

Municipal District of Pincher Creek No. 9
MUNICIPAL PLANNING COMMISSION
February 6, 2018
6:30 pm
Agenda

- 1. Adoption of Agenda**
- 2. Minutes**
 - a. Minutes of December 5, 2017
- 3. In Camera**
- 4. Unfinished Business**
- 5. Development Permit Applications**
 - a. Development Permit Application No. 2017-61
Barclay Tanner
Lot 11, Block 1, Plan 0614102; NE 21-6-30 W4M
Water Crossing / Landscaping
 - b. Development Permit Application No. 2018-07
Chance Sinclair
Lots 7-10, Block 19, Plan 1993N; Hamlet of Pincher Station
Manufactured Home
- 6. Development Reports**
 - a. Development Officer's Reports
 - Report for the month of December 2017
 - Report for the month of January 2018
- 7. Correspondence**
- 8. New Business**
- 9. Next Regular Meeting – March 6, 2018; 6:30 pm**
- 10. Adjournment**

Recommendation No. 1:

That the report from the Director of Development and Community Services, regarding Development Permit Application No. 2017-61, for the development of a water crossing, be received;

And that Development Permit Application No. 2017-61, 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. 2017-61 be approved subject to any conditions as determined by the Municipal Planning Commission.

Recommendation No. 3:

That Development Permit Application No. 2017-61 be denied, with reasons for the denial

3. Enclosures

Supporting Documents:

Enclosure No. 1 Development Permit Application No. 2017-61 and supporting documents

Respectfully Submitted

Roland Milligan

Reviewed by: Wendy Kay, CAO

Enclosures:

- 1) DP Application No. 2017-61
- 2) Site Photos
- 3) September 22, 2017 Letter from Town of Pincher Creek
- 4) Responses from Adjacent Landowners
- 5) Letter of Opinion from Town Engineer
- 6) Additional Submission from Applicant



ENCLOSURE No. 1
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. 2017-61

Date Application Received 2017/10/23

PERMIT FEE ^{\$100.00 permitted} _{\$150.00 discretionary}

Date Application Accepted 2017/10/24

RECEIPT NO. 35624

Tax Roll # 6321 Rg Rd 30-3A

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: BARCLAY TANNER

Address: _____

Telephone: _____ Email: _____

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:

WATER CROSSING AND GENERAL LANDSCAPING

Legal Description: Lot(s) X 11

Block 2 1

Plan 8110267 0614102

Quarter Section NE 21-6-30 W4

Estimated Commencement Date: 10 / 16 / 2017

Estimated Completion Date: 10 / 31 / 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.

962

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Municipal District of Pincher Creek No 9,
Box 279 Pincher Creek, Alberta
T0K 1W0.

Attention: Roland Milligan/Director of Development and Community Services Of

It has come to our attention that a significant development altering water course undertaken on property west of 1100 Beaver Dr. (NE-21-6—30-04) within the M of Pincher Creek #9. This development may or may not be engineered according practices and presently we are not aware of this structure being certified by a hy Engineer. The structural integrity of said development may be compromised in event. The purpose it is serving appears to be an earthen dam to hold water.

We are concerned as it is located directly above our Town of Pincher Creek raw and the two backwash "holding ponds" which contains emergent water in the ev said service for the Town. It is not a stretch to imagine the significant risk that th aforementioned development poses to Town of Pincher Creek infrastructure. A dam and the release of a large amount of water would, at a minimum, have a di the turbidity and therefore usability of our stored water supply.

We would appreciate consideration being given to inviting the developer to initi District of Pincher Creek Development Application with any related information : engineered plans etc.? In addition we would request that this development be with an Intermunicipal Development Plan Committee Meeting for Review.

Looking forward to your reply in due course.

Bylaw Services.

ENCLOSURE No. 4

Good morning Roland

I am replying to the letter regarding Development Permit No. 2017-61.

I have no problem with Barclay Tanner building a Accessory Structure-Water Crossing on his property.

James Elliott

ENCLOSURE No. 4

RECEIVED

JAN 30 2018

M.D. OF PINCHER CREEK

TO WHOM IT MAY CONCERN,

RE: DEVELOPMENT PERMIT APP.NO 2017-61

WHEN ONE LOOKS AT THIS PROPERTY THE DESIGN OR SHOULD I SAY THE TOPOGRAPHY OF THIS PARCEL WAS NOT REALLY CONSIDERED WHEN THESE LOTS WERE PLOTTED. THERE IS NO EXCESS TO OVER 35% OF THE LAND IN THIS PARCEL. BY HAVING THIS FILL PLACED ESTABLISHES A WAY TO HAVE EXCESS TO THE BALANCE OF THE PROPERTY.

I ALSO FEEL THAT BY HAVING EXCESS, A PERSON CAN ENJOY SUCH THINGS AS TREES, GARDENING, AND GRASS MAINTENANCE WHICH IS GOOD. IF NOT, IT COULD BE AN OVERGROWN DEAD GRASS POSING A FIRE HAZARD TO THE ADJACENT MUNICIPALITY (THE WATER TREATMENT CENTER FOR THE TOWN OF PINCHER CREEK.).

G.LEE HOCHSTEIN

OWNER OF LOT 1 OF

Ne21-6-30 W4M

Barclay Tanner, P.Eng

APEGA# 127825
APEGS# 10081

Jan 13, 2018

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

Dear Mr. Milligan,

Thank you for clearly communicating concern over this project. By giving this project thorough assessment, we as a team can ensure that the public is safe as a result of our shared actions.

I received a copy of the letter of opinion prepared by Mr. Albert Tagoe, P.Eng in late December. I was able to track him down and speak with him on the phone while he was conducting other work in French Guyana. His opinion referenced two main challenges. Firstly, he always assumes on a water crossing that a culvert is plugged as a worst-case scenario. Secondly, Mr. Tagoe wanted to be sure there was a proper design and study on this project.

In discussion with Mr. Tagoe on Jan 10, 2018 I was able to clarify some of his concerns. He was unaware that I am a Professional Engineer. He did comment that all of my hydrologic assessment on the project was sound. We also discussed the construction specifics and he wasn't aware that the spillway referenced in the design notes I submitted was planned to be the lowest point of the water crossing.

ENCLOSURE No. 6 (revised)

The impact of these two elements does help resolve the two mentioned concerns. The spillway would be capable of handling more flow if required, however I did check elevations across the top of the project and it appears the fill where the culvert was moved has settled about 4-6". To ensure that we don't have concern I am happy to add a second culvert at the South East edge to ensure there is a second path for water to escape at the top of the water crossing if that will provide confidence. At this time, I can also true up any settling that has occurred. Thus, if the culvert should become fully clogged there is still protection built in via the basic design.

As this structure was built we took special effort to ensure that we drew out the clay and compacted it in 6" layers as constructed. I did review the Alberta Government specification for water crossings, Code of Practice for Watercourse Crossings. I found that compaction specification was not one of the requirements. Thus, we did our best to ensure it is solid but did not pursue it further. When asked to move the culvert down by Alberta Environment I did comply, and we found that the compacted clay was very well set in the base structure. The fill around the culvert will have to be monitored.

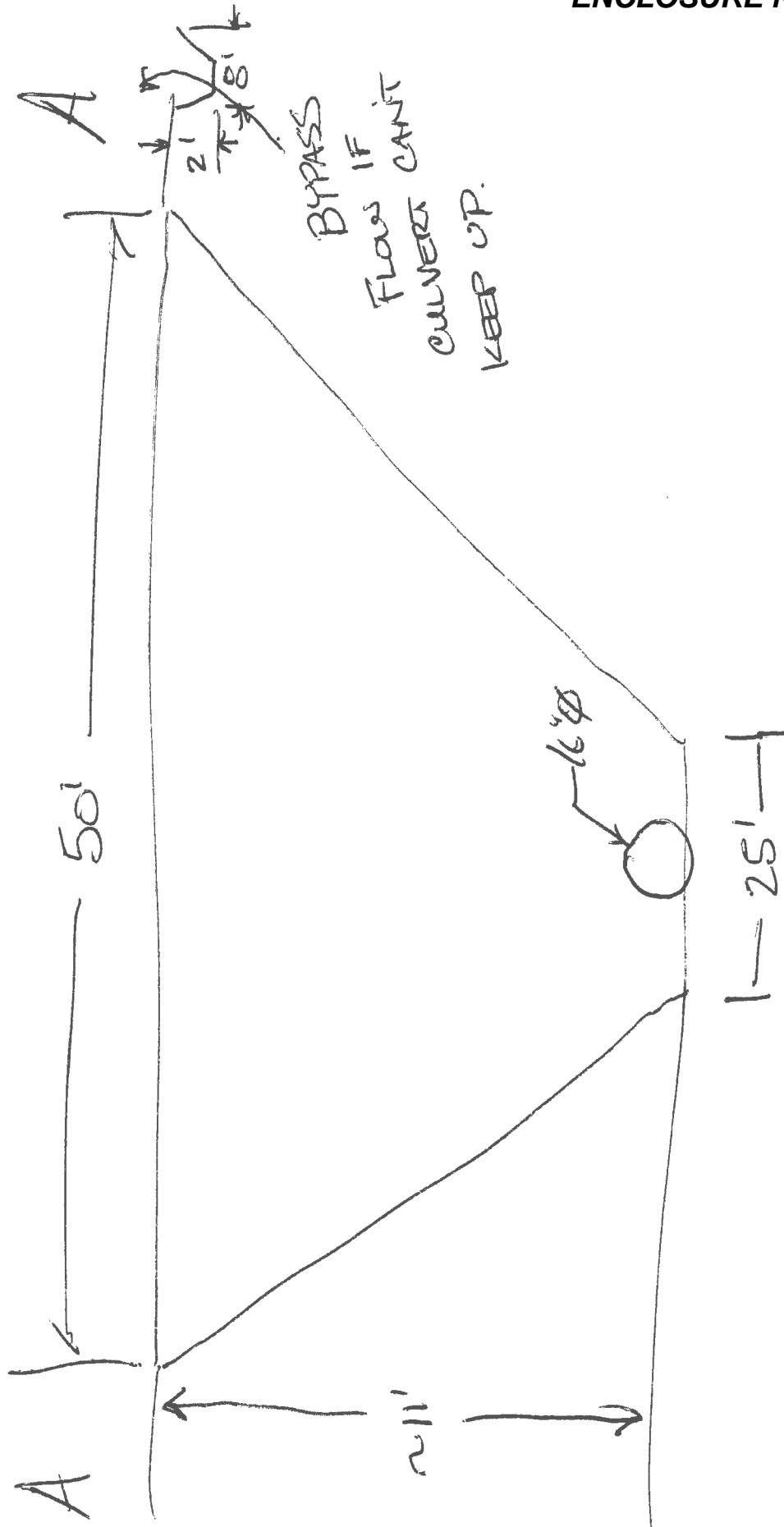
Remaining on this project is to ensure I get good vegetation established in spring. With I am confident that this will result in all of the concerns being resolved.

Sincerely,

A handwritten signature in black ink, appearing to read 'Barclay Tanner', written in a cursive style.

Barclay Tanner, P.Eng

CROSS SECTION A-A



Recommendation No. 1:

at the report from the Director of Development and Community Services, regarding Development Permit Application No. 2018-07, for the placement of a Singlewide Manufactured Home, be received;

And that Development Permit Application No. 2018-07, 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), basement, or other method of securing the home which satisfies the requirements of the Alberta Safety Codes.

Recommendation No. 2:

That Development Permit Application No. 2018-07 be approved subject to any conditions as determined by the Municipal Planning Commission.

Recommendation No. 3:

That Development Permit Application No. 2018-07 be denied, with reasons for the denial

4. Enclosures

Supporting Documents:

- Enclosure No. 1 Development Permit Application No. 2018-07 and supporting documents
- Enclosure No. 2 Photos of Home and CSA Information

Respectfully Submitted.

Roland Milligan

Reviewed by: Wendy Kay, CAO



ENCLOSURE No. 1
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. 2018-07

Date Application Received 2018-01-22

PERMIT FEE \$150.00 discretionary (crossed out) \$100.00 permitted

Date Application Accepted 2018-01-22

RECEIPT NO. 34457

Tax Roll # _____

325 Yonge 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: CUNEE SINCLAIR

Address: _____

Telephone: _____ Email: _____

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:

CSD No. 417656 2704

1A x 70 SINGLEWIDE MANUFACTURED HOME WITH AN 8 x 16 PORCH ON WEST SIDE

Legal Description: Lot(s) 7 10 10

Block 19

Plan 1993N

Quarter Section _____

Estimated Commencement Date: 1 Mar 18

Estimated Completion Date: 31 Oct 18

DIRECTOR OF DEVELOPMENT AND COMMUNITY SERVICES REPORT
December 2017

Development / Community Services Activities includes:

- December 1 “What’s On First Base” Session
- December 5 Municipal Planning Commission Meeting
- December 13 Joint Health and Safety Meeting
- December 14 Staff Meeting
- December 23-January 1 Christmas Break

PLANNING DEPARTMENT STATISTICS

Development Permits Issued by the Director for December 2017

No.	Applicant	Division	Legal Address	Development
2017-64	Lynden Crowshoe	4	Lot 6, Plan 9712282; SW 24-7-1 W5M	Change of Use – Living Quarters within Shop

Development Permits Issued by Municipal Planning Commission for December 2017

MPC did not issue any Development Permits in the month of December.

Development Statistics to Date

DESCRIPTION	December 2017	2017 to Date	December 2016	2016	2015
Dev Permits Issued	1 1-DO / 0-MPC	65 45-DO / 20-MPC	2 0-DO / 2-MPC	64 40-DO / 24-MPC	70 54-DO / 16-MPC
Dev Applications Accepted	0	63	0	66	78
Utility Permits Issued	2	22	1	25	31
Subdivision Applications Approved	0	3	1	12	12
Rezoning Applications Approved	0	2	0	1	1
Compliance Cert	4	22	0	27	21

RECOMMENDATION:

That the report for the period ending December 31, 2017, be received and information

Prepared by: Roland Milligan, Director of Development & Community Services

December 31, 2017

Reviewed by: Wendy Kay, CAO

Date:

Submitted to: Municipal Planning Commission

Date: February 6, 2018

**DIRECTOR OF DEVELOPMENT AND COMMUNITY SERVICES REPORT
January 2018**

Development / Community Services Activities includes:

- January 2 Planning Projects Meeting
- January 2 Subdivision Authority Meeting
- January 9 Council Committee Meeting
- January 9 Council Meeting
- January 10 Joint Health and Safety Meeting
- January 11 Staff Meeting
- January 23 Council Committee Meeting
- January 23 Council Meeting
- January 25 Staff Meeting
- January 30 Pincher Creek Humane Society Orientation Meeting

PLANNING DEPARTMENT STATISTICS

Development Permits Issued by the Director for January 2018

No.	Applicant	Division	Legal Address	Development
2018-01	2039330 Alta Ltd	3	SE 21-5-1 W5M	Living quarters within Shop - Change of Use
2018-02	Harry and Patricia Bullock	4	Lot 1, Block 1, Plan 0815791; Castle View Ridge	Single Detached Residence
2018-03	Wendy Meerveld	5	Lot 1, Plan 8011295; SE 13-7-3 W5M	Accessory Building - Shed
2018-04	WC Ranching Ltd	5	NE 34-8-2 W5M	Modular Home
2018-05	Galen Toews	2	NW 16-5-28 W4M	Addition to residence
2018-06	Lorne Bruder	1	SE 12-5-29 W4M	Manufactured Home

Development Permits Issued by Municipal Planning Commission for January 2018

The MPC did not issue a permit in January 2018.

