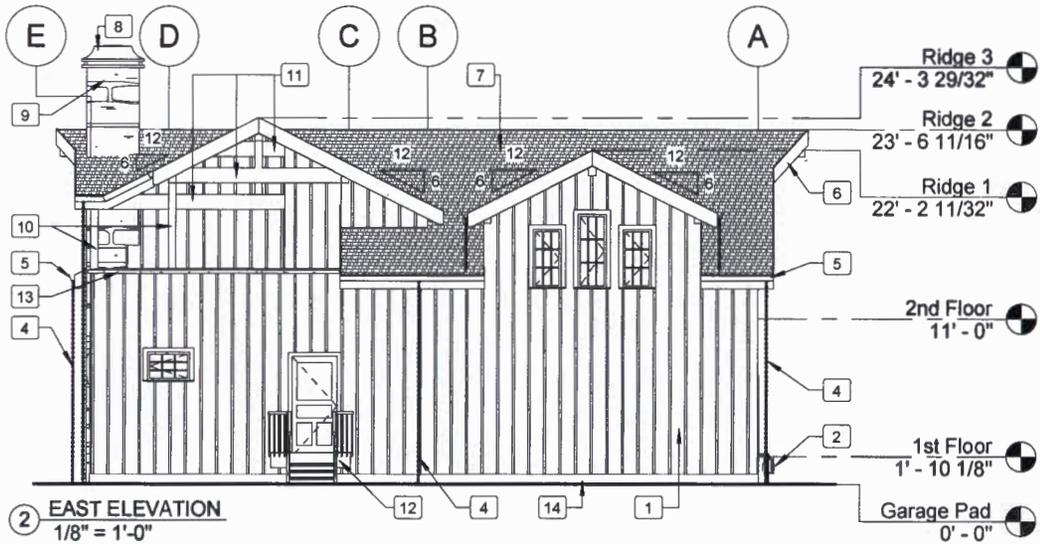
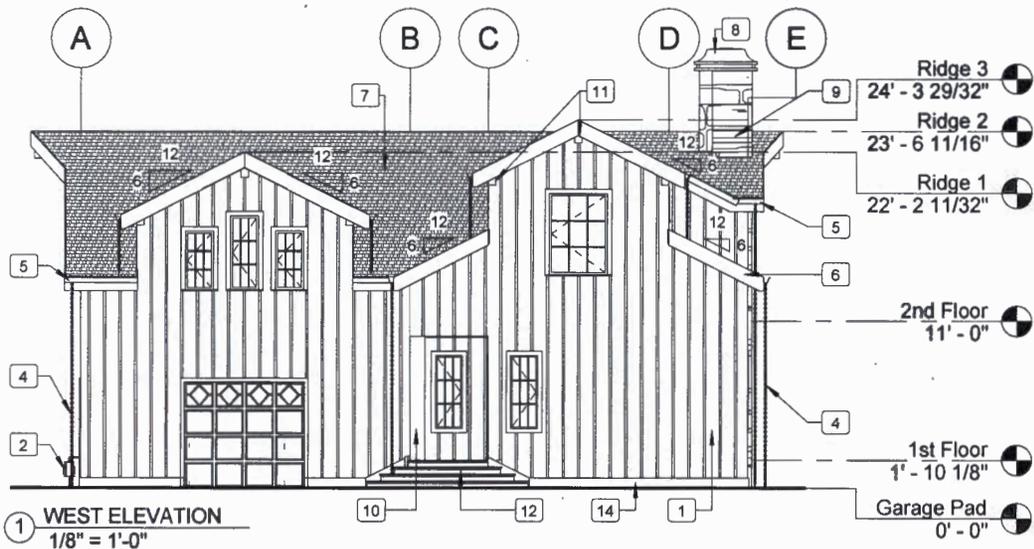
- ① BOARD AND BATTON SIDING
- ② GAS METRE
- ③ OVERHEAD DOOR
- ④ RAIN CHAINS
- ⑤ PRE-FINISHED METAL RAIN GUTTERS
- ⑥ PRE-FINISHED METAL FASCIA
- ⑦ PRE-FINISHED METAL SHINGLES
- ⑧ PRE-FINISHED METAL CHIMNEY CAP
- ⑨ CULTURED STONE VENEER
- ⑩ TIMBER COLUMN
- ⑪ TIMBER BEAM
- ⑫ WOOD STAIRS
- ⑬ PRE-FINISHED METAL CAP
- ⑭ CONCRETE GRAD BEAM

PROJECT: STONEHOCKER ACCESSORY BUILDING
DP05 DRAWING TITLE: **NORTH/SOUTH ELEVATIONS**

Date: 16 June 2014

JOHN BARNES

752 Lakewood road north NW
 Edmonton, AB Canada T6K 3Z8
 E Johnwbarnes80@gmail.com
 C 587.985.0880



KEYNOTE LEGEND - ELEVATIONS

- 1 BOARD AND BATTON SIDING
- 2 GAS METRE
- 3 OVERHEAD DOOR
- 4 RAIN CHAINS
- 5 PRE-FINISHED METAL RAIN GUTTERS
- 6 PRE-FINISHED METAL FASCIA
- 7 PRE-FINISHED METAL SHINGLES
- 8 PRE-FINISHED METAL CHIMNEY CAP
- 9 CULTURED STONE VENEER
- 10 TIMBER COLUMN
- 11 TIMBER BEAM
- 12 WOOD STAIRS
- 13 PRE-FINISHED METAL CAP
- 14 CONCRETE GRAD BEAM

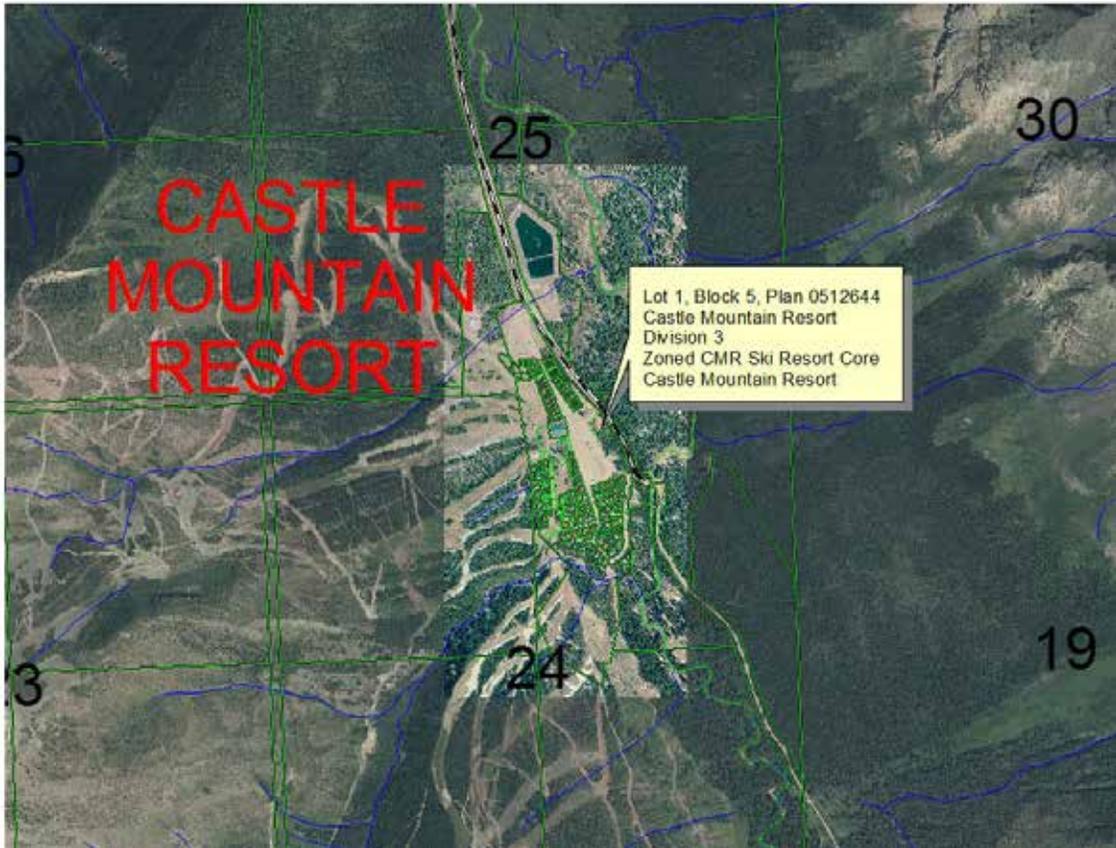
PROJECT: **STONEHOCKER ACCESSORY BUILDING**
DP06 DRAWING TITLE: **WEST/EAST ELEVATIONS**

Date: 16 June 2014

JOHN BARNES
 752 Lakewood road north NW
 Edmonton, AB Canada T6K 3Z8
 E johnwbarnes80@gmail.com
 C 587.985.0880

Development Permit Application No. 2014-39

Castle Mountain Resort
Lot 1, Block 5, Plan 0512644
Storage Container



MD OF PINCHER CREEK

June 25, 2014

TO: Municipal Planning Commission
FROM: Roland Milligan, Director of Development and Community Services
SUBJECT: Development Permit Application No. 2014-39

1. Applicant

Applicant(s): Castle Mountain Ski Lodge Ltd.
Location: Lot 1, Blk. 5, Plan 051 2644
Division: 3
Size of Parcel: 9.6 ha (23.7 Acres)
Zoning: Castle Mountain Resort Ski Resort Core – CMSRC
Development: Accessory Building

2. Background/Comment

- On June 4, 2014 MD received the application for a proposed Accessory Building on the parcel containing the Castle Mountain Ski Lodge (Enclosure No. 1).
- The application is in front of the MPC because:
 - Within the Castle Mountain Resort Ski Resort Core - CMSRC Land Use District of Land Use Bylaw 1140-08, an accessory building is a discretionary use.

Discussion

- The application was circulated to the adjacent landowners for comment as required.
- At the time of preparing this report no comments or concerns were received from adjacent landowners.
- The applicant is proposing to place a 2.4 m x 6.1m (8 ft. x 20 ft.) shipping container as an accessory building for storage south of the existing building.
- Within the CMSRC land use district, shipping containers are a prohibited use.
- The applicant is proposing to place a 5/12 peaked roof on the container as well as place siding on it, in order that it resemble a regular storage/accessory building.
- Castle Mountain Resort has approved the permit application.
- The following is from the CMSRC land use district:

4. DEVELOPMENT STANDARDS

4.1 Resort Theme

The resort theme should be evident in the design elements of each building on each site.

4.2 Appearance

The exterior cladding and appearance of buildings should result in architectural integrity and visual harmony.

- The location of the proposed building meets all setback requirements of the lands use district.

Recommendation No. 1:

That Development Permit Application No. 2014-39 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 1140-08.
2. Pursuant to the Castle Mountain Resort Ski Resort Core – CMSRC Development Standards, the building shall be clad in such a manner that should result in architectural integrity and visual harmony with the principle building on the parcel

Recommendation No. 2:

That Development Permit Application No. 2014-39 be denied as it does not comply with the requirements of Land Use Bylaw 1140-08.

Enclosures

Supporting Documents:

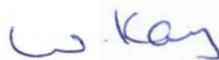
Enclosure No. 1 Development Permit Application No. 2014-39

Respectfully Submitted,



Roland Milligan

Reviewed by: Wendy Kay, CAO



June 26, 2014



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. 2014-39

Date Application Received 2014-06-24

PERMIT FEE \$150.00

Date Application Accepted 2014-06-24

RECEIPT NO. _____

Tax Roll # 6088.100

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: Castle Mountain Ski Lodge - ~~Hostel~~ LTD.

Address: Box 566 Pincher Creek AB T0K-1W0

Telephone: 403-~~308~~-6069 Email: dermur@telus.net

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:

8 x 20 - Storage Container - WILL HAVE 5/12 ROOF, WALLS WILL BE STRAPPED AND ALSO METAL CLAD.

Legal Description: Lot(s) 1

Block 5

Plan 0512644

Quarter Section _____

Estimated Commencement Date: 07/23/14

Estimated Completion Date: 07/23/14

SECTION 3: SITE REQUIREMENTS

Land Use District: CMR SKI RESORT CODE Division: 3

Permitted Use Discretionary Use

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

Yes No

Is the proposed development below a licenced dam?

Yes No

Is the proposed development site situated on a slope?

Yes No

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

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

Yes No Don't know Not required

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

Yes No Don't think so

<u>PRINCIPAL BUILDING</u>	Proposed	By Law Requirements	Conforms
(1) Area of Site			
(2) Area of Building	1605 sq ft.		
(3) %Site Coverage by Building			
(4) Front Yard Setback Direction Facing:			
(5) Rear Yard Setback Direction Facing:			
(6) Side Yard Setback: Direction Facing:			
(7) Side Yard Setback: Direction Facing:			
(8) Height of Building	8'-6"		
(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	25,500 ^{sq} ft		
(2) Area of Building	1605 sq. ft.		
(3) %Site Coverage by Building	0.06% (1/2) % Est. = 39%		
(4) Front Yard Setback Direction Facing: N	33m	2.5m	YES
(5) Rear Yard Setback Direction Facing: S	7.45m	2.5m	YES
(6) Side Yard Setback: Direction Facing: E	30m	2.5m	YES
(7) Side Yard Setback: Direction Facing: W	12m	2.5m	YES
(8) Height of Building	8.6m	5.6m	YES
(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.

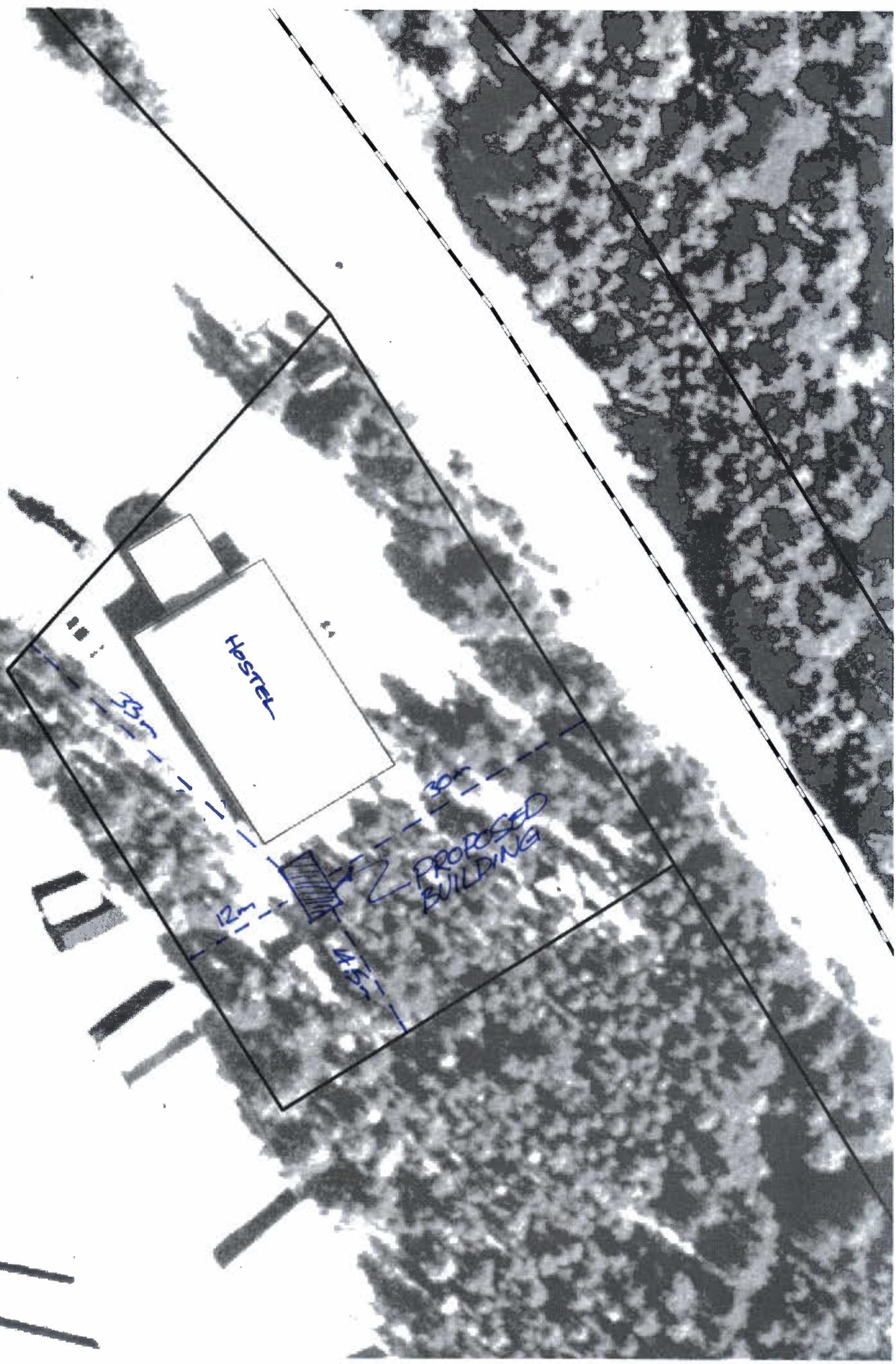
DATE: 06/4/14

Derrill Murphy
Applicant

Derrill Murphy
Registered Owner

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

1:500
North



77

Development Statistics to Date

DESCRIPTION	June 2014	2014 to Date	June 2013	2013	2012
Dev Permits Issued	10 5- DO / 5 - MPC	34 23- DO /11 - MPC	4 3- DO /1 - MPC	67 42 - DO / 25- MPC	68 49 - DO / 19 - MPC
Dev Applications Accepted	9	40	11	66	74
Utility Permits Issued	1	14	2	32	36
Subdivision Applications Approved	0	3	1	9	15
Rezoning Applications Approved	1	1	0	2	1
Seismic / Oil / Gas	0	0	0	3	3
Compliance Cert	2	8	3	19	24

RECOMMENDATION:

That the Development Officer's Report for the period ending June 30, 2014, be received as information.

Prepared by: Roland Milligan, Director of Development and Community Services  Date: June 30, 2014

Reviewed by: Wendy Kay, CAO  Date: June 30, 2014

Submitted to: Municipal Planning Commission Date: July 8, 2014