

**Municipal District of Pincher Creek No. 9**  
**MUNICIPAL PLANNING COMMISSION**  
Council Chambers  
May 3<sup>rd</sup>, 2022  
6:30 pm  
Agenda

- 1. Adoption of Agenda**
- 2. Minutes**
  - a. Meeting Minutes of April 5<sup>th</sup>, 2022
- 3. Closed Meeting Session**
- 4. Unfinished Business**
  - a. Development Permit Application No. 2022-04  
Stone Developments Inc  
Lot 97, Block 4, Plan 051 3736, Castle Mountain Resort  
Multi-Unit Dwelling (Fourplex)
- 5. Development Permit Applications**
  - a. Development Permit Application No. 2022-09  
Daniel Feldman (Carnerlian Investments Inc)  
Within SW 3-6-2 W5  
Bed & Breakfast w/ Secondary Building
  - b. Development Permit Application No. 2022-11  
Elk Valley Homes Ltd  
6 Cardinal Road, within NW 27-7-2 W5  
Manufactured Home
- 6. Development Reports**
  - a. Development Officer's Report  
- Report for April 2022
- 7. Correspondence**

Nil
- 8. New Business**
- 9. Next Regular Meeting** – June 7<sup>th</sup>, 2022; 6:30 pm
- 10. Adjournment**

**Meeting Minutes of the  
Municipal Planning Commission  
April 5, 2022 6:30 pm  
Municipal District of Pincher Creek No. 9 Administration Building**

**ATTENDANCE**

Commission: Chairman Jim Welsch, Reeve Rick Lemire, Councillors Tony Bruder, Dave Cox, Harold Hollingshead and John MacGarva and Member At Large Jeff Hammond

Staff: Director of Development and Community Services Roland Milligan, Financial Services and Planning Clerk Joyce Mackenzie-Grieve, Assistant Planning and Development Officer Laura McKinnon

Planning Advisor: ORRSC, Senior Planner Gavin Scott

Absent: CAO Troy MacCulloch

Chairman Jim Welsch called the meeting to order, the time being 6:35 pm.

**1. ADOPTION OF AGENDA**

Councillor Tony Bruder 22/011

Moved that the agenda for April 5, 2022, be approved as presented.

Carried

**2. ADOPTION OF MINUTES**

Reeve Rick Lemier 22/012

Moved that the Municipal Planning Commission Meeting Minutes for March 1, 2022 be approved as amended.

Carried

**3. CLOSED MEETING SESSION**

Member At Large Jeff Hammond 22/013

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 6:36 pm.

Carried

Councillor Tony Bruder 22/014

Moved that the Municipal Planning Commission open the meeting to the public, the time being 6:53 pm.

Carried

4. **UNFINISHED BUSINESS**

- a. **Development Permit Application No. 2022-04**  
**Stone Developments Inc**  
**Lot 97, Block 4, Plan 051 3736, Castle Mountain Resort**  
**Multi-Unit Dwelling (Fourplex)**

Councillor Harold Hollingshead

22/015

Moved that Development Permit No. 2022-04, to construct a Multi-Unit Dwelling (Fourplex) tabled pending the receipt of an off-site drainage plan, detailing how the water leaving the parcel will be directed/contained so as not to negatively impact adjacent properties.

Tabled

5. **DEVELOPMENT PERMIT APPLICATIONS**

- a. **Development Permit Application No. 2022-06**  
**John & Cindy Steenbergen**  
**Block 7, Plan 9811884, within NW 27-7-2 W5M**  
**Manufactured Home**

Councillor John MacGarva

22/016

Moved that Development Permit No. 2022-06, to place a Singlewide Manufactured Home be approved as presented.

**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.
4. That the applicant adhere to conditions set forth within the required Alberta Transportation Roadside Development Permit, to be attached to and form part of this permit.

Carried

6. **DEVELOPMENT REPORT**

a. Development Officer's Report

Member At Large Jeff Hammond

22/017

Moved that the Development Officer's Report, for the period March 2022, be received as information.

Carried

7. **CORRESPONDENCE**

Nil

8. **NEW BUSINESS**

None

9. **NEXT MEETING** – May 3, 2022; 6:30 pm.

10. **ADJOURNMENT**

Councillor Dave Cox

22/018

Moved that the meeting adjourn, the time being 7:03pm.

Carried

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Chairperson Jim Welsch  
Municipal Planning Commission

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Director of Development and Community  
Services Roland Milligan  
Municipal Planning Commission

Suite 300, 714 - 5 Avenue South  
 Lethbridge, AB T1J 0V1  
 Phone: 403-329-3442  
 1-866-329-3442  
 Fax: 403-329-9354



## MEMORANDUM

<b>To:</b> Jason Crawford	<b>From:</b> Gavin Nummi, P.Eng.
<b>Director of Mountain Operations</b>	<b>cc:</b> Brian Kindt
<b>Re:</b> Lot 96 - 98 Drainage Plan	<b>cc:</b>
<b>File:</b> 0120/010/M01.Lot 96 - 98 Drainage Plan	<b>Date:</b> April 20, 2022
<b>Email:</b> jason.crawford@skicastle.ca	<b>Pages:</b> 3

Castle Mountain Resort (CMR) retained MPE Engineering to conduct a stormwater review pertaining to the location of Lots 96 to 98 as shown in Figure 1. The stormwater review for Lots 96 to 98 was completed to identify existing drainage patterns, potential concerns, and a plan for addressing development of the lots.

### Scope of Work

MPE undertook the following scope of work to complete the stormwater review for Lots 96, 97, and 98:

- Review topographic information provided by the University of Lethbridge in conjunction with a base map and air photo,
- Delineating sub catchments effecting the concerned areas using Autodesk Infracore software, Autodesk Civil 3D software, and processed survey data,
- Modeling the existing drainage infrastructure and sub catchments in PCSWMM modelling software to determine the extent of stormwater runoff and potential capacity constraints,
- Generate a high-level grading plan to effectively divert off-site stormwater runoff around the reviewed properties and to manage stormwater runoff from Lots 96 to 98.

### Current Grading and Drainage Patterns

Based on existing drainage patterns, there are currently two main outlets for the stormwater runoff that has the potential to affect the reviewed lots. The first is a natural stream (Shotgun Creek) to the north of the lots that carries stormwater runoff north of the resort and to the existing ditch along Highway 774.

The second outlet is a swale on the west side of the existing lots that runs north to south. The existing swale diverts off-site stormwater runoff around Lots 96 to 98. The existing swale eventually ties into the primary drainage swale for areas to the south of the reviewed lots. Combined, the swales drain east towards Highway 774 and eventually into the natural water course on the east side of the highway. CMR indicated the existing swales have performed sufficiently, however, improvements are recommended.

The existing natural stream (Shotgun Creek) has two culverts that cross underneath roadways built for the maintenance shop and the adjacent ski run. CMR indicated the culverts have failed due to blockage and significant stream flow in the past; the culverts have since been repaired and are performing appropriately. When the culverts are inundated, stormwater and stream flow follow the constructed gravel/dirt road along the ski run towards the existing and proposed lots. This additional runoff may affect the Lots 96 to 98 under emergency conditions; however, the runoff is managed by existing swales.

### **Conclusion and Recommendations**

Two new flow paths are proposed, one along the north parking lot, and one following the roadway between the proposed lots (Lots 96 to 98) and the existing lots. The inverted roadway will provide a path for stormwater that is drained off the proposed lots to the north. It will then cross Castle Mountain Way through a culvert and outlet into the Highway 774 ditch. The swale proposed along the north parking lot will aid in diverting flows around the parking lot as well as guiding potential flooding from the natural stream away from the proposed and existing lots. It will tie into the same culvert as the inverted road.

It is recommended that the existing swales on the west and south sides of the reviewed lots are maintained and provide sufficient capacity for expected stormwater runoff and potential flooding from the natural stream. It is recommended that the existing culverts and swales that outlet the stormwater east under Castle Mountain Way and through private property be reviewed and upgraded to provide sufficient capacity for both stormwater runoff and potential flooding of the natural stream. If the natural stream frequently inundates the existing culverts, it is recommended that an additional culvert be added to provide a contingency if the existing culverts are to become partially blocked with debris.

If you have any questions or require additional information regarding the above, please contact the undersigned at (403) 317-3658.

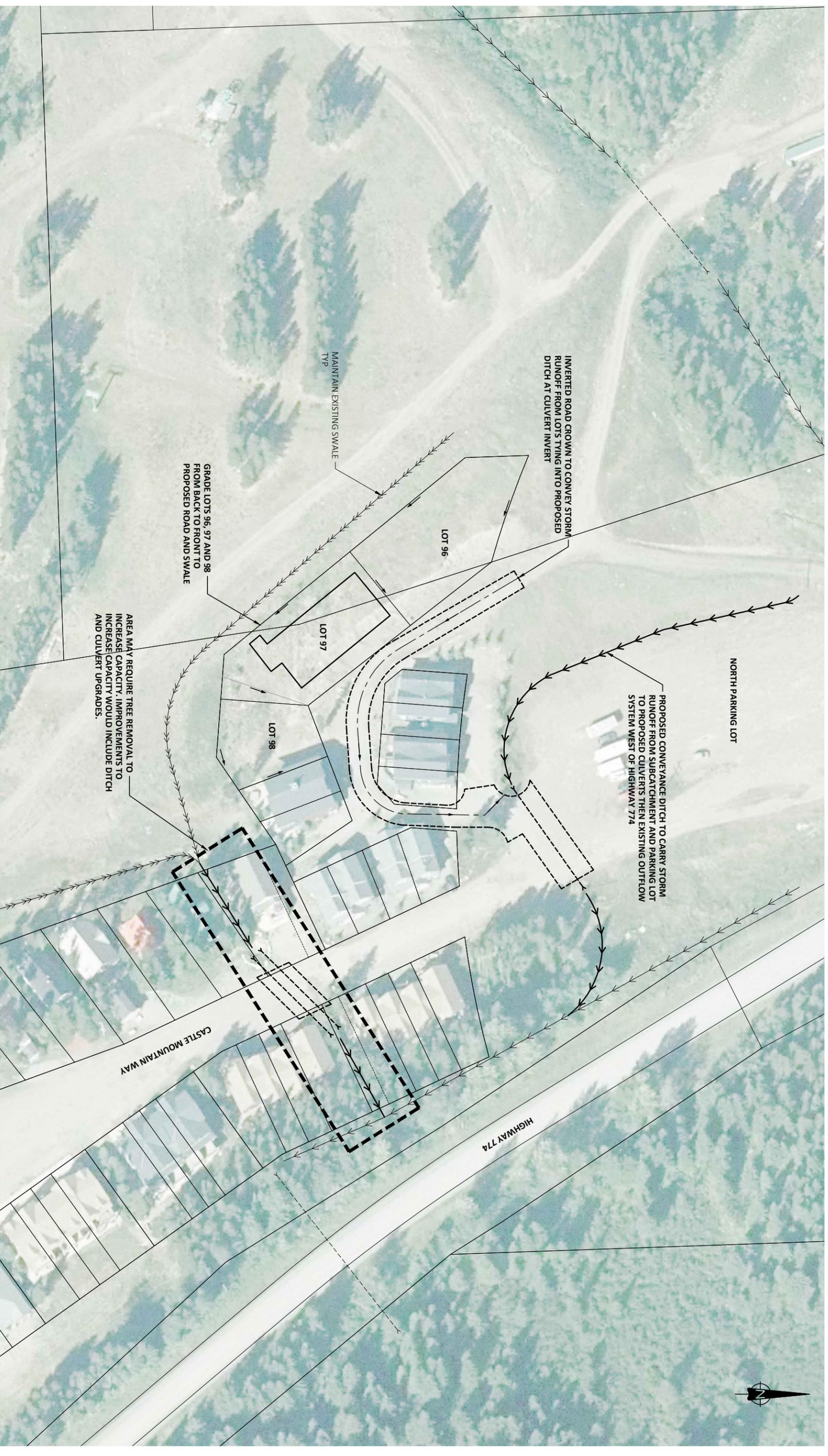
Yours truly,

**MPE ENGINEERING LTD.**



Gavin Nummi, P.Eng.  
Project Manager

TH:gn



**LEGEND**

	PROPOSED DRAINAGE DITCH		EXISTING DRAINAGE DITCH
	PROPOSED DRAINAGE SWALE		EXISTING DRAINAGE SWALE
	PROPOSED CSP CULVERT		EXISTING CSP CULVERT
	PROPOSED DRAINAGE PATH		

 <p><b>Engineering Ltd.</b></p>		<p><b>CASTLE MOUNTAIN RESORT</b></p> <p><b>LOT 97 AND 98 DRAINAGE PLAN</b></p> <p><b>CONCEPTUAL SITE PLAN</b></p>	
SCALE: 1:1000	DATE: APRIL 2022	JOB: 0120-010-00	FIGURE: 1

## Recommendation to Municipal Planning Commission

<b>TITLE:</b> DEVELOPMENT PERMIT NO. 2022-04 <b>Applicant:</b> Stone Developments Inc. <b>Location</b> Lot 97, Block 4, Plan No. 051 3736 ,Castle Mountain Resort <b>Division:</b> 3 <b>Size of Parcel:</b> 1136 m <sup>2</sup> (12,228 ft <sup>2</sup> ) <b>Zoning:</b> Castle Mountain Medium Density Residential - CMMDR <b>Development:</b> Multi-Unit Dwelling (Fourplex)		
<b>PREPARED BY:</b> Roland Milligan	<b>DATE:</b> March 30, 2022	
<b>DEPARTMENT:</b> Planning and Development		
<b>Signature:</b>  _____	<b>ATTACHMENTS:</b> 1. DP Application No. 2022-04, including CMR Development Committee Checklist 2. Site Plan 3. Submissions 4. CMR Response to Concerns	
<b>APPROVALS:</b>		
 _____ Roland Milligan	 _____ Troy MacCulloch	2022/03/30 _____ Date
Department Director	Date	Date

**RECOMMENDATION:**

That Development Permit No. 2022-04, to construct a Multi-Unit Dwelling (Fourplex), be approved, subject to the following Condition(s) and Variance(s):

**Condition(s):**

1. That this development meets the minimum provisions as required in Land Use Bylaw 1289-18.
2. That prior to commencement of construction, the developer, in conjunction with Castle Mountain Resort Inc., provide an engineer stamped drainage plan, which specifically addresses the concerns of drainage from the parcel to adjacent access roads and adjacent parcels.

**Variance(s):**

1. A 0.38 meter variance of the 2.50 meter setback requirement from the west property boundary for the uncovered deck is granted for a rear yard setback of 2.12 meters (15.2% variance).

**BACKGROUND:**

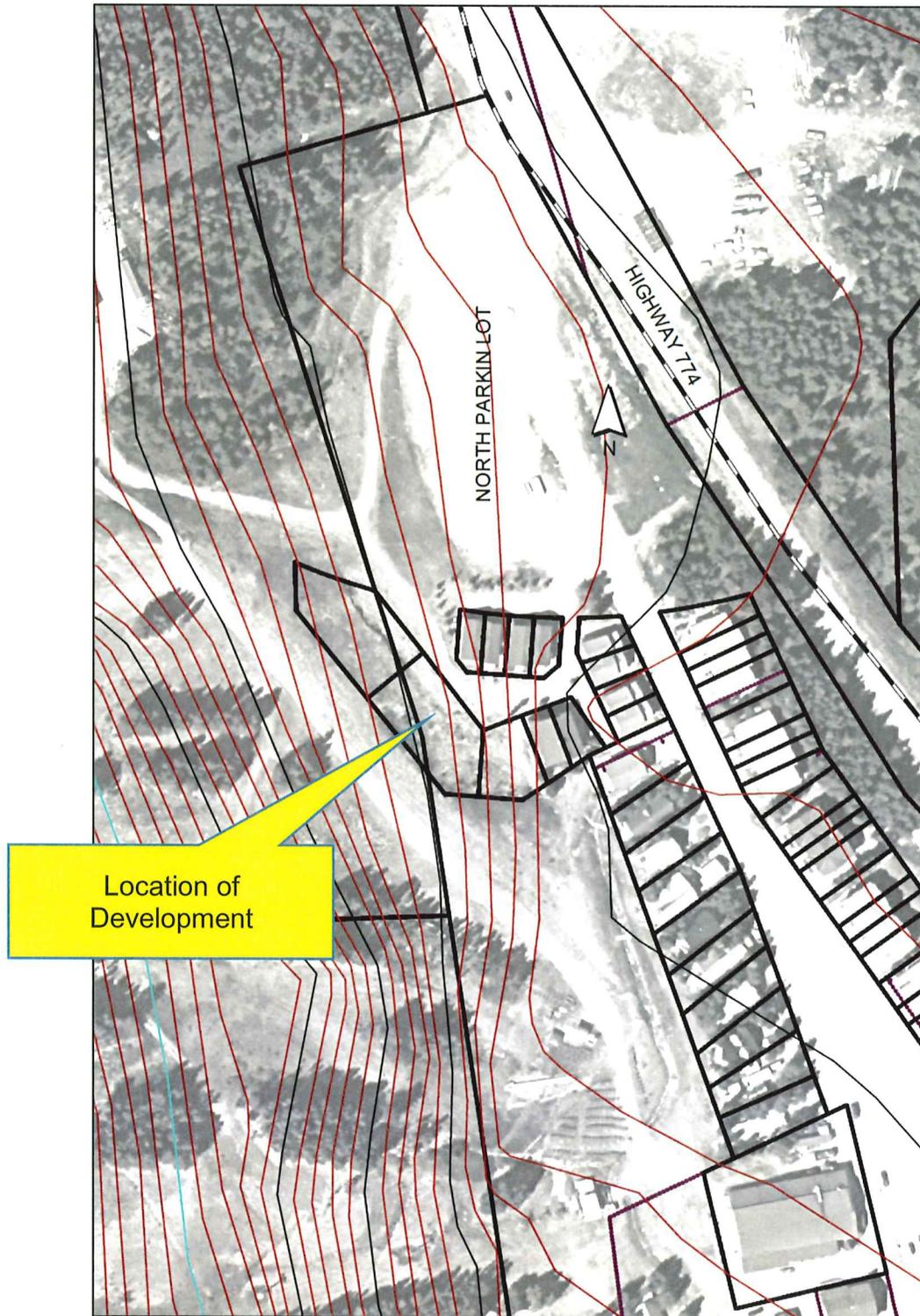
- On January 28, 2022, the MD received Development Permit Application No. 2022-04 (*Attachment No. 1*) for a Multi-unit Dwelling (fourplex) on the above noted parcel.
- This application is being placed in front of the MPC because:
  - Within the Castle Mountain Resort Medium Density Residential –CMMDR Land Use District, a Multi-unit Dwelling is a Discretionary Use.

## Recommendation to Municipal Planning Commission

- The uncovered deck on the southwest corner of the proposed building will require a 0.38m setback variance from the 2.50m rear yard setback requirement.
- The uncovered above ground deck proposed on the southwest corner of the building, will require a 0.38 meter variance of the 2.50 meter rear yard setback (*Attachment No 2*). This is a 15.2% of the rear yard setback requirement.
- Both the Castle Mountain Resort Development has approved the development and the setback variance request (*Pages 4 and 5 of Attachment No. 1*).
- The application was forwarded to the adjacent landowners for comment. The MD received correspondence from adjacent leaseholders indicating concerns regarding parking and drainage from the parcel (*Attachment No. 3*).
- CMR addressed the parking issue with the forwarding of a copy of a letter that was provided to the applicant (*Attachment No. 4*).

# Recommendation to Municipal Planning Commission

## Location of Proposed Development



**Attachment No. 3**  
*Submission No. 1*

**From:** [Della Poulsen](#)  
**To:** [Roland Milligan](#)  
**Subject:** Permit Application No. 2022-04  
**Date:** February 28, 2022 9:23:43 PM

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We are sending concerns to you regarding the above mentioned Development Permit.

It is highlighted in the Castle Mountain Resort General Guide that "Parking on either side of roadways marked as fire lanes is not permitted." The application calls for 8 parking spots for this proposed 4 plex. Vehicles will block access for Emergency Vehicles and hinder snow removal. There should be no vehicle parking at these lots for those reasons. Parking is available in the North Parking Lot for those units.

We are also concerned about drainage and water flow from the proposed units. We suggest a drainage study be complete showing the impacts to Units 437, 438 and 439.

Harvey and Della Poulsen  
Lot 438

**From:** [Dale and Jackie MacKnight](#)  
**To:** [Roland Milligan](#)  
**Subject:** Development Permit Application No. 2022-04  
**Date:** February 28, 2022 6:54:36 PM  
**Attachments:** [castle-residents-guide-1-2.pdf](#)

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Attn: Roland Milligan

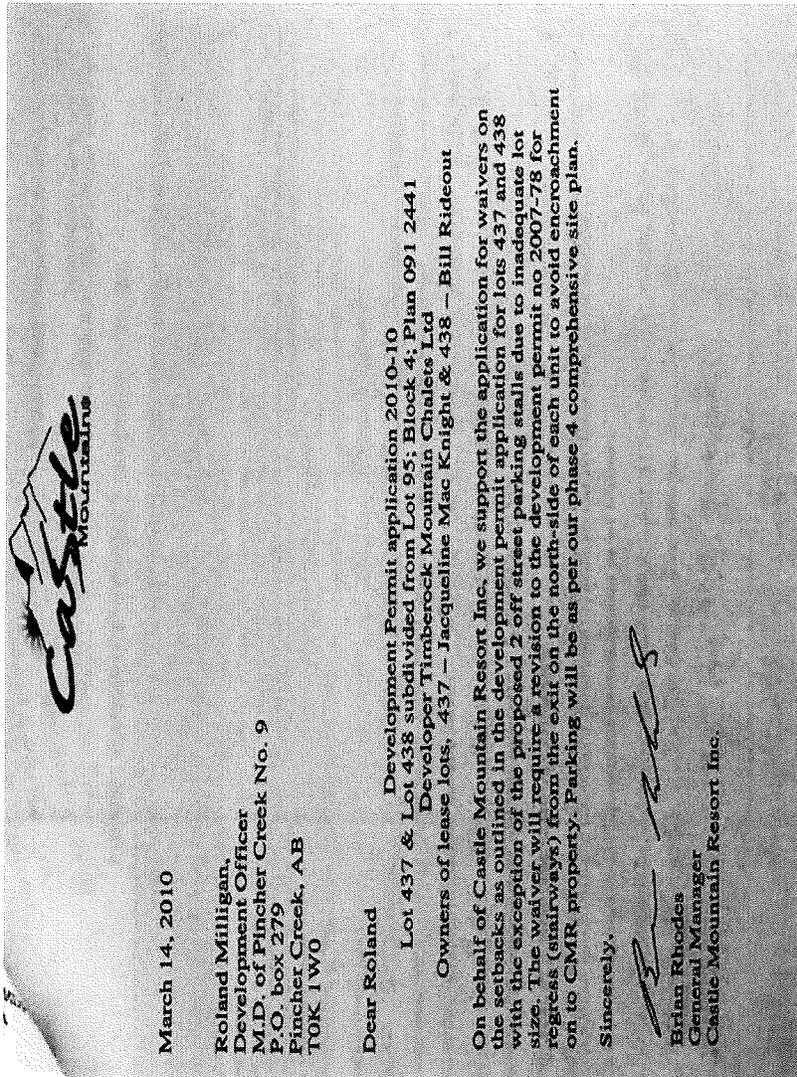
With respect to Development Permit Application No. 2022-04 we would like to express the following concerns:

**1. Parking, Congestion on Starlight Way & Emergency/Fire Access** - The application calls for 8 off-street parking spots (Attachment 1), this is unrealistic given the size of the 4 driveways shown (2.5m L x 5m W) and the proximity to Starlight Way. The length of the driveways for units #430,431, and 432 will not accommodate a standard vehicle (standard vehicle length is 6m long), and the width of each driveway will not accommodate 2 vehicles per driveway. This does not comply with Table 56.1 of Land Use Bylaw 1289-18 for parking spaces. This will inevitably result in vehicles parked on and blocking Starlight Way (a designated fire lane access route) and will block access to emergency response e.g fire trucks and snow plows. This will be exasperated if the proposed 'driveways' are not cleared of snow and people continue to park there. These units (429, 430,431,432) should not be approved for off street parking as currently shown and parking outside of these units should not be permitted, there is simply not enough room.

Further CMMDR Sect 10 - Stipulates that No parking is permitted on roadways, this cannot be avoided if 8 off street parking spots are approved for these units.

Per the attached Castle Mountain Residents Guide (page 8) Castle Mountain is designated a "Park and Walk" community. Parking is available in the North parking lot for these units.

See attached letter from CMR with respect to Permit application 2010-10 for lots 437&438 where off street parking stalls were declined for a similar reason to that stated above - inadequate lot size.



**2. Drainage and Water Flow** - We are very concerned with the drainage plan for this development. The plans show drainage to the North West of the Proposed building, concentrating the majority of water flow and runoff from the hill above directly toward the existing building units 437, 438, 439, 440. These units have experienced significant flooding damage in the past due to drainage issues and inadequate sloping of Starlight Way away from these units. The concentration of water through the NW area beside the proposed dwelling will make this issue worse. The additional water flow will result in further erosion of Starlight Way which was not properly designed for drainage by previous developers. The drainage and sloping of Starlight Way should be addressed as part of further development of this area and within this development application. Has a drainage study been completed showing impacts to existing units? The 'CMR Development Checklist' indicated "No" - this is very concerning. Note: During past flooding events the home owners (437,438,439) were left to try to build up the slope of Starlight way to redirect runoff and water drainage away from these units. CMR did not take any responsibility for this improper drainage, flooding damages or any improvement to Starlight Way. Does Starlight way meet the required width and design requirements for a roadway? Who will be responsible for maintenance of this road (erosion, snow plowing, etc.)?

3. **No Front or Rear Elevation Drawings** have been included in the Application, only a Left Side elevation which is cut-off so you cannot see the entire proposed development. Can additional elevation drawings be provided to see the full proposed development and the height of the north facing side of the building from grade. The height of the building from grade is not clear. Attachment 1 of the application indicates 12.67m, while the CMR Development checklist states the height as 13.8m.

4. The CMR Master Development Plan (May 2017) and Village Master Plan (Figure E-9 Village Area Concept - 2008) indicate two individual building units on this lot, whereas this development proposal is for a fourplex. This will result in more traffic and congestion compared with two units and will obstruct views of the mountain from existing units compared to the CMR Master development plan.

Sincerely,  
Jacqueline MacKnight  
(#437 Lot Owner)

**From:** [Chad Lerner](#)  
**To:** [Roland Milligan](#)  
**Cc:** [REDACTED]  
**Subject:** FW: Development Permit Application No. 2022-04  
**Date:** March 1, 2022 9:00:05 AM

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Attn: Roland Milligan

Good morning Roland, my apologies if this is late as I just found out about this application from Dale and Jackie MacKnight last night, but as lot owners #439, we would also support the concerns raised below. We also suffered flooding damage in the past as well, due to the fact that I also believe Starlight Way road is not adequately designed/sloped or maintained. We brought this concern to Castle Mountain Resort in the past, but I do not believe much if anything was done about it. We have also seen significant congestion on this road even without new buildings as people park randomly in this road way for access to other units and the ski hill, often getting stuck due to the size of the roadway and significant amounts of snow that drift in this area. I have seen vehicles narrowly miss collisions with buildings, other vehicles, power boxes ect. as they try to get "un-stuck".

Thanks for your time considering this.

Chad and Lori-Ann Lerner  
Unit #439 Starlight Way.

----- Forwarded message -----

**From:** **Dale and Jackie MacKnight** [REDACTED]  
**Date:** Mon, Feb 28, 2022 at 6:53 PM  
**Subject:** Development Permit Application No. 2022-04  
**To:** <[rmilligan@mdpincercreek.ab.ca](mailto:rmilligan@mdpincercreek.ab.ca)>

Attn: Roland Milligan

With respect to Development Permit Application No. 2022-04 we would like to express the following concerns:

**1. Parking, Congestion on Starlight Way & Emergency/Fire Access** - The application calls for 8 off-street parking spots (Attachment 1), this is unrealistic given the size of the 4 driveways shown (2.5m L x 5m W) and the proximity to Starlight Way. The length of the driveways for units #430,431, and 432 will not accommodate a standard vehicle (standard vehicle length is 6m long), and the width of each driveway will not accommodate 2 vehicles per driveway. This does not comply with Table 56.1 of Land Use Bylaw 1289-18 for parking spaces. This will inevitably result in vehicles parked on and blocking Starlight Way (a designated fire lane access route) and will block access to emergency response e.g fire trucks and snow plows. This will be exasperated if the

proposed 'driveways' are not cleared of snow and people continue to park there. These units (429, 430,431,432) should not be approved for off street parking as currently shown and parking outside of these units should not be permitted, there is simply not enough room.

Further CMMDR Sect 10 - Stipulates that No parking is permitted on roadways, this cannot be avoided if 8 off street parking spots are approved for these units.

Per the attached Castle Mountain Residents Guide (page 8) Castle Mountain is designated a "Park and Walk" community. Parking is available in the North parking lot for these units.

**2. Drainage and Water Flow** - We are very concerned with the drainage plan for this development. The plans show drainage to the North West of the Proposed building, concentrating the majority of water flow and runoff from the hill above directly toward the existing building units 437, 438, 439, 440. These units have experienced significant flooding damage in the past due to drainage issues and inadequate sloping of Starlight Way away from these units. The concentration of water through the NW area beside the proposed dwelling will make this issue worse. The additional water flow will result in further erosion of Starlight Way which was not properly designed for drainage by previous developers. The drainage and sloping of Starlight Way should be addressed as part of further development of this area and within this development application. Has a drainage study been completed showing impacts to existing units? The 'CMR Development Checklist' indicated "No" - this is very concerning.

Note: During past flooding events the home owners (437,438,439) were left to try to build up the slope of Starlight way to redirect runoff and water drainage away from these units. CMR did not take any responsibility for this improper drainage, flooding damages or any improvement to Starlight Way. Does Starlight way meet the required width and design requirements for a roadway? Who will be responsible for maintenance of this road (erosion, snow plowing, etc.)?

**3. No Front or Rear Elevation Drawings** have been included in the Application, only a Left Side elevation which is cut-off so you cannot see the entire proposed development. Can additional elevation drawings be provided to see the full proposed development and the height of the north facing side of the building from grade. The height of the building from grade is not clear. Attachment 1 of the application indicates 12.67m, while the CMR Development checklist states the height as 13.8m.

**4.** The CMR Master Development Plan (May 2017) and Village Master Plan (Figure E-9 Village Area Concept - 2008) indicate two individual building units on this lot, whereas this development proposal is for a fourplex. This will result in more traffic and congestion compared with two units and will obstruct views of the mountain from existing units compared to the CMR Master development plan.

Sincerely,  
Jacqueline MacKnight

(#437 Lot Owner)



March 1<sup>st</sup>, 2022

Permit Application No. 2022-04 – Lot 97 Fourplex Development

CMR Response to Concerns Sent to MD of Pincher Creek

1. Number of off-street parking spaces

The number of off-street parking spaces requested in the Development Permit Application (p,2) should be reduced to “0”. Parking at Castle Mountain Resort is permitted on designated and approved parking spots. For additional parking, CMR is considered a Park and Walk community with parking in the resort parking Lots. The designated parking spots for the lot 97 development are in each unit’s garage. All other vehicles should be parked in the north parking lot.

2. No Parking on Fire Lanes

Starlight Way is classified as a fire lane and will be signed as such, and no parking will be permitted on this roadway.

3. Flooding and Access Concerns

Starlight Way road surface, berms and ditches will be upgraded to reduce flooding risk and to allow easier access for residents, snowplows and emergency vehicles.

*Think Snow!*

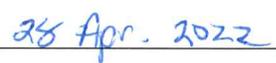
Jason Crawford – Director of Mountain Operations

403-627-5101 x 223

Jason.crawford@skicastle.ca

**CASTLE MOUNTAIN RESORT**

## Recommendation to Municipal Planning Commission

<b>TITLE:</b> DEVELOPMENT PERMIT NO. 2022-09 <b>Applicant:</b> Daniel Feldman <b>Location:</b> Portion of SW 3-6-2 W5M <b>Division:</b> 3 <b>Size of Parcel:</b> 4.17 ha (10.3Acres) <b>Zoning:</b> Agriculture - A <b>Development:</b> Moved-In Dwelling to be used in conjunction with Bed and Breakfast Use	
<b>PREPARED BY:</b> Roland Milligan	<b>DATE:</b> April 28, 2022
<b>DEPARTMENT:</b> Planning and Development	
<b>Signature:</b>  _____	<b>ATTACHMENTS:</b> 1. DP Application No. 2022-09 2. GIS Aerial 3. Submissions 4. Applicant response to Submission No. 1
<b>APPROVALS:</b>	
 _____ <b>Roland Milligan</b>	 _____ <b>Troy MacCulloch</b>
 _____ <b>Date</b>	 _____ <b>Date</b>
<b>Department Director</b>	<b>CAO</b>

### RECOMMENDATION:

That Development Permit No. 2022-09, for the development of a Bed and Breakfast and the placement of an additional building (Moved-In Residence, Oilfield Trailer) to be used in conjunction with the Bed and Breakfast Use be approved, subject to the following Condition(s):

#### Condition(s):

1. That this development meets the minimum provisions as required in Land Use Bylaw 1289-18.
2. That the developer comply with all Alberta Health Services requirements prior to commencement of operation.

### BACKGROUND:

- On March 21, 2022 the MD accepted Development Permit Application No. 2022-09, for a Bed and Breakfast with the placement of a Moved-In Residence (Oilfield Trailer), to be used in conjunction with the B&B use (*Attachment No. 1*).
- This application is being placed in front of the MPC because:
  - Within the Agriculture – A land use district, Bed and Breakfast Facility is a Discretionary Use.
- This applicant is proposing to change the use of the existing residential/agricultural parcel to a Bed and Breakfast with additional building to be used for guest accommodation.

## Recommendation to Municipal Planning Commission

- Upon purchasing the parcel a few years ago, the applicant placed an oilfield trailer, which was permitted as a singlewide manufactured home, a permitted use in the Agriculture – A land use district (DP2019-30). A barn was also placed on the parcel for the Goats for Weeds venture that followed.
- Pursuant to Section 47.15 of the LUB, a bed and breakfast operation may include a maximum of one (1) supplementary building, other than an accessory building, such supplementary building being:
  - (a) an existing farm building or similar building that is proposed to be converted into temporary sleeping quarters and used in conjunction with an existing residence for a bed and breakfast; or
  - (b) an authorized supplementary residence.
- The second building would be being applied for as an ‘authorized supplementary residence’.
- The application was forwarded to the adjacent landowners for comment, with two responses received at the time of preparing this report (*Attachment 3*).
- Submission 1 was forwarded to the applicant to get a response to the applicant’s concerns.
- The applicant responded in an email on April 23, 2022 (*Attachment No. 4*).
- When we forwarded Submission 1 to the applicant, we also took the opportunity to ask how the proposed development would be operated.
- The applicant states “The only B&B or rental units will be the new ones that are replacing the barn. No breakfast will be provided. We will include coffee and cookies in the suites.”
- As this is not a traditional B&B as defined within the LUB, there is some question as to the validity of the permit. This is something for the MPC to consider.

### *6.23 Bed and Breakfast Facility*

*A private owner-occupied dwelling offering overnight accommodation to eight (8) or less registered guests and providing only a breakfast meal. The facility may include a maximum of one (1) supplementary building for accommodation, “Country inn” and “Hotel / Motel” are separate uses.*





## DEVELOPMENT PERMIT APPLICATION

All grey areas will be completed by the Planning Authority

**DEVELOPMENT PERMIT APPLICATION NO. 2022-09**

**Date Application Received** 21/03/22  
**Date Application Accepted** 21/03/22  
**Tax Roll #** 4215.000

**PERMIT FEE** <sup>\$100 Permitted</sup> \$150 Discretionary  
**RECEIPT NO.** 52660

*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:** Carnerlian Investments Inc. / Daniel Feldman  
**Address:** 6007 RR 22a Pincher Creek, AB  
**Telephone:** [REDACTED] **Email:** [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:**

Bed and Breakfast operation. I would like to take down my barn and move a single wide, prefab, wellsite unit onto the building site where the barn was. This would add a second structure onto the lot identical to the original living structure approved on the property in 2019.

**Legal Description:** Lot(s) \_\_\_\_\_  
 Block \_\_\_\_\_  
 Plan \_\_\_\_\_  
 Quarter Section SW 3-6-2 W5

**Estimated Commencement Date:** Summer 2022 April

**Estimated Completion Date:** Summer 2022 Sept.

**SECTION 3: SITE REQUIREMENTS**

Land Use District: Ag Division: 3

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	6000' sq		
(2) Area of Building	720'sq		
(3) %Site Coverage by Building (within Hamets)	12%		
(4) Front Yard Setback Direction Facing:	80 metres W	30m	YES
(5) Rear Yard Setback Direction Facing:	20m E	7.5m	YES
(6) Side Yard Setback: Direction Facing:	320m S	30m	YES
(7) Side Yard Setback: Direction Facing:	450m N	30m	YES
(8) Height of Building	10'		
(9) Number of Off Street Parking Spaces	50+ (Lots)		

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

\_\_\_\_\_

\_\_\_\_\_

<b>ACCESSORY BUILDING</b>	<b>Proposed</b>	<b>By Law Requirements</b>	<b>Conforms</b>
(1) Area of Site	N/A		
(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 : No demo. Barn being sold, deconstructed and taken away.

Area of size: 6000'sq

Type of demolition planned: Re-building barn on new site.

**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: 2022/03/15



*Applicant*



*Registered Owner*

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

**IMPORTANT NOTES:**

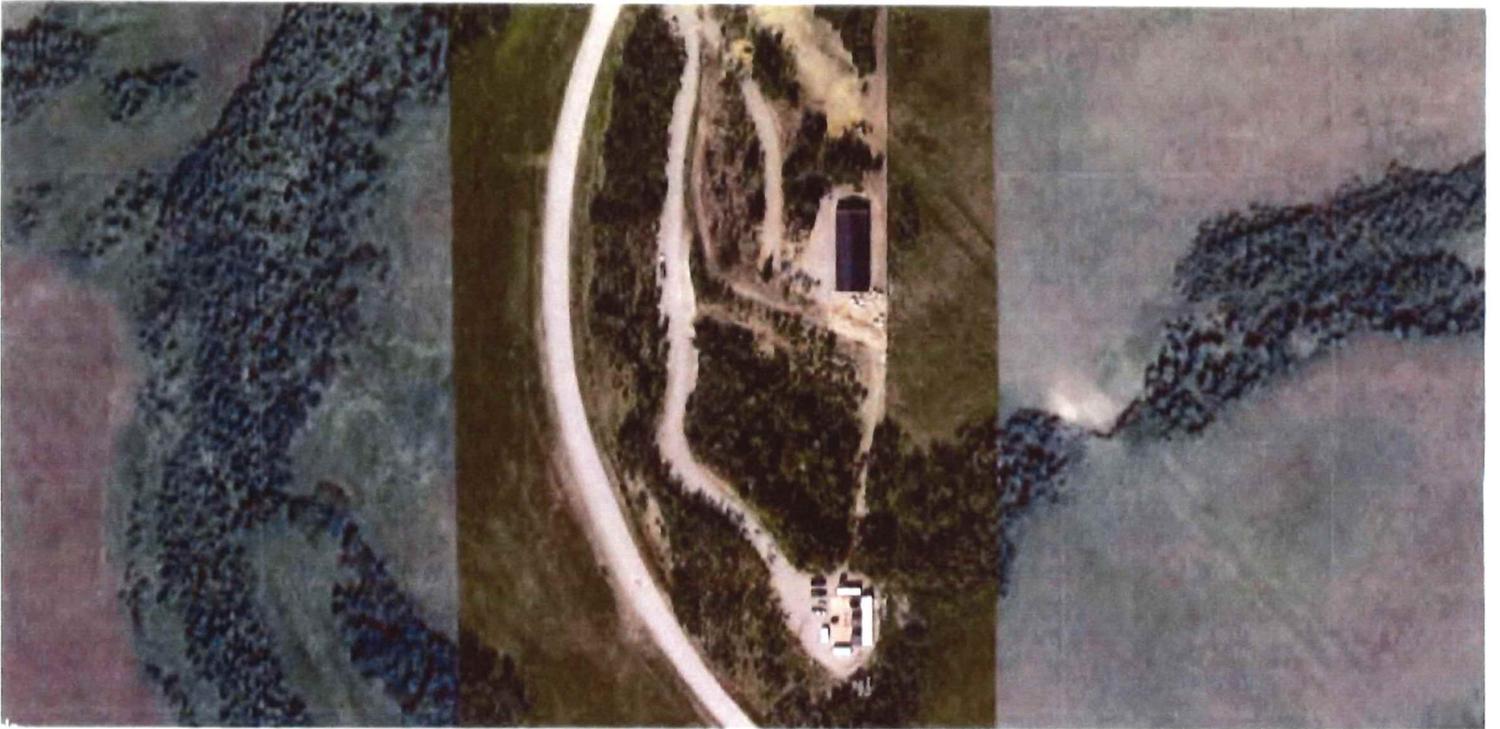
**THE DEVELOPMENT OFFICER MAY REFUSE TO ACCEPT AN APPLICATION FOR A DEVELOPMENT PERMIT WHERE THE INFORMATION REQUIRED HAS NOT BEEN SUPPLIED OR WHERE THE QUALITY OF SUCH INFORMATION IS INADEQUATE TO PROPERLY EVALUATE THE APPLICATION.**

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.
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.

## CURRENT PROPERTY LAYOUT DRONE IMAGING





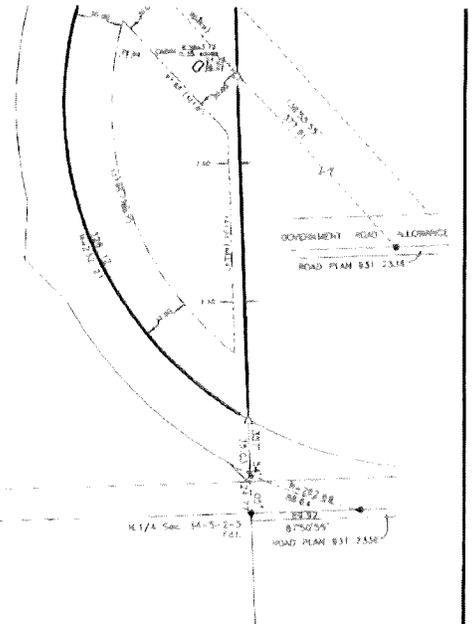
DEVELOPMENT  
APPLICATION FOR  
BNB UNIT

DRONE IMAGING  
OVERLAY WITH BARN  
REMOVED



# 2019 BROWN OKAMURA LAND SURVEY

## OUTLINING BUILDING SITE AND ALLOWABLE BUILDING AREA



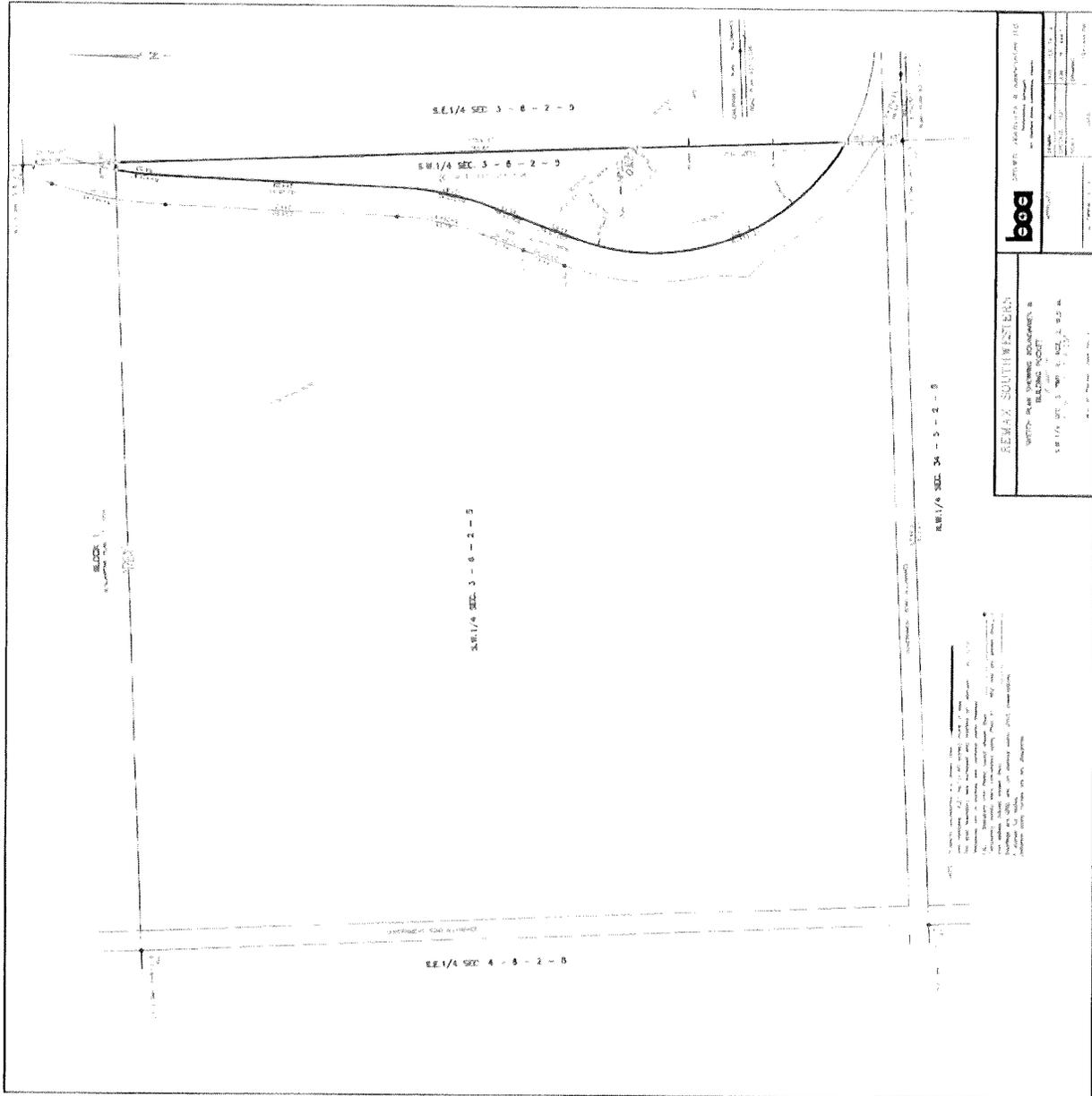
GOVERNMENT ROAD ALLOWANCE  
N 2° 49' 27" W  
672.41'

N.W. 1/4 SEC. 34 - 5 - 2 - 5

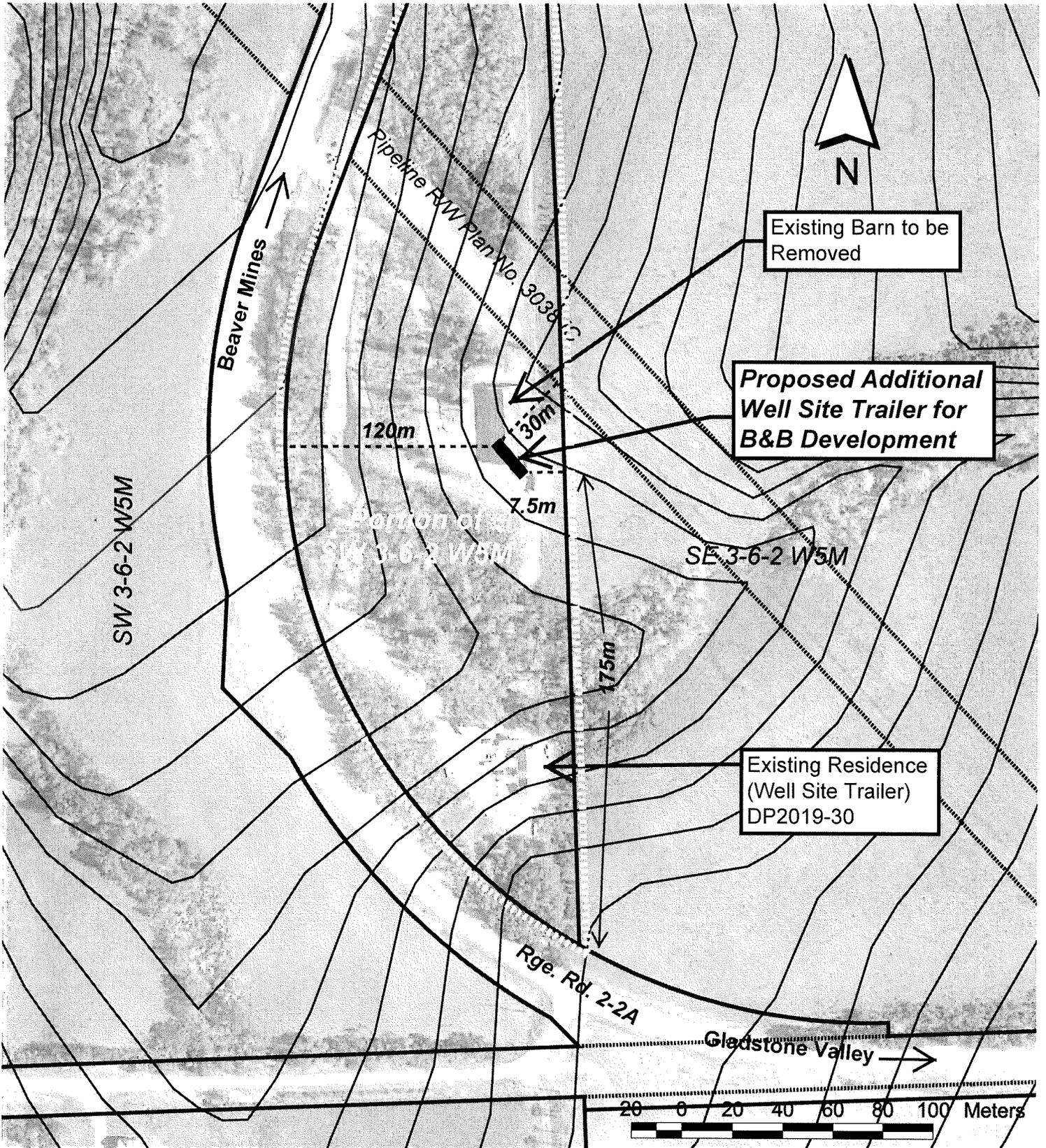
N 1/4 Sec. 34-5-2-5  
S 87° 50' 55" W  
672.41'  
ROAD PLAN 831 234E

NOTE - Property boundaries are shown thus \_\_\_\_\_ and corners 4.31 ha (10.63 acres) more or less. The said boundary was surveyed and marked on February 11th, 2019. Distances are in metres and decimal parts thereof.  
PS1 - Stationary iron nails found shown thus ●  
Temporary points were established using Plan 211 1982 and are shown thus X  
Iron spikes placed shown thus ▲  
Bearings are DPO and are derived using GNSS observations.  
R stands for radius.  
Distance along curves are Arc distances.

<b>REMAX SOUTHWESTERN</b>		<b>boa</b> brown okamura & associates Ltd. <small>Professional Surveyors 1-4 Sturtevant Drive, Lethbridge, Alberta</small>	
SKETCH PLAN SHOWING BOUNDARIES & BUILDING POCKET of part of SW 1/4 SEC. 34, T19P. 6, R02E 2, W5M (n. of T. 111 016 558)		APPROVED	DATE FEB 11/19
MO of Pechee Creek No 8		THOMAS MUI	18-14447
		CHECKED TDP	SCALE
		Y.C. Dwyer, A.L.S.	1:2000
			DRAWN BY 18 14447SR







**Attachment No. 3**  
**Submission No. 1**

**From:** [Elizabeth Hill](#)  
**To:** [Roland Milligan](#)  
**Subject:** Development Permit Application No. 2022-09  
**Date:** April 19, 2022 5:56:31 PM

---

Dear Mr. Milligan,

Please be advised that as an adjacent landowner I am very concerned with this proposed development and am **not** in favor of having it approved. My reasons are as follows:

Guests would no doubt enjoy having a fire pit experience in the evenings while staying at the B&B. This particular location is extremely dry, with a good deal of dead fall in the surrounding forest area. I fear a fire would devastate the area. Being that it is so close to the hamlet of Beaver Mines this could become a traumatic situation. Although I'm sure Mr. Feldman would attempt to control campfires in the proposed B&B area, it would be hard to monitor at all times.

Also, guests could decide that an evening walk on to the adjacent land would be okay. Mr. Feldman has installed two gates that lead into my property. As I am the only neighbor, it would seem that he intends to enter my property. Guests could assume the same. A stray cigarette would put the land and animals at risk. Also, garbage from guests is another concern to me.

Having a variety of people coming and going from the area would also affect my enjoyment of the quiet and privacy of my property. It would mean much more traffic and noise. I imagine there will also be construction in order to level the land, construct a parking area, build a sewage system and supply water for his property. This would create noise and excessive dust.

Mr. Feldman's acreage is currently for sale. Is he intending to see the B&B project through or is he planning on using this as a promotion for selling to someone else? Should he be approved and begin the project, what guarantee is there that the project will successfully be completed and not become an unfinished eyesore. I would not like to see a partially completed B&B left behind. I'm not convinced that "well site trailers" can be aesthetically appealing either.

Finally, the information shared with me does not give me a very good idea of the extent of the proposed development nor the impact I may experience. How large of an area will the proposed "well site trailer" cover? How high is this trailer? How many guests will it accommodate? Where will the septic tank or field be situated? Where will parking be placed? What is the intent for waste management? What mitigating efforts will be implemented to prevent trespassing on my property and further to that, what liability is there should a guest trespass and cause a fire or be injured while on my property?

Please consider my objection to this application and the reasons I cite.

Regards,

Elizabeth Hill

# MY CONCERNS.

---

CHANGE OF LAND USE  
FROM LIVESTOCK PASTURE TO  
COMMERCIAL, BED & B-FAST.  
DANGEROUS CURVE AND HILL  
TRAFFIC STOPPING, LOOKING  
OR PARKING ON ROADWAY.

DROPPED OF BY  
OTTO FISCHBUCH  
OWNER NW 34-5-2W5-1

**RECEIVED**

APR 27 2022

M.D of Pincher Creek

**From:** [Daniel Feldman](#)  
**To:** [Roland Milligan](#)  
**Cc:** [Gavin Scott](#) ( [REDACTED] ), [Laura McKinnon](#)  
**Subject:** Re: Development Application Questions and Concerns  
**Date:** April 23, 2022 9:28:01 AM

---

Thanks Roland,

My family uses the main area full time. The main area includes the well site trailer, sauna, hot tub, deck and trailer spots. Mainly my brother with his family and me with mine. We will not be renting the main area because our family uses it recreationally, full time.

The only B&B or rental units will be the new ones that are replacing the barn.

No breakfast will be provided. We will include coffee and cookies in the suites.

Answers to submission No. 1:

1. No fires will be allowed on the B&B site. We will have credit cards on file for renters. Video cameras on site. Fines in place for breaking rules.
2. Ashtrays will be provided for smokers. Proposed area is a giant gravel pad (6000 sq ft). Very little chance of fire
3. We were given permission by Jesse Gamache to use her property to ride with my kids on our horse. The gate was installed to avoid fence damage.
4. The gate near Gamache land will be locked with no trespassing signs. Video camera and fines in place for breaking these rules. Credit card on file.
5. The land is for sale because of the financial scenario. If I can generate revenue, we MAY be able to justify keeping it. That is why we are applying, not promotional.
6. The same building is already on site and has been approved. 60' long, 12' wide and 10' tall. It is more aesthetically pleasing than many of the older dilapidated houses in the area. We have condemned buildings falling down all around the MD. This is a fairly new building in comparison. Everything is built to code in these prefab units.
7. This unit will accomodate 2 groups. Basically 2 mini hotel rooms. Each room will accommodate a maximum of 3 guests. 6 guests total.
8. This is 2 or 3 cars that need to be accomodated. The current pad that the barn sits on will be more than enough area for parking and the new well site trailer. Far less dust and disturbance than the ranch that was previously there with 200 goats, trailers, machines, equipment and trucks. At the very back of the neighbors 1/4 section, on the other side of the mountain, I doubt there will be any disturbance at all. We have never seen the neighbors near the barn area in 3 years.
9. We will all have proper insurance in place, in case someone breaks trespassing laws. Whether this is guests from my B&B or anyone off the street, we need proper insurance and signage. This will all be in place to avoid liability. I would suggest neighbors should have the same.
10. There will be a septic field installed in the spring to accomodate a unit of this size with this many guests. A local expert will be used to create a high quality system. It will be oversized to handle whatever we need. There is a downhill slope from the barn and the system will be gravity fed. I will rely on the experts to have this installed and permitted properly.
11. This project will be started and completed within 12 months. We only need 6, but there can be delays these days with materials and labour.

## Attachment No. 4

Please let me know if this answers the questions. I am happy to elaborate further or fill in any missing pieces.

Saludos,

Daniel Feldman

On Thu, Apr 21, 2022 at 1:53 PM Roland Milligan <[AdminDirDev@mdpincercreek.ab.ca](mailto:AdminDirDev@mdpincercreek.ab.ca)> wrote:

Hello Daniel,

We have received a submission from a neighbour and they raised these concerns. Just wanted to give you a copy for a chance to address any of these concerns prior to us presenting to the Municipal Planning Commission.

With regards to the B&B, is there someone staying/living in the first wellsite trailer full time?

Are they providing the breakfast for the guests in the proposed one?

The issue is, if they are both vacation rental homes/Airbnb's, then there is no B&B use under the Land Use Bylaw and the second residence/building to be used for such a development is prohibited.

*SUBMISSION No. 1*

*Guests would no doubt enjoy having a fire pit experience in the evenings while staying at the B&B. This particular location is extremely dry, with a good deal of dead fall in the surrounding forest area. I fear a fire would devastate the area. Being that it is so close to the hamlet of Beaver Mines this could become a traumatic situation. Although I'm sure Mr. Feldman would attempt to control campfires in the proposed B&B area, it would be hard to monitor at all times.*

*Also, guests could decide that an evening walk on to the adjacent land would be okay. Mr. Feldman has installed two gates that lead into my property. As I am the only neighbor, it would seem that he intends to enter my property. Guests could assume the same. A stray cigarette would put the land and animals at risk. Also, garbage from guests is another concern*

## Attachment No. 4

to me.

*Having a variety of people coming and going from the area would also affect my enjoyment of the quiet and privacy of my property. It would mean much more traffic and noise. I imagine there will also be construction in order to level the land, construct a parking area, build a sewage system and supply water for his property. This would create noise and excessive dust. Mr. Feldman's acreage is currently for sale. Is he intending to see the B&B project through or is he planning on using this as a promotion for selling to someone else? Should he be approved and begin the project, what guarantee is there that the project will successfully be completed and not become an unfinished eyesore. I would not like to see a partially completed B&B left behind. I'm not convinced that "well site trailers" can be aesthetically appealing either.*

*Finally, the information shared with me does not give me a very good idea of the extent of the proposed development nor the impact I may experience.*

*How large of an area will the proposed "well site trailer" cover?*

*How high is this trailer?*

*How many guests will it accommodate?*

*Where will the septic tank or field be situated? Where will parking be placed?*

*What is the intent for waste management? What mitigating efforts will be implemented to prevent trespassing on my property and further to that, what liability is there should a guest trespass and cause a fire or be injured while on my property?*

Please feel free to contact us with any questions.

Regards,  
Roland Milligan  
Director of Development and Community Services  
M.D. of Pincher Creek No. 9

## Attachment No. 4

1037 Herron Avenue  
PO Box 279, Pincher Creek, AB T0K 1W0  
Ph: 403.627.3130 M: 403.632.6881 Fx: 403.627.5070  
[rmilligan@mdpincercreek.ab.ca](mailto:rmilligan@mdpincercreek.ab.ca)

**From:** Daniel Feldman <[REDACTED]>  
**Sent:** March 18, 2022 3:53 PM  
**To:** Roland Milligan <[AdminDirDev@mdpincercreek.ab.ca](mailto:AdminDirDev@mdpincercreek.ab.ca)>  
**Cc:** Joyce Mackenzie-Grieve <[AdminTaxClerk@mdpincercreek.ab.ca](mailto:AdminTaxClerk@mdpincercreek.ab.ca)>  
**Subject:** Re: Development Application Part 2

Great thanks Roland. I just paid Joyce for the development permit

Saludos

Daniel Feldman

On Fri., Mar. 18, 2022, 3:33 p.m. Roland Milligan,  
<[AdminDirDev@mdpincercreek.ab.ca](mailto:AdminDirDev@mdpincercreek.ab.ca)> wrote:

Hello Daniel,

Everything was received. Just waiting on the payment. \$150 for discretionary use.

We will be taking it to the May 3<sup>rd</sup> Municipal Planning Commission meeting. Sorry for the delay, but we have to meet our advertising/circulation policy.

Regards,

Roland Milligan

Director of Development and Community Services

M.D. of Pincher Creek No. 9

1037 Herron Avenue  
PO Box 279, Pincher Creek, AB T0K 1W0

## Attachment No. 4

Ph: 403.627.3130 M: 403.632.6881 Fx: 403.627.5070

[rmilligan@mdpincercreek.ab.ca](mailto:rmilligan@mdpincercreek.ab.ca)

**From:** Daniel Feldman [mailto:dfeldman@mdpincercreek.ab.ca]  
**Sent:** March 17, 2022 11:22 AM  
**To:** Roland Milligan <[AdminDirDev@mdpincercreek.ab.ca](mailto:AdminDirDev@mdpincercreek.ab.ca)>  
**Subject:** Development Application Part 2

Roland,

After looking at my submission I decided to put together 4 PDF slides as a supplementary explanation to the development permit site.

Let me know if these make sense to you and if they provide further clarification.

Saludos,

Daniel Feldman

## Recommendation to Municipal Planning Commission

<b>TITLE:</b> DEVELOPMENT PERMIT No. 2022-11 <b>Applicant:</b> Elk Valley Homes Ltd. <b>Location</b> Lot 1, Block 14, Plan No. 101 4462 Within NW 27-7-2 W5M <b>Division:</b> 5 <b>Size of Parcel:</b> 4.3 ha (10.5 Acres) <b>Zoning:</b> Grouped Country Residential – GCR <b>Development:</b> Singlewide Manufactured Home	
<b>PREPARED BY:</b> Roland Milligan	<b>DATE:</b> April 27, 2022
<b>DEPARTMENT:</b> Planning and Development	
<b>Signature:</b>  _____	<b>ATTACHMENTS:</b> 1. Development Permit Application 2022-11 2. GIS Site Plan
<b>APPROVALS:</b>	
 _____ <b>Roland Milligan</b>	 _____ <b>Troy MacCulloch</b>
2022/04/28	28 April 2022
<b>Department Director</b>	<b>CAO</b>
<b>Date</b>	<b>Date</b>

### RECOMMENDATION:

That Development Permit Application No. 2022-11, to place a 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.
4. That the applicant adhere to conditions set forth within the required Alberta Transportation Roadside Development Permit, to be attached to and form part of this permit.

### BACKGROUND:

- On March 28, 2022, the MD accepted the Development Permit Application No. 2022-06 from applicant Elk Valley Homes Ltd. (*Attachment No. 1*).
- On March 29, 2022, it was discovered that the home had already been placed on the parcel. The Applicant has paid the development permit fee as well as the required penalty.

## Recommendation to Municipal Planning Commission

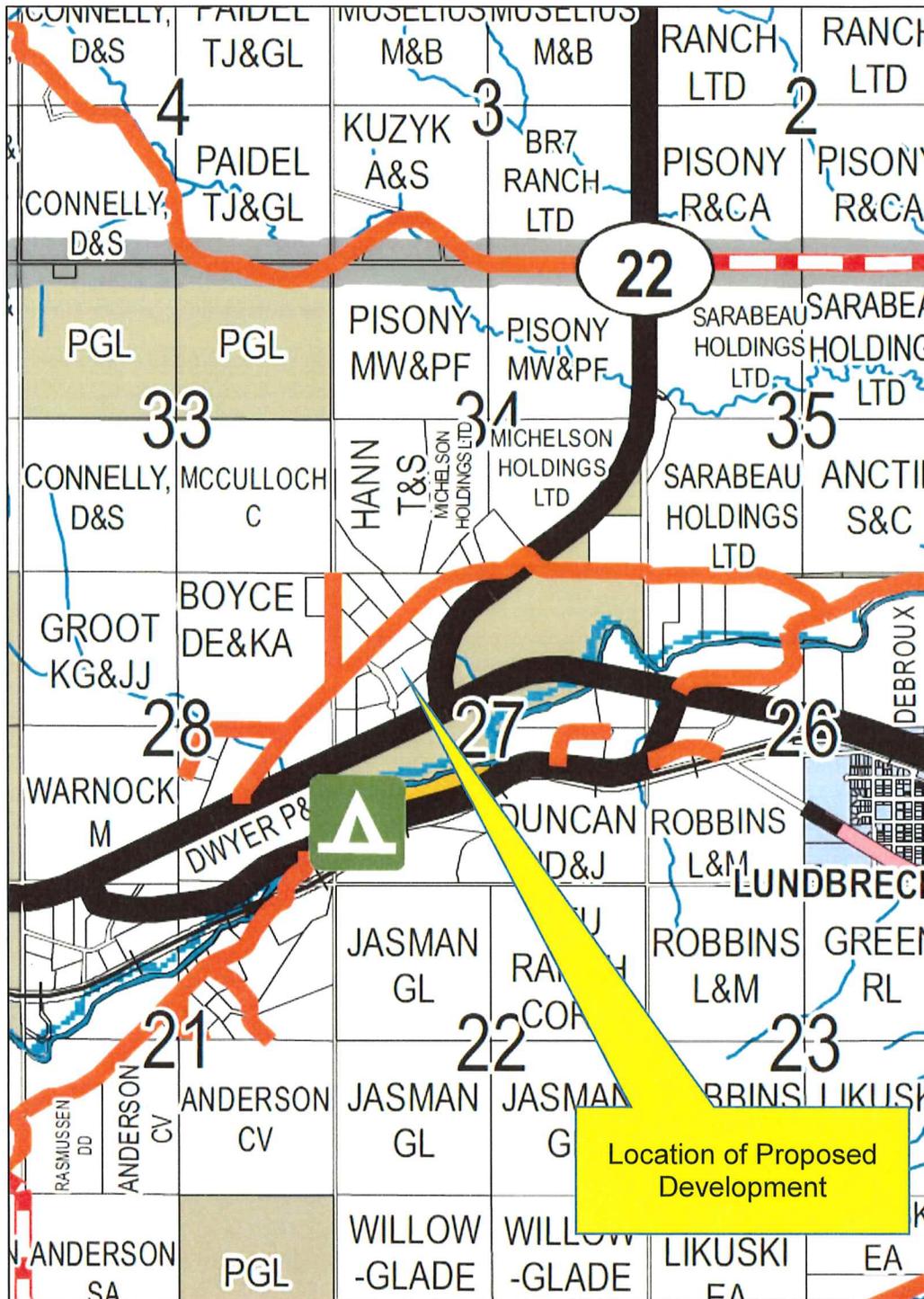


**March 29, 2022 Photo of Residence  
Taken from Cardinal Street**

- The application is to allow for the placement of a new singlewide manufactured home on a previously undeveloped Grouped Country Residential parcel.
- This application is being placed in front of the MPC because:
  - Within the Grouped Country Residential – GCR 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.
- The application was forwarded to the adjacent landowners for comment. At the time of preparing this report no responses had been received, with the respondent stating that they had no issues with the proposed development.
- As the proposed development is within 300m of a numbered highway and within 800m of the intersection of two numbered highways, a Roadside Development permit has been applied for from Alberta Transportation.

# Recommendation to Municipal Planning Commission

## Location of Proposed Development



Attachment 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. 2022-11

Date Application Received Mar 28/22

PERMIT FEE \$100 Permitted \$300.00

Date Application Accepted APRIL 4/22

RECEIPT NO. 52739

Tax Roll # 4568.090

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: EIK Valley Homes Ltd

Telephone: [Redacted] Email: [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:

Placement of a new manufactured home on a 10.53 acre property located at 6 Cardinal Rd. Services are at the lot line and will be brought to the home.

Legal Description: Lot(s) 1

Block 14

Plan 101 4462

Quarter Section NW-27-7-2 - W5

Estimated Commencement Date: April 11, 2022

Estimated Completion Date: May 31, 2022

**SECTION 3: SITE REQUIREMENTS**

Land Use District: Grouped Country Residential 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	10.53 Acres	N/A	—
(2) Area of Building	1520 SF	N/A	—
(3) %Site Coverage by Building (within Hamets)	N/A	—	—
(4) Front Yard Setback Direction Facing: <u>W</u>	<u>482m</u> 158 ft	30m	YES
(5) Rear Yard Setback Direction Facing: <u>E</u>	<u>≈ 185m</u> 607 ft	15m	YES
(6) Side Yard Setback: Direction Facing: <u>S</u>	<u>105.8m</u> 347 ft	7.5m	YES
(7) Side Yard Setback: Direction Facing: <u>N</u>	<u>50.9m</u> 167 ft	7.5m	YES
(8) Height of Building	<u>4.1m</u> 13'4"	N/A	—
(9) Number of Off Street Parking Spaces	several	2 PER UNIT	YES

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

subdivision plan with approx location of home  
home is 19'8" x 76' Serial # 560-011-136 yr 2021  
QAI # 010442

<u>ACCESSORY BUILDING</u> <i>NIL</i>	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: *March 23, 2022*

\_\_\_\_\_  
Applicant *[Signature]*

\_\_\_\_\_  
Registered Owner *[Signature] R. PATER*

**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.**

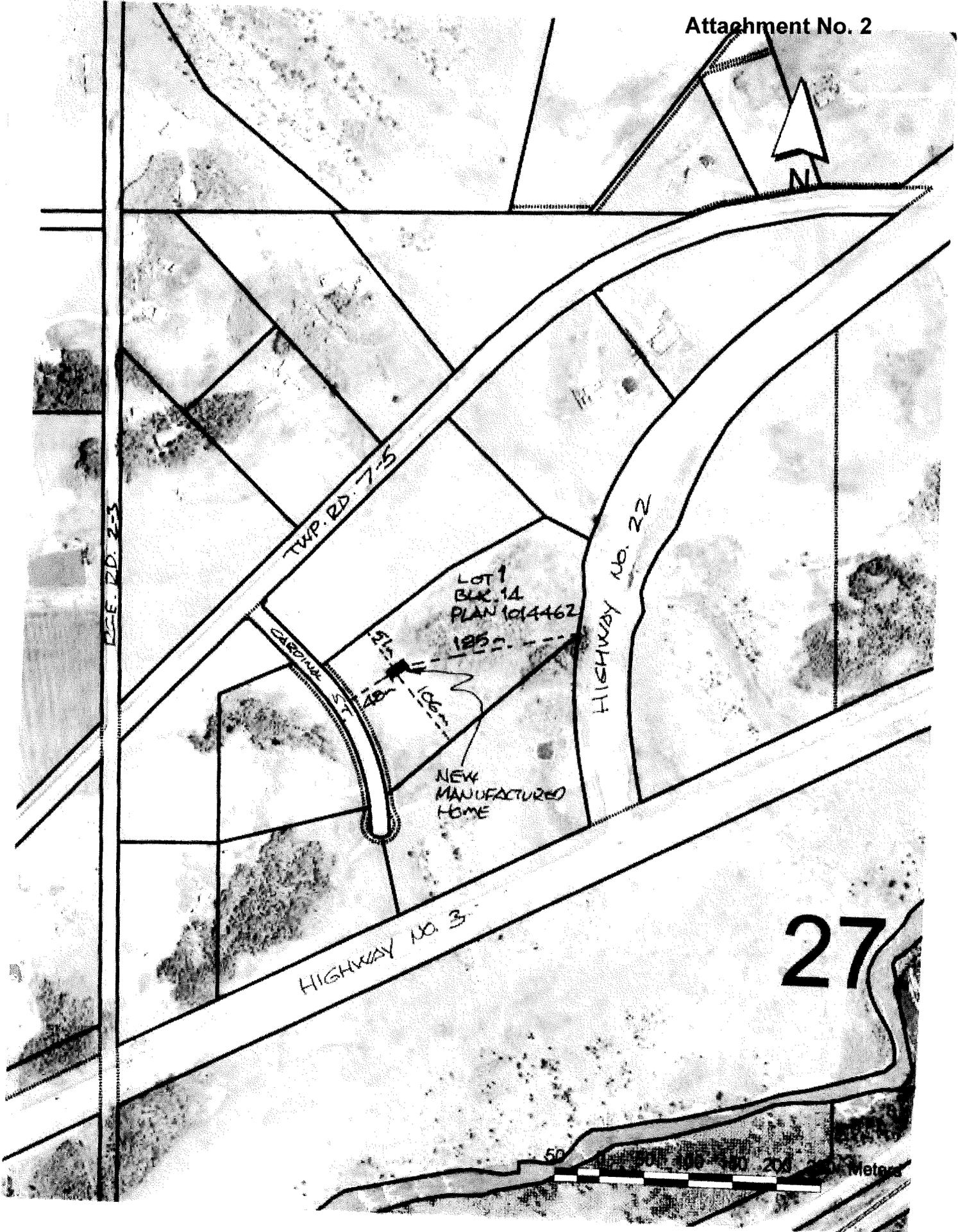
1. In addition to completing this application form in its entirety, an application for a development permit shall be accompanied by the following information, where relevant:
  - (a) a lot plan at scale to the satisfaction of the Development Officer showing the size and shape of the lot, the front, rear 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.







27

50 100 150 200 Meters

## DIRECTOR OF DEVELOPMENT AND COMMUNITY SERVICES REPORT

**APRIL 2022**

### **Development / Community Services Activities includes:**

- April 5 Planning Session
- April 5 MPC Meeting
- April 7 PCREMO Core Working Group Meeting
- April 7 PW Main Yard Facility Inspection
- April 7 AES Interview
- April 11 AES Interview
- April 12 AES Interview
- April 12 Committee & Council Meeting
- April 13 Eco-Station Fencing Site Meeting
- April 19 Meeting with West Lake Energy
- April 20 ASB Meeting
- April 25 Paton Park Requests
- April 25 Pincher Creek Flood Hazard Mapping Review
- April 26 Council Meeting
- April 28 Day of Mourning

### **PLANNING DEPARTMENT STATISTICS**

#### **Development Permits Issued by the Director for April 2022**

<b>No.</b>	<b>Applicant</b>	<b>Division</b>	<b>Legal Address</b>	<b>Development</b>
2022-13	Robert Mills	2	SW 15-5-30 W4M	House Addition
2022-14	Cowley Lions Club	3	NW 27-6-2 W5M	Additional Structure

#### **Development Permits Issued by Municipal Planning Commission April 2022**

2022-6	John & Cindy Steenbergen	5	Block 7, Plan 9811884 Within W 27-7-2 W5	Manufactured Home
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**Development Statistics to Date**

<b>DESCRIPTION</b>		<b>2022 To date (April)</b>	<b>2021</b>	<b>2020</b>	<b>2019</b>
Dev Permits Issued	3 – April	12 9 -DO 3 -MPC	68 46 – DO 19 - MPC	67 57-DO 10-MPC	54 45-DO 9-MPC
Dev Applications Accepted	3 - April	14	70	67	57
Utility Permits Issued	2- April	4	31	27	33
Subdivision Applications Approved	0 – March	1	20	18	12
Rezoning		0	0	0	1
<b>DESCRIPTION</b>		<b>2022 to Date (April)</b>	<b>2021</b>	<b>2020</b>	<b>2019</b>
Compliance Cert	2 - April	6	41	24	22

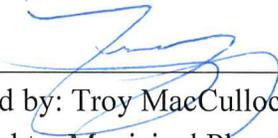
**RECOMMENDATION:**

That the report for the period ending April 29, 2022, be received as information.



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

Date: April 29, 2022



Reviewed by: Troy MacCulloch, CAO

Date:

Submitted to: Municipal Planning Commission

Date: April 29, 2022