

Municipal District of Pincher Creek No. 9
MUNICIPAL PLANNING COMMISSION
March 2, 2021, via virtual meeting
6:30 pm
Agenda

1. Adoption of Agenda

2. Minutes

- a. Meeting Minutes of February 2, 2021

3. Closed Meeting Session

4. Unfinished Business

Nil

5. Development Permit Applications

- a. Development Permit Application No. 2021-04
Guyan & Jean Mankee
Lot 12 and S1/2 of Lot 13
Singlewide Manufactured Home
- b. Development Permit Application No. 2021-12
Smyth, Glen & Vicki (Smyth F&S Farm Ltd.)
Lot 3, Block 1, Plan 8811747 within SE 20-7-1 W5M
Secondary Farm Residence

6. Development Reports

- a. Development Officer's Report
- Report for the month of February 2021

7. Correspondence

Nil

8. New Business

9. Next Regular Meeting – March 2, 2021; 6:30 pm

10. Adjournment

**Meeting Minutes of the
Municipal Planning Commission
February 2, 2021 6:30 pm, via Virtual Meeting
Municipal District of Pincher Creek No. 9 Administration Building**

ATTENDANCE

Commission: Chairman Jim Welsch, Reeve Brian Hammond, Terry Yagos, Bev Everts, Rick Lemire, Quentin Stevick and Member at Large Michael Gerrand

Staff: Director of Development and Community Services Roland Milligan, CAO Troy MacCulloch, Financial Services and Planning Clerk Joyce Mackenzie-Grieve

Planning
Advisors: ORRSC, Senior Planner Gavin Scott

Chairman Jim Welsch called the meeting to order, the time being 6:32 pm.

1. ADOPTION OF AGENDA

Councillor Quentin Stevick 21/001

Moved that the agenda be approved as presented.

Carried

2. ADOPTION OF MINUTES

Member at Large Michael Gerrand 21/002

Moved that the Municipal Planning Commission Meeting Minutes for October 6, 2020 be approved as presented.

Carried

3. CLOSED MEETING SESSION

Reeve Brian Hammond 21/003

Moved that the Municipal Planning Commission close the meeting to the public, under the authority of the *Municipal Government Act*, Section 197(2.1), the time being 6:34 pm.

Carried

Reeve Brian Hammond 21/004

Moved that the Municipal Planning Commission open the meeting to the public, the time being 6:39 pm.

Carried

4. **UNFINISHED BUSINESS**

There was no unfinished business to discuss.

5. **DEVELOPMENT PERMIT APPLICATIONS**

- a. **Development Permit Application No. 2021-01
David George Welsh & Eva Anne Welsh
Lot 9, Block 3, Plan 8910853
Accessory Building**

Councillor Terry Yagos 21/005

Moved that Development Permit No. 2021-01, for an Accessory Building be approved as presented:

Condition(s):

1. That this development meets the minimum provisions as required in Land Use Bylaw 1289-18.

Variance(s):

2. An 11.37 meter variance of the 30 meter setback requirement from a municipal road is granted for a municipal road setback of 18.63 meters.

Carried

6. **DEVELOPMENT REPORT**

- a. Development Officer's Report

Councillor Quentin Stevick 21/006

Moved that the Development Officer's Report, for the period October 2020 to January 2021, be received as information.

Carried

7. **CORRESPONDENCE**

Nil

8. **NEW BUSINESS**

Nil

9. **NEXT MEETING** – March 2, 2021; 6:30 pm.

10. **ADJOURNMENT**

Member At Large Michael Gerrand

21/007

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

Carried

Chairperson Jim Welsch
Municipal Planning Commission

Director of Development and Community
Services Roland Milligan
Municipal Planning Commission

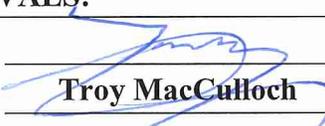
Recommendation to Municipal Planning Commission

TITLE: DEVELOPMENT PERMIT No. 2021-04 Applicant: Gyandeo and Jean Mankee Location: Lot 12 and S. ½ Lot 13, Block 11, Plan No. 2177S 316 Breckenridge Ave., Hamlet of Lundbreck Division: 5 Size of Parcel: 7500 sq.ft. (696 sq.m.) Zoning: Hamlet Residential 2 – HR2 Development: Singlewide Manufactured Home	
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PREPARED BY: Roland Milligan	DATE: February 25, 2021
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DEPARTMENT: Planning and Development

Signature: _____	ATTACHMENTS: 1. Development Permit Application 2021-04
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APPROVALS:			
 _____ Roland Milligan	2021/02/25 _____ Date	 _____ Troy MacCulloch CAO	25 Feb 2021 _____ Date
Department Director	Date	CAO	Date

RECOMMENDATION:

That Development Permit Application No. 2021-04, to replace an existing Singlewide Manufactured Home with a new Singlewide Manufactured Home, 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 1289-18.
2. That the 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 to the satisfaction of the development authority
3. That the home be placed on a permanent foundation (e.g. grade beam), or a basement which satisfies the requirements of the Alberta Safety Code.

BACKGROUND:

- On January 27, 2021, the MD received Development Permit Application No. 2021-04 from Gyandeo and Jean Mankee (*Attachment No. 1*).
- The Permit is to allow the replacement of the existing singlewide manufactured home on the parcel with a new singlewide manufactured home.

Recommendation to Municipal Planning Commission

- The Permit is to allow the replacement of the existing singlewide manufactured home on the parcel with a new singlewide manufactured home.
- This application is being placed in front of the MPC because:
 - Within the Hamlet Residential 2 – HR2 Land Use District, Singlewide Manufactured Home is a Discretionary Use.
- The proposed location for the residence meets all setback requirements of the land use district.
- This area of the Hamlet has many singlewide manufactured homes as the primary use. All adjacent lots are developed with manufactured homes.
- The application was forwarded to the adjacent landowners for comment. At the time of preparing this report one response was received, with the respondent stating that they had no issues with the proposed development.



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. 2021-04

Date Application Received JAN 27/21

PERMIT FEE \$100 Permitted / \$150 Discretionary

Date Application Accepted FEB 02/21

RECEIPT NO. 47822

Tax Roll # [REDACTED]

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: Gyan and Jean Mankee

[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:

Replace older mobile with new single wide manufactured home at 316 Breckenridge Ave.,

Lundbreck, AB T0K 1H0

Legal Description: Lot(s) Lot 12 & S 1/2 13

Block 11

Plan 2177S

Quarter Section SE 26-07-02 W5

Estimated Commencement Date: Pending sale and removal of older mobile

Estimated Completion Date: 10 months from the above date

SECTION 3: SITE REQUIREMENTS

Land Use District: HR-2 Division: 5

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 <u>696m²</u>	7500 sq. ft.	<u>>450m²</u>	<u>YES</u>
(2) Area of Building <u>113m²</u>	1216 sq. ft.	<u>>67m²</u>	<u>YES</u>
(3) %Site Coverage by Building (within Hamets)	16.2%	<u>≤35%</u>	<u>YES</u>
(4) Front Yard Setback Direction Facing: <u>7.3m</u>	24.0 ft. (east)	<u>6m</u>	<u>YES</u>
(5) Rear Yard Setback Direction Facing: <u>7.6m</u>	25.0 ft. (west)	<u>7.5m</u>	<u>YES</u>
(6) Side Yard Setback: Direction Facing: <u>2.4m</u>	8.0 ft. (north)	<u>1.5m</u>	<u>YES</u>
(7) Side Yard Setback: Direction Facing: <u>11.0m</u>	36.0 ft. (south)	<u>1.5m</u>	<u>YES</u>
(8) Height of Building (only) <u>3.9m</u>	12' 11"	<u>4.6m</u>	<u>YES</u>
(9) Number of Off Street Parking Spaces	N/A	-	-

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

Site plan, Residential Standard Specification, Triple M Housing Module height and width drawing

ACCESSORY BUILDING	Proposed	By Law Requirements	Conforms
(1) Area of Site			
(2) Area of Building			
(3) % Site Coverage by Building (within Hamlets)			
(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: January 27, 2021

Jean Manke Jean Manke
 Applicant
Jean Manke Jean Manke
 Registered Owner

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

IMPORTANT NOTES:

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.

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. 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."
5. In accordance with the *Municipal Government Act*, a development authority must, within 20 days after the receipt of an application for a development permit, determine whether the application is complete.

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 21 days, of the expiry of the decision date.
6. Every approach to a residence is entitled to a civic address 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.

MERIDIAN

16', 18', 20', 22' & 24' SERIES

Built to the Residential CSA, A-277 standards

CONSTRUCTION STANDARDS

4/12 roof pitch
 Residential, maintenance-free vinyl siding
 Lifetime Warranty* shingles w/full underlayment
 Tubular steel frame with hitch 16', 18', 20'
 Engineered wood web floor truss system 22' & 24'
 16' wide- Floor joists: 2 x 10 @ 24" o/c
 18' & 20' wide - Floor joists: 2 x 10 @ 16" o/c
 Exterior wall sheathing (glued & fastened)
 Colored metal soffit & fascia
 Triple M rigid exterior wall system
 Frost-free exterior tap
 Dedicated receptacle for heat tape at kitchen sink
 23/32" floor sheathing (glued & fastened)
 8' walls
 2x6 exterior walls / 2x4 interior walls
 Tyvek exterior wrap
 Insulation:
 Ceiling: R-60 Flat / R32 Cathedral
 Floor: R-40
 Walls: R-22
 ½" stippled gyproc ceilings
 Vaulted ceiling – living room, dining room,
 kitchen & family room (plan specific)
 Carpet with upgrade underlay in living
 room, family room and master bedroom
 Foam-back linoleum (fully glued & rolled)
 Convertible gas furnace with electronic ignition
 Coil cavity under furnace
 40 US gallon electric HWT
 Plumbed for washer, wired for dryer
 100 amp electric service panel
 1-½" conduit from draw side of panel through floor
 Arc fault breakers
 36" front and 32" rear exterior doors w/ screens
 White Carrara interior doors
 32" utility room door
 Standard Carriage Light at all exterior doors
 Exterior GFI Receptacle at all exterior doors
 Main water shut-off inside home at kitchen sink
 Braided water lines at sinks & toilets

DISTINCTIVE STANDARD FEATURES

Low E Argon windows & sills complete w/screens
 12" side eave with venting
 Accent boards around windows (Front & Curbside)
 Decorative wall panels with taped seams
 Nail holes in trim filled
 Cordless cellular blinds throughout
 Décora Switches
 River Dinette Light in Dining Room
 LED lighting throughout
 Continuous rod shelving in closet

MODERN CRAFTED KITCHENS

Black 30" deluxe range with power range hood
 Black 18 cubic ft. frost free fridge
 Adjustable track lighting (2)
 Modular cabinets with adjustable shelving
 Spacious pantry in kitchen (where applicable)
 PVC cabinet doors throughout
 Laminate countertops with self-edge
 Tight weave pantry shelving
 Single lever faucet with spray

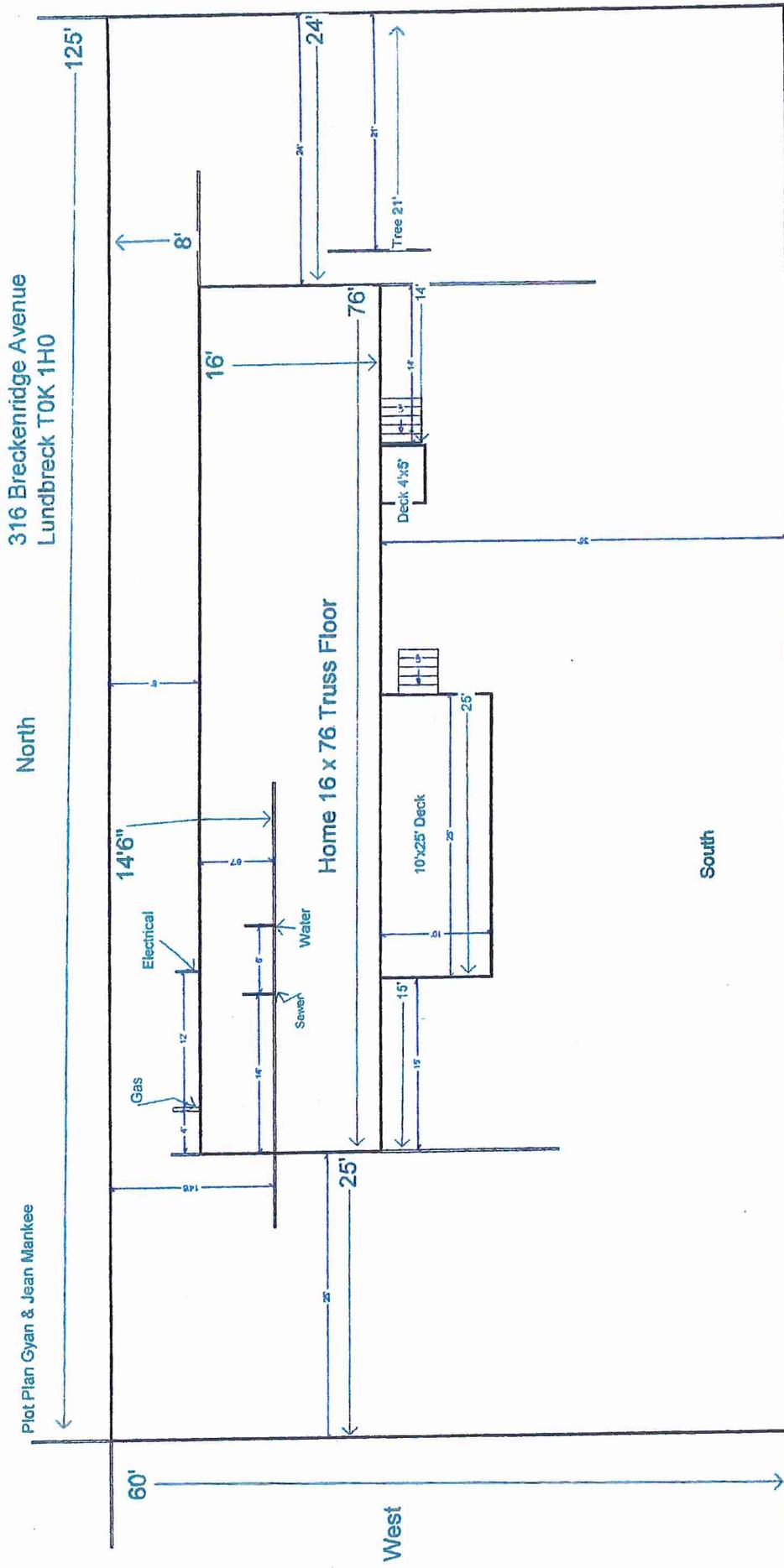
CONTEMPORARY BATHS

De-humidistat on main bath fan, all other fans
 on separate switch
 1-Piece smooth back tub/shower combination in
 main bath & ensuite

OPTIONAL FEATURES

- White laminate glass pantry door
- Garden doors
- Insulated storm doors
- 16" overhang at rear
- A/C ready
- Black windows
- Full tile backsplash with decor insert
- Stainless steel or slate appliances
- Built-in dishwasher
- Cabinet crown molding
- 200 Amp electrical service
- 3" PVC cove mould at ceiling
- Upgrade lighting options

Attachment No. 1



Recommendation to Municipal Planning Commission

TITLE: DEVELOPMENT PERMIT No. 2021-12 Applicant: Glen and Vicki Smyth Location: Lot 3, Block 1, Plan no. 881 1747, SE 20-7-1 W5M Division: 5 Size of Parcel: 7.9 ha (19.6 Acres) Zoning: Agriculture - A Development: Secondary Farm Residence	
PREPARED BY: Roland Milligan	DATE: February 24, 2021
DEPARTMENT: Planning and Development	
Signature: _____	ATTACHMENTS: 1. Development Permit Application 2021-12 2. Site Plan
APPROVALS:	
 _____ Roland Milligan	 _____ Troy MacCulloch
_____ Department Director	_____ CAO
2021/02/25 Date	Feb 25, 2021 Date

RECOMMENDATION:

That Development Permit Application No. 2021-12, for the Secondary Farm Residence, 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 1289-18.

Waiver(s):

1. That Section 42.3 (a) of Land Use Bylaw 1289-18 be waived.

BACKGROUND:

- On January 25, 2021, the MD received a request from Vicki and Glenn Smyth to extend Development Permit No. 2016-04 (the Permit), approved by the Municipal Planning Commission on March 9, 2016.
- Due to the fact that the approved development has not been commenced, the Permit has since lapsed. As such the applicants were informed that proposed development is once again required to go through the approval process.
- The applicants have submitted Development Permit Application No. 2021-12 for a Secondary Farm Residence on the parcel (*Attachment No. 1*).

Recommendation to Municipal Planning Commission

- This application is being placed in front of the MPC because:
 - Within the Agriculture - A land use district, a Secondary Farm Residence is a Discretionary Use.
- The proposed location for the residence meets all setback requirements of the land use district (*Attachment No. 2*).
- When the original permit was issued for the proposed development, it was issued as a secondary farm residence with a waiver of Section 38.3(a) of LUB 1140-08, the LUB in affect at that time.
- Granting approval under current LUB 1289-18, the proposed development will require a waiver of Section 42.3(a) of said bylaw.

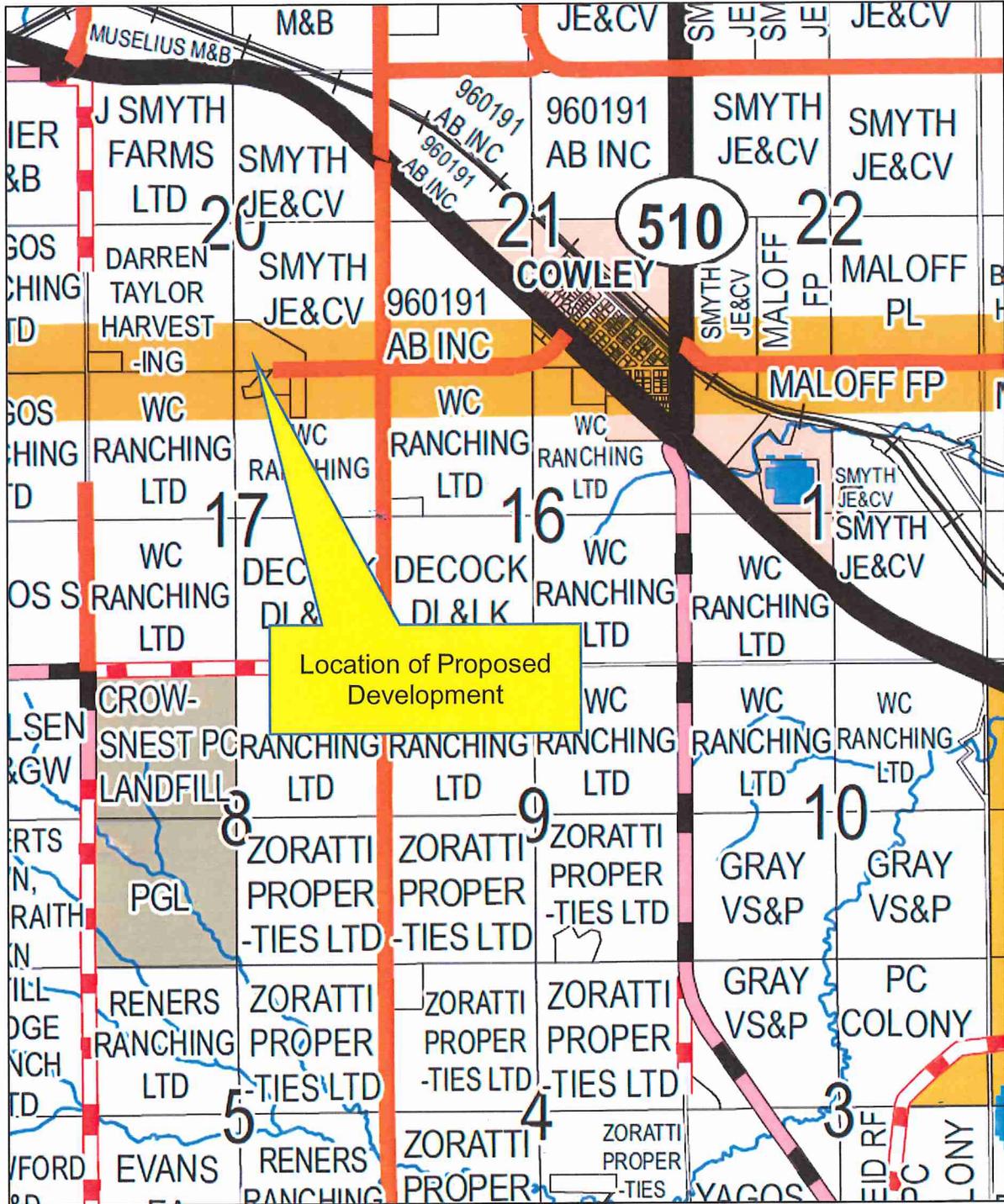
Section 42.3 One or more additional dwelling units may be located on a parcel provided that:

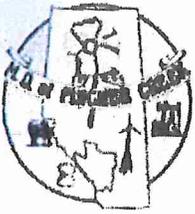
(a) all such dwelling units are secondary farm residences on a parcel that has an area greater than 32.4 ha (80 acres) and this use is a permitted or discretionary use in the applicable district;

- A Secondary Farm Residence is a Discretionary Use within the Agriculture land use district.
- The application was forwarded to the adjacent landowners for comment. At the time of preparing this report no responses were received.

Recommendation to Municipal Planning Commission

Location of Proposed Development





DEVELOPMENT PERMIT APPLICATION

All grey areas will be completed by the Planning Authority

DEVELOPMENT PERMIT APPLICATION NO. 2021-12

Date Application Received 2021/02/01

PERMIT FEE ^{\$100 Permitted} _{\$150 Discretionary} _____

Date Application Accepted 2021/02/12

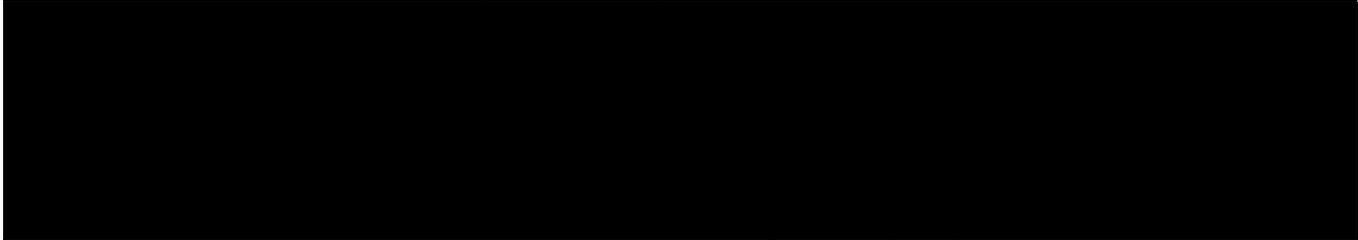
RECEIPT NO. 47985

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: Vicki + Glen Smyth



Interest of Applicant (if not the owner): Secondary Farm Residence

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:

One level Secondary Farm Residence

Legal Description: Lot(s) 3

Block 1

Plan 8811747

Quarter Section S.E. 20-7-1 W5M

Estimated Commencement Date: Summer 2021

Estimated Completion Date: Winter 2021

SECTION 3: SITE REQUIREMENTS

Land Use District: AGRICULTURE - A Division: 5

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

PRINCIPAL BUILDING	Proposed	By Law Requirements	Conforms
(1) Area of Site	7.91 ha 19.56 ac		
(2) Area of Building <u>1600 ft²</u>	148.6 m ²	N/A	—
(3) %Site Coverage by Building (within Hamlets)	N/A	—	—
(4) Front Yard Setback Direction Facing:	220 m	7.5m	YES
(5) Rear Yard Setback Direction Facing:	45m	7.5m	YES
(6) Side Yard Setback: Direction Facing:	45m	7.5m	YES
(7) Side Yard Setback: Direction Facing:	364m	50m	YES
(8) Height of Building	N/A	—	—
(9) Number of Off Street Parking Spaces	N/A	—	—

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

Attachment No. 1

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: _____

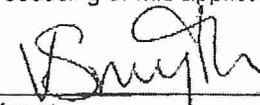
Type of demolition planned: _____

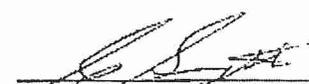
SECTION 5: SIGNATURES (both signatures required)

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: Feb 12, 2021


Applicant


Registered Owner

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

IMPORTANT NOTES:

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.

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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5. In accordance with the *Municipal Government Act*, a development authority must, within 20 days after the receipt of an application for a development permit, determine whether the application is complete.

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 21 days, of the expiry of the decision date.
6. Every approach to a residence is entitled to a civic address 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.

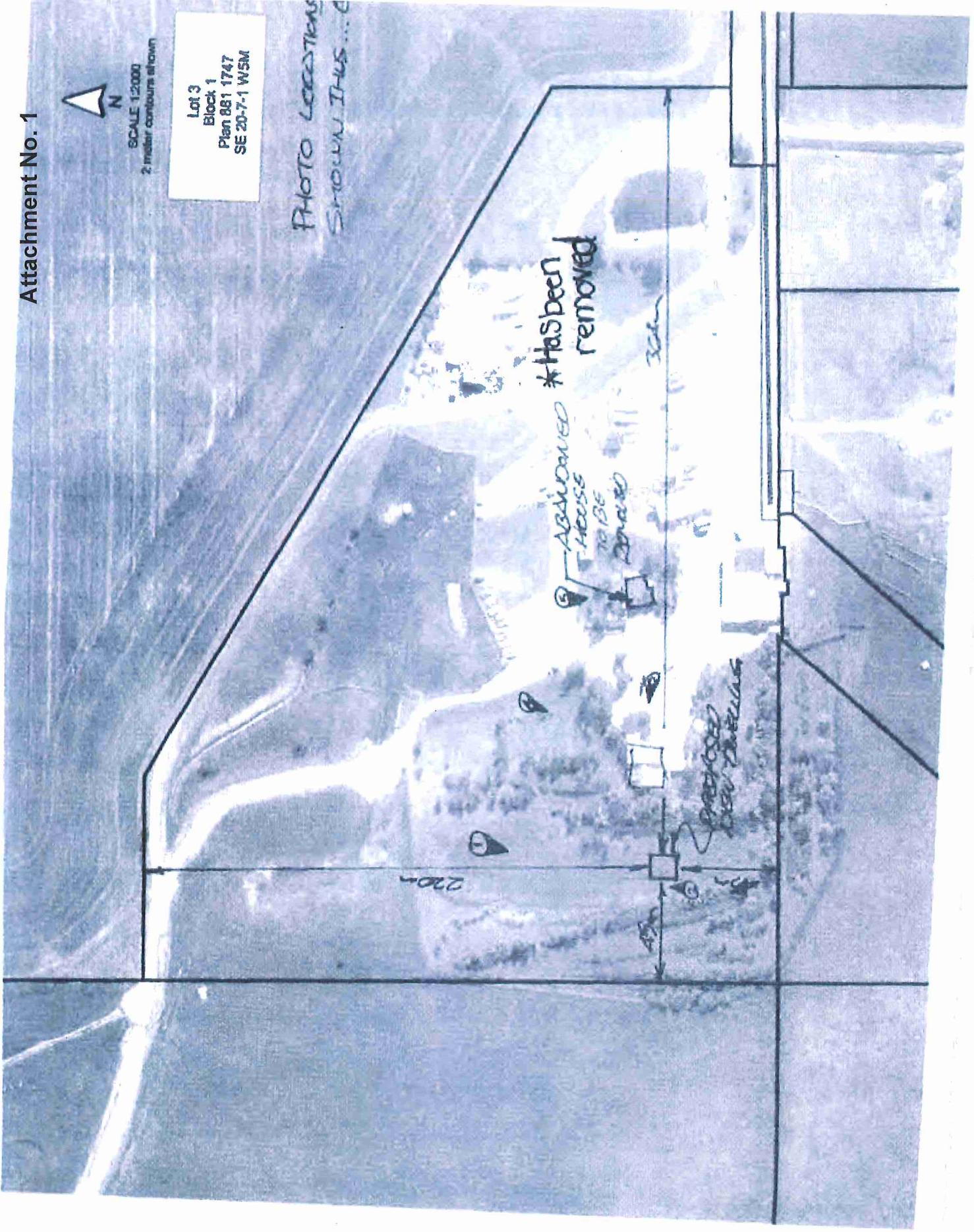
Attachment No. 1



SCALE 1:2000
2 meter contours shown

Lot 3
Block 1
Plan 881 1747
SE 20-7-1 WSM

PHOTO LOCATIONS
SHOWN THIS...



*HAS BEEN REMOVED

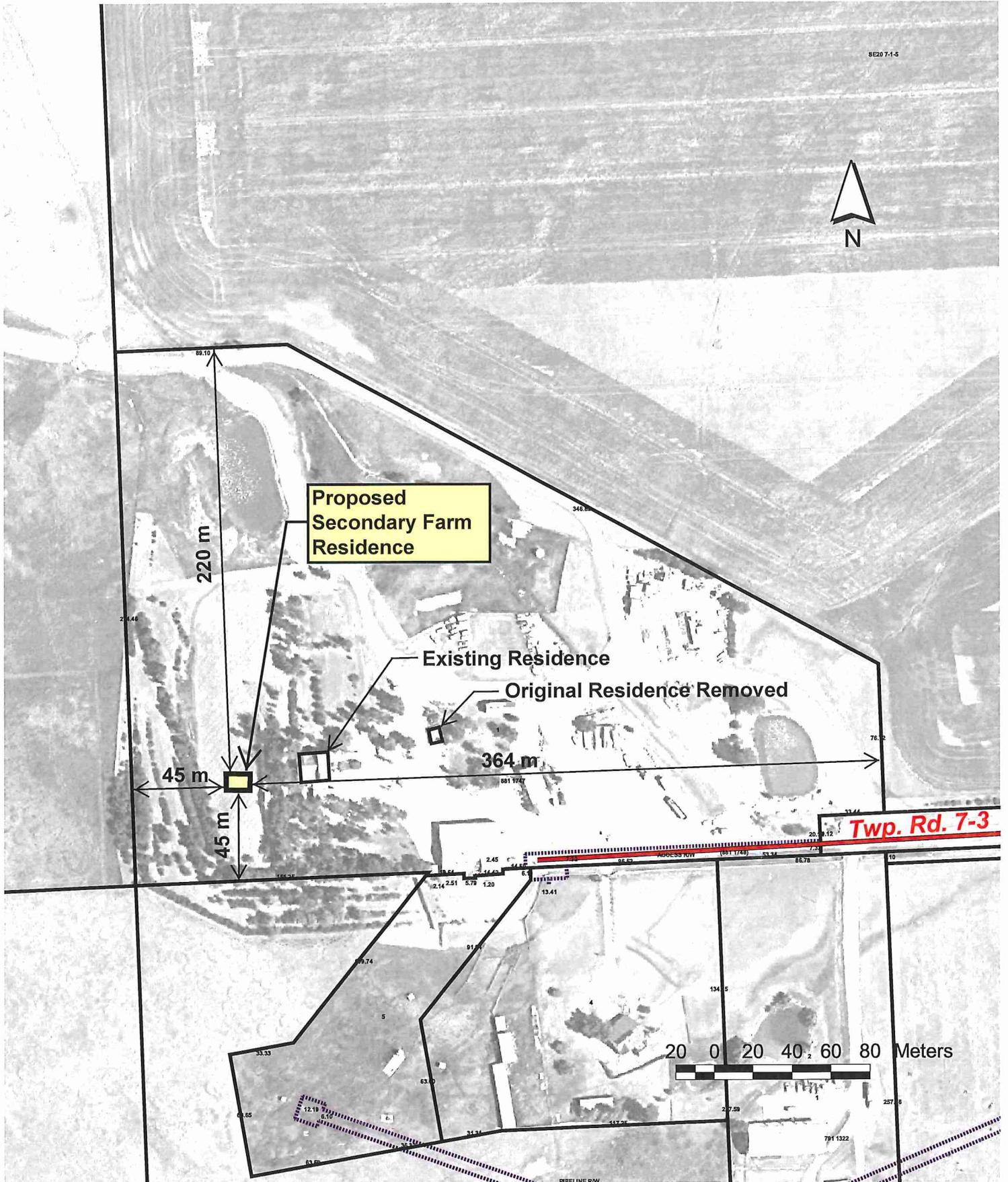
ABANDONED T-HOUSE TO BE DONATED

PROPOSED NEW BUILDING

200

450

300



DIRECTOR OF DEVELOPMENT AND COMMUNITY SERVICES REPORT

February 2021

Development / Community Services Activities includes:

- February 2 Planning Session, MPC and Subdivision Authority Meeting
- February 3 ASB Meeting
- February 4 DEM / DDEMs Meeting
- February 8 Joint Council Meeting, Pincher Creek Regional Recreation Master Plan
- February 9 Council Committee and Council Meetings
- February 16 Recycle Meeting
- February 18 Airport Meeting
- February 19 Online Safety Training
- February 23 Council Committee and Council Meetings
- February 26 Social/Community Health Needs Assessment

PLANNING DEPARTMENT STATISTICS

Development Permits Issued by the Director for February 2021

No.	Applicant	Division	Legal Address	Development
2021-05	Motta	5	Lot 27, Block 3, Plan 0012472 CMR	Porch addition to Single Detached Residence
2021-06	Robbins/Obbema	2	SW 21-5-29 W4M	Single Detached Residence w/attached Garage
2021-07	Lewis	4	Lot 8, Block 9, Plan 1993N Within SE 1-7-30 W4M	Accessory Building, Shop
2021-08	Harker (Stoddard)	1	NE 15-4-29 W4M	Single Detached Residence w/attached Garage
2021-10	Haas-Watson	1	SW 4-4-29 W4M	Home Occupation (Ice cream/Frozen Treat Shop)
2021-11	Noble	3	Lot 2, Block 1, Plan 1710206 Within NW 3-6-2 W5M	Single Detached Residence w/attached Garage

Development Permits Issued by Municipal Planning Commission February 2021

2021-01	Welsh, David & Eva	5	Lot 9, Block 3, Plan 8910853	Accessory Building, Shed
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Development Statistics to Date

DESCRIPTION		2021 To date (February)	2020	2019	2018
Dev Permits Issued	2 – Jan 6 – Feb	9 8-DO 1-MPC	67 57 – DO 10 - MPC	54 45-DO 9-MPC	22 17-DO 5-MPC
Dev Applications Accepted	3 – Jan 9 – Feb	12	67	57	24
Utility Permits Issued	2 – Jan 1 – Feb	3	27	33	14
Subdivision Applications Approved	0 – Jan 2021 0 – Feb 2021	0	18	12	4
Rezoning Applications Approved		0	0	1	0
Compliance Cert	4 - Jan 3 – Feb	7	24	22	5

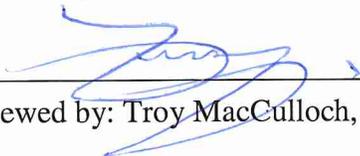
RECOMMENDATION:

That the report for the period ending February 28, 2021, be received as information.



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

Date: February 28, 2021



Reviewed by: Troy MacCulloch, CAO

Date: February 28, 2021

Submitted to: Municipal Planning Commission

Date: March 2, 2021