

**Municipal District of Pincher Creek No. 9
MUNICIPAL PLANNING COMMISSION**

July 5, 2016

6:30 pm

Agenda

- 1. Adoption of Agenda**
- 2. Minutes**
 - a. Minutes of June 7, 2016
- 3. In Camera**
- 4. Unfinished Business**
- 5. Development Permit Applications**
 - a. Development Permit Application No. 2016-30
Charles Fullerton and Shawn Fullerton
NE 23-9-1 W5M
Moved-In Residential Building
 - b. Development Permit Application No. 2016-32
Bernard Bonertz
Lot 3, Block 6, Plan 8010218; Hamlet of Beaver Mines
Accessory Building- Garage
Variances Required
- 6. Development Reports**
 - a. Development Officer's Report
- Report for the month of June 2016
- 7. Correspondence**
- 8. New Business**
- 9. Next Regular Meeting – September 6, 2016; 6:30 pm**
- 10. Adjournment**

Meeting Minutes of the
Municipal Planning Commission

June 7, 2016, – 6:30 pm

Municipal District of Pincher Creek No. 9 Administration Building

ATTENDANCE

Commission: Chairman Terry Yagos, Reeve Brian Hammond, Councillors Fred Schoening, Quentin Stevick, Garry Marchuk, and Member Dennis Olson

Absent: Member Bev Garbutt

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

COMMENCEMENT

Chairman Terry Yagos called the meeting to order, the time being 6:35 pm.

1. **ADOPTION OF AGENDA**

Reeve Brian Hammond 16/050

Moved that the June 7, 2016 Municipal Planning Commission Agenda, be approved as presented.

Carried

2. **ADOPTION OF MINUTES**

Councillor Fred Schoening 16/051

Moved that the Municipal Planning Commission Minutes of May 3, 2016, be approved as presented.

Carried

3. **IN CAMERA**

Member Dennis Olson 16/052

Moved that MPC and staff move In-Camera, the time being 6:36 pm.

Carried

Councillor Garry Marchuk 16/053

Moved that MPC and staff move out of In-Camera, the time being 6:40 pm.

Carried

4. **UNFINISHED BUSINESS**

Nil

5. **DEVELOPMENT PERMIT APPLICATIONS**

- a. Development Permit Application No. 2016-23
Fred White with Royal Canadian Legion
Lot 1, Plan 8211225; NE 23-6-30 W4M
Bobby Burns Fish Pond

Reeve Brian Hammond

16/054

Moved that the report from the Director of Development and Community Services, dated June 1, 2016, regarding Development Permit Application No. 2016-23, for the washroom upgrades, be received;

And that Development Permit Application No. 2016-23, 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 applicant adhere to any conditions as outlined in the required Roadside Development Permit issued by Alberta Transportation, a copy of which to be supplied and form part of this permit.

Carried

6. **DEVELOPMENT REPORTS**

- a) Development Officer's Report

Member Dennis Olson

16/055

Moved that the Development Officer's Report, for May 2016, be received as information.

Carried

7. **CORRESPONDENCE**

Nil

8. **NEW BUSINESS**

No New Business was added to the agenda.

MINUTES
Municipal Planning Commission (MPC)
Municipal District of Pincher Creek No. 9
June 7, 2016

9. **NEXT MEETING** – July 5, 2016; 6:30 pm

10. **ADJOURNMENT**

Councillor Garry Marchuk

16/056

Moved that the meeting adjourn, the time being 6:42 pm.

Carried

Chairperson Terry Yagos
Municipal Planning Commission

Director of Development and Community
Services Roland Milligan
Municipal Planning Commission

DRAFT

I, as well as (I am sure) other committee members of the Municipal Planning Commission, am finding set-back waiver requests divisive, frustrating, and indecisive. I would estimate that at least sixty percent of our applications deal with set-back waivers. It is time we addressed this!

On careful considerations, I will be making set-back decisions mainly based on three criteria:

1. Waivers could be granted on topographical or physical features that would make the development impossible or nearly impossible unless the waiver would be granted; for example: creeks, swamps, proximity to roads, etc.
2. Waivers would not be considered if they were matters of features that could be readily altered to make the issue tenable. Situations such as: shelterbelts, utilities, water and sewer, scenery considerations etc. are matters that can be dealt with by the applicant.
3. Set-back distances have to be based on sensible criteria rather than "pulled-out-of-a-hat". Council has directed that research be done to explore what other southern municipalities have suggested distances and criteria for these distances. Careful considerations dependent upon topographical features, types of adjacent roadways, climatic conditions, industrial developments proximity, etc. – could come into play.

Presently, my decision is based on the vague theory of "not creating undue hardship"! Different committee members interpret this in different ways causing the prevalent frustrations and indecisiveness.

I would ask the committee to encourage the research and recommendation on set-back distances asked for previously by council to be concluded and presented in the near future.

Thank you for your considerations..

Dennis M. Olson
Council Member

MD OF PINCHER CREEK

June 28, 2016

TO: Municipal Planning Commission
FROM: Roland Milligan, Development Officer
SUBJECT: Development Permit Application No. 2016-30

1. Application Information

Applicant(s): Charles Fullerton and Shawn Fullerton
Location NE 23-9-1 W5M
Division: 4
Size of Parcel: 57.4 ha (141.8 acres)
Zoning: Agriculture
Development: Moved-In Residential Building

2. Background/Comment/Discussion

- On June 2, 2016, the MD received Development Permit Application No. 2016-30 for approval for a moved-in residential building.
- The proposed location is within an older rail fenced yard that previously housed a single wide manufactured home.
- The proposed location has an existing septic tank and field, well, established windbreak, and a developed approach from Township Road 9-3A.
- There is an issue with the existing MD road as it is located outside the road plan. This causes an issue for the development as the MD road is approximately 16m south of the centerline of the road plan it is supposed to be on.
- The proposed location of the house is approximately 44m from the road plan, therefore requiring a waiver, but it is approximately 60m from what should be the edge of the road plan if built road were centered on a road plan.
- If the existing road were on a plan, no waivers would be required.
- This application is in front of the MPC because:
 - Within the Agriculture Land Use District, Moved-In Residential Building is a discretionary use.
 - A 6m waiver of the MD road setback of 50m is required.
- The application was circulated to one adjacent landowner. The MD received an email dated June 23, 2016 from the adjacent property owner stating that they had no objections to the proposed development.
- The application was also circulated to the Public Works Superintendent for comment. The Superintendent stated that he had no concerns with the proposed development.

Recommendation No. 1:

That Development Permit Application No. 2016-30, for a Moved-In Residential Building, be approved subject to the following Condition(s):

Condition(s):

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

Waiver(s):

- 1. That a 6 metre Setback Variance be granted, from the minimum 50 metre Setback Distance from a MD Road, for a 44 metre Front Yard Setback distance from Road Plan No. 3299 BM (Township Road 9-3A).

Recommendation No. 2:

That Development Permit Application No. 2016-30 be approved subject to any conditions as determined by the Municipal Planning Commission.

Recommendation No. 3:

That Development Permit Application No. 2016-30 be denied, with reasons for denial.

3. Enclosures

Supporting Documents:

Enclosure No. 1 Development Permit Application No. 2016-30 and supporting documents

Respectfully Submitted,



Roland Milligan

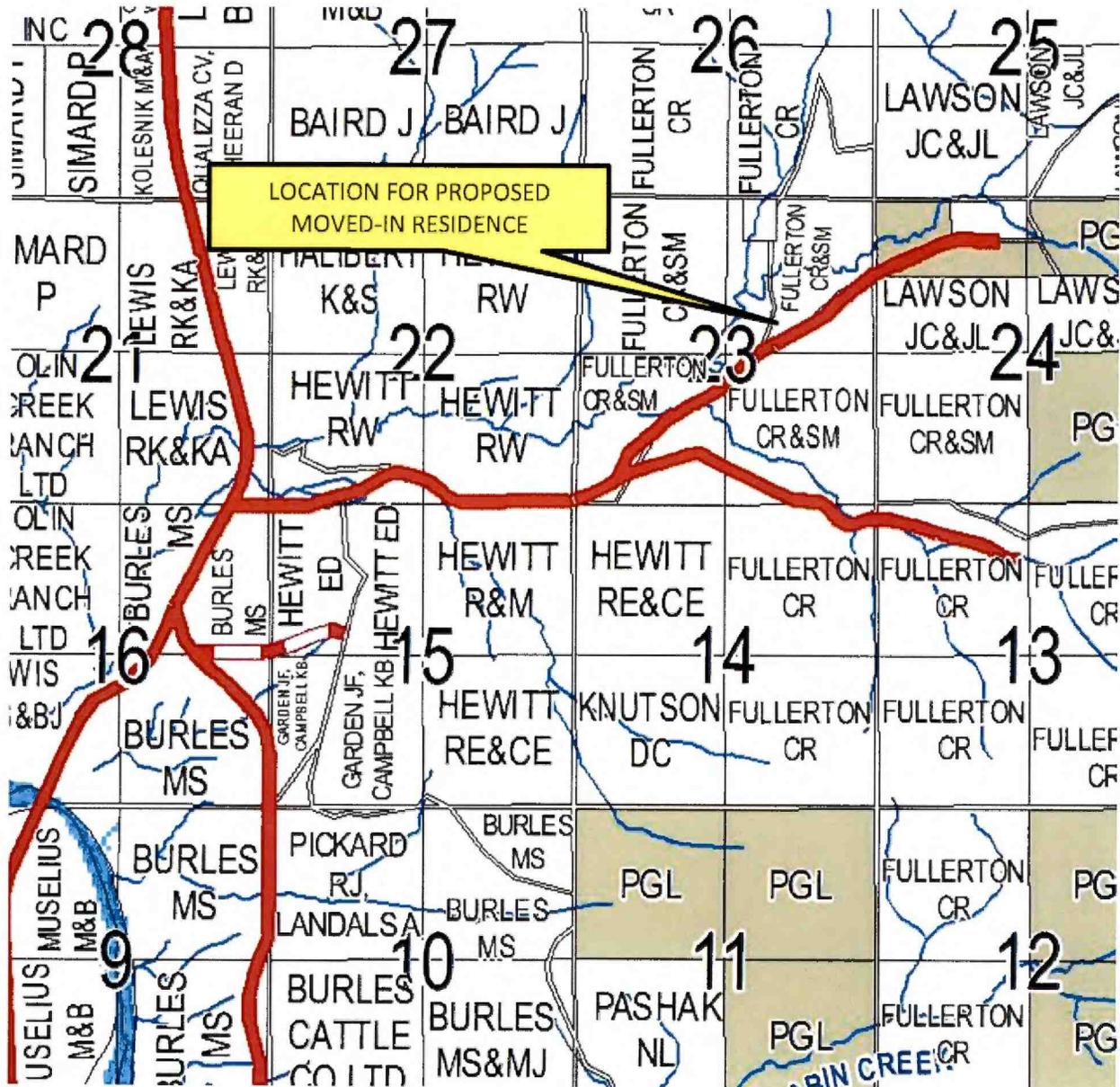
Reviewed by: Wendy Kay, CAO

W. Kay

June 30, 2016

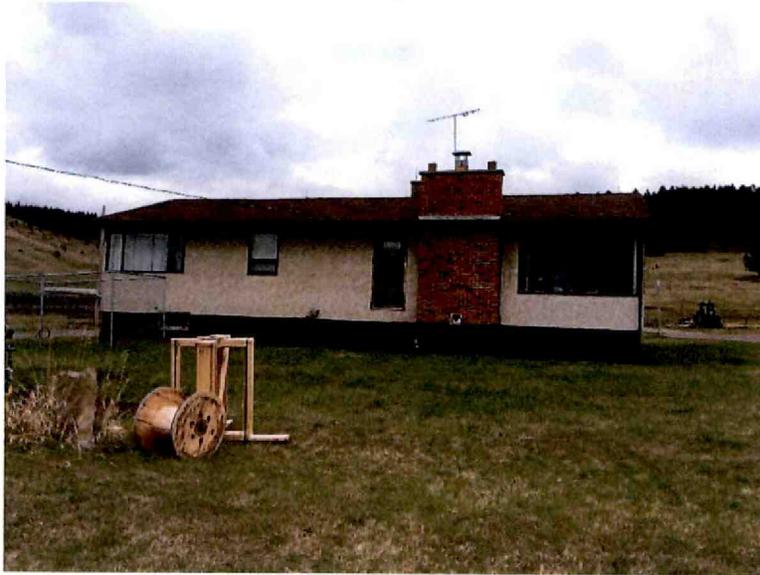
Location of Proposed Development

NE 23-9-1 W5M



PHOTOS

House to be Moved In



Current West Elevation (to be South at proposed location)



Current East Elevation (to be North at proposed location)



Current South Elevation (to be East at proposed location)



Current North Elevation (to be West at proposed location)

PHOTOS of proposed location (Indicated on site plan)



Photo 1 - At gate into fenced yard



Photo 2 – From approach on Twp. Rd. 9-3A



Photo 3 – From Twp. Rd. 9-3A



Phot 4 – Outside fenced yard showing wind break



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. 2010-30

Date Application Received 2010-06-02

PERMIT FEE \$150.00

Date Application Accepted 2010-06-02

RECEIPT NO. 26719

Tax Roll # 3902.000 1114 Twp Rd 9-3A

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: Charles Fullerton & Shawn Fullerton

Address: Box 348 Lundbreck, Ab T0K 1H0

Telephone: 403 628 3444 Email: crfull@gmail.com

Owner of Land (if different from above): Charles & Shawn Fullerton

Address: Box 348 Lundbreck, Ab Telephone: 403 628 3444

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 house onto existing farmyard that is already set up water, septic system.

Legal Description: Lot(s) _____

Block _____

Plan _____

Quarter Section NE 23 09 01 W5.

Estimated Commencement Date: Sept 2016

Estimated Completion Date: Sept 2016

SECTION 3: SITE REQUIREMENTS

Land Use District: Agriculture Division: 4
 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	141.8 acres		
(2) Area of Building	1326 sq ft.		
(3) %Site Coverage by Building			
(4) Front Yard Setback Direction Facing: <u>South</u>	44m r	50m	WAIVER REQ'D.
(5) Rear Yard Setback Direction Facing: <u>North</u>	^{metres} 620m	50m	YES
(6) Side Yard Setback: Direction Facing: <u>East</u>	^{quarters} 128m	50m	YES
(7) Side Yard Setback: Direction Facing: <u>West</u>	55m t.	50m	YES
(8) Height of Building	18ft.		
(9) Number of Off Street Parking Spaces	1		

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

single story bungalow
we own property adjacent on all sides

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: _____

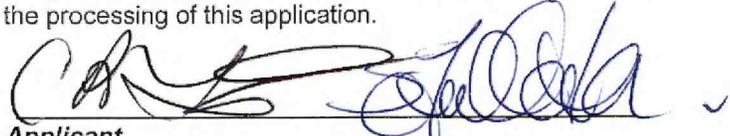
Type of demolition planned: _____

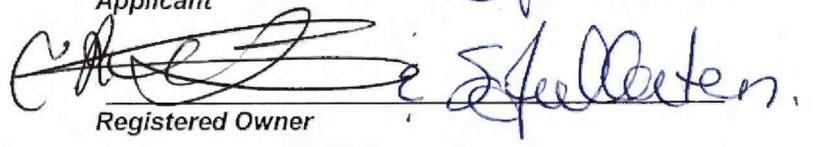
SECTION 5: SIGNATURES (both signatures required)

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: Jun 1 / 16


Applicant


Registered Owner

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



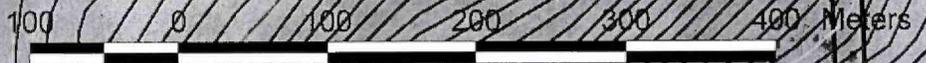
NE 23-9-1 W5M

PROPOSED LOCATION

TWP. RD. 9-94



23



Roland Milligan

From: John Lawson <john.lawson@toughcountry.net>
Sent: Thursday, June 23, 2016 9:30 AM
To: Roland Milligan
Subject: Development permit # 2016-30

Roland –

We have a letter from you dated June 9 regarding the above. We have no objection to the application as it is described and pictured in the material we received.

John and Jillian Lawson

MD OF PINCHER CREEK

June 28, 2016

TO: Municipal Planning Commission
 FROM: Roland Milligan, Development Officer
 SUBJECT: Development Permit Application No. 2016-32

1. Application Information

Applicant: Bernard Bonertz
Location: Lot 3, Block 6, Plan 8010218; Hamlet of Beaver Mines
Division: 3
Size of Parcel: 0.69 acres (30,000 ft²)
Zoning: Hamlet Single Detached Residential – HR1
Development: Accessory Building – Garage
Variances Required

2. Background/Comment/Discussion

- On June 14, 2016, the MD received Development Permit Application No. 2016-32 for the construction of an Accessory Building – Garage on a lot within the Hamlet of Beaver Mines.
- This application is in front of the MPC because:
 - Within the Hamlet Single Detached Residential (HR-1) land use district of Land Use Bylaw 1140-08, Accessory Buildings greater than 80m² (861ft²) are deemed a discretionary use.
 - Within the HR-1 land use district, the Front Yard setback distance is 6 metres. The proposed setback distance is 2 metres, requiring a 4 metre variance.
 - Within the HR-1 land use district, the maximum building height for Accessory Buildings is 4.6 metres. The proposed height is 5.03 metres, requiring a 0.43 metre (9%) variance.
- The application was circulated to the adjacent landowners. At the time of preparing this report, one response was received from a landowner stating that *“It would be best for the hamlet if all property owners endeavor to keep development within the specified Front Yard setback of 6 m. If the subject garage was moved to the other (north) side of the lot it would be aligned with the neighbour’s garage. Unless there is a very good reason for granting request #2, variance of setback distance, we oppose it being granted.”*
- The application was also circulated to Public Works for their comments. The Superintendent stated that he has no major concerns with the proposal so long as the hedge remains in place, then the location should have no effect on the road.
- The applicant has submitted a letter (Enclosed) outlining the reasons for the proposed location for the garage.
- *To begin with my septic field runs in front of the house on the east side therefore the further I can stay away from it the better. Having the new structure more easterly will allow the field to function optimally.*

- *Beyond that consideration is the issue of visual impact upon the neighborhood and its perceived effect on adjacent property values. This is my main reason for requesting the setback change. The lowest part of the property is the southeast corner, the further east the building sits the lower the overall profile will be. Conversely, the further west it sits the more visually obtrusive it will be as the whole structure will be higher relative to the whole neighborhood. (Siting the building in the north east corner of the lot would not only completely block Dr. Cameron's large window but would be about ten feet higher due to the slope of the land.)*
- *To help mitigate the east visual impact, the roof will be hipped on the east and west ends so that from the street no gable end will be seen.*
- *My hedge will help block the east and south walls from view.*
- *The roof itself will be a 3/12 slope constructed of higher end metal material in the charcoal/slate color range made to mimic natural materials.*
- *The west wall will be cut into the earth in order to keep overall height at a minimum which will require some earthwork and a retaining wall on the west.*
- *Walls will be stucco or possibly sided, although only the north exposure will be visible to any extent. The garage doors will face north and the south driveway will be abandoned.*
- *The central portion of the north aspect will have windows in a 'prow' format similar to the house only much lower.*
- *My intent is that this new construction be both attractive and have a minimal impact on the community. Thank you for your consideration.*

Recommendation No. 1:

That Development Permit Application No. 2016-32, for the construction of an Accessory Building - Garage, 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 4 metre Front Yard setback distance variance be granted, from the minimum 6 metre front yard setback, for a 2 metre Front Yard setback distance from Second Avenue.
2. That a 0.43m Height variance be granted, from the maximum height of 4.6m, for a height of 5.03m.

Recommendation No. 2:

That Development Permit Application No. 2016-32 be approved subject to any conditions as determined by the Municipal Planning Commission.

Recommendation No. 3:

That Development Permit Application No. 2016-32 be denied, as it does not meeting the minimum provisions as set out with Land Use Bylaw 1140-08.

3. Enclosures

Supporting Documents:

Enclosure No. 1 Development Permit Application No. 2016-32 and supporting documents

Respectfully Submitted,



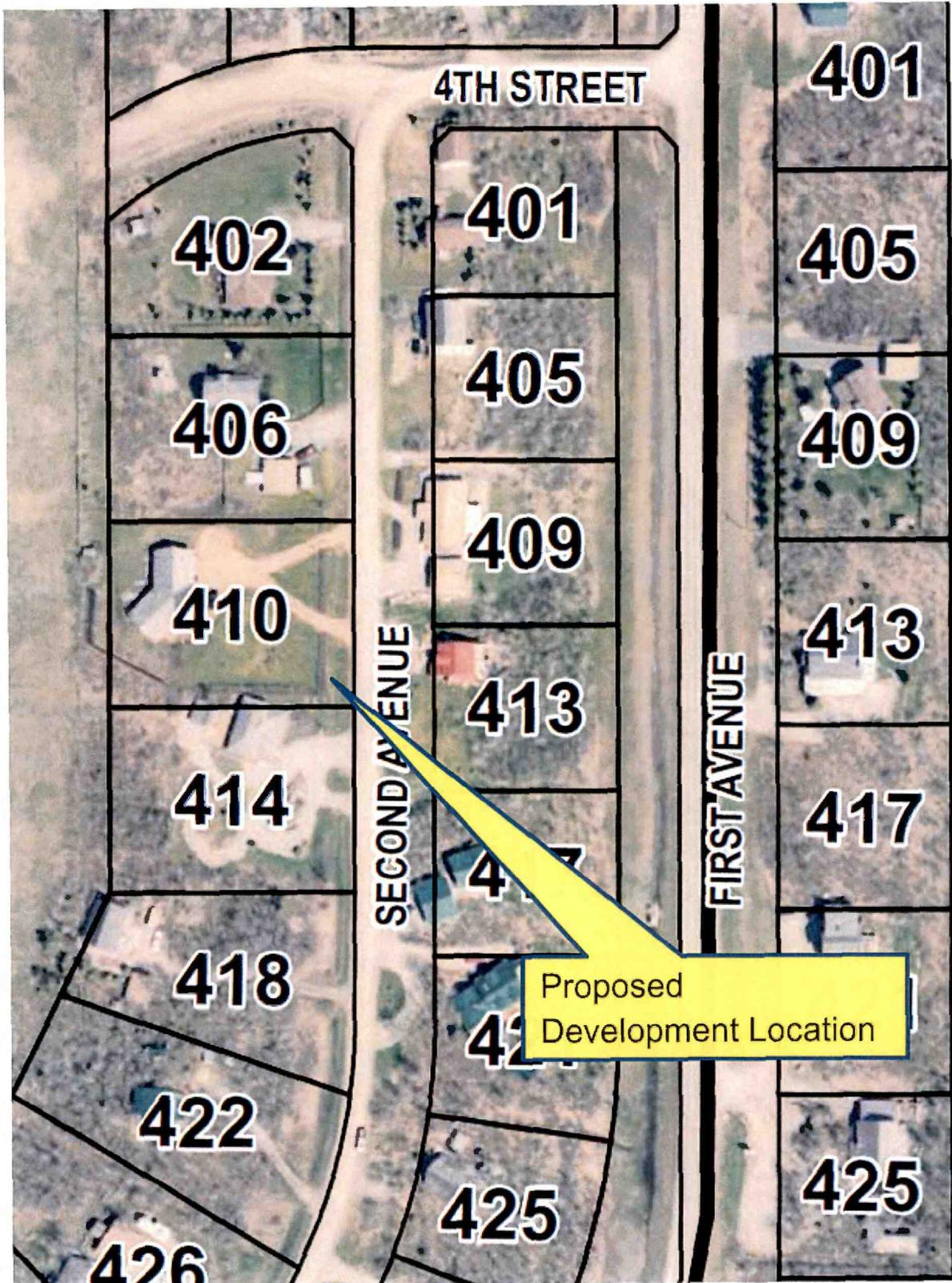
Roland Milligan

Reviewed by: Wendy Kay, CAO

w. Kay

June 30, 2016

Location of Proposed Development
410 - 2nd Avenue, Beaver Mines



PHOTOS

Locations Shown on 1:500 Site Plan



Photo 1

Looking Southwest at hedge



Photo 2

Looking Southwest at south entry to lot



Photo 3

Looking South along 2nd Avenue



Photo 4

Looking South at staked location, inside front yard



Photo 5

Looking North along 2nd Avenue



RECEIVED
 JUN 14 2016
 M.D. OF PINCHER CREEK

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. 2016-32

Date Application Received 2016/06/14

PERMIT FEE 150

Date Application Accepted 2016

RECEIPT NO. 27094

Tax Roll # 0472.000 410 Second 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: BERNARD BOWEN

Address: Box 2728 BEAVER MEADOWS

Telephone: 403 627 4399 Email: _____

Owner of Land (if different from above): N/A

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:

DETACHED GARAGE 40x50 SUPER FORM FOUNDATION,
WOOD FRAMED WALLS, ENG. TRUSS, METAL ROOF/SIDING, CONCRETE
FLOOR

Legal Description: Lot(s) 3

Block 6

Plan 801 0218

Quarter Section _____

Estimated Commencement Date: JULY 10TH 16.

Estimated Completion Date: DEC 16 2016.

SECTION 3: SITE REQUIREMENTS

Land Use District: Hamlet Single Detached Residential 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? 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	30072.		
(2) Area of Building	2000		
(3) %Site Coverage by Building	6.65%		
(4) Front Yard Setback Direction Facing: <u>E.</u>	2m		
(5) Rear Yard Setback Direction Facing: <u>W</u>	4.3m.		
(6) Side Yard Setback: Direction Facing: <u>S</u>	1.5m.		
(7) Side Yard Setback: Direction Facing: <u>N.</u>	32.4m.		
(8) Height of Building	16.5'		
(9) Number of Off Street Parking Spaces	2/3.		

NOTE: Septic Pits Location, REASON TO MOVE EAST TO 2m SET BACK.

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

SITE PLAN, GENERAL BUILDING CONST.

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 : N/A.

Area of size: _____

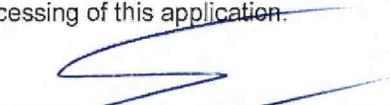
Type of demolition planned: _____

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: 13 06 16



Applicant



Registered Owner

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

Roland Milligan

From: bernieb@telusplanet.net
Sent: Monday, June 27, 2016 11:24 AM
To: Roland Milligan
Subject: permit application re Bernie Bonertz detached garage at 410 2nd ave. Beaver Mines

To: Roland Milligan/MPC... Regarding the proposal for my garage and my request for a relaxation of the east(street frontage) setback. There are several clarifications that may assist in your considerations and ultimate decision. To begin with my septic field runs in front of the house on the east side therefore the further I can stay away from it the better. Having the new structure more easterly will allow the field to function optimally. Beyond that consideration is the issue of visual impact upon the neighborhood and its perceived effect on adjacent property values. This is my main reason for requesting the setback change. The lowest part of the property is the southeast corner, the further east the building sits the lower the overall profile will be. Conversely, the further west it sits the more visually obtrusive it will be as the whole structure will be higher relative to the whole neighborhood. (Siting the building in the north east corner of the lot would not only completely block Dr. Camerons large window but would be about ten feet higher due to the slope of the land.) To help mitigate the east visual impact the roof will be hipped on the east and west ends so that from the street no gable end will be seen. Also, my hedge will help block the east and south walls from view. The roof itself will be a 3/12 slope constructed of higher end metal material in the charcoal/slate color range made to mimic natural materials. The west wall will be cut into the earth in order to keep overall height at a minimum which will require some earthwork and a retaining wall on the west. Walls will be stucco or possibly sided although only the north exposure will be visible to any extent. The garage doors will face north and the south driveway will be abandoned. The central portion of the north aspect will have windows in a 'prow' format similar to the house only much lower. My intent is that this new construction be both attractive and have a minimal impact on the community. Thank you for your consideration.

Roland Milligan

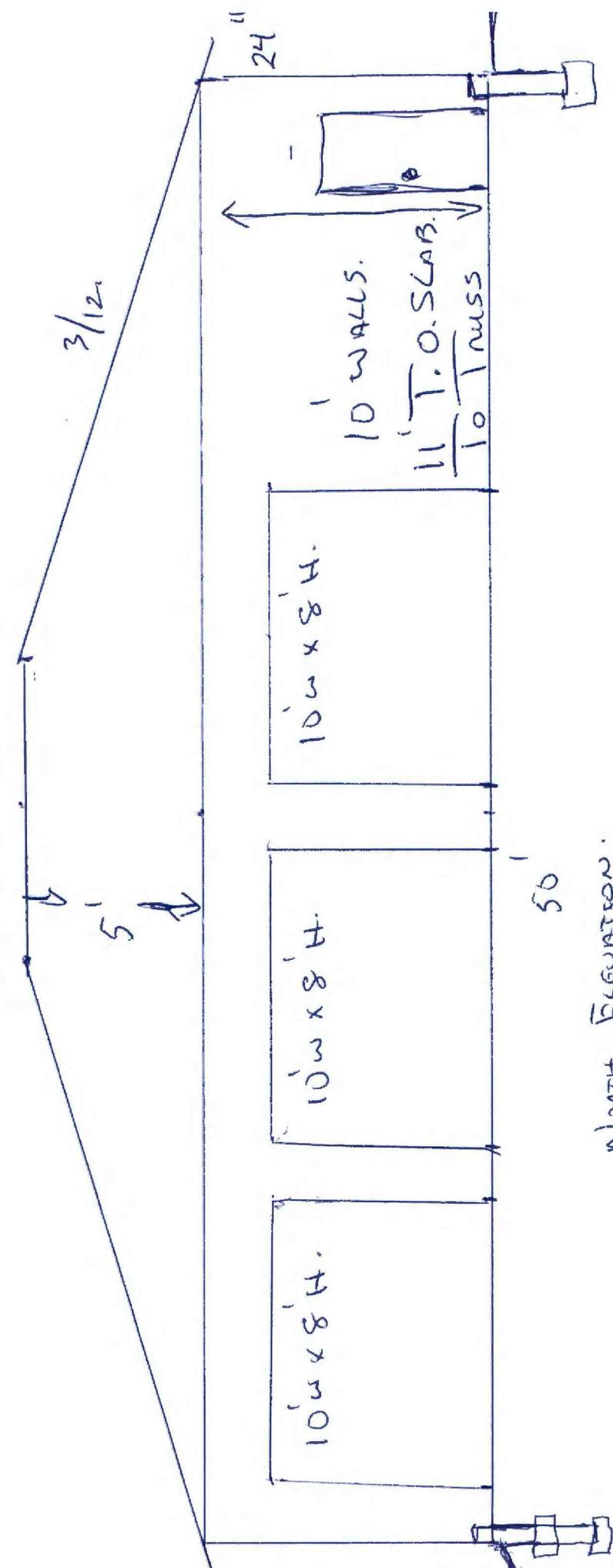
From: Pat McDonald <cynpat@shaw.ca>
Sent: Thursday, June 23, 2016 10:08 PM
To: Roland Milligan
Cc: Pat & Cynthia McDonald
Subject: Development Permit Application No. 2016-32

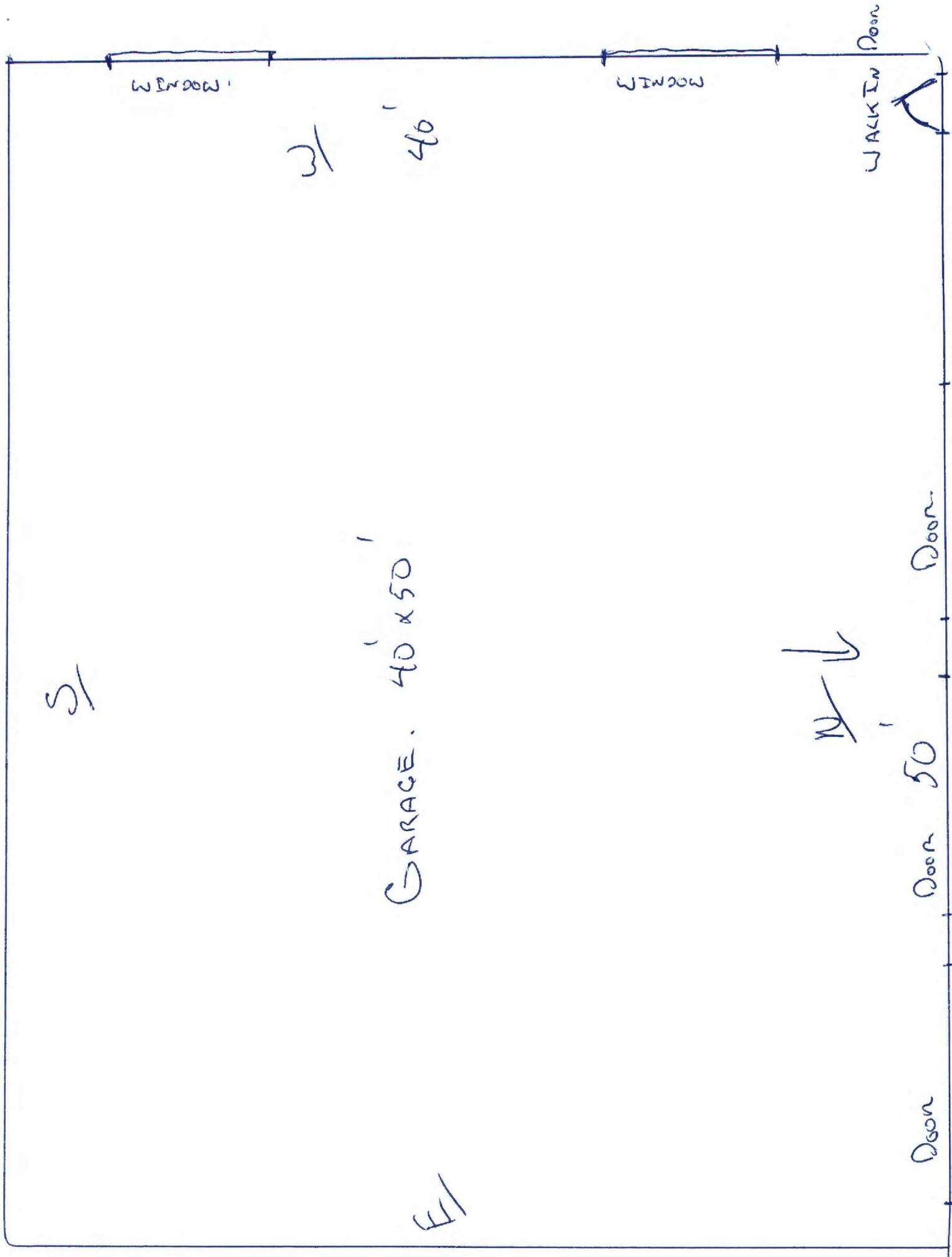
Roland Milligan,

It would be best for the hamlet if all property owners endeavor to keep development within the specified Front Yard setback of 6 m. If the subject garage was moved to the other (north) side of the lot it would be aligned with the neighbour's garage. Unless there is a very good reason for granting request #2, variance of setback distance, we oppose it being granted.

Pat and Cynthia McDonald
403 803-8893

HPF ROOF
16'5" OVER ALL HEIGHT.
LOW PROFILE
NO LANCE GABLE
ENDS.





METAL CLAD ROOF.

ENGINEERED TRUSSES.

METAL CLAD WALLS

Super Form CONCRETE WALL
ENGINEERED.
OR WOOD FRAME.

10' HIGH

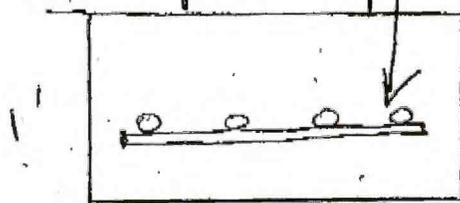
6" CONCRETE SLAB

BACKFILL / GRAVEL

REBAR AS PER SPECS

4' HIGH

FROST WALL

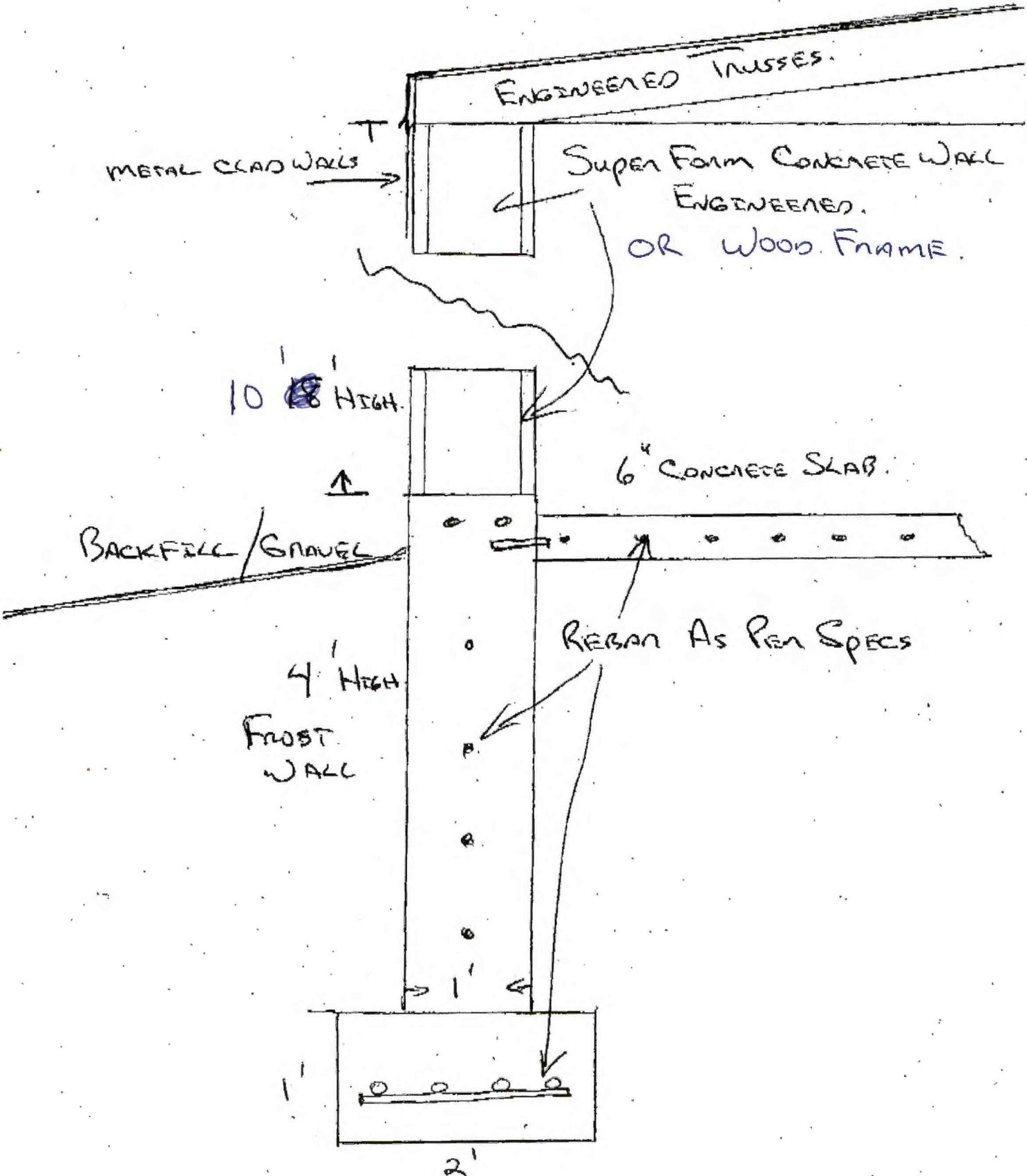


2'

1'

1'

↑





406
2ND AVE

608-

LOT 3
BLOCK 6
PLAN 801 OR 18
410 2ND AVE

EXISTING
SEPTIC
FIELD

15.2m
PROPOSED
GARAGE

46m
2ND AVE

20m
(66')

414 2ND AVE

INDICATES PHOTO
LOCATION & DIRECTION



SCALE 1:500

Additional
Information

Tara Cryderman

From: Roland Milligan
Sent: Thursday, June 30, 2016 11:17 AM
To: Tara Cryderman
Cc: Gavin Scott (gavinscott@orrc.com); Wendy Kay
Subject: FW: Development Permit Application No. 2016-32

Tara,
I received a call from Pat McDonald this morning at 11:10 am.
He stated that he wished to withdraw his objection to Development Permit Application No. 2016-32.

Regards,
Roland Milligan
Director of Development and Community Services
M.D. of Pincher Creek No. 9
PO Box 279, Pincher Creek, AB T0K 1W0
Ph: 403.627.3130 Fx: 403.627.5070
rmilligan@mdpincercreek.ab.ca

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From: Pat McDonald [mailto:cynpat@shaw.ca]
Sent: Thursday, June 23, 2016 10:08 PM
To: Roland Milligan <AdminDirDev@mdpincercreek.ab.ca>
Cc: Pat & Cynthia McDonald <cynpat@shaw.ca>
Subject: Development Permit Application No. 2016-32

Roland Milligan,

It would be best for the hamlet if all property owners endeavor to keep development within the specified Front Yard setback of 6 m. If the subject garage was moved to the other (north) side of the lot it would be aligned with the neighbour's garage. Unless there is a very good reason for granting request #2, variance of setback distance, we oppose it being granted.

Pat and Cynthia McDonald
403 803-8893

**DIRECTOR OF DEVELOPMENT AND COMMUNITY SERVICES REPORT
June 2016**

Development / Community Services Activities includes:

- June 7 Subdivision Authority Meeting
- June 7 Municipal Planning Commission Meeting
- June 8 Joint Health and Safety Meeting
- June 9 Staff Meeting
- June 14 Policy and Plans Meeting
- June 14 Council Meeting
- June 24 Castle Mountain Master Development Plan Committee Meeting
- June 28 Policy and Plans Meeting
- June 28 Council Meeting

PLANNING DEPARTMENT STATISTICS

Development Permits Issued by the Director for June 2016

No.	Applicant	Division	Legal Address	Development
2016-26	Greg Chartier	3	Lot 1, Block 1, Plan 0810223; SW 21-5-2 W5M	Single Detached Residence
2016-29	Keith and Donna Johnson	4	Lot 4, Block 3, Plan 0715187; NW 36-7-1 W5M	Single Detached Residence with Garage
2016-31	Lindsay Fischer	1	NE 8-4-29 W4M	Accessory Building
2016-33	Spring Point Colony	4	NW 25-8-29 W4M	Accessory Building

Development Permits Issued by Municipal Planning Commission for June 2016

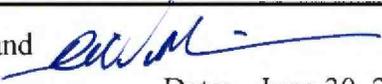
No.	Applicant	Division	Legal Address	Development
2016-23	Royal Canadian Legion -- Bobby Burns Fish Pond	2	Lot 1, Plan 8211225; NE 23-6-30 W4M	Washroom Upgrades

Development Statistics to Date

DESCRIPTION	June 2016	2016 to Date	June 2015	2015	2014
Dev Permits Issued	5 4-DO /1-MPC	32 21-DO /11-MPC	8 7-DO / 1-MPC	70 54-DO /16-MPC	68 47 - DO /21- MPC
Dev Applications Accepted	5	33	11	78	73
Utility Permits Issued	5	8	1	31	23
Subdivision Applications Approved	1	6	1	12	8
Rezoning Applications Approved	0	0	0	1	2
Seismic / Oil / Gas	0	7	0	19	0
Compliance Cert	2	10	2	21	28

RECOMMENDATION:

That the report for the period ending June 30, 2016, be received as information.

Prepared by:	Roland Milligan, Director of Development and Community Services		Date: June 30, 2016
Reviewed by:	Wendy Kay, CAO		Date: June 30, 2016
Submitted to:	Municipal Planning Commission		Date: July 5, 2016