





**Recommendation No. 1:**

That the report from the Director of Development and Community Services, regarding Development Permit Application No. 2018-56, for a moved in residential building and a moved-in accessory building - garage, be received;

And that Development Permit Application No. 2018-56, 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 conditions set forth within Roadside Development Permit No. 5287 issued by Alberta Transportation, attached to and forming part of this permit.

**Recommendation No. 2:**

That Development Permit Application No. 2018-47 be approved subject to any conditions as determined by the Municipal Planning Commission.

**Recommendation No. 3:**

That Development Permit Application No. 2018-47 be denied, with reasons set forth by the Municipal Planning Commission.

**3. Enclosures**

Supporting Documents:

Enclosure No. 1 Development Permit Application No. 2018-56 and supporting documents

Respectfully Submitted,

Roland Milligan

Reviewed by:

CAO

July , 2018





## DEVELOPMENT PERMIT APPLICATION

All grey areas will be completed by the Planning Authority

Date Appli

Date Appli

Tax Roll #

APPLICATION NO.

PERMIT FEE \$150.00 discretionary

RECEIPT NO.

*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:

Address:

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:

32' x 50' Garage

Legal Description: Lot(s)

Block

Plan

Quarter Section

Estimated Commencement Date:

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.



# ROADSIDE DEVELOPMENT APPLICATION FOR DEVELOPMENT NEAR A PROVINCIAL HIGHWAY

(print please)

Alberta Transportation Permit # \_\_\_\_\_

**Applicant's Name** Roland Milligan

**Mailing Address** Box 279

**City/Town/Village** Pincher Creek **Province** AB **Postal Code** T0K 1W0

**Phone #** 403-627-3130 **Fax #** 403-627-5070 **e-mail** rmilligan@mdpincercreek.ab.ca

**Landowner's Name** Philip and Isabelle Gavey  
(if different from above)

**Mailing Address** \_\_\_\_\_

**City/Town/Village** Pincher Creek **Province** AB **Postal Code** T0K 1W0

**Phone #** 1 **Fax #** \_\_\_\_\_ **e-mail** \_\_\_\_\_

**APPLICATION IS HEREBY MADE TO:** (Please provide a description of the proposed development including all proposed above and below ground installations. Attach a detailed report if necessary.)

Construct a detached garage on a residential lot in the Hamlet of Beaver Mines

*Also attach a plan showing in detail the location of all existing and proposed development and access.*

**Property Information**

NW	10	6	2	5
(NE, NW, SE, SW)	¼ Section	Township	Range	West of Meridian
11	7	081 3924	0.21 ha	
Lot	Block	Plan Number	Parcel size (acres or hectares)	

**Highway No.** 774 0 kilometres within \_\_\_\_\_ of Hamlet of Beaver Mines  
(north, south, etc.) (City, Town or Village)

**Distance of the proposed development to the highway right-of-way boundary** 25.44 metres

**M.D. of Pincher Creek No. 9** Residential

Name of Municipality	Existing / Proposed Land Use	Estimated cost of proposed development
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**It is understood that all works will be constructed, altered, maintained or operated at the sole expense of the undersigned, and that any work must not begin before a permit has been issued by Alberta Transportation.**

In consideration of any permit issued in respect to this application, the Applicant shall indemnify and hold harmless Alberta Transportation, its employees and agents from any and all claims, demands, actions and costs whatsoever that may arise, directly or indirectly from anything done or omitted to be done in the construction, maintenance, alteration or operation of the works authorized. The Applicant also consents to a person designated by Alberta Transportation to enter upon land for the purpose of inspection during the processing of this application.

The issuance of a permit by Alberta Transportation does not relieve the holder of the responsibility of complying with relevant municipal bylaws and this permit once issued does not excuse violation of any regulation, bylaw or act which may affect this project.

I \_\_\_\_\_ hereby certify that  I am the registered owner \_\_\_\_\_  
(print full name) Signature

I Roland Milligan hereby certify that  I am authorized to act on \_\_\_\_\_  
(print full name) the owner's behalf Signature

and that the information given on this form is full and complete and is, to the best of my knowledge, a true statement of facts relating to this application for roadside development.

(Date) 18-07-2018



Our Reference: 2511-NW 10-6-2-W5M (774)  
Permit No. 5287-18

July 20, 2018

Philip & Isabelle Gavey

Dear Mr. & Mrs. Gavey:

**RE: PROPOSED DETACHED GARAGE**

Attached is a permit issued under the Highways Development and Protection Regulation, being Alberta Regulation 326/2009 and amendments thereto, authorizing the above noted development. This permit is subject to the conditions listed on page 2.

In consideration of Permit No.5287-18, the applicant shall indemnify and hold harmless Alberta Transportation, its employees and agents from and for all claims, demands, actions and costs whatsoever that may arise, directly or indirectly, from anything done or omitted to be done in the construction, maintenance, alteration, or operation of the works authorized.

Issuance of this permit by Alberta Transportation does not relieve the holder of the responsibility of complying with relevant municipal bylaws and this permit once issued does not excuse violation of any regulation, bylaw, or act that may affect this project.

Upon completion of the project, we ask that you notify Leah Olsen, Development/Planning Technologist, or John Thomas, Development/Planning Technologist, at Lethbridge, 403/381-5426 who will inspect the conditions of the permit. Your cooperation in this matter is appreciated.

Yours truly,

Leah Olsen  
Development/Planning Technologist

cc: Municipal Distr

Voll Stevin -  
Rick Lemire - e-mailed  
Jack Houtekamer - e-mailed





SCHEDULE "A"  
(Permit 5287-18)

D: ADDITIONAL CONDITIONS and/or ADVISEMENTS:

1. This permit is approval for development of a detached garage as shown on the attached approved site plan only. Any additional development will be expressly subject to Condition C.2.
2. The applicant shall ensure that all on-site development, including ancillary development, is setback from the highway right-of-way boundary as shown on the attached approved site plan. Under no circumstance shall a different setback be implemented without the written permission of Alberta Transportation.
3. Further to condition A.1.(b), the department will not accept any responsibility for compensation requests/claims dealing with loss of business, inconvenient access, or any other disruption that may arise as result of the possible revision to the existing access arrangement. The possible revision to the existing access arrangement may be due to access management/operational, construction, or planning activities carried out by the department or its consultants.
4. Further to Condition B.2, noise impact and the need for attenuation should be thoroughly assessed. The applicant is advised that provisions for noise attenuation are the sole responsibility of the developer and should be incorporated as required into the development of the property.
5. Any peripheral lighting (yard lights/area lighting) that may be considered a distraction to the motoring public or deemed to create a traffic hazard will not be permitted.

# ROADSIDE DEVELOPMENT APPLICATION FOR DEVELOPMENT NEAR A PROVINCIAL HIGHWAY

(print please)

Alberta Transportation Permit # 5287-18

Applicant's Name Roland Milligan

Mailing Address Box 279

City/Town/Village Pincher Creek Province AB Postal Code T0K 1W0

Phone # 403-627-3130 Fax # 403-627-5070 e-mail rmilligan@mdpincercreek.ab.ca

Landowner's Name (if different from above) Philip and Isabelle Gavey

Mailing Address Box

City/Town/Village Pincher Creek Province AB Postal Code \_\_\_\_\_

Phone # \_\_\_\_\_ Fax # \_\_\_\_\_

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(print full name) Signature \_\_\_\_\_

I Roland Milligan hereby certify that  I am authorized to act on the owner's behalf  
(print full name) Signature [Signature]

and that the information given on this form is full and complete and is, to the best of my knowledge, a true statement of facts relating to this application for roadside development.

(Date) 18-07-2018

(see: 5160-18)

