

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

July 3, 2018

6:30 pm

Agenda

- 1. Adoption of Agenda**
- 2. Minutes**
 - a. Minutes of June 5, 2018
- 3. In Camera**
- 4. Unfinished Business**
- 5. Development Permit Applications**
 - a. Development Permit Application No. 2018-26
Calvin Walper
SW 4-4-29 W4M
Secondary Farm Residence
 - b. Development Permit Application No. 2018-46
Riverview Wind Power Plant (28 Category 3 WECS)
 - c. Development Permit Application No. 2018-47
Terry Bonertz
SE 13-4-29 W4M
Moved-In Residential Building with Moved-In Accessory Building
 - d. Development Permit Application No. 2018-52
Castle Rock Ridge Phase II Wind Power Plant (7 Category 3 WECS)
- 6. Development Reports**
 - a. Development Officer's Report
- Report for the month of June 2018
- 7. Correspondence**
- 8. New Business**
- 9. Next Regular Meeting** – September 4, 2018; 6:30 pm
- 10. Adjournment**

**Meeting Minutes of the
Municipal Planning Commission
June 5, 2018; 6:30 pm
Municipal District of Pincher Creek No. 9 Administration Building**

ATTENDANCE

Commission: Reeve Quentin Stevick, Councillors Terry Yagos, Brian Hammond, Bev Everts, and Rick Lemire, and Members Michael Gerrand and Jim Welsch

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

Chairman Jim Welsch called the meeting to order, the time being 6:30 pm.

1. ADOPTION OF AGENDA

Councillor Brian Hammond 18/124

Moved that the June 5, 2018, Municipal Planning Commission Agenda, be approved as presented.

Carried

2. ADOPTION OF MINUTES

Councillor Bev Everts 18/125

Moved that the Municipal Planning Commission Minutes of April 3, 2018, be approved as presented.

Carried

3. IN CAMERA

Reeve Quentin Stevick 18/126

Moved that MPC and staff move In-Camera, the time being 6:31 pm.

Carried

Councillor Brian Hammond 18/127

Moved that MPC and staff move out of In-Camera, the time being 7:05 pm.

Carried

4. UNFINISHED BUSINESS

Nil

5. DEVELOPMENT PERMIT APPLICATIONS

- a. Development Permit Application No. 2018-22
Oldman River Brewing Ltd.
Lots 1-4, Block 2, Plan 2177S; Hamlet of Lundbreck
Extension of Operating Hours

Member Michael Gerrand 18/128

Moved that the report from the Director of Development and Community Services, regarding Development Permit Application No. 2018-22, to extend the operating hours of the Oldman River Brewing Tap Room, and the letter from Brent Dewart and Norma Ingram, dated June 4, 2018, be received;

And that Development Permit Application No. 2018-22, 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.

Carried

- b. Development Permit Application No. 2018-23
Bustard Holdings Ltd.
NE 26-4-1 W5M
Country Inn

Councillor Brian Hammond 18/129

Moved that the report from the Director of Development and Community Services, regarding Development Permit Application No. 2018-23, for a Country Inn, be received;

And that Development Permit Application No. 2018-23, 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 developer comply with all Alberta Health Services requirements as outlined in the Food Safety Inspection Report attached to and forming part of this permit.
3. That the developer comply with all Pincher Creek Emergency Services requirements, as per the email, dated June 1, 2018, attached to and forming part of this permit.

Reeve Quentin Stevick requested a recorded vote.

Councillor Brian Hammond – In Favour
Member Michael Gerrand – Opposed
Councillor Rick Lemire – Opposed
Reeve Quentin Stevick – Opposed
Councillor Bev Everts – In Favour
Member Jim Welsch – In Favour
Councillor Terry Yagos – In Favour
Motion Carried

6. DEVELOPMENT REPORT

a. Development Officer's Report

Councillor Terry Yagos 18/130

Moved that the Development Officer's Report, for the months of April and May 2018, be received as information.

Carried

7. CORRESPONDENCE

Nil

8. NEW BUSINESS

No new business was added to the agenda.

9. NEXT MEETING – July 3, 2018; 6:30 pm.

10. ADJOURNMENT

Councillor Terry Yagos 18/131

Moved that the meeting adjourn, the time being 7:10 pm.

Carried

Chairperson Jim Welsch
Municipal Planning Commission

Director of Development and Community
Services Roland Milligan
Municipal Planning Commission

Recommendation No. 1:

That the report from the Director of Development and Community Services, regarding Development Permit Application No. 2018-26, for a moved in residential building as a secondary farm residence, be received;

And that Development Permit Application No. 2018-26, 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. 2018-26 be approved subject to any conditions as determined by the Municipal Planning Commission.

Recommendation No. 3:

That Development Permit Application No. 2018-26 be denied, with reasons set forth by the Municipal Planning Commission.

3. Enclosures

Supporting Documents:

Enclosure No. 1 Development Permit Application No. 2018-26 and supporting documents

For information submitted

Roland Milligan

Reviewed by: Sheldon Steinke, Interim CAO

June 28, 2018

DEVELOPMENT PERMIT APPLICATION

All grey areas will be completed by the Planning Authority

DEVELOPMENT PERMIT APPLICATION I

Date Application Received

PERMIT F

Date Application Accepted

RECEIPT

Tax Roll #

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: Calvin Walzer

Address: _____

AB

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:

New modular Home / attached (
(2900sq/ft)

Legal Description: Lot(s) _____

SW-

Block _____

4

Plan _____

Quarter Section _____

SW-4-4-29th

Estimated Commencement Date: _____

Immediately

Estimated Completion Date: _____

July 6

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 22, 2018

TO: Municipal Planning Commission
FROM: Roland Milligan, Development Officer
SUBJECT: Development Permit Application No. 2018-47

1. Application Information

Applicant: Terry Bonertz
Location SE 13-4-29 W4M
Division: 1
Size of Parcel: 156.6 acres (63.4 ha)
Zoning: Agricultural
Development: Moved-In Residential Building (169.3m², 1822ft²) with Moved-In Accessory Building (67.6m², 728ft²)

2. Background/Comment/Discussion

- On June 14, 2018, the MD received Development Permit Application No. 2018-47 for a moved in residential building with a moved in accessory building – detached garage.
- The applicants are planning on demolishing the existing residence and replacing it with the newer home.
- This application is in front of the MPC because:
 - Within the Agricultural land use district of Land Use Bylaw 1140-08, Moved-in Residential Building is a discretionary use.
 - Within the Agricultural land use district of Land Use Bylaw 1140-08, Moved-in Accessory Building is a discretionary use.
- The application was circulated to the adjacent landowners. At the time of preparing this report, no responses were received.
- The location of the proposed development meets all setback requirements of the LUB.
- The moved in building will replace the existing residence.

Recommendation No. 1:

That the report from the Director of Development and Community Services, regarding Development Permit Application No. 2018-47, for a moved in residential building and a moved-in accessory building - garage, be received;

And that Development Permit Application No. 2018-47, 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. 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. 2018-47 and supporting documents

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Roland Milligan

Reviewed by: Sheldon Steinke, Interim C

June 28, 2108



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. 2018-47

Date Application Received 2018/06/14

PERMIT FEE \$150.00 discretionary

Date Application Accepted 2018/06/15

RECEIPT NO. 316509

Tax Roll # 1394.000 4202 Rge Rd 29-0

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SECTION 1: GENERAL INFORMATION

Applicant: Terry Bonertz
 Address: _____
 Telephone: _____
 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 to
replace existing dwelling with detached
moved in garage

Legal Description: Lot(s) _____
 Block _____
 Plan _____
 Quarter Section SE 1/4 SEC 13 TWN 4 RNG 29 W4
 Estimated Commencement Date: July 15/18
 Estimated Completion Date: fall 2019

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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