

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

July 4, 2017

6:30 pm

Agenda

1. Adoption of Agenda

2. Minutes

- a. Minutes of June 6, 2017

3. In Camera

4. Unfinished Business

5. Development Permit Applications

- a. Development Permit Application No. 2017-30
Tom McIntosh
Lot 1, Block 1, Plan 1611427; SE 25-8-1 W5M
Single Detached Residence, Shop and Garden Shed
- b. Development Permit Application No. 2017-32
Ken and Charity McLeod
Ptn. SW 21-6-29 W4M
Moved-In Residence
- c. Development Permit Application No. 2017-34
Mike Heppner
Lots 14-16, Block 9, Plan 1993N; Hamlet of Pincher Station
Accessory Building – Garage
- d. Development Permit Application No. 2017-33
Deborah and Garry Marchuk
Lot 4, Block 5, Plan 8410414; Hamlet of Beaver Mines
Bed and Breakfast Operation

6. Development Reports

- a. Development Officer's Report
 - Report for the month of June 2017

7. Correspondence

a. Action

- (1) Request to Transfer Development Rights
 - Report from Director of Development and Community Services, dated June 28, 2017

8. New Business

9. Next Regular Meeting –September 5; 6:30 pm

10. Adjournment

MD OF PINCHER CREEK

June 28, 2017

TO: Municipal Planning Commission
FROM: Roland Milligan, Development Officer
SUBJECT: Development Permit Application No. 2017-30

1. Application Information

Applicant: Tom McIntosh
Location: Lot 1, Block 1, Plan 1611427; SE 25-8-1 W5M
Division: 4
Size of Parcel: 6.24 acres / 2.5 ha
Zoning: Agriculture
Development: Single Detached Residence (Part A), Accessory Building – Shop (Part B), and Garden Shed (Part C)

2. Background

- On May 23, 2017, the MD received Development Permit Application No. 2017-30 for the construction of a Single Detached Residence, Accessory Building – Shop, and a smaller Accessory Building – Garden Shed.
- The application has been divided into three separate parts. Part A for the Residence, Part B for the Shop, and Part C for a moveable garden shed that would otherwise not require a permit, except for the proposed location.
- This application is in front of the Municipal Planning Commission (MPC) because:
 - Pursuant to Section 16.16 of the Land Use Bylaw, the Development Officer is restricted to a maximum 10% limit on variance powers for setbacks within the Agriculture Land Use District.
 - The applicant is requesting numerous setback variances for the proposed locations for three buildings proposed to be developed on the parcel.
 - Within the Agriculture Land Use District, the minimum setback from a MD Road is 50m. The proposed distances for the residence, shop, and small shed will not meet this provision and therefore require setback variances. These variances must be authorized by the MPC.
- The application was circulated to the adjacent landowners. At the time of preparing this report, no responses were received.
- As a variance is being requested for a road setback, the application was circulated to the Public Works Superintendent for comment. Stu Weber states that as the proposed development is on the east side of the MD road, and the fact that the development site is quite a bit lower than the MD road, PW has no concerns with the proposed building locations.

3. Comment/Discussion

- With regards to Section 16.19 of the LUB, this parcel has some practical difficulties to developing due to the parcel's width and slope.
- The site plan indicates the building pocket that results from the Agriculture land use district's setback requirements.
- The parcel is a long triangular shape bounded by two roads. The west road is developed (Rge. Rd. 1-0) while the east boundary is an undevelopable statutory road allowance (the Fifth Meridian). As can be seen in Photo 4, the road allowance travels along a steep coulee, eventually dropping into it.
- The developed MD road ends approximately one kilometer to the north, providing access to one other residence at the end of the road.
- Upon site inspection of the parcel, it appears that the proposed building site is the most level for the entire parcel. As can be seen in the photos, the parcel slopes from west to its east boundary.

Recondition No. 1:

That the report from the Director of Development and Community Services, regarding Development Permit Application No. 2017-30, for a single detached residence, an accessory building – garage/shop, and an accessory building – garden shed be received;

And that Development Permit Application No. 2017-30, be approved subject to the following Condition(s) and Waiver(s):

Part A - Residence

Condition(s):

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

Waivers for Residence:

1. That a 22 metre Setback Distance waiver be granted for the Residence, from the minimum 50 metre Setback Distance from Range Road 1-0, for a west side Setback distance of 28 metres.

Part B - Accessory Building (Garage/Shop)

Condition(s):

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

Waivers for Accessory Building (Garage/Shop):

1. That a 17.5 metre Setback Distance waiver be granted for the Accessory Building (Garage/Shop) from the minimum 50 metre Setback Distance from Range Road 1-0, for a west side Setback distance of 32.5 metres.
2. That a 1.5 metre Setback Distance waiver be granted for the Accessory Building (Garage/Shop), from the minimum 50 metre Setback Distance from the Statutory Road Allowance forming the east boundary, for an east side Setback distance of 48.5 metres.

Part C - Accessory Building (Garden Shed)

Condition(s):

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

Waivers for Accessory Building (Garden Shed):

1. That a 42.5 metre Setback Distance waiver be granted for the Accessory Building (Garden Shed), from the minimum 50 metre from the Statutory Road Allowance forming the east boundary, for an east side Setback distance of 7.5 metres.

Recommendation No. 2:

That Development Permit Application No. 2017-30 be approved subject to any conditions as determined by the Municipal Planning Commission.

Recommendation No. 3:

That Development Permit Application No. 2017-30 be denied, as it does not meet the minimum requirements of Land Use Bylaw 1140-08.

4. Enclosures

Supporting Documents:

Enclosure No. 1 Development Permit Application No. 2017-30 and supporting documents

]

Roland Milligan

Reviewed by: Wendy Kay, CAO

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. _____

30

Date Application Received _____

PERMIT FEE \$100.00 Permitted

Date Application Accepted _____

RECEIPT NO. _____

Tax Roll # 3743-620

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: TOM MCINTOSH

Address: _____

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.

Legal Description: Lot(s) _____

Block _____

Plan _____

Quar _____

Estimated Commencement _____

Estimated Completion Date _____

IMPORTANT NOTES:

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

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



1 FRONT ELEVATION
A2 SCALE 1/4" = 1'-0"

MD OF PINCHER CREEK

June 23, 2017

TO: Municipal Planning Commission
FROM: Roland Milligan, Development Officer
SUBJECT: Development Permit Application No. 2017-32

1. Application Information

Applicant: Ken and Charity Mcleod
Location: Portion of SW 21-6-29 W4M
Division: 2
Size of Parcel: 1.62 ha (4 acres)
Zoning: Agriculture
Development: Moved-In Residence

2. Background/Comment/Discussion

- The MD has accepted Development Permit Application No. 2017-32 for the development of a Moved-In Residential building, on the above noted parcel of land (Application - Enclosure No. 1).
- This application is in front of the Municipal Planning Commission (MPC) because:
 - Pursuant to the Land Use Bylaw, a Moved-In Residential Building is a Discretionary Use within the Agriculture Land Use District.
- The applicants state that there are numerous issues with the existing residence and wish to replace it with a moved-in residence.
- The proposed moved-in residence is a 1994 two storey.
- The existing residence was moved onto the quarter in 1951.
- The moved-in residence will consist of the house only and not the garage shown in the included photos.
- The application was circulated to the adjacent landowners. At the time of preparing this report, no responses were received.
- All proposed setbacks from property boundaries meet the requirements of the land use district.
- The landowner states that the existing residence is to be either demolished or removed from the parcel.



RECEIVED

JUN 14 2017

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. 2017-32

Date Application Received 2017/06/14

PERMIT FEE \$100.00 Permitted

Date Application Accepted 2017/06/15

RECEIPT NO. 31805

Tax Roll # 1777.000

6311 Rge Rd 29-4

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:

Ken & Charity McLeod

Address:

[Redacted address]

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:

Moving a house 38x29' onto the SE Property. Yr 1994 two storey.

Current home is Gardens Site 1951 of older. Upgrading home - property, and Quality of living. :)

Legal Description: Lot(s)

Block

Plan

SW-21-06-29-W4

Quarter Section

Estimated Commencement Date:

June 30 2017

Estimated Completion Date:

July 30 2017

IMPORTANT NOTES:

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

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

MD OF PINCHER CREEK

June 26, 2017

TO: Municipal Planning Commission
FROM: Roland Milligan, Development Officer
SUBJECT: Development Permit Application No. 2017-34

1. Application Information

Applicant: Mike Heppner
Location: Lots 14-16, Block 9, Plan 1993N; 322 Queen Street
Division: 4
Size of Parcel: 22,500 ft² / 0.52 acres
Zoning: Hamlet Residential 2 – HR2
Development: Accessory Building – Garage over 862 ft²

2. Background/Comment/Discussion

- On June 20, 2017, the MD received Development Permit Application No. 2017-34 for the construction of an Accessory Building- Garage on a parcel of land within the Hamlet of Pincher Station.
- This application is in front of the MPC because:
 - Within the Hamlet Residential 2 Land Use District, Accessory Buildings greater than 80 m² (861 ft²) are a discretionary use. The proposed size of the building is 148.6 m² (1600 ft²).
- The application was circulated to the adjacent landowners. At the time of preparing this report, no responses were received.
- All setback from property boundaries are met.
- The proposed building is an engineered steel Quonset style building. Similar to other developments within the block.



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. 2017-34

Date Application Received 2017-06-21

PERMIT FEE \$100.00 Permitted
 \$150.00 Discretionary

Date Application Accepted _____

RECEIPT NO. 31973

Tax Roll # 0104.100 322 Queen Street

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: Mike Heppner

Address: _____

Telephone: _____

Owner of Land (if different from above): _____

Address: _____ Telephone: _____

Interest of Applicant (if not 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:

32' x 50' x 14'1" Garage

Legal Description: Lot(s) 14-16

Block 9

Plan 1993N

Quarter Section SW 1-7-30 W4

Estimated Commencement Date: 6 - July - 2017

Estimated Completion Date: 14 - Sep - 2017

SECTION 3: SITE REQUIREMENTS

Land Use District: Heritage Residential 2 - HR2 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



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

ago

more info

e da

IMPORTANT NOTES:

1. In addition to completing this application form in its entirety, an application for a development permit shall be accompanied by the following information, where relevant:
 - (a) a lot plan at scale to the satisfaction of the Development Officer showing the size and shape of the lot, the front, rear and side yards, any provision for off-street loading and vehicle parking, access to the site, and the location of public utility lines, waterbodies and treed areas;
 - (b) a scaled floor plan and elevations where construction is proposed;
 - (c) at the discretion of the Development Officer, a Real Property Report as proof of location of existing development and a copy of the Duplicate Certificate of Title indicating ownership and encumbrances;
 - (d) if the applicant is not the registered owner, a written statement, signed by the registered owner consenting to the application and approving the applicant as the agent for the registered owner.
2. A non-refundable processing fee of an amount determined by Council shall accompany every application for a development permit.
3. Failure to complete the application form fully and supply the required information, plans and fee may cause delays in processing the application.
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MD OF PINCHER CREEK

June 26, 2017

TO: Municipal Planning Commission
FROM: Roland Milligan, Development Officer
SUBJECT: Development Permit Application No. 2017-33

1. Application Information

Applicant: Deborah and Garry Marchuk
Location: Lot 4, Block 5, Plan 8410414; 301 Third Street
Division: 3
Size of Parcel: 27,007 ft² / 0.62 acres
Zoning: Hamlet Single Detached Residential – HR-1
Development: Bed and Breakfast Operation with Accessory Building

2. Background/Comment/Discussion

- On June 20, 2017, the MD received Development Permit Application No. 2017-33 for a Bed and Breakfast Operation with the addition of a 80.3 m² (864 ft²) accessory building within the Hamlet of Beaver Mines.
- This application is in front of the MPC because:
 - Within the Hamlet Single Detached Residential Land Use District, a Bed and Breakfast Operation is a discretionary use.
 - Within the Hamlet Single Detached Residential Land Use District, Accessory Buildings greater than 80 m² (861 ft²) are a discretionary use.
- The applicant wishes to establish a bed and breakfast on the parcel with the development of an accessory building housing three bedroom suites.
- Pursuant to the LUB, the application has been circulated to Alberta Health Services with no response received at the time of preparing this report.
- The application was circulated to the adjacent landowners. At the time of preparing this report, no responses were received.
- All setback from property boundaries are met.
- Pursuant to Section 52, the applicant shall supply 2 parking spaces per dwelling unit plus one space for every additional rental bedroom. For this proposal the site will require 5 parking spaces. The applicant has sufficient parking.

Recommendation No. 1:

That the report from the Director of Development and Community Services, regarding Development Permit Application No. 2017-33, for a Bed and Breakfast Operation, be received;

And that Development Permit Application No. 2017-33, 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 developer comply with all Alberta Health Services requirements prior to commencement of operation.

Recommendation No. 2:

That Development Permit Application No. 2017-33 be approved subject to any conditions as determined by the Municipal Planning Commission.

Recommendation No. 3:

That Development Permit Application No. 2017-33 be denied, with reasons provided.

3. Enclosures

Supporting Documents:

Enclosure No. 1 Development Permit Application No. 2017-33 and supporting documents

Respectfully Submitted,



Roland Milligan

Reviewed by: Wendy Kay, CAO



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. 2017-33

Date Application Received 2017/06/07

PERMIT FEE \$100.00 Permitted

Date Application Accepted 2017/06/20

\$150.00 Discretionary

RECEIPT NO. 31521

Tax Roll # 4250.200

301 Third Street

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: DEBORAH MARCHUK Garry Marchuk

Address: [REDACTED]

Telephone: [REDACTED]

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:

16x54' Cottage for bed + breakfast
864 sq. ft. total

Legal Description: Lot(s) 4

Block 5

Plan 841 0414

Quarter Section _____

Estimated Commencement Date: Spring 2018

Estimated Completion Date: Summer 2018

IMPORTANT NOTES:

1. In addition to completing this application form in its entirety, an application for a development permit shall be accompanied by the following information, where relevant:
 - (a) a lot plan at scale to the satisfaction of the Development Officer showing the size and shape of the lot, the front, rear and side yards, any provision for off-street loading and vehicle parking, access to the site, and the location of public utility lines, waterbodies and treed areas;
 - (b) a scaled floor plan and elevations where construction is proposed;
 - (c) at the discretion of the Development Officer, a Real Property Report as proof of location of existing development and a copy of the Duplicate Certificate of Title indicating ownership and encumbrances;
 - (d) if the applicant is not the registered owner, a written statement, signed by the registered owner consenting to the application and approving the applicant as the agent for the registered owner.
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DIRECTOR OF DEVELOPMENT AND COMMUNITY SERVICES REPORT
June 2017

Development / Community Services Activities includes:

- June 6 Subdivision Authority Meeting
- June 6 Municipal Planning Commission Meeting
- June 12 Municipal Affairs Session – Lethbridge
- June 13 Council Meeting
- June 14 Joint Health and Safety Meeting
- June 15 Staff Meeting
- June 20 Debrief of Table Top Exercise
- June 21 Southwest Alberta Recreation Advisory Group
- June 27 Policy and Plans Meeting
- June 27 Public Hearing
- June 27 Council Meeting

PLANNING DEPARTMENT STATISTICS

Development Permits Issued by the Director for June 2017

No	Applicant	Division	Legal Address	Development
2017-28	Darryl and Gena Kozinski	3	Ptn. SW 24-5-1 W5M	Single Detached Residence
2017-29	Thomas and Dianne O'Toole	4	Lot 12, Block 6, Plan 0815791; Castle View Ridge Estates	Addition to Cabin
2017-31	Jason and Christine Wagenaar	1	Lot 1, Plan 9011933; NW 10-5-29 W4M	Multipurpose Building / Riding Arena

Development Permits Issued by Municipal Planning Commission for June 2017

No.	Applicant	Division	Legal Address	Development
2017-25	Randy Gingera and Julie Berdin	4	Ptn. NE 16-8-1 W5M	Moved-In Residential Building

Recommendation No. 1

That the report from the Director of Development and Community Services, dated June 28, 2017, regarding the request to transfer development rights within the Lundbreck Mobile Home Park be received;

And that the MPC grants the applicant's request to transfer the development rights from Lot 30 to Lot 10 within the park, and further;

That the applicant is responsible to ensure that the proper drainage is maintained at this location.

Recommendation No. 2

That the report from the Director of Development and Community Services, dated June 28, 2017, regarding the request to transfer development rights within the Lundbreck Mobile Home Park be received;

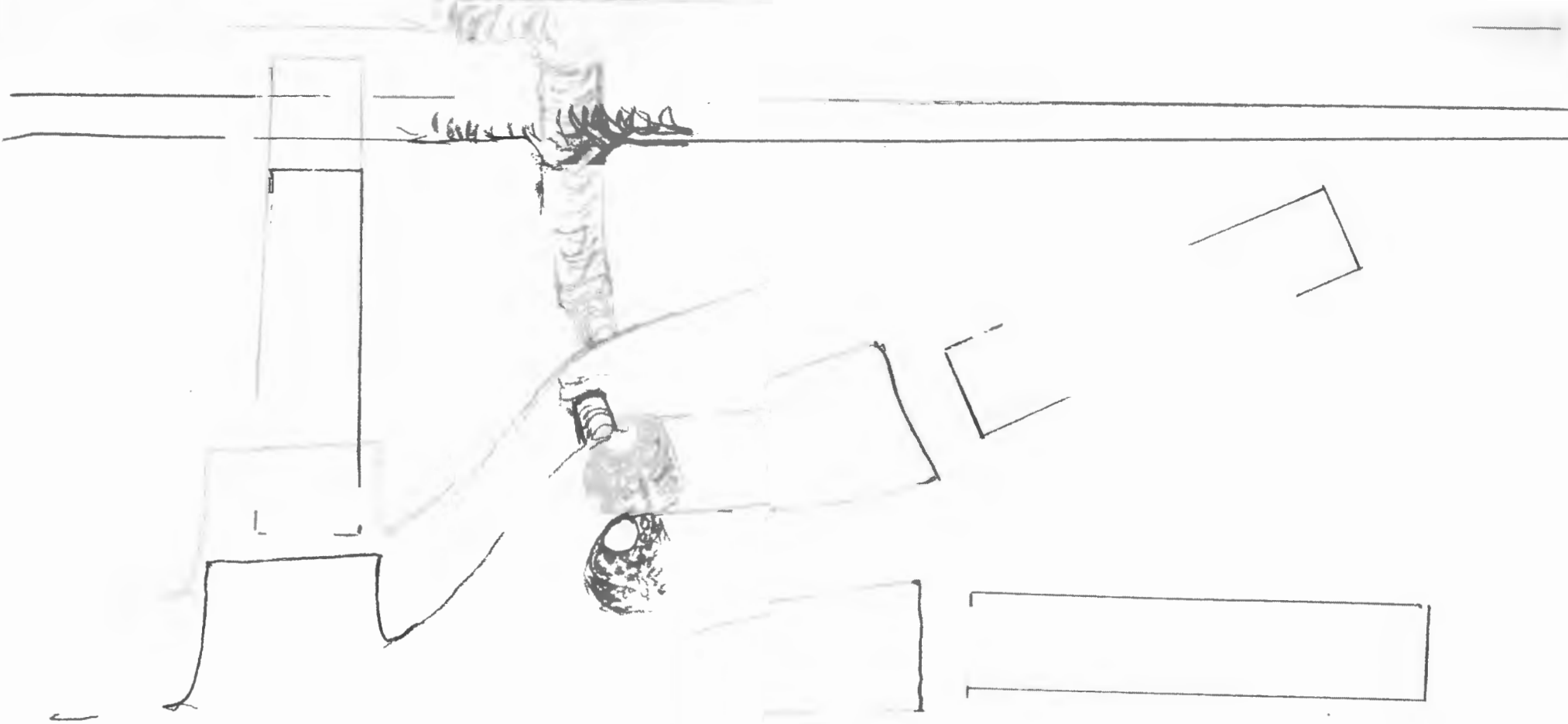
And that the MPC deny the applicant's request.

Re

Roland Milligan

Enclosure(s) No. 1 Diagram of Mobile Home Park
No. 2 Photo Locations
No. 3 Developer's drainage plan

Reviewed by: Wendy Kay, CAO



NAME :

James Doble



James

ENCLOSURE NO. 2

