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
	b. Development Permit Application No. 2014-47 Peter and Colette Damgaard Lot 17, Block 14, Plan 0613288; Hamlet of Lundbreck
	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
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

Councillor Grant McNab Absent:

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.

ADOPTION OF AGENDA 1.

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

ADOPTION OF MINUTES 2.

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.

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.

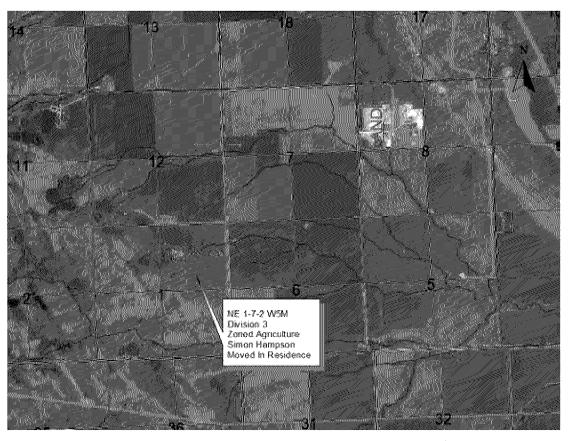
Carried

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





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.

Lo. Kan

Enclosures

Supporting Documents:

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

Respectfully Submitted,

Roland Milligan

Reviewed by: Wendy Kay, CAO

5017 05,2014



Municipal District of Pincher Creek

P.O. Box 279

Pincher Creek, AB TOK 1W0

Phone: 403.627.3130 • Fax: 403.627.5070

DEVELOPMENT PERMIT APPLICATION

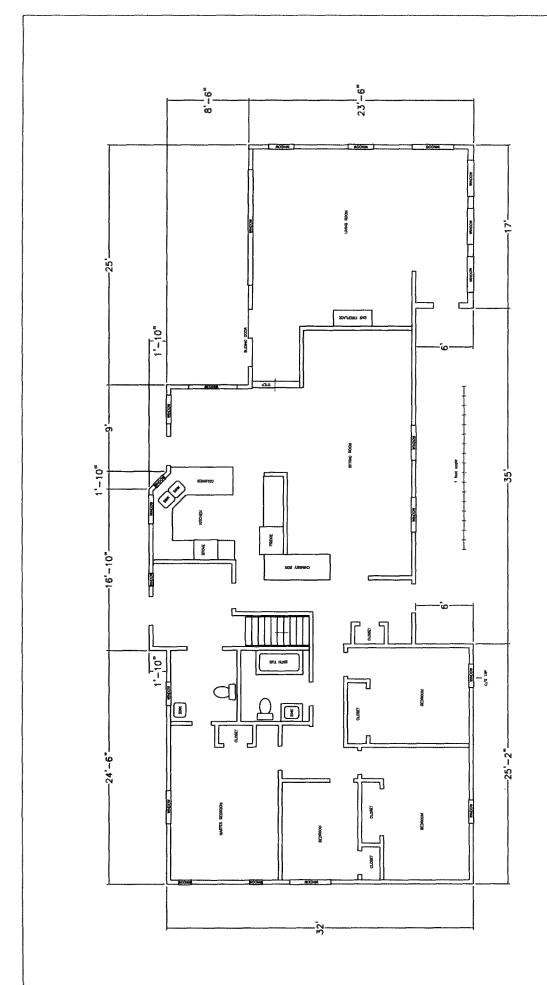
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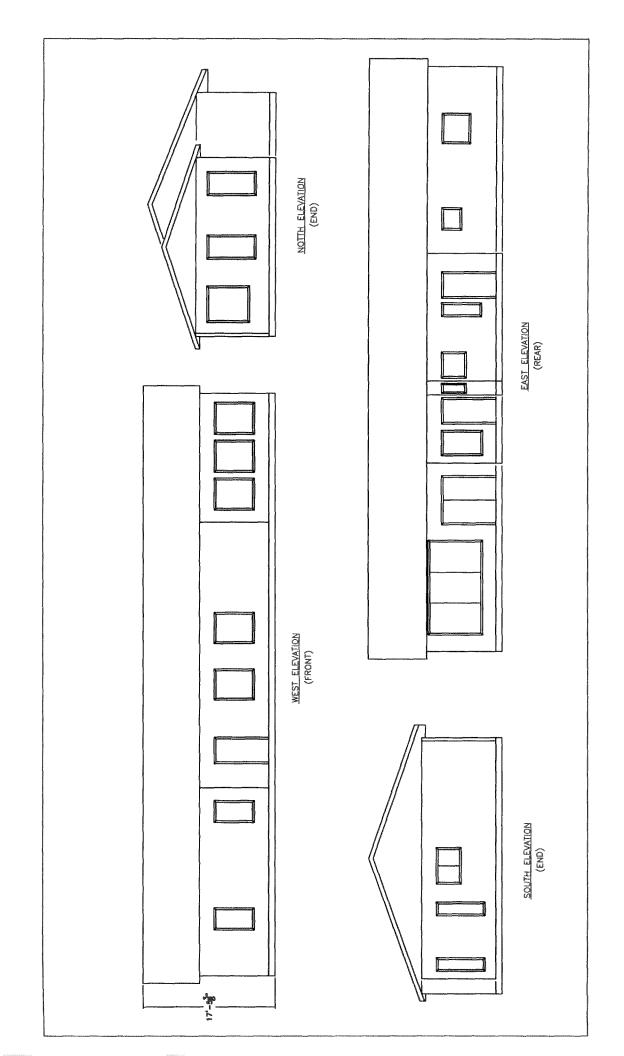
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(8) Height of Building			
(9) Number of Off Street Parking Spaces			
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Information on this application form will become part of a file which may be considered at a public meeting.

PROPOSED LECENTON

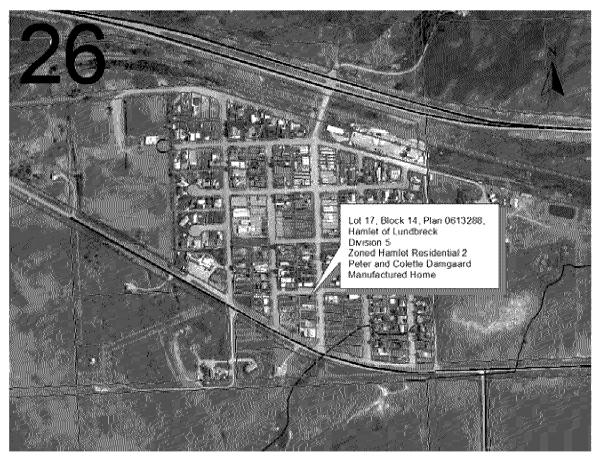


(1740 SQUARE FOOT BUNGALOW)



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

w. Kay 5 wy 25, 2014

Respectfully Submitted,

Roland Milligan

Reviewed by: Wendy Kay, CAO



Municipal District of Pincher Creek P.O. Box 279

Pincher Creek, AB TOK 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. 3014-47
Date Application Received 2014/07/15 PERMIT FEE 150
Date Application Accepted 3014/07/15 RECEIPT NO. 18195
Tax Roll # 0270.000 400 Breekenridge 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 DAMBARD
Address: Box 286 LUNDBRECK AB. TOK-140
Telephone: 4036278244 632 9624 Email: Colette damgacard @hotmail.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:
TO PLACE A SINDLE WIDE MANUFACTURED HOME WHITH
ATTACHED CHARDER ON LOT
Legal Description: Lot(s)
Block 14
Plan 0613288
Quarter Section
Estimated Commencement Date:
Estimated Completion Date: October 2014

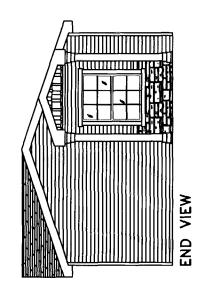
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Is the proposed development site within 100 metrodrainage course or floodplain?	es of a swamp, go	ully, ravine, coule	e, natural
☐ Yes			
Is the proposed development below a licenced da	m?		
☐ Yes ☐ No			
Is the proposed development site situated on a sl	ope?		
☐ Yes			
If yes, approximately how many degrees of s	lope? degr	ees	
Has the applicant or a previous registered owner geotechnical evaluation of the proposed develope		e stability study	or
☐ Yes ☐ No ☐ Don't kno	ow 🖳 No	t required	
Could the proposed development be impacted by	a geographic fea	ture or a waterbo	dy?
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PRINCIPAL BUILDING	Proposed	By Law Requirements	Conforms
(1) Area of Site	60×120	668-2	γcs
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(4) Front Yard Setback Direction Facing:	30/917	3,05~	YES
(5) Rear Yard Setback		1.5	
Direction Facing: South	10'(3 m)	1, 20	YES
(6) Side Yard Setback: Direction Facing: EAST	20'(6.1-)	6~	YES
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(9) Number of Off Street Parking Spaces	2.	2	YES
Other Supporting Material Attached (e.g. site plan, ar	chitectural drawing	3)	•

ACCESSORY BUILDING	Proposed	By Law Requirements	Conforms
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Information on this application form will become part of a file which may be considered at a public meeting.

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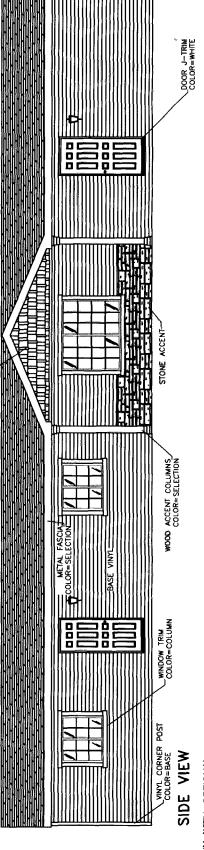
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NOTE: HITCH END WINDOW CHANGES TO A 46-60

ROUGH SAWN SHAKES-



SHOWN WITH OPTIONAL: LATTICE WINDOWS

MODULINE MEDICINE HAT 1421 Brier Park Creasest Medicine Hat, Alberta 71C 178 (403) 527 1566

Drawn By: Date:

11/19/09 Checked By:

A REVISED TRIM TO SELECTION

B REVISED ELEVATION FOR DORMER TO EXTEND TO PEAK

MANSURA

MANSURA EXTERIOR Dete:

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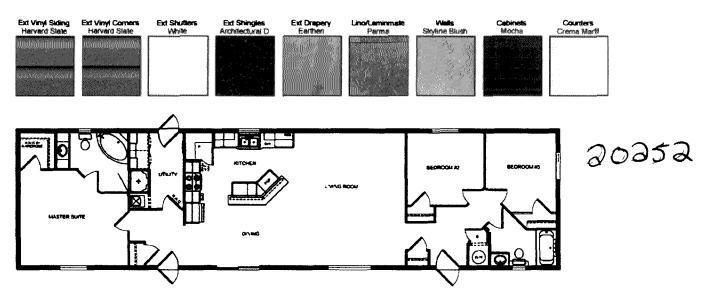
DRAWING NO. MEDICINE HAT

O8/03/11

#0722

JMD

Best Buy Homes Page 1 of 1



^{*} due to the large variety of options and features this home may not be exactly as illustrate

DIAGRAM NO Z



Development Permit Application No. 2014-49

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



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:

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):

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 Koy July 35,2014



All grey areas will be completed by the Planning Authority

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 comp	pleted by the Manning Authority	DEVELOPMENT PERMIT APP	LICATION NO. 2014-49
Date Application Rece	eived 201/07/24		PERMIT FEE 150.00
Date Application Acce	epted 2014/07/24		RECEIPT NO. 18284
Tax Roll # 4266	<u>000</u>		
kept on file by those a services. The application of the Freedom of Infor	ngencies. This information m on and related file contents w	I with appropriate government / or nay also be used by and for any fill become available to the public a vacy Act (FOIP). If you have any of tof Pincher Creek No. 9	or all municipal programs and and are subject to the provisions
SECTION 1: GENER			
	ri Simpson 2163, Pinc 627-5294	Sean Si	mpson SK IWO
Owner of Land (if di	ifferent from above):	Terri Simpson	65
Address:			Telephone:
Interest of Applican	t (if not the owner):		
SECTION 2: PROPO	OSED DEVELOPMENT		
		ermit under the provisions of Land herewith and which forms part of t	
A brief description	of the proposed develop	ment is as follows:	
replace	burned don	NN GOVACIP.	
		3 3	20000000000000000000000000000000000000
	The state of the s	The second secon	
Legal Description:	Lot(s)	403500000	🔥
	Block		
	Plan		
	Quarter Section Por h	on of NE 12 6	
Estimated Commen	cement Date: <u>as</u> S	ioon as possib	ile

Municipal District of Pincher Creek, No. 9 Land Use Bylaw 1140-08

Appendix B

SECTION 3: SITE RI	EQUIREMEN'	TS			
Land Use District:	AGI	DICULTURE	- A	Divis	ion: 3
☐ Permitted Use	[PDisc	retionary Use	SAMES		Transaction of
Is the proposed deve drainage course or f		e within 100 meti	res of a swamp,	gully, ravine, coul	ee, natural
☐ Yes	□ /No				
Is the proposed deve	elopment bel	ow a licenced da	am?		
☐ Yes	No No				
Is the proposed deve	elopment site	e situated on a s	lope?		
☐ Yes	₩ No				
If yes, approx	imately how n	nany degrees of s	lope? deç	yrees .	
Has the applicant or geotechnical evaluate				ope stability study	or
☐ Yes	No No	☐ Don't kn	ow 🗆 N	lot required	
Could the proposed	developmen	t be impacted by	a geographic fe	ature or a waterbo	ody?
☐ Yes	☑ No	☐ Don't thi	nk so		
PRINCIPAL BUILDIN	IG	**************************************	Proposed	By Law Requirements	Conforms
(1) Area of Site			· · · · · · · · · · · · · · · · · · ·	requirements	
- Trea or one		10 100000000000000000000000000000000000			10 10 10 per
(2) Area of Building					
(3) %Site Coverage b	y Building				
(4) Front Yard Setbac					
Direction Facing: (5) Rear Yard Setback				30000000000000000000000000000000000000	
Direction Facing:					
(6) Side Yard Setback Direction Facing:				inglight to see a second	
(7) Side Yard Setback	A STATE OF THE STA				
Direction Facing:	• •				
(8) Height of Building					
(9) Number of Off Stre	eet Parking S	paces			
Other Supporting Mat	terial Attached	d (e.g. site plan, a	rchitectural drawir	ng)	

ACCESSORY BUILDING	Proposed	By Law Requirements	Conforms
(1) Area of Site			
(2) Area of Building	125-2		
(3) %Site Coverage by Building			
(4) Front Yard Setback Direction Facing: ₩5€	75~	500	76010.
(5) Rear Yard Setback Direction Facing:	27.5~	25 m SEC FERRIT	YES
(6) Side Yard Setback: Direction Facing:	670m	50~	YES
(7) Side Yard Setback: Direction Facing: PORTH	268-	50~	Yes
(8) Height of Building	5.5~		YES
(9) Number of Off Street Parking Spaces			linelli (i

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

Applicant

Registered/Owner

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





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 MeetingJuly 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.

Community Services

Prepared by:

Roland Milligan, Director of Development and

Date: July 24, 2014

Reviewed by:

Wendy Kay, CAO Lo Kay

Date: Zuly 25, 2014

Submitted to:

Municipal Planning Commission

Date: August 5, 2014