

Municipal District of Pincher Creek No. 9
MUNICIPAL PLANNING COMMISSION
August 5, 2014 - 4:00 pm
Agenda

- 1. Adoption of Agenda**
- 2. Adoption of MPC Minutes from July 8, 2014** Pkg 1
- 3. In Camera**
- 4. Unfinished Business**
- 5. Development Permit Applications**
 - a. Development Permit Application No. 2014-46
Simon Hampson
Ptn. NE 1-7-2 W5M Pkg 2
 - b. Development Permit Application No. 2014-47
Peter and Colette Damgaard
Lot 17, Block 14, Plan 0613288; Hamlet of Lundbreck Pkg 3
 - c. Development Permit Application No. 2014-49
Terry and Sean Simpson
Ptn. NE 12-6-2 W5M Pkg 4
- 6. Development Reports**
 - a. July 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
July 8, 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 Garry Marchuk 14/048

Moved that the July 8, 2014 Municipal Planning Commission Agenda be amended, the amendment as follows:

Addition to New Business – Church Camp – SE 22-5-1 W5M

And that the agenda be approved as amended.

Carried

2. ADOPTION OF MINUTES

Councillor Fred Schoening 14/049

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

Carried

3. IN CAMERA

Member Dennis Olson 14/050

Moved that MPC and staff move In-Camera, the time being 6:31pm.

Carried

Councillor Garry Marchuk

Moved that MPC and staff move out of In-Camera, the time being 7:17 pm.

Carried

4. **UNFINISHED BUSINESS**

There was no unfinished business to discuss.

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

Councillor Garry Marchuk

14/051

Moved 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 50 m (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).

Carried

- b) Development Permit Application No. 2014-38
Ellis Stonehocker
NW 20-2-29 W4M

Reeve Brian Hammond

14/052

Moved that Development Permit Application No. 2014-38 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.

MINUTES
Municipal Planning Commission (MPC)
Municipal District of Pincher Creek No. 9
July 8, 2014

Waiver(s):

1. That a 19.5 m (64 ft) Setback Waiver be granted from the minimum Front Yard Setback of 50 m (164 ft) for a Setback of 30.48 m (100 ft).

Defeated

Councillor Garry Marchuk

14/053

Moved that Development Permit Application No. 2014-38 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 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).

Defeated

Member Dennis Olson

14/054

Moved that Development Permit Application No. 2014-38 be denied as is it does not comply with provisions of Land Use Bylaw No. 1140-08.

Defeated

Member Bev Garbutt

14/055

Moved that Development Permit Application No. 2014-38 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 16.4 m (54 ft) Setback Waiver be granted from the minimum Front Yard Setback of 50 m (164 ft) for a Setback of 33.6 m (110 ft).

Carried

- c) Development Permit Application No. 2014-39
Castle Mountain Ski Lodge Ltd.
Lot 1, Block 5, Plan 051 2644

Member Bev Garbutt

14/056

Moved that Development Permit Application No. 2014-39 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.
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.

Carried

6. **CORRESPONDENCE**

Nil

7. **DEVELOPMENT REPORTS**

Councillor Brian Hammond

14/057

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

Carried

8. **NEW BUSINESS**

- a) Church Camp – SE 22-5-1 W5M

Member Dennis Olson

14/058

Moved that Administration be directed to forward a letter to the landowner of SE 22-5-1 W5M stating concern with the operation of the Camp Gladstone, with relation to, but not limited to, the safety of the campers, the lack of proper approvals, the use of a private access road, the improper use of the land, the need for Emergency Services response planning and the Health and Safety concerns.

Carried

9. **NEXT MEETING** – September 2, 2014; 6:30 pm

10. **ADJOURNMENT**

Councillor Garry Marchuk

14/059

Moved that the meeting adjourn at 8:04 pm.

Carried

Chairperson Terry Yagos
Municipal Planning Commission

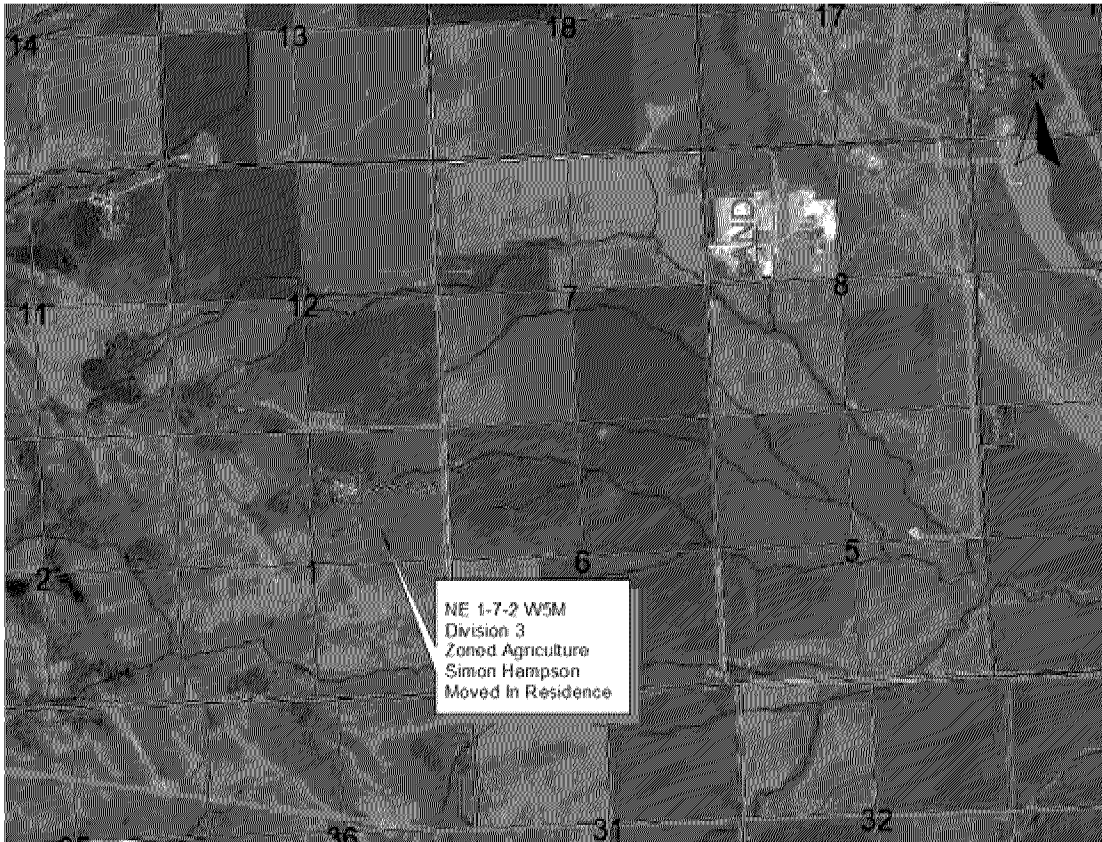
Director of Development and Community
Services Roland Milligan
Municipal Planning Commission

Development Permit Application No. 2014-46

Simon Hampson

NE 1-7-2 W5M

Moved-In Residential Building



MD OF PINCHER CREEK

July 24, 2014

TO: Municipal Planning Commission
FROM: Roland Milligan, Director of Development and Community Services
SUBJECT: Development Permit Application No. 2014-46

1. Applicant

Applicant(s): Simon Hampson
Location: Ptn. NE 1-7-2 W5M
Division: 3
Size of Parcel: 60.08 ha (148.47 Acres)
Zoning: Agriculture
Development: Moved-In Residential Building

2. Background/Comment

- On July 7, 2014, the MD received the complete application for the request for approval for a Moved-In Residential Building. (Enclosure No. 1).
- The application is in front of the MPC because:
 - Within the Agriculture Land Use District, Moved-In Residential Building is a discretionary use.
- This is a fairly new residence, constructed in approximately 1992.

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 location on the parcel meets all setback requirements of the land use district.
- The ground slope of the proposed location was measured by the developer to be 13.5% as shown on the application.
- The proposed location is on the north east facing slope.
- On a site inspection it was noted that the site could possibly be impacted by the presence of water.
- It would be prudent to have the basement design reviewed and/or designed by an engineer to ensure any ground water issues are mitigated.
- This is a fairly new residence, constructed in approximately 1992.

Recommendation No. 1:

That Development Permit Application No. 2014-46 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.
2. That prior to construction, the applicant supply a report pursuant to Section 31.4 of the LUB, demonstrating that preventative engineering and construction measures can be instituted to make the parcel suitable for the proposed development.

Recommendation No. 2:

That Development Permit Application No. 2014-46 be approved subject to conditions and/or variances as determined by the Municipal Planning Commission.

Enclosures

Supporting Documents:

Enclosure No. 1 Development Permit Application No. 2014-46

Respectfully Submitted,

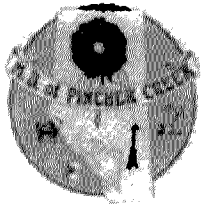


Roland Milligan

Reviewed by: Wendy Kay, CAO

W. Kay

July 25, 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: 2014-46
 Date Application Received 2014/07/07 PERMIT FEE \$150.00
 Date Application Accepted 2014/07/07 RECEIPT NO. 18114
 Tax Roll # 4395.000

IMPORTANT: This information may also be shared with appropriate government / other agencies and may also be kept on file by those agencies. This information may also be used by and for any or all municipal programs and services. The application and related file contents will become available to the public and are subject to the provisions of the Freedom of Information and Protection of Privacy Act (FOIP). If you have any questions about the collection of this information, please contact the Municipal District of Pincher Creek No. 9

SECTION 1: GENERAL INFORMATION

Applicant: Simon Hampson
 Address: Box 427 Lundbreck AB T0K 1H0
 Telephone: 403 870 5462 Email: simon.hampsona@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:
MOVE IN 1992 BUNGALOW 1740 SQ.FT.

Legal Description: Lot(s) NE 1/4. 1-7-2 to 5m
 Block _____
 Plan _____
 Quarter Section _____

Estimated Commencement Date: _____
 Estimated Completion Date: _____

SECTION 3: SITE REQUIREMENTS

Land Use District: AGRICULTURE - A 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? Dug out is down hill of house

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? 13.5 degrees prior to grading

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	149.5 acres		
(2) Area of Building	1740 sqft		
(3) %Site Coverage by Building	71%		
(4) Front Yard Setback Direction Facing:	530m East	50m	YES
(5) Rear Yard Setback Direction Facing:	50m West	7.5m	YES
(6) Side Yard Setback: Direction Facing:	195m South	7.5m	YES
(7) Side Yard Setback: Direction Facing:	150m North	7.5m	YES
(8) Height of Building	17'6"		YES
(9) Number of Off Street Parking Spaces	N/A		

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

Floorplan, Elevation views, Aerial Photo

ACCESSORY BUILDING	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)

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: JULY 7, 2014 _____
Simon Hampson
Applicant

_____ *Simon Hampson*
Registered Owner

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

North

LOT 1
DLK 1
PL 1111758

NE 1-7-2 W5M

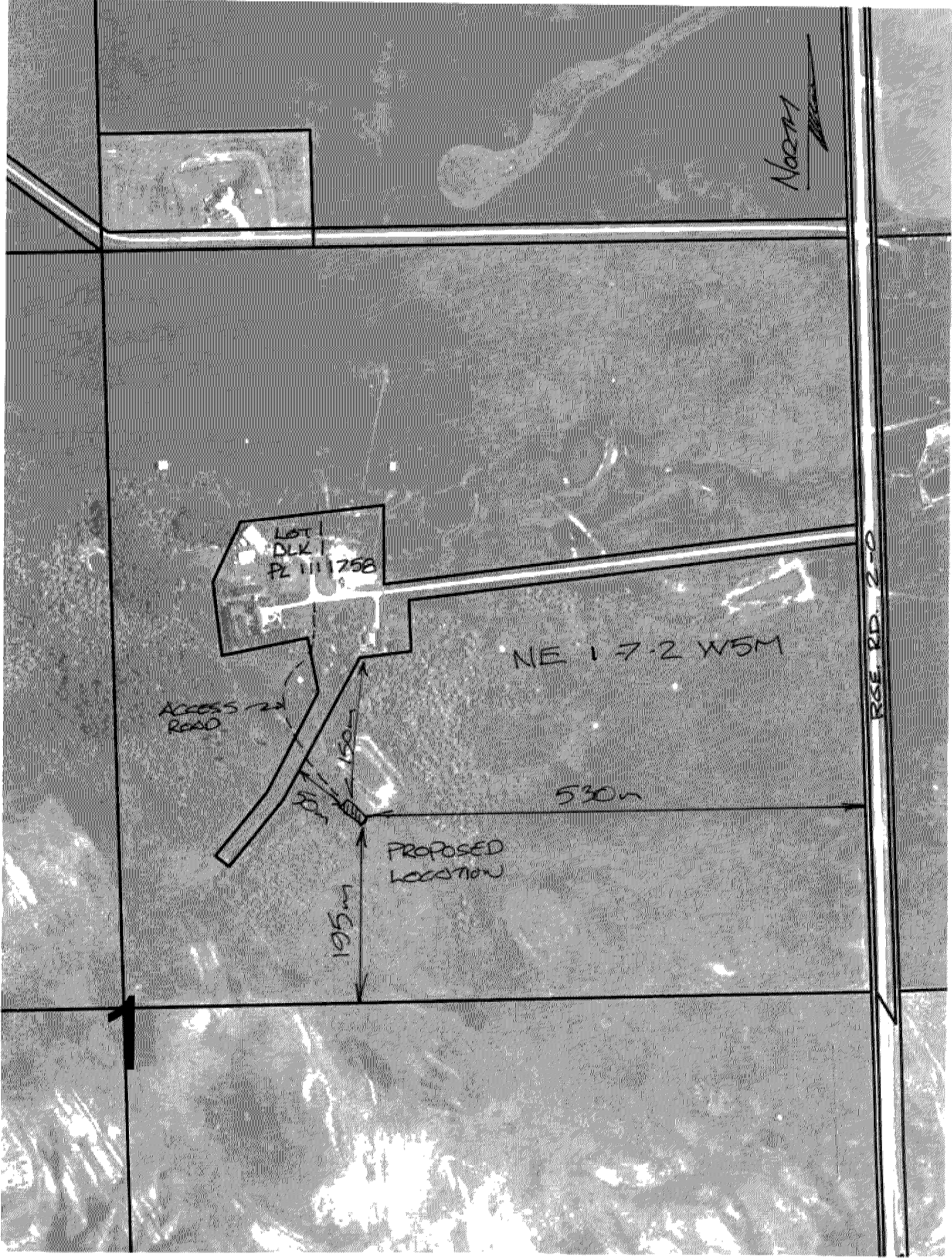
ACCESS ROAD

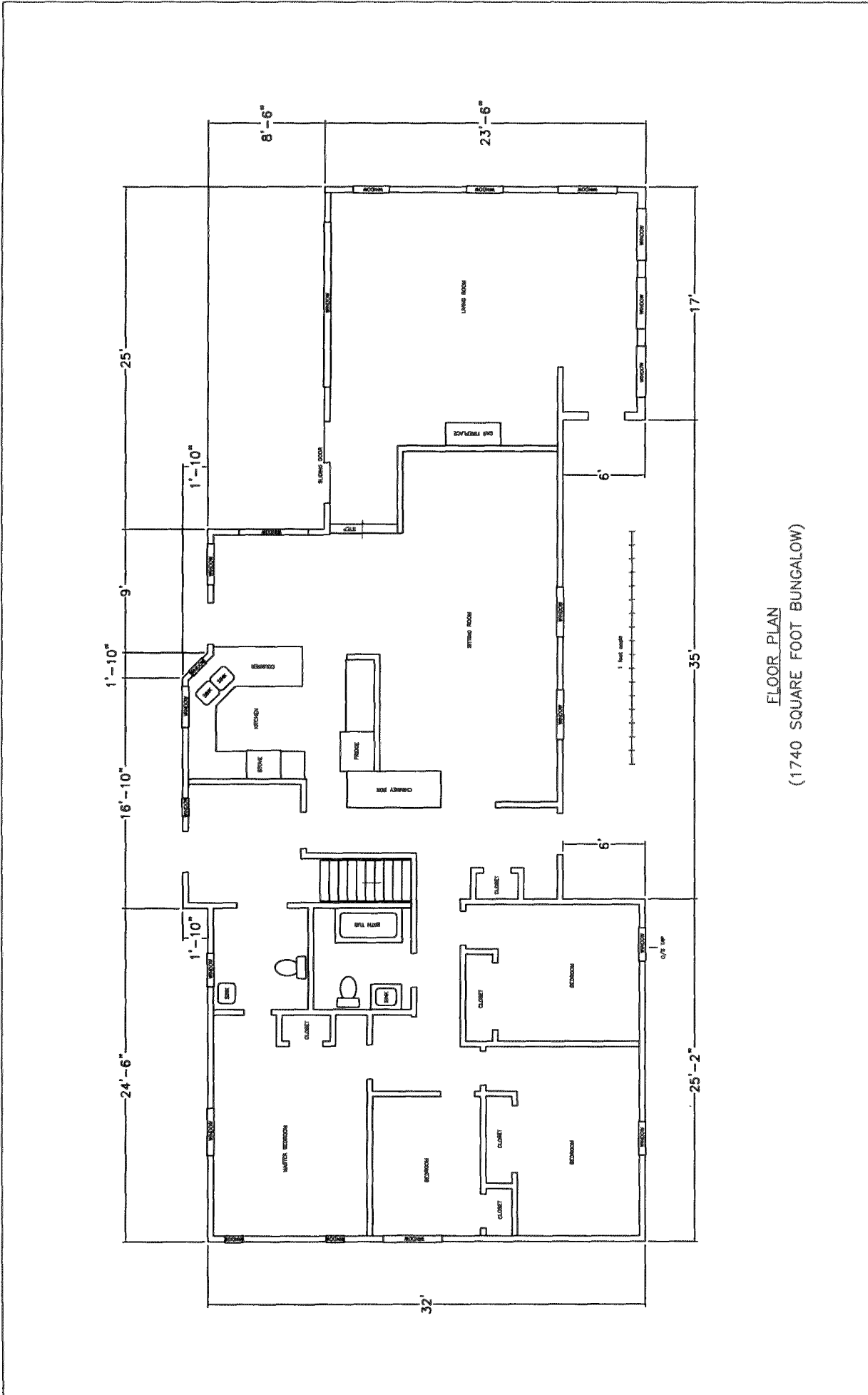
530m

PROPOSED LOCATION

195m

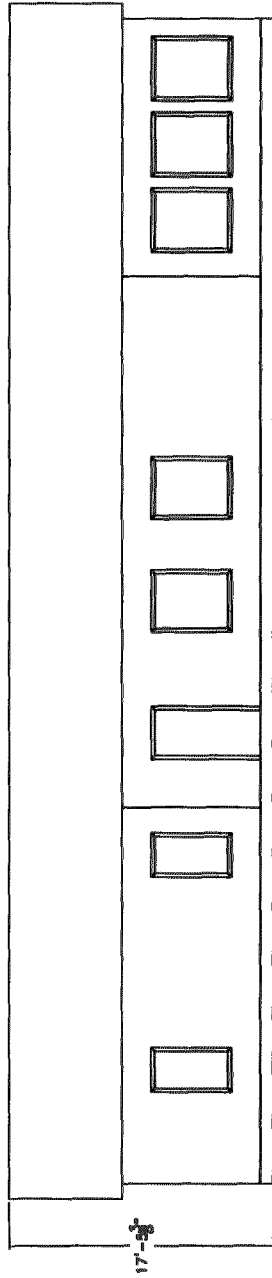
RSE RD 2-0



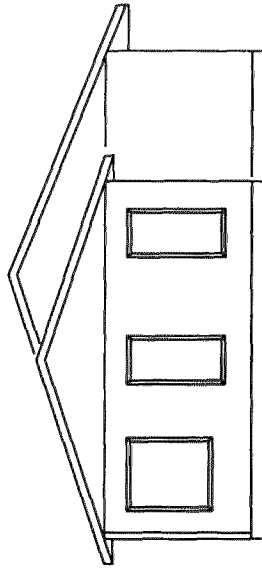


FLOOR PLAN
(1740 SQUARE FOOT BUNGALOW)

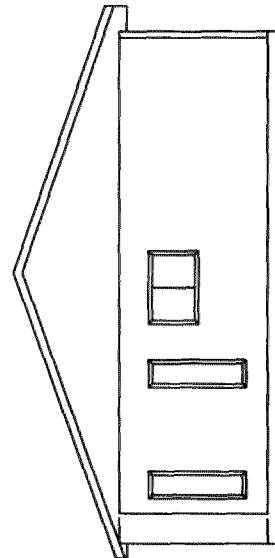




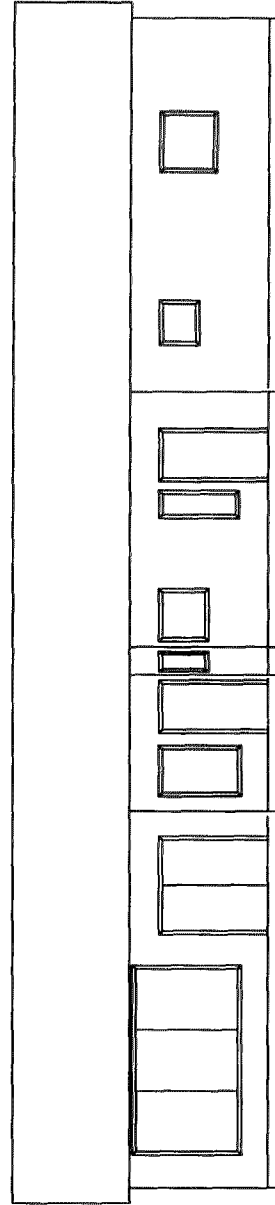
WEST ELEVATION
(FRONT)



NORTH ELEVATION
(END)



SOUTH ELEVATION
(END)



EAST ELEVATION
(REAR)

Development Permit Application No. 2014-47

Peter and Colette Damgaard
Lot 17, Block 14, Plan 0613288; Hamlet of Lundbreck
Manufactured Home



MD OF PINCHER CREEK

July 24, 2014

TO: Municipal Planning Commission
FROM: Roland Milligan, Development Officer
SUBJECT: Development Permit Application No. 2014-47

1. Application Information

Applicant: Peter and Colette Damgaard
Location: Lot 17, Block 14, Plan 0613288; Hamlet of Lundbreck
Division: 5
Size of Parcel: 700 m²
Zoning: Hamlet Residential 2 – HR2
Development: Placement of Manufactured Home

2. Background

- The applicant wishes to place a singlewide manufactured home onto a lot located within the Hamlet of Lundbreck.

3. Discussion

- This application is in front of the MPC for the following reason:
 - In the Hamlet Residential 2 – HR2 Land Use District, Manufactured Home is a discretionary use.
 - The proposed location meets the setback requirements of the Land Use District (Diagram No. 1).
 - The home is a new Mansura Manufactured Home.
 - There are five (5) manufacture homes adjacent to this property (Diagram No. 2).
 - Notification letters were sent to landowners adjacent to this proposed project. At the time of preparing this report no enquiries have been heard.

Recommendation No. 1

That Development Permit Application No. 2014-47 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.
2. That the manufactured home be finished from the floor level to the ground within 90-days of placement. All finish material shall either be factory fabricated or of equivalent quality, so that the design and construction complements the dwelling.
3. That the manufactured home be placed on an engineer approved foundation (e.g. grade beam), or a basement which satisfies the requirements of the Alberta Safety Codes.

Waiver(s):

1. That 0.18 m (0.6 ft.) Setback Waiver be granted from the minimum Rear Yard Setback of 7.5m (26.4ft.) for a Setback of 7.32 m (24.0 ft.).

Recommendation No. 2:

That Development Permit Application No. 2014-47 be approved subject to conditions and/or variances as determined by the Municipal Planning Commission.

Recommendation No. 3:

That Development Permit Application No. 2014-47 be denied as it does not comply with the requirements of Land Use Bylaw 1140-08.

4. Enclosures

Supporting Documents:

Enclosure 1 Development Permit Application No. 2014-47 with supporting documents

Respectfully Submitted,



Roland Milligan

Reviewed by: Wendy Kay, CAO

W. Kay

July 25, 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. 2014-47

Date Application Received 2014/07/15

PERMIT FEE 150

Date Application Accepted 2014/07/15

RECEIPT NO. 18195

Tax Roll # 0270.000

400 Breckenridge Avenue

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: PETER & COLETTE DAMGAARD

Address: Box 286 LUNDBECK AB. T0K-1H0

Telephone: 4036278244 632 9624 Email: colette.damgaard@hotmail.com

Owner of Land (if different from above): _____

Address: _____ Telephone: _____

Interest of Applicant (if not the owner): _____

SECTION 2: PROPOSED DEVELOPMENT

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:

TO PLACE A SINGLE WIDE MANUFACTURED HOME WITH
ATTACHED GARAGE ON LOT

Legal Description: Lot(s) 17

Block 14

Plan 0613288

Quarter Section _____

Estimated Commencement Date: _____

Estimated Completion Date: October 2014

SECTION 3: SITE REQUIREMENTS

Land Use District: Hamlet Residential 2 -HR2 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	60 X 120	668m ²	YES
(2) Area of Building 141m ²	20 X 76	767m ²	YES
(3) %Site Coverage by Building	10%	< 35%	YES
(4) Front Yard Setback Direction Facing: NORTH	30' (9.1m)	3.05m	YES
(5) Rear Yard Setback Direction Facing: SOUTH	10' (3m)	1.5m	YES
(6) Side Yard Setback: Direction Facing: EAST	20' (6.1m)	6m	YES
(7) Side Yard Setback: Direction Facing: WEST	24' (7.3m)	7.5m	WIDENGE OF 24% (0.18m)
(8) Height of Building	15' (4.6m)	8.5m	YES
(9) Number of Off Street Parking Spaces	2.	2	YES

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			
(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.

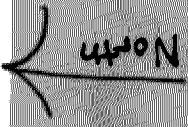
I also consent to an authorized person designated by the municipality to enter upon the subject land and buildings for the purpose of an inspection during the processing of this application.

DATE: July 15/14

PETE LA COLETTE DAMGAARD
Applicant

[Signature]
Registered Owner

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



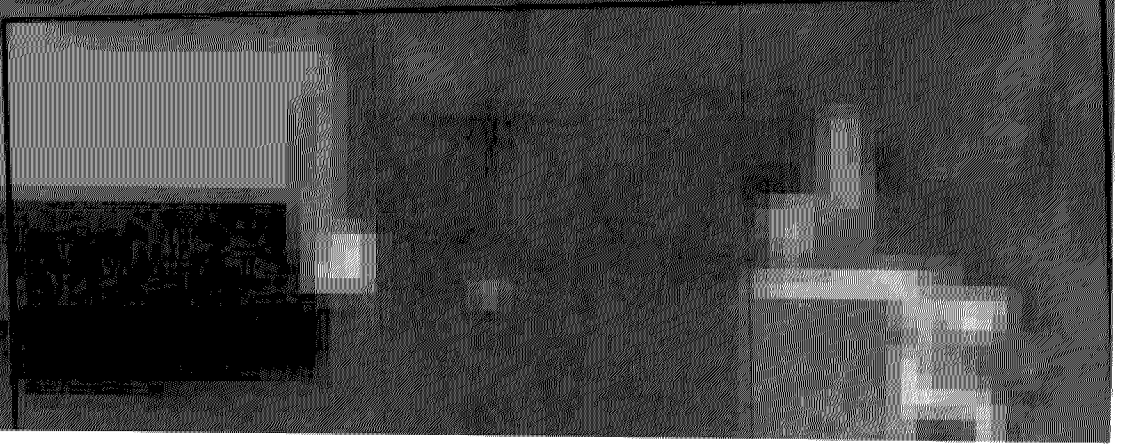
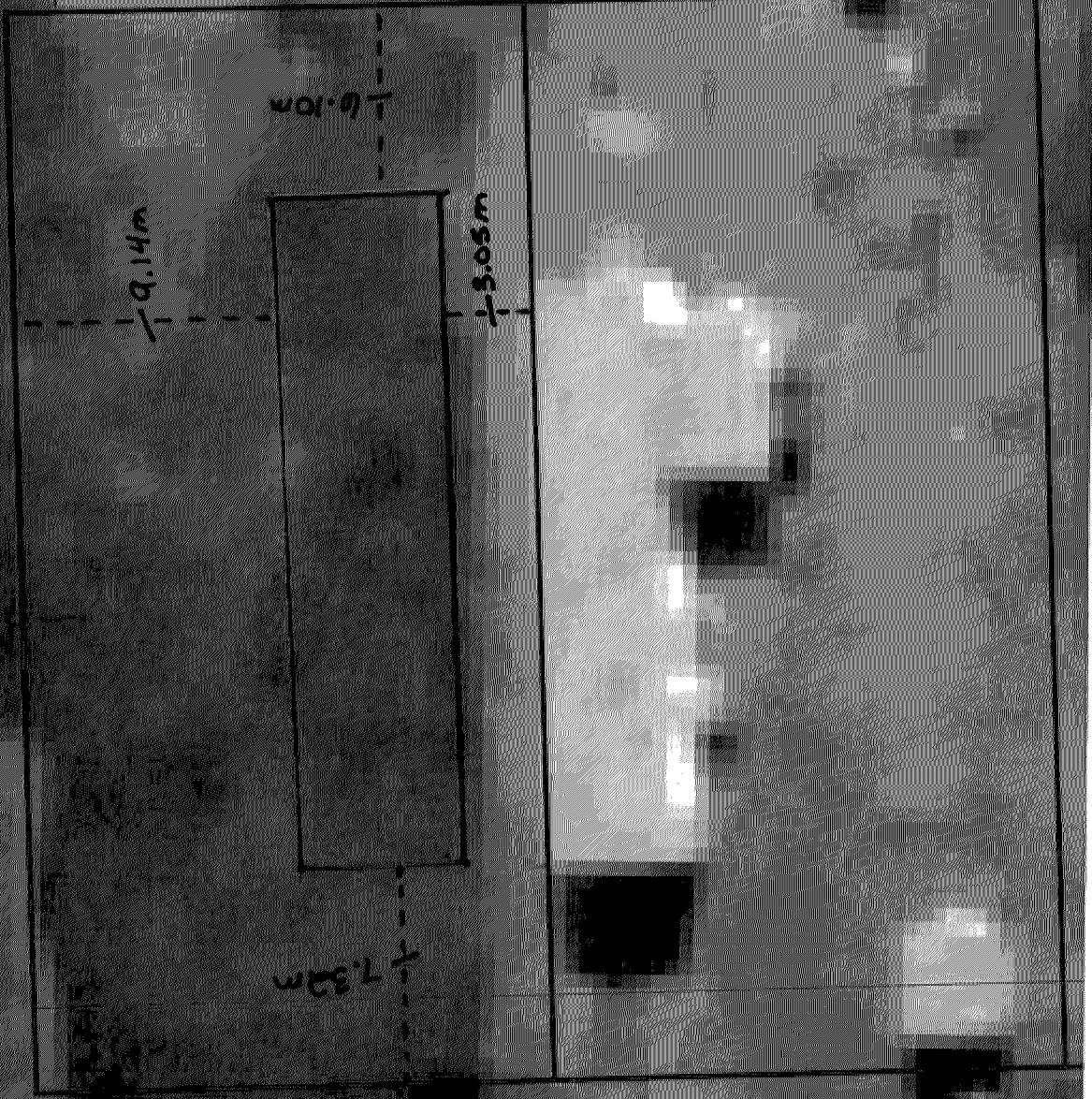
Scale
1:250

Breckenridge Avenue

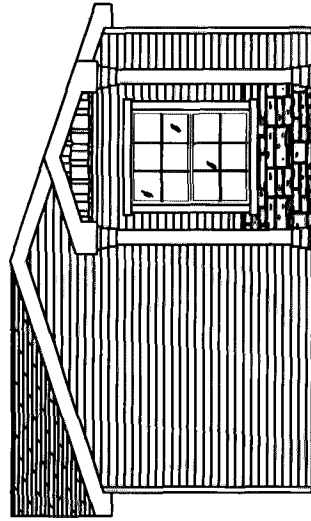
DIAGRAM No 1

Driveway

3rd street



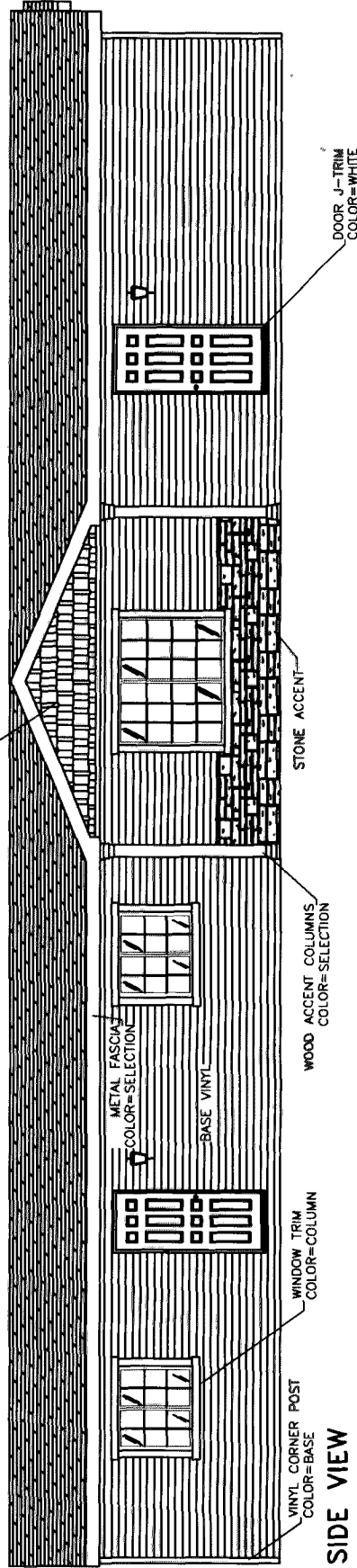
SINGLE-SECTION OPTIONAL EXTERIOR MANSURA - EXTERIOR MOUNT SHASTA



END VIEW

NOTE: HITCH END WINDOW CHANGES TO A 46-60

ROUGH SAWN SHAKES



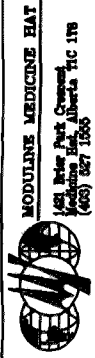
SIDE VIEW

SHOWN WITH OPTIONAL:
LATTICE WINDOWS

MANSURA

ON SELECTED MODELS

MODEL	NOTE	MODEL	NOTE	MODEL	NOTE
16251	-	16494	-	20251	ROAD
16252	-	16495	-	20252	-
16253	-	16496	-	20253	-
16464	-	16497	-	20254	-
16474	-	16498	-	20255	-
16475	-	16500	-	20301	-
16476	-	16770	-	20302	-
16498	-	16771	-	20307	CURB ONLY
16491	-	20182	CURB ONLY	20311	-
16493	-	20183	-	20312	-
				20320	-
				20321	CURB ONLY
				20322	CURB ONLY
				20450	-
				20451	NO SHUTTERS
				20454	-
				20715GK	-
				22493	-
				22494	-
				22594	CURB
				22270	ROAD
				22271	-
				22272	-
				22273	-
				22274	CURB



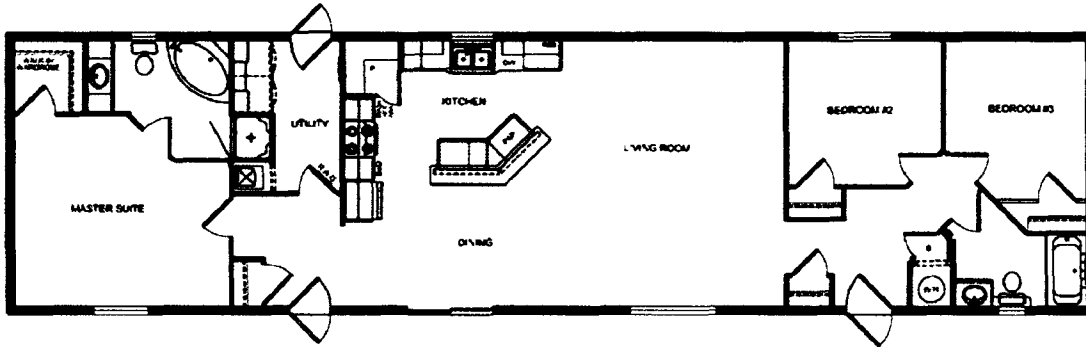
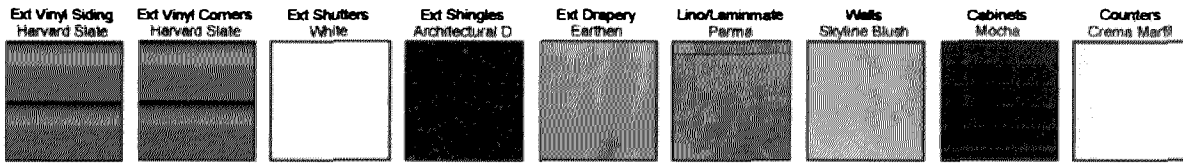
MODULARE MEDICINE HAT
1401 14th Ave. S.E. Medicine Hat
Alberta T1C 1T6
(403) 527-1800

Drawn By: STP
Date: 11/19/08
Checked By:

No. Revisions:
A REVISED TRIM TO SELECTION
B REVISED ELEVATION FOR DORMER TO EXTEND TO PEAK

Initial Date:
JMD 04/08/10
JRG 08/03/11

TITLE: MANSURA EXTERIOR
DRAWING NO. MEDICINE HAT
#0722



20252

* due to the large variety of options and features this home may not be exactly as illustrated



DIAGRAM No 2



Manufactured Home

Manufactured Home

Manufactured Home

Manufactured Home

2014-47

Manufactured Home

Development Permit Application No. 2014-49

Terri Simpson
Ptn. NE 12-6-2 W5M
Accessory Building – Garage
Setback Variance Requested



MD OF PINCHER CREEK

July 24, 2014

TO: Municipal Planning Commission
FROM: Roland Milligan, Director of Development and Community Services
SUBJECT: Development Permit Application No. 2014-49

1. Applicant

Applicant(s): Terry and Sean Simpson
Location: Ptn. of NE 12-6-2 W5M
Division: 3
Size of Parcel: 2.51 ha (6.19 Acres)
Zoning: Agriculture – A
Development: New Accessory Building (Garage)

2. Background/Comment

- On July 24, 2014 received the complete application for a proposed new accessory building (Enclosure No. 1).
- The application is in front of the MPC because:
 - The proposed location of the accessory building will require a waiver of the minimum front yard setback requirement from a municipal road right-of-way.

Discussion

- The applicants are wanting to construct a new garage on the site of the garage that burned to the ground earlier this year.
- The location of the previous garage is the ideal location for the new one as it is an established yard and would require the minimum amount of disturbance to relocate the garage there.
- Due to the difficulties inherent with the parcel, this is the most reasonable location to reconstruct.
- The MD road adjacent to the east side of the proposal is not a maintained road and is not required for access past this point.
- The proposed garage is slightly larger than the previous garage but will not be located any closer to the road allowance.
- The applicant has been informed of the road closure process and may consider it in the future.
- 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.

Recommendation No. 1:

That Development Permit Application No. 2014-49 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 42.5 m (139 ft) Setback Waiver be granted from the minimum Front Yard Setback of 50m (164 ft) for a Setback of 7.5m (25 ft).

Recommendation No. 2:

That Development Permit Application No. 2014-49 be denied as it does not comply with the requirements of Land Use Bylaw 1140-08.

Recommendation No. 3:

That Development Permit Application No. 2014-49 be approved subject to conditions and/or variances as determined by the Municipal Planning Commission.

Enclosures

Supporting Documents:

Enclosure No. 1 Development Permit Application No. 2014-49

Respectfully Submitted,

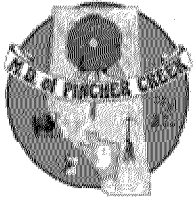


Roland Milligan

Reviewed by: Wendy Kay, CAO

W Kay

July 25, 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. 2014-49

Date Application Received 2014/07/24

PERMIT FEE 150.00

Date Application Accepted 2014/07/24

RECEIPT NO. 18284

Tax Roll # A266000

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: Terri Simpson / Sean Simpson

Address: Box 2163, Pincher Creek, Tok 1W0

Telephone: 403-627-5294 Email: _____

Owner of Land (if different from above): Terri Simpson

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:

replace burned down garage

Legal Description: Lot(s) _____

Block _____

Plan _____

Quarter Section Portion of NE 12 6 2 West of 5th

Estimated Commencement Date: as soon as possible

Estimated Completion Date: _____

SECTION 3: SITE REQUIREMENTS

Land Use District: AGRICULTURE - A Division: 3

Permitted Use Discretionary Use X-DIVER REQ'D.

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			
(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	By Law Requirements	Conforms
(1) Area of Site			
(2) Area of Building	125 m ²		
(3) %Site Coverage by Building			
(4) Front Yard Setback Direction Facing: <u>EAST</u>	7.5 m	50m	YES REQUIR REQ'D.
(5) Rear Yard Setback Direction Facing: <u>WEST</u>	27.5 m	25 m SOL. FRONT	YES
(6) Side Yard Setback: Direction Facing: <u>SOUTH</u>	67.0 m	50m	YES
(7) Side Yard Setback: Direction Facing: <u>NORTH</u>	26.0 m	50m	YES
(8) Height of Building	5.5 m		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.

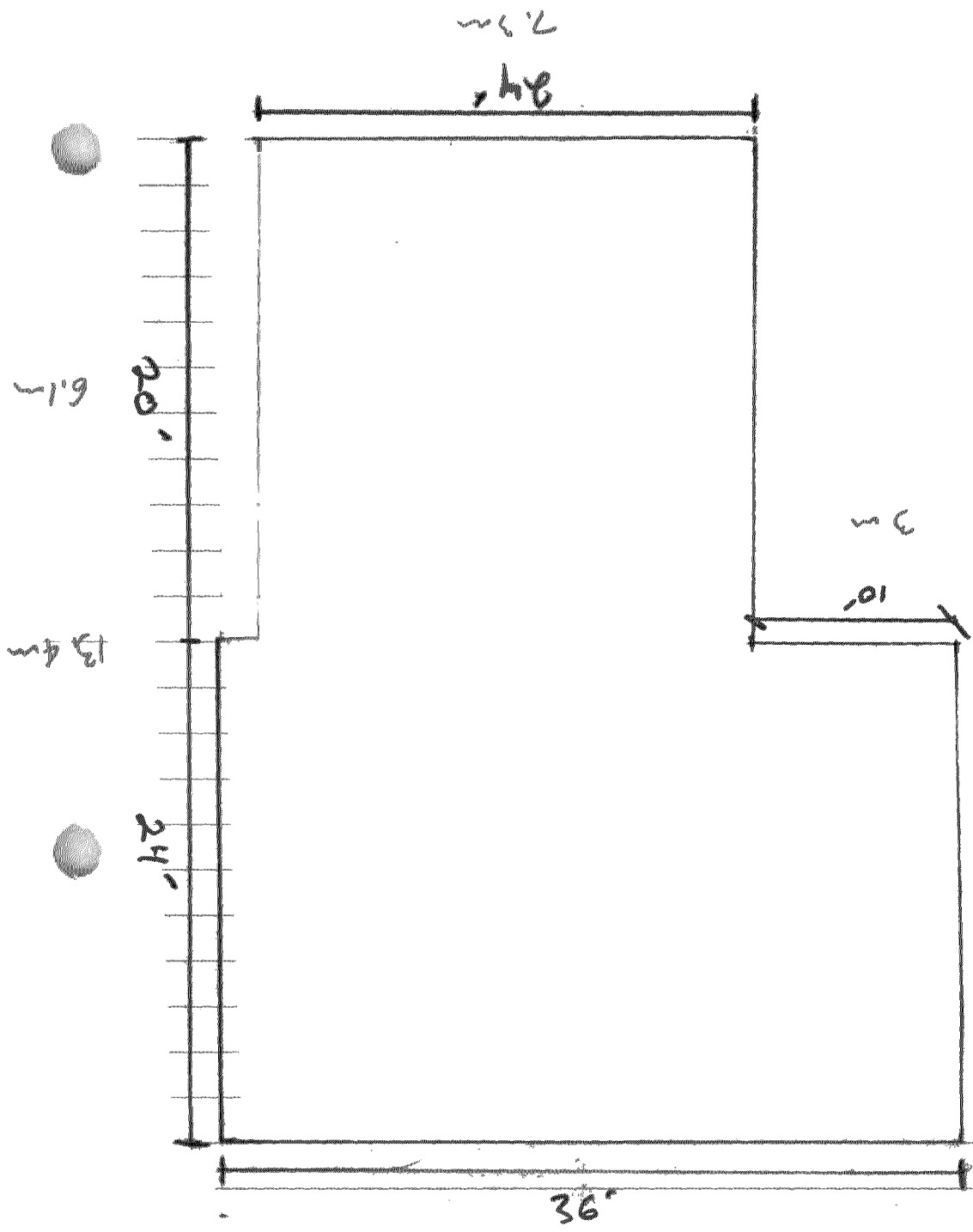
I also consent to an authorized person designated by the municipality to enter upon the subject land and buildings for the purpose of an inspection during the processing of this application.

DATE: Fri, July 11, 2014

Terr Simpson
Applicant

Terr Simpson
Registered Owner

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



7.9m

8.4m

6.1m

20'

13.4m

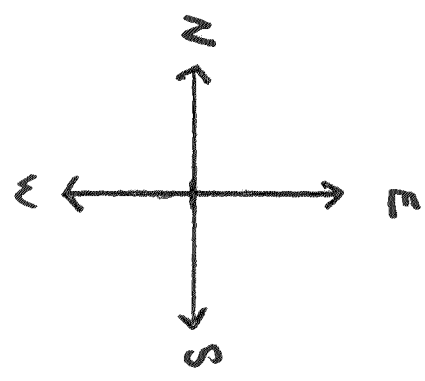
24'

3m

10'

36'

10.9m





PROPOSED
LOCATION OF NEW
GARAGE

27.5m

67m

7.5m

8.0m

SCALE 1:500
NORTH

**DIRECTOR OF DEVELOPMENT AND COMMUNITY SERVICES
REPORT –July 2014**

Development / Community Services Activities includes:

- July 8 Policy and Plans
- July 8 Public Hearing – Bylaw 1252-14
- July 8 Council
- July 8 Municipal Planning Commission
- July 10 Staff Meeting
- July 14-18 Holidays
- July 21 Budget Meeting
- July 23 MD Tour with Constable Sokoloski

PLANNING DEPARTMENT STATISTICS

Development Permits Issued by Development Officer for July 2014

2014-40	Don and Evelyn Laqua	SE 8-7-2 W5M; Lee Lake	Division 5	Cabin
2014-41	Myrna Elliott	Lot 7, Plan 9111895; SW 7-7-2 W5M	Division 5	Gazebo
2014-42	Russell Presby	Ptn. NW 3-7-29 W4M	Division 4	Addition to Shop
2014-43	Jan Monnissen	Ptn. NW 24-8-1 W5M	Division 4	Single Detached Residence with Garage and Horse Stables
2014-44	Michelle and Andre Vogelaar	Lot 1, Block 1, Plan 1311874; SE 25-6-30 W4M	Division 2	Accessory Building – Shop
2014-45	Lorelei Schmidt-Warren	Lot 5, Block 1, Plan 9110041; Beauvais Lake	Division 3	Cabin

Development Permits Issued by Municipal Planning Commission for July 2014


2014-37	Everett and Patricia Nowlin	Lot 1, Block 1, Plan 0510423; SW 25-9-3 W5M	Division 5	Accessory Building – Pole Shed
2014-38	Ellis Stonehocker	Ptn. NW 20-2-29 W4M	Division 1	Accessory Building
2014-39	Castle Mountain Ski Lodge Ltd.	Lot 1, Block 5, Plan 0512644; NE 24-4-4 W5M	Division 3	Accessory Building – Storage Building

Development Statistics to Date


DESCRIPTION	July 2014	2014 to Date	July 2013	2013	2012
Dev Permits Issued	9 6- DO / 3- MPC	42 29- DO / 14- MPC	9 3- DO / 6- MPC	67 42- DO / 25- MPC	68 49- DO / 19- MPC
Dev Applications Accepted	9	50	7	66	74
Utility Permits Issued	2	16	3	32	36
Subdivision Applications Approved	0	3	0	9	15
Rezoning Applications Approved	1	1	0	2	1
Seismic / Oil / Gas	0	0	1	3	3
Compliance Cert	4	12	1	19	24

RECOMMENDATION:

That the Development Officer's Report for the period ending July 24, 2014, be received as information.

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

Date: July 24, 2014

Reviewed by: Wendy Kay, CAO 

Date: July 25, 2014

Submitted to: Municipal Planning Commission

Date: August 5, 2014