

Municipal District of Pincher Creek No. 9
SPECIAL MUNICIPAL PLANNING COMMISSION
July 13, 2015
4:30 pm
Agenda

- 1. Call to Order**
- 2. Adoption of Agenda**
- 3. Development Permit Applications**
 - a. Development Permit Application No. 2015-43
Hugh Lynch-Staunton
Lot 1, Plan 9011599; SW 23-9-2 W5M
- 4. Adjournment**

MD OF PINCHER CREEK

July 10, 2015

TO: Municipal Planning Commission
FROM: Roland Milligan, Development Officer
SUBJECT: Development Permit Application No. 2015-43

1. Application Information

Applicant: Hugh Lynch-Staunton
Location Lot 1, Plan 9011599; SW 23-9-2 W5M
Division: 5
Size of Parcel: 1.21 ha (2.99 Acres)
Zoning: Agriculture
Development: Moved-In Single Detached Residence

2. Background/Comment

- On July 9, 2015, the MD received the complete application requesting the placement of a Moved-In residential building on the above parcel (Enclosure No. 1) and a letter requesting a Special Meeting of the MPC to consider the application (Enclosure No. 2).
- The application is in front of the MPC because:
 1. Within the Agriculture Land Use District, Moved-In Residential Building is a discretionary use, therefore approval must be provided by MPC.
- The building is the same building that was denied by the MPC at the July 7, 2015 MPC meeting because it did not comply with the Land Use Bylaw.
- The applicant has submitted a letter with his application requesting a Special Meeting of the MPC be held to review this application (Enclosure No. 2)
- The following is the motion from that meeting:

Moved that report from the Director of Development and Community Services, dated June 30, 2015, regarding Development Permit Application No. 2015-34, be received;

And that Development Permit Application No. 2015-35 be denied because within the Agriculture Land Use District, Duplex is not a listed use.
- The MPC would not waive use (Duplex) and therefore the application was denied as it did not comply with the LUB.
- Reapplication for a development permit is addressed in Section 22 of the LUB.
- Section 22.1 states that another application on the same parcel and for the same or similar use, may not be accepted by the Development Officer before the expiration of six (6) months from the date of refusal.

- However, pursuant to Section 22.2 of the LUB, if an application was refused solely because it did not comply with this bylaw, another application on the same lot or parcel and for the same use may be accepted by the Development Officer before the expiry of the time period referred to in Section 22.1 provided that the subsequent application complies with this bylaw.
- The applicant has submitted a floor plan that shows that what was once a duplex will now become a single detached residence, thereby meeting the definition of Moved-In Residential Building.
 - 6.94 Moved-In Residential Building
 - A “Single-detached residence” that has been constructed or located on one site, occupied, then relocated to another site.
- The application was circulated to the adjacent landowner with no response being received at the time of preparing this report.
- The proposed location meets the required setbacks of the land use district.

Recommendation No. 1:

That Development Permit Application No. 2015-34 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.

Recommendation No. 2:

That Development Permit Application No. 2015-34 be approved subject to any conditions as determined by the Municipal Planning Commission.

3. Enclosures

Supporting Documents:

Enclosure No. 1 Development Permit Application No. 2015-43 and supporting documents

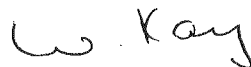
Respectfully Submitted,



Roland Milligan

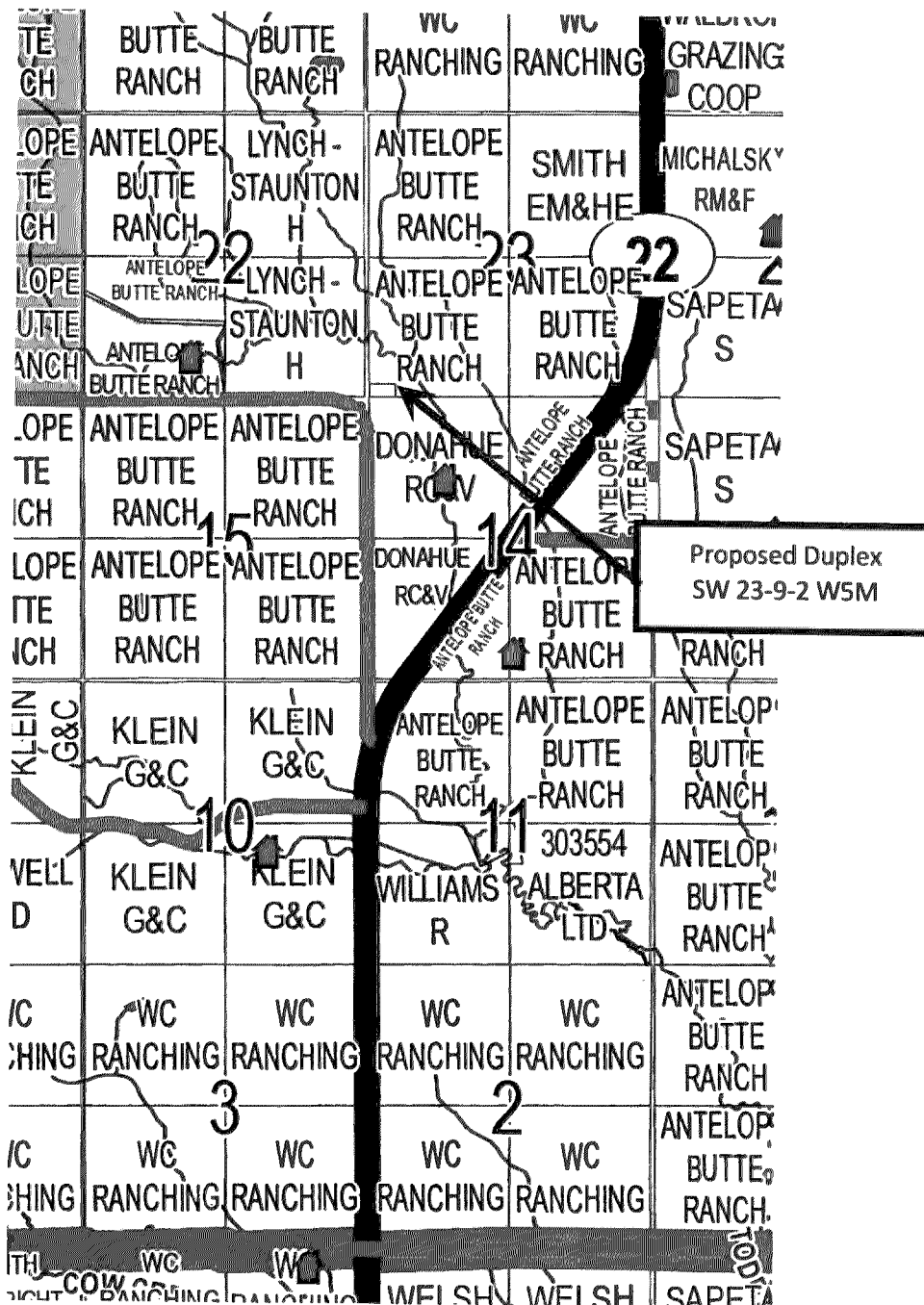
Enclosure No. 1 Development Permit Application
 Enclosure No. 2 Letter Requesting Special Meeting

Reviewed by: Wendy Kay, CAO



July 10, 2015

Location of Proposed Development





DEVELOPMENT PERMIT APPLICATION

All grey areas will be completed by the Planning Authority

DEVELOPMENT PERMIT APPLICATION NO. 2015-43

Date Application Received July 9/2015

PERMIT FEE \$150.00

Date Application Accepted July 9/2015

RECEIPT NO. 22855

Tax Roll # 4876.010

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: ANTELOPE BUTTE RANCH LTD

Address: BOX 10 LUNDBRECK ALBERTA T0K1H0

Telephone: 403 628-2420 Email: adm1@jrtwave.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:

MOVED - IN RESIDENTIAL BUILDING

Legal Description: Lot(s) 1

Block 901 1599

Plan _____

Quarter Section SW 23 9-2-5

Estimated Commencement Date: AUG 1 / 15 ?

Estimated Completion Date: OCT 15 / 15

SECTION 3: SITE REQUIREMENTS

Land Use District: AGRICULTURE - Δ Division: 5

Permitted Use Discretionary Use

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

Yes No

Is the proposed development below a licenced dam?

Yes No

Is the proposed development site situated on a slope?

Yes No

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

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

Yes No Don't know Not required

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

Yes No Don't think so

PRINCIPAL BUILDING	Proposed	By Law Requirements	Conforms
(1) Area of Site	2.99 ACRES		
(2) Area of Building	1372 SQ. FT.		
(3) %Site Coverage by Building			
(4) Front Yard Setback Direction Facing: WEST	190m	50m	YES
(5) Rear Yard Setback Direction Facing: EAST	55m	7.5m	YES
(6) Side Yard Setback: Direction Facing: NORTH	20m	7.5m	YES
(7) Side Yard Setback: Direction Facing: SOUTH	40m	7.5m	YES
(8) Height of Building	15'		YES
(9) Number of Off Street Parking Spaces			

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

ACCESSORY BUILDING	Proposed	By Law Requirements	Conforms
(1) Area of Site			
(2) Area of Building			
(3) %Site Coverage by Building			
(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 9/15 ANTELOPE BUTTE RANCH LTD
PER [Signature]
Applicant

ANTELOPE BUTTE RANCH LTD
Registered Owner

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

15-053/058



**\$ 125,000.00 plus GST
delivered within 150
kms radius of our yard,
subject to accessibility
at destination**



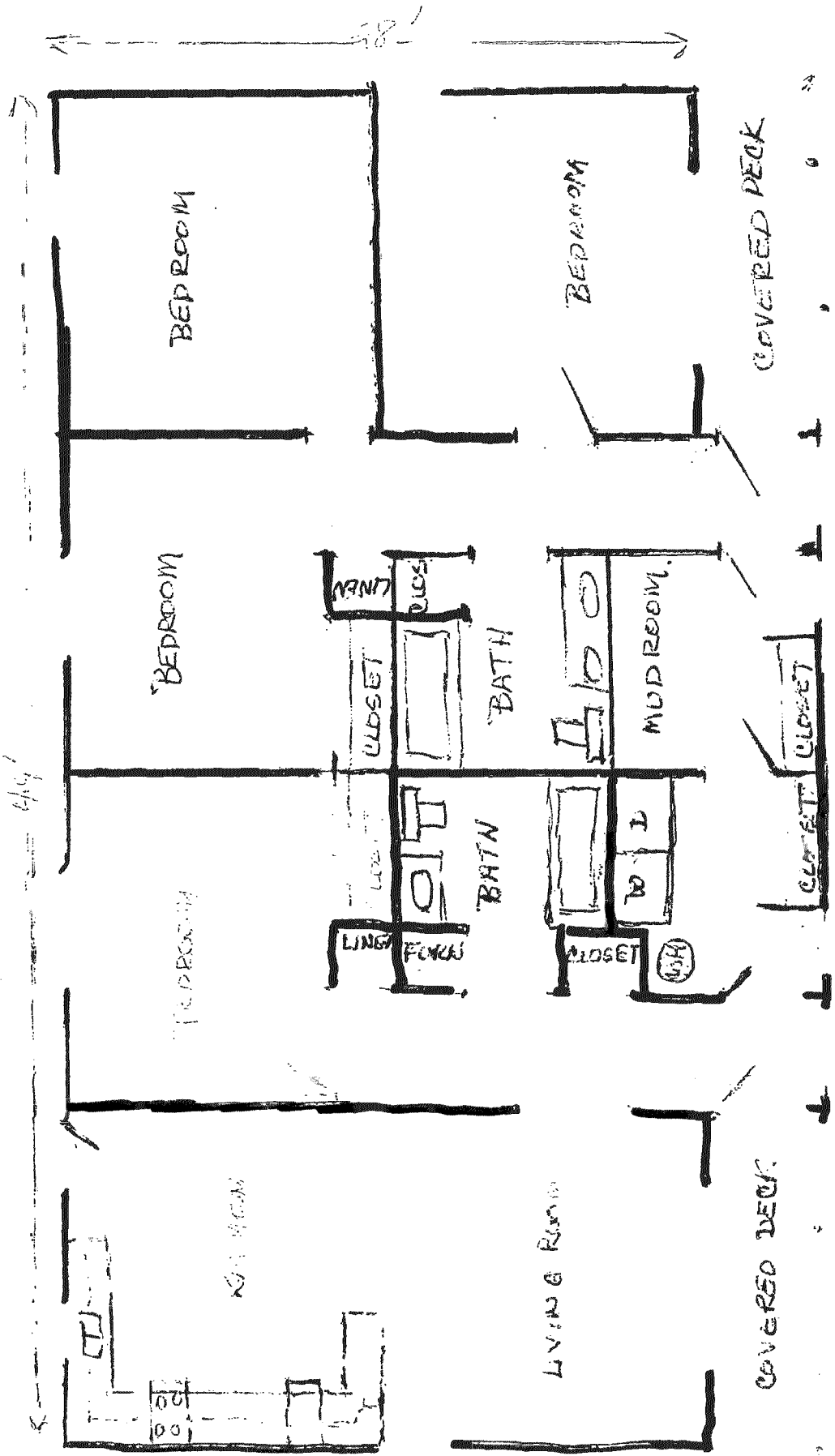
One Bedroom Units – Self contained 4 Plex

- **Year built:** Built for the 1988 Olympics then turned into seniors housing units
- **Dimensions:** 24.5 X 28
- **Sq. ft.** 636 sq ft approx.
- **Bedrooms:** 1
- **Bathrooms:** 1- 4 pc
- **Flooring:** carpet, Linoleum, Laminate
- **Appliances:** Washer, Dryer, stove, fridge, furnace, hot water tank
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- **Features:** bright kitchen/dining area, nice cupboards, laundry room, bright living room, kitchen/ living room open concept, individual covered decks for each unit.

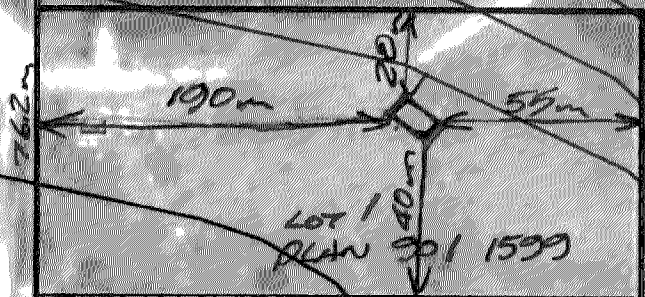
Holmes Building Movers Ltd

1-866-549-0277

www.holmesbuildingmovers.com



SW 23-9-209m



SCALE
1:2000
1mm = 2m



HOLMES

BUILDING MOVERS LTD.

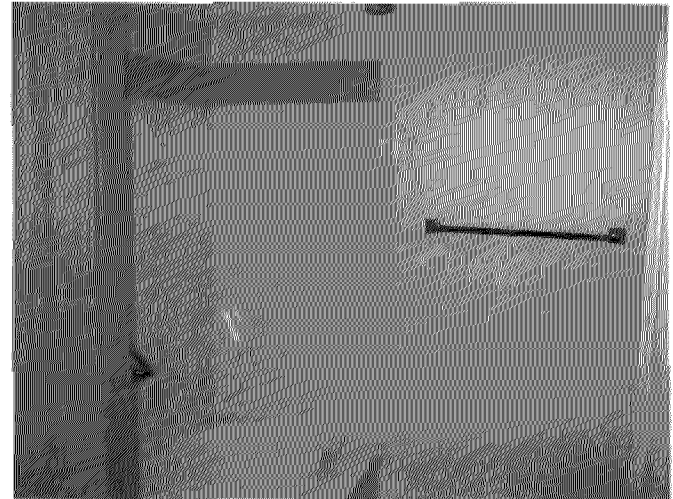
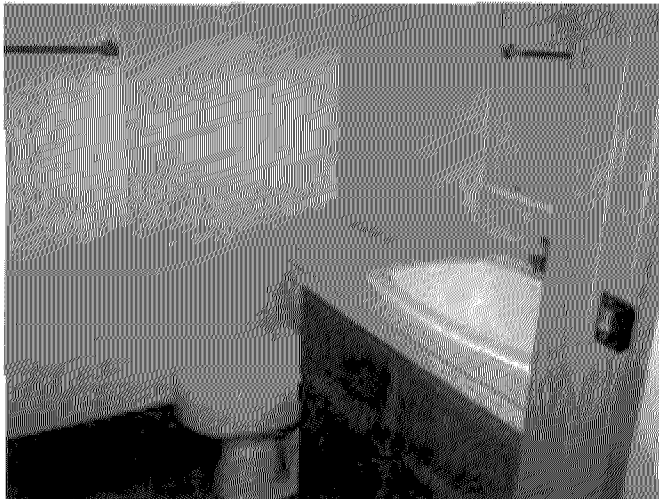
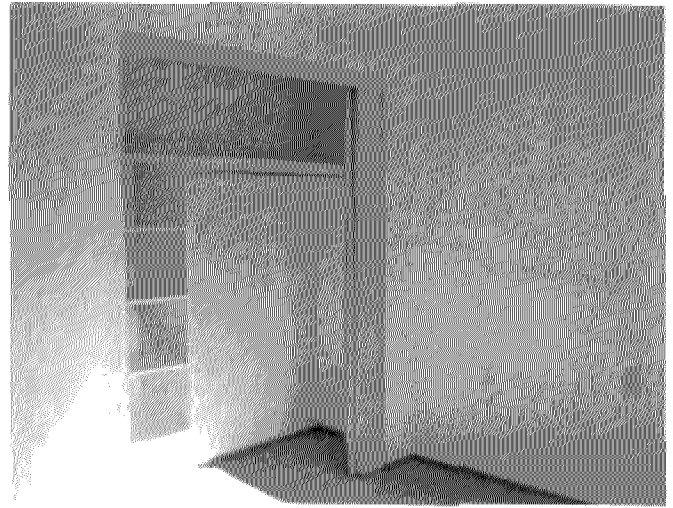
Home	Building Moves	House Raising	Houses for Sale	About Us	Contact Us	Scrap Book
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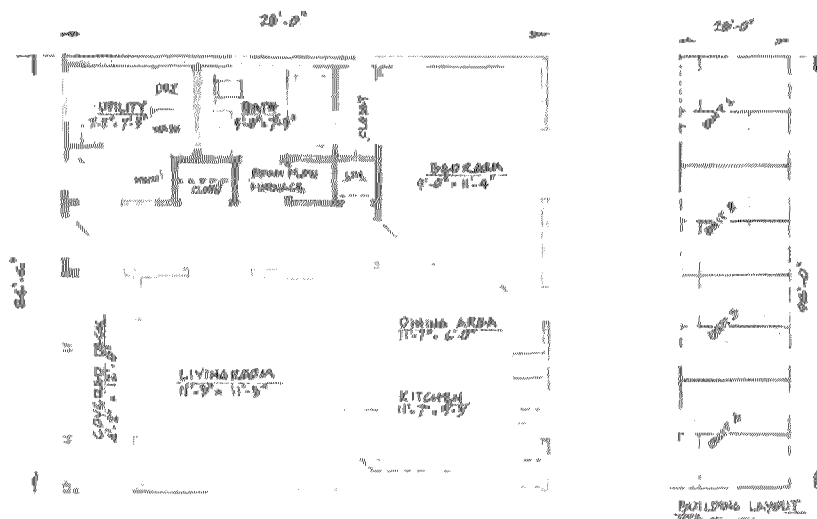
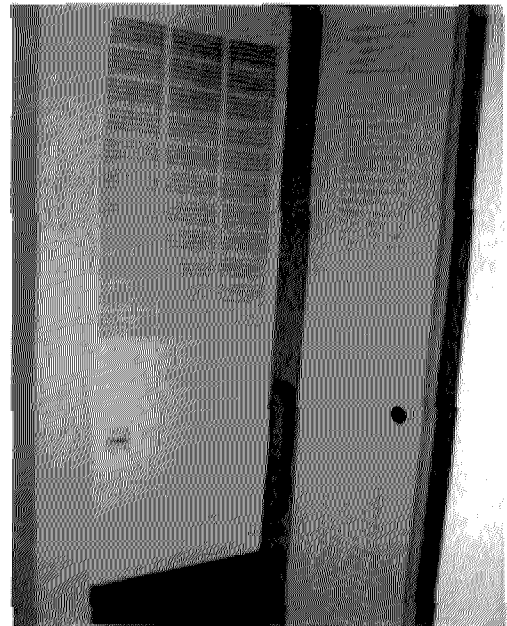
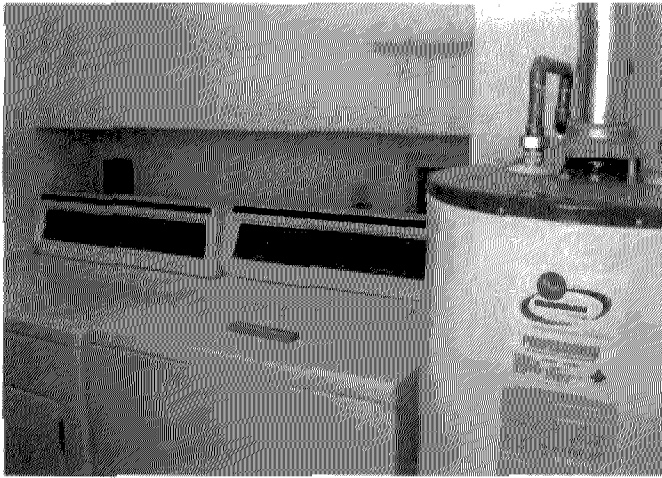


#15-052

1. Unit size..... +634 sq ft per unit
2. 4-plex dimensions.....+98'-0"x28'-0"
3. Constructed for the 1988 winter olympics to government standards
4. Fully fire separated between units
5. 2x6 exterior wall framing
6. Vinyl windows and siding
7. One bedroom units
8. In-unit laundries
9. One-level living designed for crawl spaces
10. Roofed-over entry/verandas
11. Most units equipped with washer, dryer, fridge, stove and hood fans
12. Five 4-plexes presently available
13. Possible to set up as duplexes







TYPICAL 4-PLEX FLOOR PLAN BUILDING NO 15-052