

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

VIA Teams Meeting

**April 4<sup>th</sup>, 2023**

**6:30 pm**

**Agenda**

**1. Adoption of Agenda**

**2. Minutes**

- a. Meeting Minutes of March 7<sup>th</sup>, 2022

**3. Closed Meeting Session**

**4. Unfinished Business**

**5. Development Permit Applications**

- a. Development Permit Application No. 2022-47  
Garry Marchuk  
Lot 4, Block 5, Plan 8410414 with NW 10-6-2 W5  
Addition – Height Variance
- b. Development Permit Application No. 2023-11  
Shannon and Shauna Arseneault  
Block 6, Plan 9811884 within W 27-7-2 W5  
Singlewide – Manufactured Home
- c. Development Permit Application No. 2023-12  
Jesse Hammer  
Lot 1, Block 1, 2011927 within SE 29-9-2 W5  
Country Inn
- d. Development Permit Application No. 2023-14  
Dan Chase  
Within SE 10-7-29 W4  
Airstrip & Accessory Building
- e. Development Permit Application No. 2023-15  
Russell and Melissa Friesen  
SE 36-5-29 W4  
Garden Suite

**6. Development Reports**

- a. Development Officer's Report  
- Report for Mar 2023

**7. Correspondence**

**8. New Business**

**9. Next Regular Meeting – May 2<sup>nd</sup> 2023**

**10. Adjournment**

**Meeting Minutes of the  
Municipal Planning Commission  
March 7<sup>th</sup>, 2023 6:30 pm  
Municipal District of Pincher Creek No. 9 Administration Building**

**ATTENDANCE**

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

Staff: CAO Roland Milligan and Development Officer Laura McKinnon

Planning  
Advisor: ORRSC, Senior Planner Gavin Scott

Absent:

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

**1. ADOPTION OF AGENDA**

Councillor Harold Hollingshead 23/001

Moved that the agenda for March 7<sup>th</sup>, 2023, be amended to move - 8. New Business to 2. New Business

AND THAT the agenda be approved as amended.

Carried

**2. NEW BUSINESS**

**a. Election of 2023 MPC Chairperson**

Roland Milligan opened the floor for nominations for the 2023 MPC Chairperson.

Reeve Rick Lemire nominated Jim Welsch. Jim Welsch agreed to let his name stand for chairperson for the MPC. Roland Milligan asked for other nominations. With no other nominations, Jim Welsch was declared Chairperson for the MPC for 2023, and assumed the role.

**b. Election of 2023 MPC Vice Chairperson**

Jim Welsch opened the floor for nominations for the 2023 MPC Vice Chairperson.

Rick Lemire nominated Tony Bruder. Tony Bruder agreed to let his name stand for vice chairperson for the MPC. Jim Welsch asked for other nominations. With no other nominations, Tony Bruder was declared vice-chairperson for the MPC for 2023.

3. **ADOPTION OF MINUTES**

Councillor Tony Bruder 23/002

Moved that the Municipal Planning Commission Meeting Minutes for November 1<sup>st</sup>, 2022 be approved as presented.

Carried

4. **CLOSED MEETING SESSION**

Reeve Rick Lemire 23/003

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 6:35 pm.

Carried

Member at Large Jeff Hammond 23/004

Moved that the Municipal Planning Commission open the meeting to the public, the time being 6:57 pm.

Carried

5. **UNFINISHED BUSINESS**

6. **DEVELOPMENT PERMIT APPLICATIONS**

- a. **Development Permit Application No. 2022-47**  
**Garry Marchuk**  
**Lot 4, Block 5, Plan 8410414 with NW 10-6-2 W5**  
**Addition – Height Variance**

Reeve Rick Lemire 23/005

Moved that Development Permit No. 2022-47, to build an addition to the accessory building, be tabled pending the receipt of a floor plan and confirmation on height variance requirement.

Tabled

- b. **Development Permit Application No. 2023-05**  
**Guido Guerra**  
**Lot 1, Block 1, Plan 9310136 within SE 30-5-2 W5**  
**Accessory Building – Setback Variance**

Councillor Dave Cox 23/006

Moved that Development Permit No. 2023-05, for an accessory building, be approved as presented.

**Condition(s):**

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

**Waiver(s):**

1. That a 10.4 m (34.12 ft) variance be granted from the Minimum Setback from Public Roadways of 30m (98.42 ft) for a setback of 19.06 m (62.53 ft) to the East for the accessory building.

Carried

- c. **Development Permit Application No. 2023-06**  
**Roxann Green**  
**Within NE 12-7-3 W5**  
**Moved-In Building**

Councillor John MacGarva

23/007

Moved that Development Permit No. 2023-06, for a moved in residential building, be approved as presented.

**Condition(s):**

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

Carried

7. **DEVELOPMENT REPORT**

- a. Development Officer's Report

Councillor Tony Bruder

23/008

Moved that the Development Officer's Report, for the period Jan – Mar 2023, be received as information.

Carried

8. **CORRESPONDENCE**

**MINUTES**  
**Municipal Planning Commission (MPC)**  
**Municipal District of Pincher Creek No. 9**  
**March 7, 2023**

Alberta Development Officers Association – Winter Issue Communicator

9. **NEW BUSINESS**

None

10. **NEXT MEETING** – April 4<sup>th</sup>, 2022; 6:30 pm.

11. **ADJOURNMENT**

Councillor Harold Hollingshead 23/009

Moved that the meeting adjourn, the time being 7:05 pm.

Carried

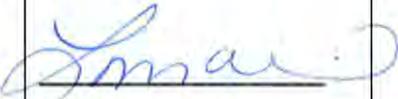
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Chairperson Jim Welsch  
Municipal Planning Commission

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Chief Administrative Officer  
Roland Milligan  
Municipal Planning Commission

## Recommendation to Municipal Planning Commission

|   |   |  |
|---|---|--|
| <b>TITLE:</b> DEVELOPMENT PERMIT No. 2022-47<br><b>Applicant:</b> Garry Marchuk<br><b>Location:</b> Lot 4, Block 5, Plan 8410414<br>Within NW 10-6-2 W5<br><b>Division:</b> 3<br><b>Size of Parcel:</b> 0.25 ha (0.62 Acres)<br><b>Zoning:</b> Hamlet Single Detached Residential 1 – HR-1<br><b>Development:</b> Accessory Building Addition – Height Variance |  |  |
| <b>PREPARED BY:</b> Laura McKinnon  | <b>DATE:</b> March 27, 2023   |  |
| <b>DEPARTMENT:</b> Planning and Development   |   |  |
| <b>Signature:</b>   |   | <b>ATTACHMENTS:</b>  |
|    |   | 1. Development Permit Application 2022-47<br>2. Addition Drawing<br>3. GIS Site Plan                           |
| <b>APPROVALS:</b>   |   |  |
|   |   | <br>_____<br>Roland Milligan |
|   |   | _____<br>Date  |
| <b>Department Director</b>  | <b>Date</b>   | _____<br>CAO   |
|   |   | _____<br>Date  |

**RECOMMENDATION:**

That Development Permit Application No. 2022-47, to build an addition to the accessory building, 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.

**Waiver(s):**

1. That a 2.10m (6.9 ft) Variance be granted from the maximum building height for accessory buildings of 4.6m (15.1ft) for a height of 6.7m (22ft) for the accessory building.

**Informative(s):**

1. This development permit does not include the allowance for a Secondary Suite in the loft portion of the accessory building.

**BACKGROUND:**

- On November 9, 2022, the MD accepted the Development Permit Application No. 2022-47 from applicant Garry Marchuk. (*Attachment No. 1*).
- This application is being placed in front of the MPC because:

## Recommendation to Municipal Planning Commission

- Within the Hamlet Single Detached Residential -1 – HR-1 Land Use District, a Height Variance is a Discretionary Use.
- The addition is being placed on an existing accessory building for the purpose of a man cave and storage (*Attachment No. 2*).
- The applicant approached administration with interest of additionally using the addition as a secondary suite as well. Administration advised the applicant that a secondary suite is not a permitted or discretionary use within this Land Use Zone. Meaning, they are not permitted at this time to use the addition as a secondary suite.
- The application was forwarded to the adjacent landowners for comment; no responses were received at the time of this report being written.
- At the March 7 2023, MPC Meeting, the Commission voted to table the application pending receipt of a floor plan and confirmation of height variance. Administration received the following information from the applicant;

*Hi Laura,*

*The floor plan would be one open space at the moment.*

*Possibly in the future I would section off part of it at 12 feet right across the entire space and put in a bathroom.*

*After recalculating the overall height would be closer to 22' from the ground.*

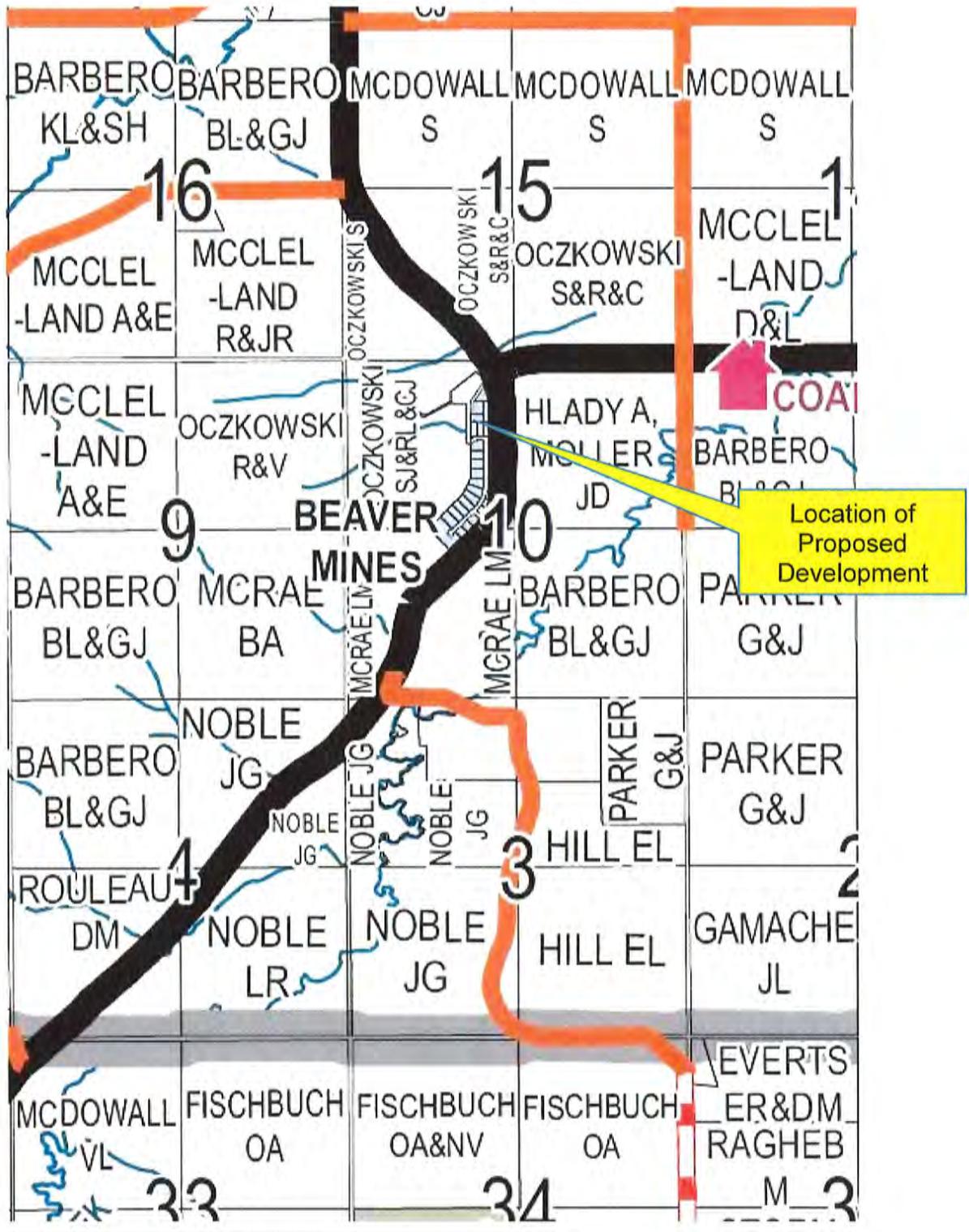
*I've already checked with an architect and he says that 22' would not be a safety issue.*

*All the houses that you sent notifications to are all higher than 22'.*

*Please present this as soon as you can because I have to plan and get the building materials and try to get it done during the upcoming building season.*

# Recommendation to Municipal Planning Commission

## Location of 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. 2022-489

Date Application Received Nov 8/22

PERMIT FEE \$100 Permitted / \$150 Discretionary

Date Application Accepted Jan 30/23

RECEIPT NO. 56104

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: Garry Marchuk

Address: [Redacted] Beaver Mines

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:

second story on garage  
man cave + STORAGE

Legal Description: Lot(s) 4

Block 5

Plan 891 0414

Quarter Section \_\_\_\_\_

Estimated Commencement Date: May 2023

Estimated Completion Date: Oct. 2023

**SECTION 3: SITE REQUIREMENTS**

Land Use District: Hamlet Single Detached Residential - 1 Division: 3  
 HR-1  
 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                                |                           |                     |          |
| (2) Area of Building                            | <del>8</del> <del>8</del> |                     |          |
| (3) %Site Coverage by Building (within Hamlets) |                           |                     |          |
| (4) Front Yard Setback<br>Direction Facing:     |                           |                     |          |
| (5) Rear Yard Setback<br>Direction Facing:      |                           |                     |          |
| (6) Side Yard Setback:<br>Direction Facing:     |                           |                     |          |
| (7) Side Yard Setback:<br>Direction Facing:     |                           |                     |          |
| (8) Height of Building                          |                           |                     |          |
| (9) Number of Off Street Parking Spaces         |                           |                     |          |

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

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see attached map

| <b>ACCESSORY BUILDING</b>                        | Proposed | By Law Requirements | Conforms |
|--|----------|---------------------|----------|
| (1) Area of Site                                 |          |                     |          |
| (2) Area of Building                             | 576 sq'  |                     |          |
| (3) % Site Coverage by Building (within Hamlets) |          |                     |          |
| (4) Front Yard Setback<br>Direction Facing:      |          |                     |          |
| (5) Rear Yard Setback<br>Direction Facing:       |          |                     |          |
| (6) Side Yard Setback:<br>Direction Facing:      |          |                     |          |
| (7) Side Yard Setback:<br>Direction Facing:      |          |                     |          |
| (8) Height of Building                           | 20'      | 15.1'               | No       |
| (9) Number of Off Street Parking Spaces          |          | None                | required |

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.

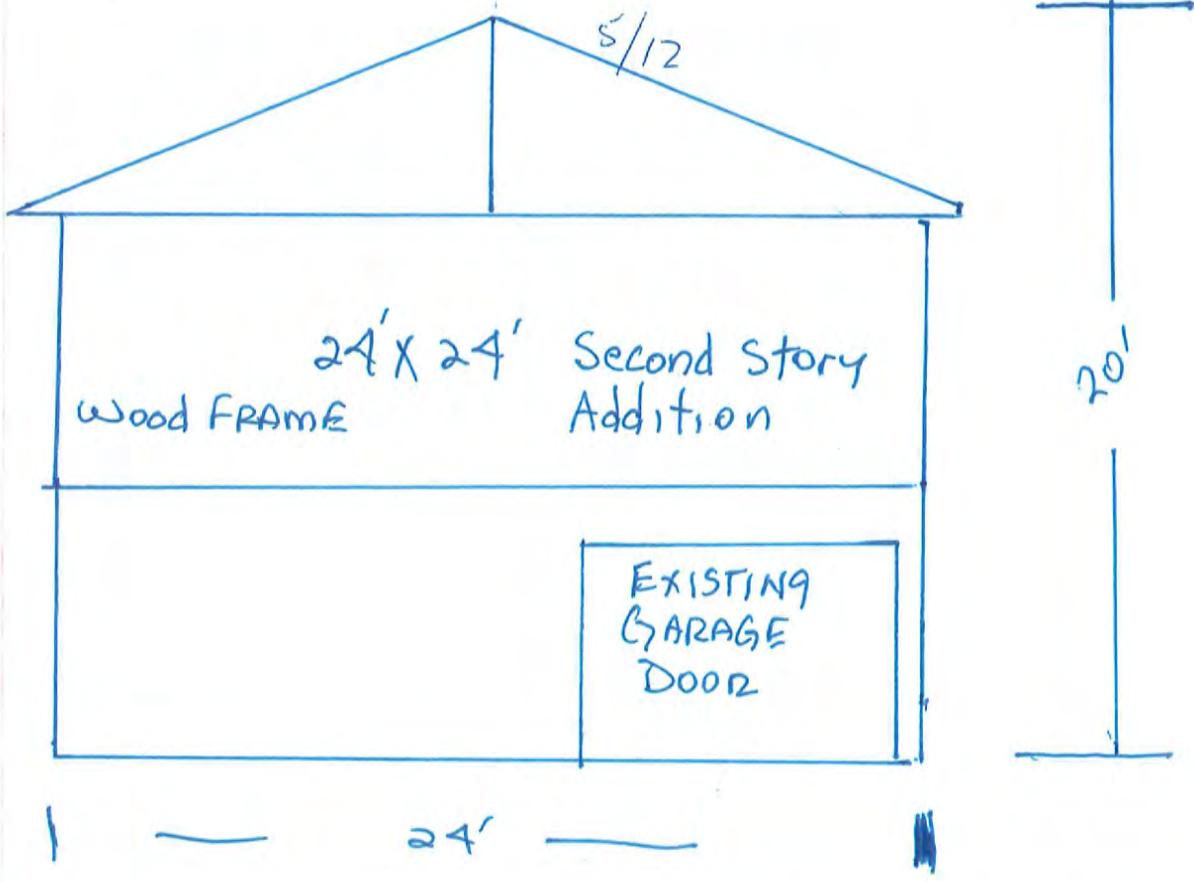
I also consent to an authorized person designated by the municipality to enter upon the subject land and buildings for the purpose of an inspection during the processing of this application.

DATE: Nov. 9 / 2022

*Jim Archur*  
Applicant

*Jim Archur*  
Registered Owner

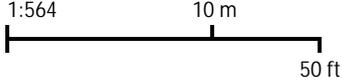
Information on this application form will become part of a file which may be considered at a public meeting.



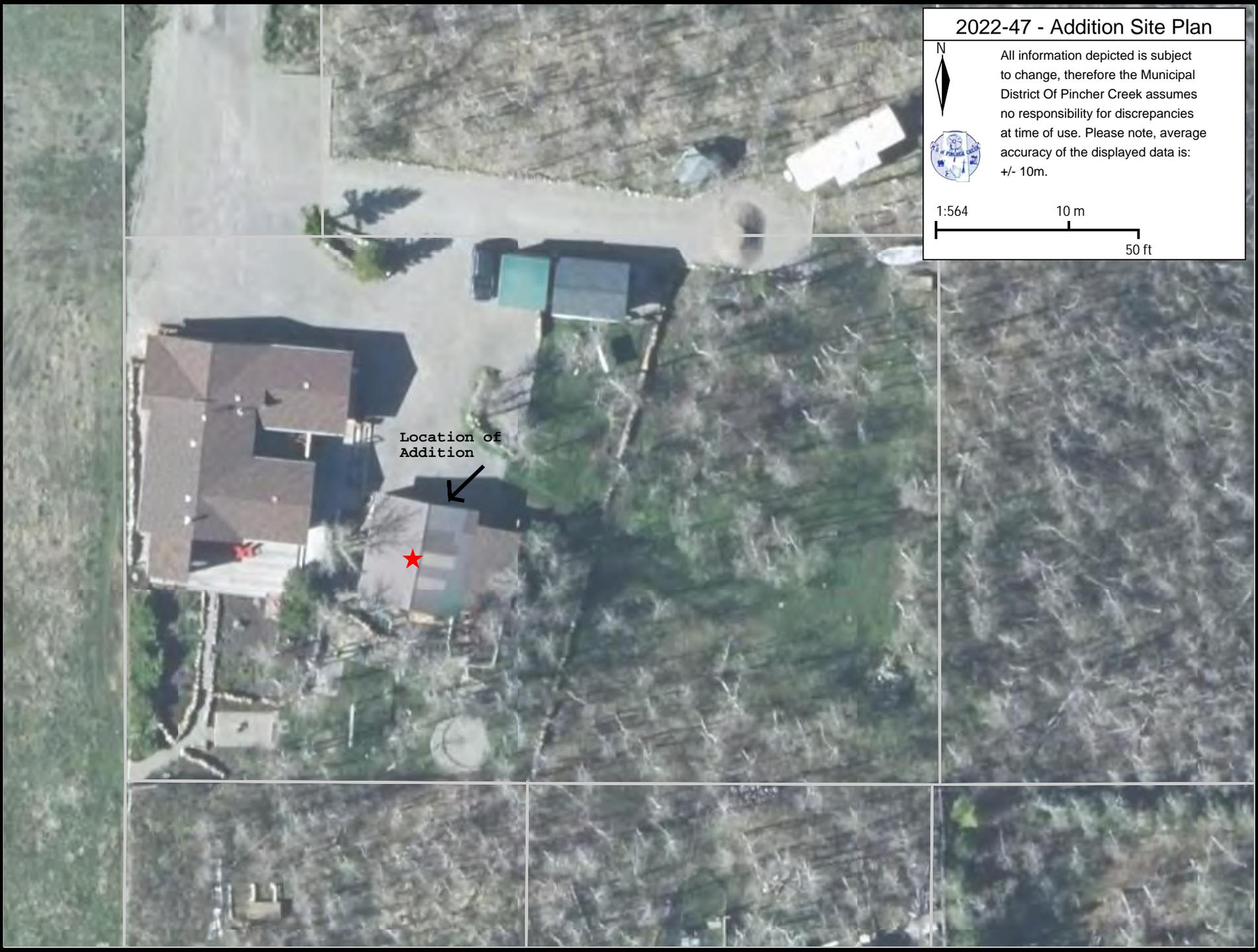
2022-47 - Addition Site Plan



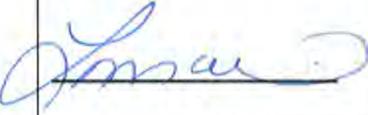
All information depicted is subject to change, therefore the Municipal District Of Pincher Creek assumes no responsibility for discrepancies at time of use. Please note, average accuracy of the displayed data is: +/- 10m.



Location of Addition



## Recommendation to Municipal Planning Commission

|  |   |  |
|--|---|--|
| <b>TITLE:</b> DEVELOPMENT PERMIT No. 2023-11<br><b>Applicant:</b> Shannon and Shauna Arseneault<br><b>Location:</b> Block 6, Plan 9811884<br>Within W 27-7-2 W5<br><b>Division:</b> 5<br><b>Size of Parcel:</b> 2.29 ha (5.67 Acres)<br><b>Zoning:</b> Grouped Country Residential – GCR<br><b>Development:</b> Singlewide-Manufactured Home |  |  |
| <b>PREPARED BY:</b> Laura McKinnon   | <b>DATE:</b> March 29, 2023   |  |
| <b>DEPARTMENT:</b> Planning and Development  |   |  |
| <b>Signature:</b>  |   | <b>ATTACHMENTS:</b>  |
|    |   | 1. Development Permit Application 2023-11<br>2. Photo of Manufactured Home<br>3. GIS Site Plan<br>4. Roadside Development Permit |
| <b>APPROVALS:</b>  |   |  |
|  |   | <br>Roland Milligan                            |
|  |   | <br>2023/03/30                                |
| <b>Department Director</b>   | <b>Date</b>   | <b>CAO</b>   |
|  |   | <b>Date</b>  |

**RECOMMENDATION:**

That Development Permit Application No. 2023-11, to place a Singlewide Manufactured Home, 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 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:**

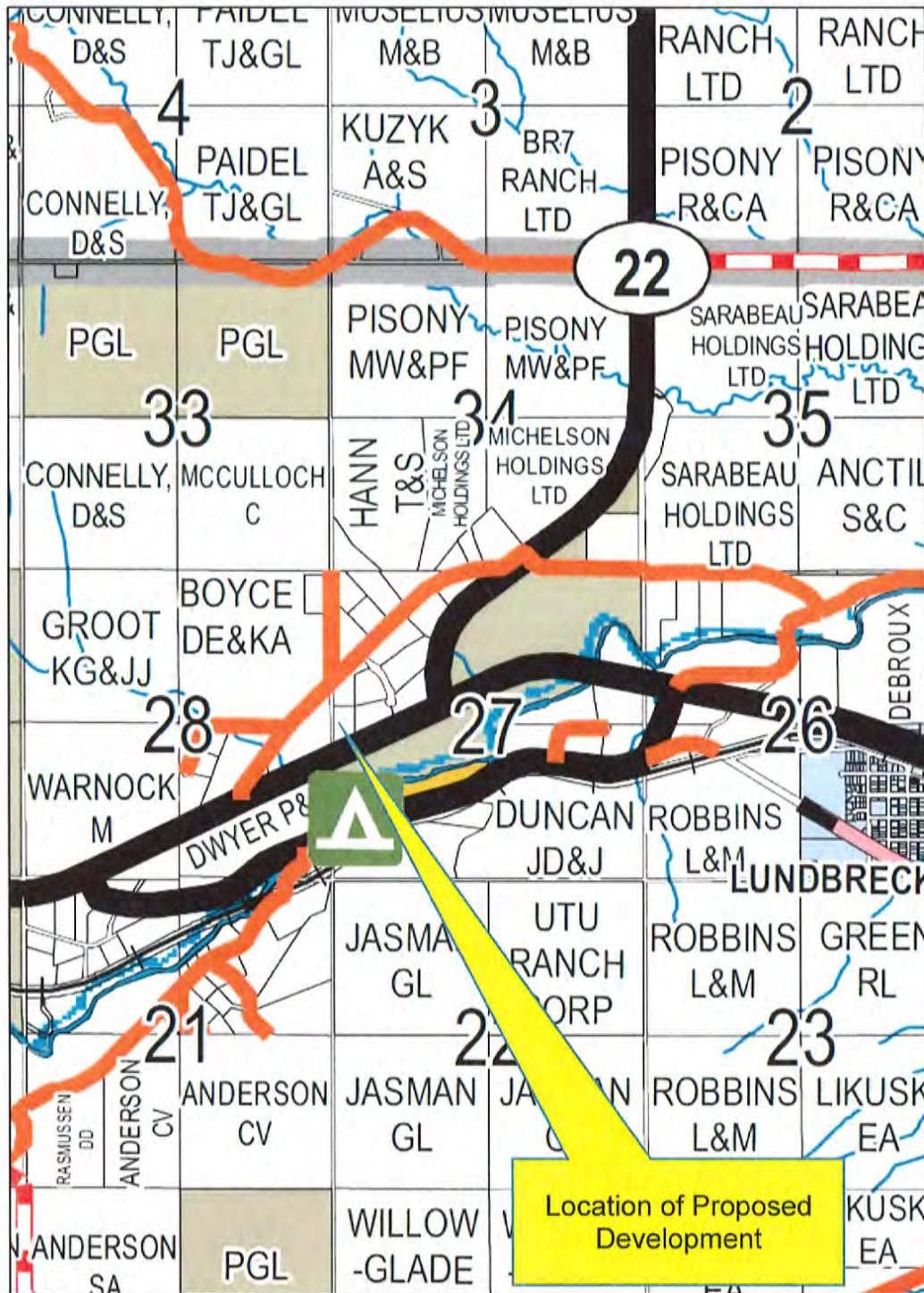
- On March 7 2023, the MD accepted the Development Permit Application No. 2023-11 from applicant Shannon and Shauna Arseneault (*Attachment No. 1*).
- The application is to allow for the placement of a singlewide manufactured home on a previously undeveloped Grouped Country Residential parcel (*Attachment No. 2*).

## Recommendation to Municipal Planning Commission

- 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 (*Attachment No. 3*).
- The application was forwarded to the adjacent landowners for comment. At the time of preparing this report no responses had been received.
- 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 obtained from Alberta Transportation (*Attachment No. 4*).

# Recommendation to Municipal Planning Commission

## Location of 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. 2023-11

Date Application Received Feb 27, 2023

PERMIT FEE \$100 Permitted \$150 Discretionary \$200

Date Application Accepted March 7, 2023

RECEIPT NO. 56922

Tax Roll # 4568.010

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: Shannon & Shauna Arseneault

Address: [Redacted] Lundbroek, AB T0K 1H0 Box 25

Telephone: [Redacted] Email: [Redacted]@com

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:

20' x 52' Modular Home

Legal Description: Lot(s) 8

Block 6

Plan 9811-884

Quarter Section

Estimated Commencement Date: May 1, 2023

Estimated Completion Date:

**SECTION 3: SITE REQUIREMENTS**

Land Use District: Grouped Country Residential - GCR 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                                      |                   |                              |            |
| (2) Area of Building                                  | <u>1040 sq/ft</u> |                              |            |
| (3) %Site Coverage by Building (within Hamets)        |                   |                              |            |
| (4) Front Yard Setback<br>Direction Facing: <u>SE</u> | <u>123M</u>       | <u>30M</u>                   | <u>yes</u> |
| (5) Rear Yard Setback<br>Direction Facing: <u>NW</u>  | <u>78M</u>        | <u>15M</u><br><del>20M</del> | <u>yes</u> |
| (6) Side Yard Setback:<br>Direction Facing: <u>NE</u> | <u>77M</u>        | <u>15M</u>                   | <u>yes</u> |
| (7) Side Yard Setback:<br>Direction Facing: <u>SW</u> | <u>30.1M</u>      | <u>30M</u>                   | <u>yes</u> |
| (8) Height of Building                                |                   |                              |            |
| (9) Number of Off Street Parking Spaces               |                   |                              |            |

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

\_\_\_\_\_

\_\_\_\_\_

| <b>ACCESSORY BUILDING</b>                        | Proposed  | By Law Requirements | Conforms |
|--|-----------|---------------------|----------|
| (1) Area of Site                                 |           |                     |          |
| (2) Area of Building                             | 486 sq ft |                     |          |
| (3) % Site Coverage by Building (within Hamlets) |           |                     |          |
| (4) Front Yard Setback<br>Direction Facing:      |           |                     |          |
| (5) Rear Yard Setback<br>Direction Facing:       |           |                     |          |
| (6) Side Yard Setback:<br>Direction Facing:      |           |                     |          |
| (7) Side Yard Setback:<br>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: \_\_\_\_\_

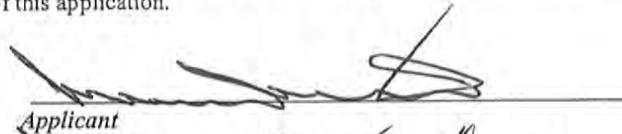
Type of demolition planned: \_\_\_\_\_

**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 27, 2025

  
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:

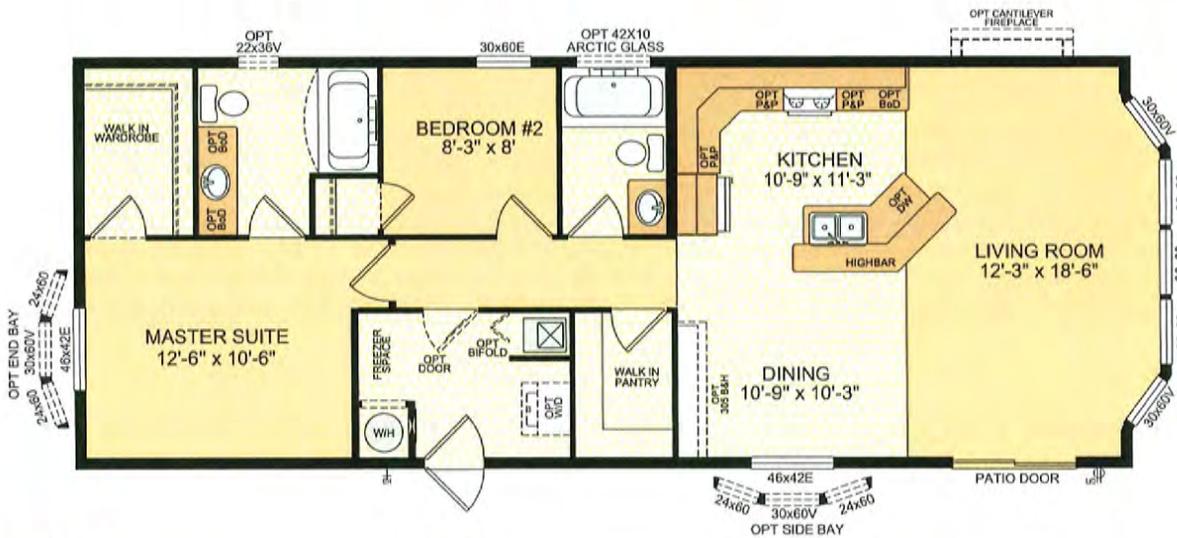
*“ANY DEVELOPMENT CARRIED OUT PRIOR TO THE EFFECTIVE DATE OF THE APPROPRIATE DEVELOPMENT PERMIT IS DONE SOLELY AT THE RISK OF THE APPLICANT AND/OR LANDOWNER.”*
5. In accordance with the *Municipal Government Act*, a development authority must, within 20 days after the receipt of an application for a 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.

## Mara

### Model 20076

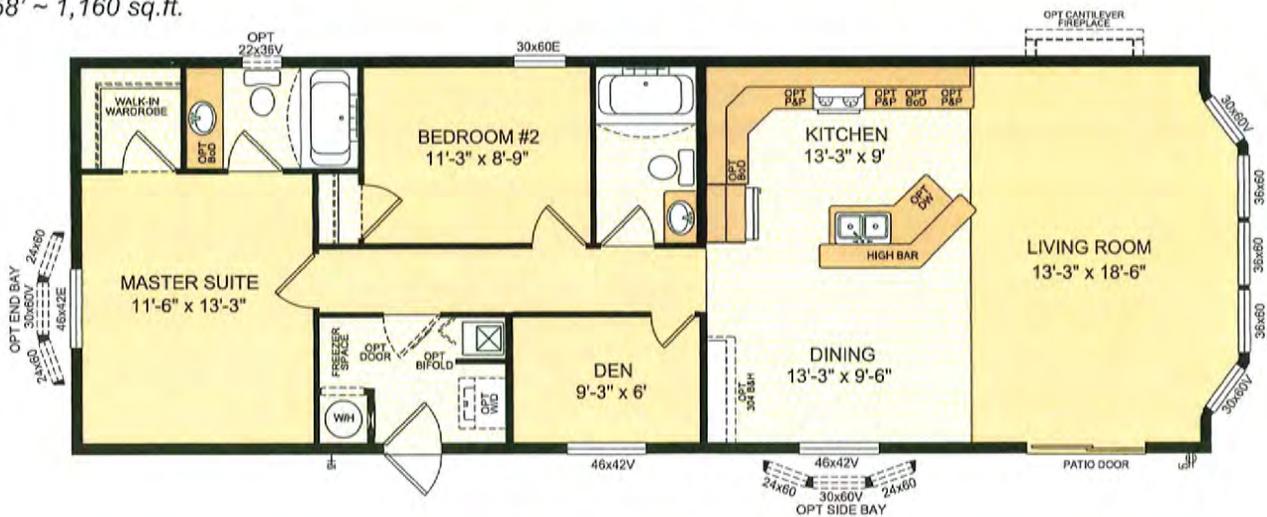
20' x 52' ~ 1,040 sq.ft.



## Whiteshell

### Model 20077

20' x 58' ~ 1,160 sq.ft.





## Alberta Transportation and Economic Corridors Permit

Request for development in proximity of a provincial highway **approved**

|                             |                                      |                 |                              |
|-----------------------------|--------------------------------------|-----------------|------------------------------|
| Permit Number:              | 2023-0008567                         | Highway(s):     | 3A, 22                       |
| Issued to (Permittee):      | Shannon Arseneault<br>[REDACTED]     |                 |                              |
| Legal Land Location:        | QS-NW SEC-27 TWP-007<br>RGE-02 MER-5 | Municipality:   | M.D. of Pincher Creek No. 9  |
| Approved By:                | Evan Neilsen                         | Issuing Office: | Southern Region / Lethbridge |
| Issued Date:                | 2023-03-15 09:56:01                  |                 |                              |
| Description of Development: | New Modular Home and shop            |                 |                              |



Alberta Transportation and Economic Corridors Permit No. **2023-0008567** is issued to the above named Permittee under authority of Section 14 of the *Highways Development and Protection Act* (the Act) authorizing the development(s) listed herein, and a further application is required for any changes or additions.

The approved site plan forms a part of this permit and any changes to the approved site plan will require an amendment or a new permit application.

**This permit is subject to the following terms and conditions, which should be carefully reviewed:**

1. This permit is subject to the provisions of Section 11-19 inclusive of the Highways Development and Protection Act (Chapter H-8.5 2004), amendments thereto, and Highways Development and Protection Regulation (Alberta Regulation 326/2009) and amendments thereto.
2. This permit is issued subject to any other municipal, provincial, or federal approvals that may be required. Issuance of a permit by Alberta Transportation and Economic Corridors does not guarantee the permittee will be able to obtain other required approvals and does not excuse violation of any regulation, bylaw, or Act that may affect the proposed development.
3. The Permittee consents to a person designated by Alberta Transportation and Economic Corridors to enter upon land during construction and again upon completion of construction for the purpose of inspection to ensure the terms and conditions of this permit are met.
4. All works authorized by this permit shall be constructed, altered, maintained or operated at the sole expense of the Permittee. The permittee expressly waives any right to claim damages or compensation (including injurious affection) for development, signs or other encumbrances that are placed in an area required for future widening of the highway right of way for highway improvement purposes
5. In consideration of the permit issued in respect to this development, the Permittee shall indemnify and hold harmless Alberta Transportation and Economic Corridors, its employees and agents from any and all claims, demands, actions and costs whatsoever that may arise, directly or indirectly from anything done or omitted to be done in the construction, maintenance, alteration or operation of the works authorized.
6. The Permittee shall conform to the approved site plan. Failure to conform to the approved site plan without an approved amendment may result in enforcement measures as laid out in the Act
7. The applicant is advised that Highway 3 will be expanded to a four-lane limited access facility in the future. Alberta Transportation has commissioned the "Highway 3:02 & 3:04- Functional Planning Study" of which will identify but not be limited to an alignment for the future lanes, an access management strategy, and right-of-way requirements for the expansion. The interim stage of the access management strategy would see removal of all direct highway access and replacement with strategically located at-grade local road intersections. At that time access to the highway may become somewhat less convenient/more circuitous.  
<https://www.alberta.ca/highway-3-functional-planning-studies.aspx#jumplinks-1>
8. Pursuant to Section 11(2) of the Highways Development and Protection Regulation, a permit for a sign is not required for a business identification sign for this development provided that the sign is located no closer to the highway than the proposed building or is no more than 30m from either side of the building. If a proposed sign does not meet these requirements the landowner shall submit a separate sign application.
9. The proposed development is to be set back from the highway right of way, as shown on the attached site plan. No encroachment within this setback distance is permitted without an amendment to this permit.

10. No new direct access to the subject parcel from Highway 3 will be permitted. Access shall remain via the local municipal road

11. Transportation and Economic Corridors is under no obligation to reissue a permit if the development is not commenced before expiry of this permit

12. Transportation and Economic Corridors accepts no responsibility for the noise impacts or other impacts of highway traffic upon any development or occupants thereof.

13. Any yard lights, area lighting or other lights that are considered distracting to the motoring public, or create a traffic hazard, are not permitted.

14. This permit approves only the development contained herein, and a further application is required for any changes or additions

Failure to comply with the terms and conditions of this permit is an offense pursuant to Section 35 of the Highways Development and Protection Regulation (the Regulation), and may result in enforcement or penalties as described in Section 55 of the Act and Section 35-36 of the Regulation.

This permit is valid for a period of **two years from the date of issuance**. If the works authorized by this permit have not commenced within this timeframe, the permit expires and the Permittee must submit a request for an extension, or reapply for a new permit, if they wish to proceed. Alberta Transportation is under no obligation to reissue a permit if the development is not commenced before expiry of this permit.



Issued by **Evan Neilsen**, , on **2023-03-15 09:56:01** on behalf of the Minister of Transportation and Economic Corridors pursuant to *Ministerial Order 52/20 – Department of Transportation Delegation of Authority*

# 2023-11 Setbacks Map - House



All information depicted is subject to change, therefore the Municipal District Of Pincher Creek assumes no responsibility for discrepancies at time of use. Please note, average accuracy of the displayed data is: +/- 10m.

1:2256

50 m

200 ft



Distance: 78.59 m

Distance: 77.43 m

Distance: 30.97 m

Distance: 123.49 m

24385

0027534016

00382

3 T 7 R 2 W 5 M

HIGHWAY  
QS SW Sec

## Recommendation to Municipal Planning Commission

|  |  |  |
|--|--|--|
| <b>TITLE:</b>  | DEVELOPMENT PERMIT No. 2023-12   |   |
| <b>Applicant:</b>  | Jesse Hammer   |  |
| <b>Location</b>  | Lot 1, Block 1, Plan 2011927<br>Within SE 29-9-2 W5  |  |
| <b>Division:</b>   | 5  |  |
| <b>Size of Parcel:</b>   | 3.05 ha (7.55 Acres)   |  |
| <b>Zoning:</b>   | Agriculture - A  |  |
| <b>Development:</b>  | Country Inn  |  |
| <b>PREPARED BY:</b> Laura McKinnon   |  | <b>DATE:</b> March 29, 2023  |
| <b>DEPARTMENT:</b> Planning and Development                                      |  |  |
| <b>Signature:</b>  |  | <b>ATTACHMENTS:</b>  |
|  |  | <ol style="list-style-type: none"> <li>1. Development Permit Application 2023-12</li> <li>2. GIS Site Plan</li> <li>3. Photo of Cabins</li> <li>4. Photos of Kitchen</li> <li>5. Country Inn Guidelines LUB 1289-18</li> </ol> |
| <b>APPROVALS:</b>  |  |  |
|  | <br>_____<br>Roland Milligan | _____<br>2023/03/30  |
| <b>Department Director</b>   | <b>Date</b>  | <b>CAO</b>   |
|  |  | <b>Date</b>  |

**RECOMMENDATION:**

That Development Permit Application No. 2023-12, to place a three small cabins and one kitchen for the purpose of a Country Inn, 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. Development must meet Food and Housing Regulations as required.

**BACKGROUND:**

- On March 15 2023, the MD accepted the Development Permit Application No. 2023-12 from applicant Jesse Hammer (*Attachment No. 1*).
- The application is to allow for the placement of a three small cabins and a kitchen for the purpose of a Country Inn.
- This application is being placed in front of the MPC because:
  - Within the Agriculture – A Land Use District, Country Inn is a Discretionary Use.
- The proposed location for the buildings meet all setback requirements of the land use district (*Attachment No. 2*).
- Country Inn is as defined in Land Use Bylaw 1289-18;
  - *An owner-occupied establishment that offers both accommodation of generally 24 or less guest and/or food service to the public in excess of a breakfast and subject to the Food and*

## Recommendation to Municipal Planning Commission

*Housing Regulations. Some retail related to the country inn and a minor meeting room function may be allowed as accessory uses.*

- The Country Inn is proposing to accommodate between 6-12 people within the accessory cabins (**Attachment No. 3**). They will offer all breakfast, lunch and dinner meals if required for the guests within the designated areas (**Attachment No. 4**). As well as various activities promoting the local area and business owners. Ex: Local trail riding establishments, guided fly-fishing.
- Water will be pulled from the applicants existing well through the primary building. They are proposing to add washrooms to each cabin and use a holding tank to haul off wastewater.
- Country Inn has specific guidelines within Land Use Bylaw 1289-18 (**Attachment No. 5**).
- The application was forwarded to the adjacent landowners for comment. At the time of preparing this report, no responses had been received.





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. 2022-1#2

Date Application Received Feb 27/23

PERMIT FEE \$100 Permitted \$150 Discretionary

Date Application Accepted March 15/23

RECEIPT NO. 57013

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

Jesse Hammer
Applicant:
9415 Range Road 2-4A
Address:
Telephone:
Email:
Owner of Land (if different from above):
Address: Telephone:
Interest of Applicant (if not the owner):

SECTION 2: PROPOSED DEVELOPMENT

I/We hereby make application for a Development Permit under the provisions of Land Use Bylaw No. in accordance with the plans and supporting information submitted herewith and which forms part of this application.

A brief description of the proposed development is as follows:
Place three small "skid-mounted" cabins and one "skid mounted" kitchen building on property

Legal Description: Lot(s) 1
Block 1
2011927
Plan SE29-9-2W5
Quarter Section

Estimated Commencement Date: ASAP
May 1, 2023

Estimated Completion Date:

**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

| <u>PRINCIPAL BUILDING</u> - <u>Kitchen</u>     | Proposed | By Law Requirements | Conforms |
|--|----------|---------------------|----------|
| (1) Area of Site                               |          |                     |          |
| (2) Area of Building                           | 320      |                     |          |
| (3) %Site Coverage by Building (within Hamets) |          |                     |          |
| (4) Front Yard Setback<br>Direction Facing:    | 200M+W   | 30M                 | yes      |
| (5) Rear Yard Setback<br>Direction Facing:     | 7.5~5M-E | 7.5M                | yes      |
| (6) Side Yard Setback:<br>Direction Facing:    | 7.5~5M-N | 7.5M                | yes      |
| (7) Side Yard Setback:<br>Direction Facing:    | 100M + S | 7.5M                | yes      |
| (8) Height of Building                         | 3M       |                     |          |
| (9) Number of Off Street Parking Spaces        |          |                     |          |

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

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| <b>ACCESSORY BUILDING</b>                        | Proposed | By Law Requirements | Conforms |
|--|----------|---------------------|----------|
| (1) Area of Site                                 |          |                     |          |
| (2) Area of Building                             | 320      |                     |          |
| (3) % Site Coverage by Building (within Hamlets) |          |                     |          |
| (4) Front Yard Setback<br>Direction Facing:      | 200M+W   | 30M                 | yes      |
| (5) Rear Yard Setback<br>Direction Facing:       | 7.5~4M-E | 7.5M                | yes      |
| (6) Side Yard Setback:<br>Direction Facing:      | 25~50M-N | 7.5M                | yes      |
| (7) Side Yard Setback:<br>Direction Facing:      | 100M+S   | 7.5M                | yes      |
| (8) Height of Building                           | 3M       |                     |          |
| (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: N/A

Area of size: N/A

Type of demolition planned: N/A

**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. 24/2023'

J. Hammer J. HAMMER.  
Applicant

J. Hammer  
Registered Owner

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

## IMPORTANT NOTES:

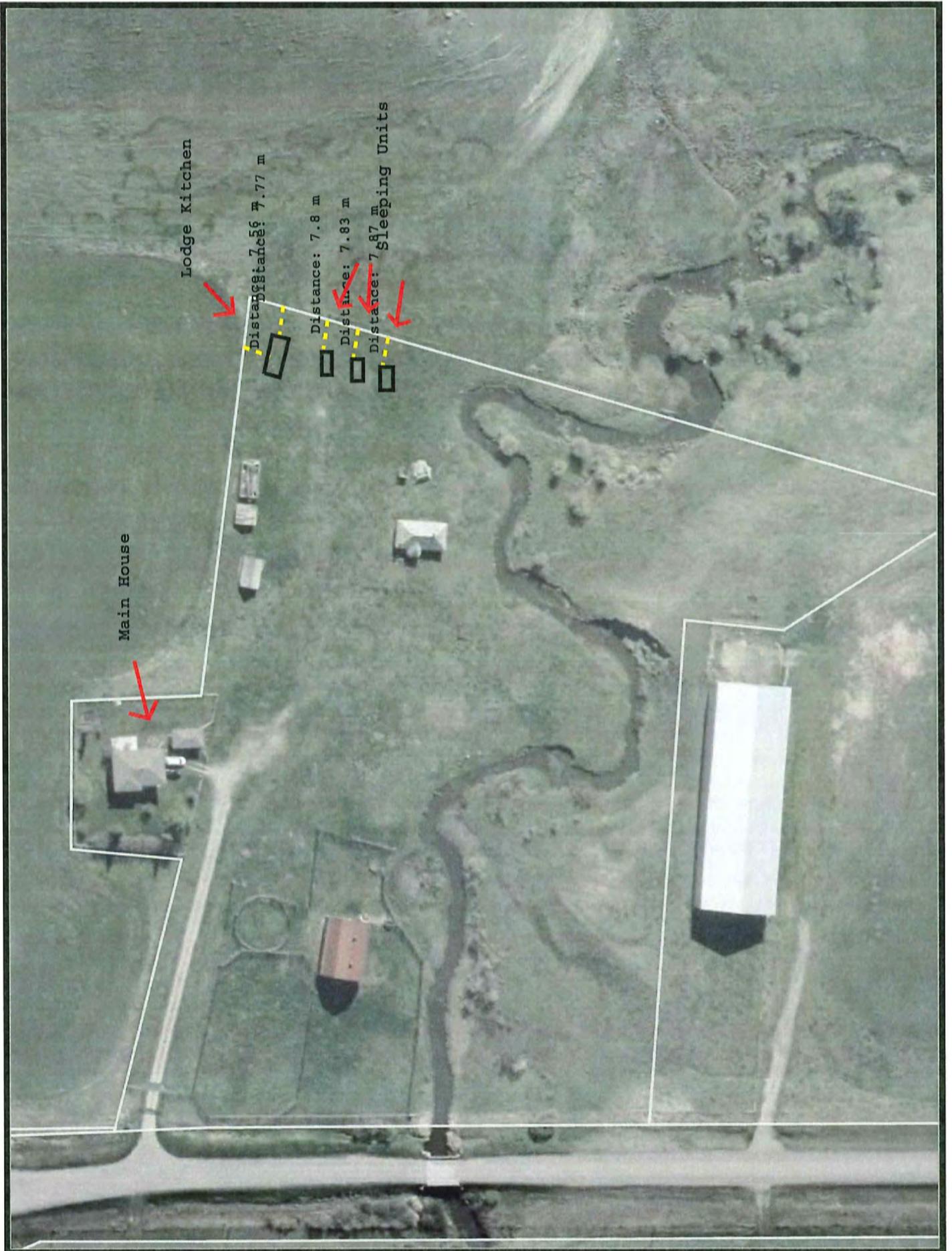
**THE DEVELOPMENT OFFICER MAY REFUSE TO ACCEPT AN APPLICATION FOR A DEVELOPMENT PERMIT WHERE THE INFORMATION REQUIRED HAS NOT BEEN SUPPLIED OR WHERE THE QUALITY OF SUCH INFORMATION IS INADEQUATE TO PROPERLY EVALUATE THE APPLICATION.**

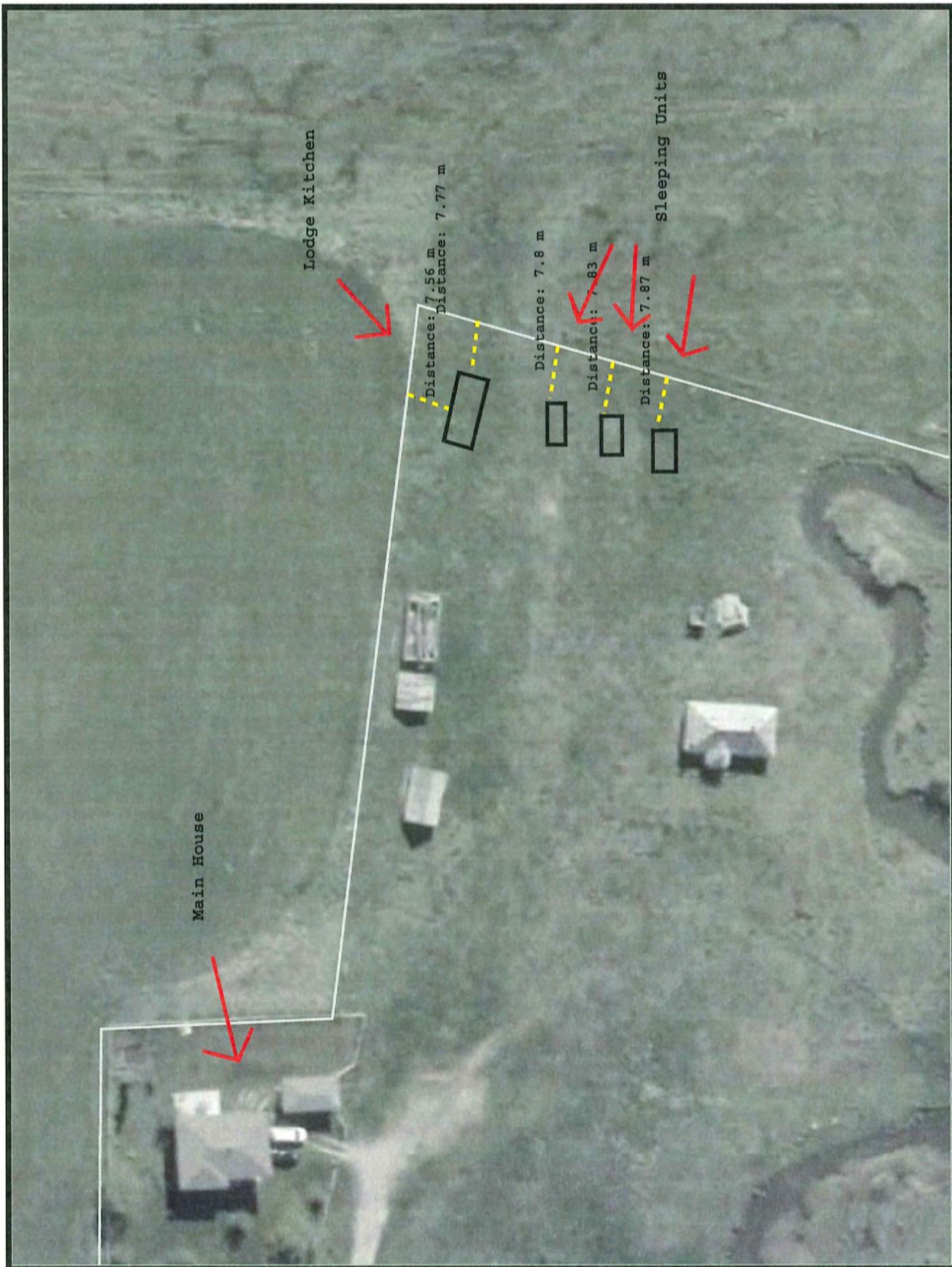
1. In addition to completing this application form in its entirety, an application for a development permit shall be accompanied by the following information, where relevant:
  - (a) a lot plan at scale to the satisfaction of the Development Officer showing the size and shape of the lot, the front, rear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







Sleeping Units – Inside & Outside



Lodge Kitchen – Inside & Outside



- 47.12 A home occupation permit does not exempt compliance with health regulations or any other municipal or provincial regulations.

#### BED AND BREAKFAST OPERATIONS

- 47.13 A bed and breakfast operation shall only provide meals to overnight guests.
- 47.14 In addition to the off-street parking requirements for the dwelling/accessory building units itself, as stipulated in Section 56, one (1) off-street parking space per rented guest room shall be required for a bed and breakfast operation.
- 47.15 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.
- 47.16 Applications for bed and breakfast operations shall be referred to Alberta Health Services for comment.

### **SECTION 48 COMMERCIAL / PRIVATE RECREATION USES**

#### DEFINITIONS

For the purpose of this Section, the following definitions apply:

- 48.1 Bathroom Facility: an accessory building that includes any or all of the following:
- (a) bath facilities,
  - (b) shower facilities,
  - (c) washroom facilities,
  - (d) toilet facilities.
- 48.2 Laundry Facility: an accessory building that provides for the washing and/or drying of clothes or other laundry.
- 48.3 Camp Kitchen: an accessory, un-insulated building intended to provide temporary shelter solely for the purpose of preparing or eating food.

#### **COUNTRY INN**

- 48.4 A country inn shall be operated as a secondary use to the principal development and shall not change the principal character of the area in which it is located.
- 48.5 Only one country inn shall be allowed on a given parcel or lot.



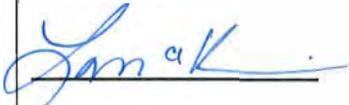
- 48.6 In reviewing an application for a country inn, the Municipal Planning Commission shall, among other factors, consider:
- (a) the size of the parcel;
  - (b) the impact of the proposed use on the existing water and sewer systems;
  - (c) side yard setbacks in relation to adjacent land uses;
  - (d) potential traffic generation, and parking requirements;
  - (e) buffering or other techniques design to limit any interference with other uses or the peaceful enjoyment of neighbouring parcel and consistency with other development in the surrounding area/land use districts in terms of nature and intensity of use.
- 48.7 Applications which propose to establish or enlarge a country inn which provides, or intends to provide, services to recreational vehicles shall be evaluated with respect to Alberta Economic Development and Tourism's Minimum Standards for Approved Campgrounds and Trailer Parks or its replacement document.
- 48.8 Eating and cooking shelters and sleeping units may be allowed as supplementary developments to country inns.
- 48.9 Laundry facilities, retail store, public assembly uses and other similar accessory uses shall remain accessory to the country inn. Should these uses become disproportionate, the Municipal Planning Commission may consider the use to be a hotel / motel.
- 48.10 Unless otherwise approved by the Municipal Planning Commission, country inns should not be occupied for more than 30 consecutive days by the same recreational unit.

#### CAMPGROUNDS / RECREATIONAL VEHICLE PARKS

- 48.11 Applications which propose to establish or enlarge a campground or recreational vehicle park shall be evaluated with respect to Alberta Economic Development and Tourism's Minimum Standards for Approved Campgrounds and Trailer Parks or its replacement document.
- 48.12 In making a decision on an application which proposes to establish or enlarge a campground or recreational vehicle park, the Development Authority will take into account the results of the evaluation referred to in Section 48.11 above.
- 48.13 Campground sites shall not be occupied for more than 30 consecutive days by the same recreational unit or person.
- 48.14 Recreational vehicle parks may allow for seasonal stays and park model recreation vehicles.
- 48.15 A "campground" or recreational vehicle park may include as supplementary uses any or all of the following:
- (a) bathroom facility,
  - (b) laundry facility,
  - (c) camp kitchen(s).



## Recommendation to Municipal Planning Commission

|   |   |   |
|---|---|---|
| <b>TITLE:</b> DEVELOPMENT PERMIT No. 2023-14<br><b>Applicant:</b> Dan Chase<br><b>Location</b> Within SE 10-7-29 W4<br><b>Division:</b> 4<br><b>Size of Parcel:</b> 12.96 ha (32.02 Acres)<br><b>Zoning:</b> Agriculture - A<br><b>Development:</b> Airstrip & Accessory Building |  |   |
| <b>PREPARED BY:</b> Laura McKinnon  | <b>DATE:</b> March 30, 2023   |   |
| <b>DEPARTMENT:</b> Planning and Development   |   |   |
| <b>Signature:</b>   |   | <b>ATTACHMENTS:</b>   |
|    |   | 1. Development Permit Application 2023-14<br>2. Accessory Building Drawing<br>3. GIS Site Plan<br>4. Letter from Transport Canada |
| <b>APPROVALS:</b>   |   |   |
|   |   | <br>Roland Milligan                             |
|   |   | 2023/03/30<br>Date  |
| <b>Department Director</b>  | <b>Date</b>   | <b>CAO</b>  |

**RECOMMENDATION:**

That Development Permit Application No. 2023-14, to place an Airstrip and Accessory Building, 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 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 16 2023, the MD accepted the Development Permit Application No. 2023-14 from applicant Dan Chase (*Attachment No. 1*).
- The application is to allow for the placement of a helicopter landing pad and accessory building on Agricultural parcel (*Attachment No. 2*).
- This application is being placed in front of the MPC because:
  - Within the Agriculture – A Land Use District, Airstrip is a Discretionary Use.
- The proposed location for the accessory building meets all setback requirements of the land use district (*Attachment No. 3*).
- The applicant has obtained clearance from Transport Canada for the helipad (*Attachment No. 4*)
- The application was forwarded to the adjacent landowners for comment. At the time of preparing this report no responses had been received.

## **Recommendation to Municipal Planning Commission**

- As the proposed development is within 300m of a numbered highway a Roadside Development permit has been requested from Alberta Transportation.





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. 2023-14Date Application Received March 10/23PERMIT FEE \$100 Permitted  
\$150 DiscretionaryDate Application Accepted March 16/23RECEIPT NO. 57021

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: Dan Chase (Hyridge Helicopters Ltd.)

Address: \_\_\_\_\_

Telephone: \_\_\_\_\_: dan@hyridgehelicopters.com

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:

Build a 52' x 60' pole building on property to use to hangar 1 Airbus 350 B-3 Helicopter (Airstrip)

Legal Description: Lot(s) \_\_\_\_\_

Block \_\_\_\_\_

Plan \_\_\_\_\_

Quarter Section SE Sec 10 Twn 7 Range 29 W4MEstimated Commencement Date: April 1, 2023Estimated Completion Date: July 1, 2023

**SECTION 3: SITE REQUIREMENTS**

Land Use District: Amateur Agriculture - A Division: 4

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                               | /        |                     |          |
| (2) Area of Building                           |          |                     |          |
| (3) %Site Coverage by Building (within Hamets) |          |                     |          |
| (4) Front Yard Setback<br>Direction Facing:    |          |                     |          |
| (5) Rear Yard Setback<br>Direction Facing:     |          |                     |          |
| (6) Side Yard Setback:<br>Direction Facing:    |          |                     |          |
| (7) Side Yard Setback:<br>Direction Facing:    |          |                     |          |
| (8) Height of Building                         |          |                     |          |
| (9) Number of Off Street Parking Spaces        |          |                     |          |

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

\_\_\_\_\_

\_\_\_\_\_

| <u>ACCESSORY BUILDING</u>                        | Proposed    | By Law Requirements | Conforms |
|--|-------------|---------------------|----------|
| (1) Area of Site                                 | 150' x 150' |                     |          |
| (2) Area of Building                             | 52' x 60'   |                     |          |
| (3) % Site Coverage by Building (within Hamlets) |             |                     |          |
| (4) Front Yard Setback<br>Direction Facing: E    | 248m        | 30m                 | yes      |
| (5) Rear Yard Setback<br>Direction Facing: W     | 112m        | 7.5m                | yes      |
| (6) Side Yard Setback:<br>Direction Facing: N    | 163m        | 30m                 | yes      |
| (7) Side Yard Setback:<br>Direction Facing: S    | 113m        | 7.5m                | yes      |
| (8) Height of Building                           | 29' 10"     |                     |          |
| (9) Number of Off Street Parking Spaces          |             |                     |          |

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

see plan attached.

**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: \_\_\_\_\_

Don Chose  
Applicant

Don Chose  
Registered Owner

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

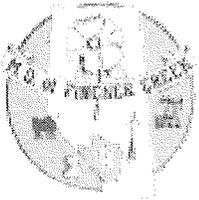
## IMPORTANT NOTES:

**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.



**MD of Pincher Creek No. 9**  
P.O Box 279  
1037 Herron Avenue  
Pincher Creek Alberta T0K 1W0  
(403) 627-3130  
Website: [www.mdpinchercreek.ab.ca](http://www.mdpinchercreek.ab.ca)  
Email: [info@mdpinchercreek.ab.ca](mailto:info@mdpinchercreek.ab.ca)

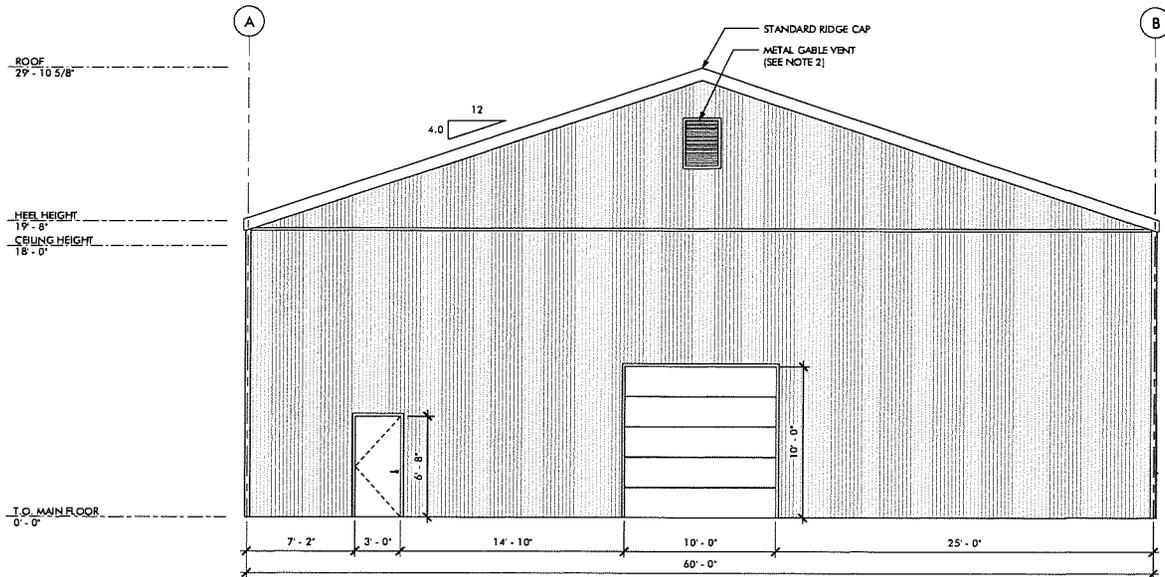
Chase, Danny & Larinda  
P.O. Box 2645  
Pincher Creek, AB T0K 1W0

### **PAYMENT RECEIPT**

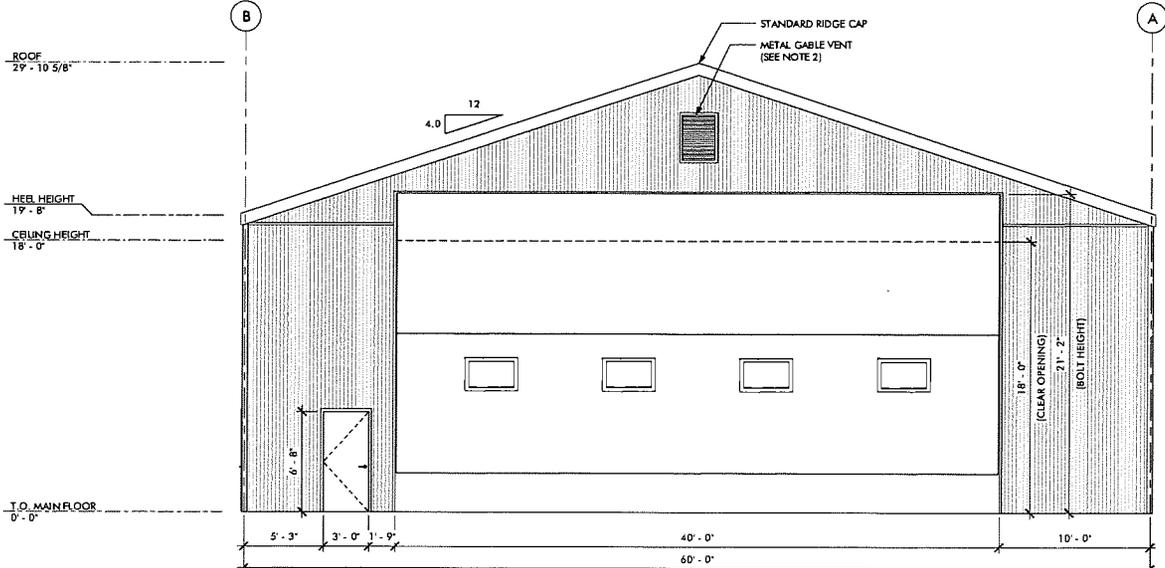
|                     |            |
|---------------------|------------|
| Receipt Number:     | 57021      |
| Date:               | 3/16/2023  |
| Initials:           | SLM        |
| GST Registration #: | 10747347RP |

| Receipt Type | Roll/Account | Description          | QTY | Amount   | Amount Owing |
|--------------|--------------|----------------------|-----|----------|--------------|
| General      | DEVP         | Planning Permit Fees | N/A | \$150.00 | \$0.00       |

|                               |                 |
|-------------------------------|-----------------|
| Subtotal:                     | \$150.00        |
| Discount                      | \$0.00          |
| GST                           | \$0.00          |
| Total Receipt:                | \$150.00        |
| Interac:                      | \$150.00        |
| <b>Total Amount Received:</b> | <b>\$150.00</b> |



ELEVATION C - A1.01



ELEVATION D - A1.01

- NOTES:
1. FOR GENERAL AND CONSTRUCTION NOTES REFER TO DWG A0.00.
  2. 2 - METAL GABLE VENT LOCATIONS TO BE FIELD DETERMINED.



48223 338 AVE. E, OKOTOKS, AB T1S 1A8  
(403) 938-9376

- THIS IS COPYRIGHT DRAWING AND DESIGN AND SHALL NOT BE USED, REPRODUCED OR REVISED WITHOUT WRITTEN PERMISSION OF INTEGRITY BUILDINGS.
- THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERROR AND OMISSIONS TO THE ENGINEER PRIOR TO COMMENCING THE WORK.
- THESE DRAWING ARE NOT TO BE SCALED.

SEALS:

ENGINEERING CONSULTANT

| ISSUED FOR |             |            |
|------------|-------------|------------|
| REV        | DESCRIPTION | DATE       |
| A          | APPROVAL    | 2023/03/03 |

PROJECT TITLE:  
60' x 52' x 18'  
AIRPLANE HANGAR  
**DAN CHASE**  
PINCHER CREEK, AB

DRAWING TITLE:  
**ELEVATIONS**

|                |            |
|----------------|------------|
| PROJECT NUMBER | 37387      |
| DATE           | 2023/03/03 |
| DRAWN BY       | LG         |
| CHECKED BY     | KC         |
| APPROVED BY    | BW         |
| ENGINEER       | GA         |

**A2.02**

SCALE 1/4" = 1'-0"

**PROPOSED 60' x 52' x 18' AIRPLANE HANGAR**  
**DAN CHASE**  
 PINCHER CREEK, AB

GPS LOCATION: N49.32.441 W113.50.454

**DESIGN/CLIMATIC DATA**

STRUCTURAL DESIGN IS ACCORDING TO:  
 1. THE NATIONAL BUILDING CODE - 2019 ALBERTA EDITION.  
 2. ENGINEERED DESIGN IN WOOD CSA 086.19

IMPORTANCE CATEGORY: LOW

LOCATION: PINCHER CREEK, AB  
 WIND:  $q1/10 = 0.74kPa$   
 $q1/50 = 0.96kPa$   
 SNOW:  $Ss = 1.5kPa$   
 $Sr = 0.1kPa$

**GENERAL NOTES:**

- ALL DIMENSIONS ARE SHOWN IN FEET AND INCHES UNLESS NOTED OTHERWISE.
- THE STRUCTURAL DESIGN AND ALL WORK SHALL BE IN ACCORDANCE WITH THE NATIONAL BUILDING CODE - 2019 ALBERTA EDITION.
- LOW OCCUPANCY CLASSIFICATION
- WINDOW AND DOOR SIZES SHOWN ARE NOMINAL ONLY. EXACT DIMENSIONS AND ROUGH OPENING SIZES OF WINDOWS AND DOORS ARE TO BE SUPPLIED BY THE WINDOW AND DOOR MANUFACTURER PRIOR TO START OF CONSTRUCTION.

**CONSTRUCTION NOTES:**

- ALL CONSTRUCTION SHALL FOLLOW:
  - NATIONAL BUILDING CODE - 2019 ALBERTA EDITION.
  - LOCAL CODES AND BYLAWS
  - ALBERTA OCCUPATIONAL HEALTH AND SAFETY REGULATIONS
- FIELD CONTRACTOR SHALL OBTAIN ANY NECESSARY FIELD DIMENSIONS TO PERFORM THE WORK REQUIRED ON THE DRAWINGS.
- UNUSUAL STRUCTURAL CONDITIONS CREATED OR PERFORMED DURING CONSTRUCTION SHALL BE REPORTED TO INTEGRITY.
- DRAWINGS SHOW THE COMPLETED STRUCTURE, BUT MAY NOT SHOW COMPONENTS REQUIRED TO COMPLETE THE WORK IN A SAFE MANNER. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THE SAFETY OF CONTRACTOR PERSONNEL AND THE GENERAL PUBLIC DURING ALL PHASES OF CONSTRUCTION.
- THE FIELD CONTRACTOR IS RESPONSIBLE FOR ALL TEMPORARY RELOCATION OF SERVICES THAT INTERFERE WITH CARRYING OUT THE WORK.
- THE FIELD CONTRACTOR IS RESPONSIBLE FOR ALL TEMPORARY BRACING AND SHORING AS REQUIRED DURING CONSTRUCTION.
- GRAVEL TO BE 40mm CRUSHED GRAVEL WHICH SHALL BE CLEAN ANGULAR CRUSHED NATURAL STONE FREE FROM SILT, CLAY AND ORGANIC MATTER. GRAVEL SHALL BE HAND-COMPACTED DURING BACKFILL TO THE EXTENT POSSIBLE.
- ALL STRUCTURAL LUMBER INCLUDING BEAMS, POSTS, STRAPPING AND BRACING SHALL BE SFF NO. 1 / NO. 2 UNLESS NOTED OTHERWISE.
- ORIENTED STRAND BOARD (OSB) TO ADHERE TO CSA 0437 SERIES-93 STANDARDS ON OSB AND WATERBOARD
- FINAL EXTERIOR GRADE TO SLOPE MINIMUM 2% AWAY FROM PERIMETER OF BUILDING.
- ROOF VENTING AS PER NATIONAL BUILDING CODE - 2019 ALBERTA EDITION.
- NOTE: INTEGRITY BUILDINGS PROVIDES ALL STRUCTURAL AND ARCHITECTURAL FINISHES AS DETAILED IN THIS DRAWING SET. ALL INTERIOR NON-STRUCTURAL FRAMING AND FINISHING, ELECTRICAL AND MECHANICAL WORK BY OTHERS.

**CLIENT DRAWING PACKAGE REVIEW**

APPROVED AS DRAWN  
 REVISE AND RESUBMIT

SUBMITTAL OF ALL DRAWINGS LISTED IN THE DRAWING INDEX HAVE BEEN REVIEWED FOR DESIGN CONFORMANCE AND GENERAL CONFORMANCE TO CONTRACT DOCUMENTS.

BY APPROVING THIS DRAWING PACKAGE, I ACKNOWLEDGE THAT ANY FUTURE DESIGN AMENDMENTS ARE SUBJECT TO A DESIGN REVISION FEE.

BY: \_\_\_\_\_  
 DATE: \_\_\_\_\_

**REFERENCE DRAWING INDEX**

| INTEGRITY STANDARD DETAILS |                                   |
|----------------------------|-----------------------------------|
| DWG                        | TITLE                             |
| IPS-STD-001                | TYPICAL POST DETAILS              |
| IPS-STD-002                | TYPICAL WALL DETAILS              |
| IPS-STD-003                | TYPICAL TRUSS DETAILS             |
| IPS-STD-004                | TYPICAL OVERHEAD DOOR DETAILS     |
| IPS-STD-005                | TYPICAL BI-FOLD DOOR DETAILS      |
| IPS-STD-006                | TYPICAL SLIDING DOOR DETAILS      |
| IPS-STD-007                | TYPICAL FIN/DOOR DETAILS          |
| IPS-STD-008                | TYPICAL MAN DOOR & WINDOW DETAILS |
| IPS-STD-009                | TYPICAL MEZZANINE DETAILS         |
| IPS-STD-010                | TYPICAL ROOF DETAILS              |
| IPS-STD-011                | TYPICAL LEAN-TO DETAILS           |
| IPS-STD-012                | TYPICAL METAL CLADDING DETAILS    |
| IPS-STD-013                | TYPICAL DRILLING DETAILS          |

NOTE: WHERE CONTRADICTIONS EXIST BETWEEN THE STANDARD DRAWINGS DETAILS AND THE INFORMATION PROVIDED IN THESE DRAWINGS, THE DRAWINGS SHALL TAKE PRECEDENCE.

**DRAWING INDEX**

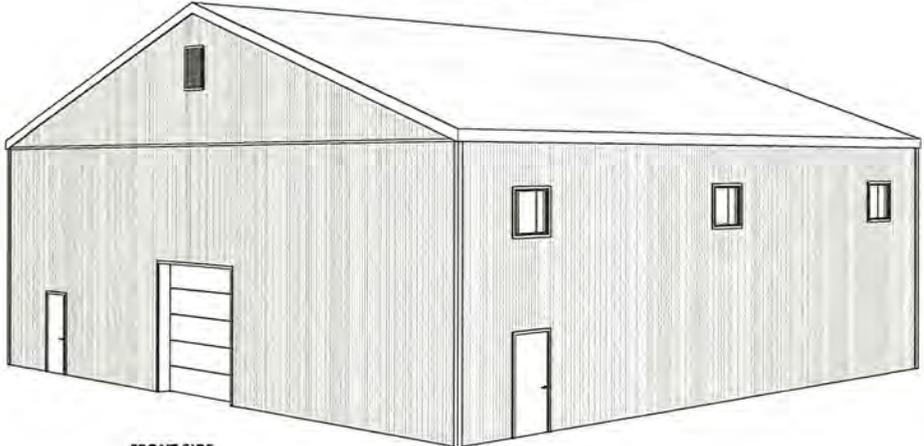
| DWG   | TITLE        |
|-------|--------------|
| A0.00 | COVER SHEET  |
| A1.01 | FLOOR PLAN   |
| A2.01 | ELEVATIONS   |
| A2.02 | ELEVATIONS   |
| A3.01 | SECTIONS     |
| A3.02 | POST DETAILS |

**LEGEND**

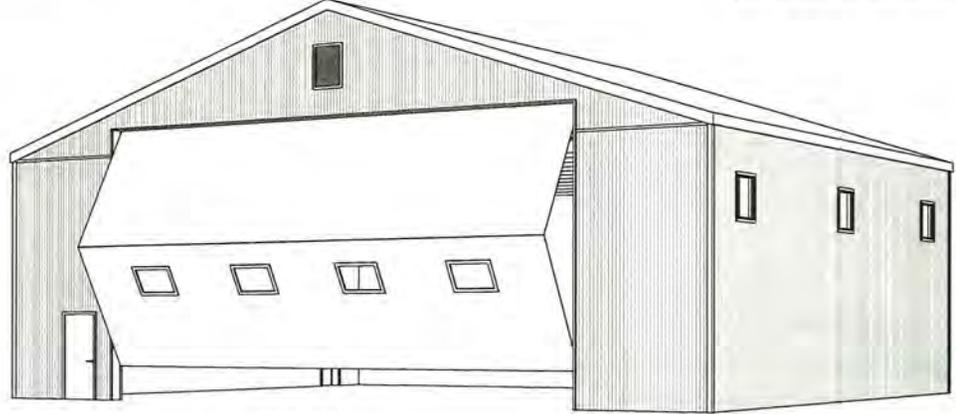
|  |                |
|--|----------------|
|  | WALL TYPE      |
|  | WINDOW TYPE    |
|  | DOOR TYPE      |
|  | ROOM NUMBER    |
|  | ROOF TYPE      |
|  | CEILING HEIGHT |

**ASSEMBLIES:**

|  |                              |  |
|--|------------------------------|--|
|  | <b>ROOF TYPE</b>             | <ul style="list-style-type: none"> <li>STANDARD RIDGE CAP WITH RIDGE FOAM SEALANT</li> <li>PREMIUM 29 GAUGE HI-TENSILE FC36 PROFILE METAL INCLUDING A 3/4" RIB</li> <li>2x6 ROOF STRAPPING @ 2' O/C</li> <li>4' O/C PRE-ENGINEERED TRUSSES</li> <li>R50 CEILING INSULATION</li> <li>6mm CGSB VAPOR BARRIER</li> <li>PREMIUM 29 GAUGE HI-TENSILE FC36 PROFILE METAL INCLUDING A 3/4" RIB</li> </ul>   |
|  | <b>EXTERIOR WALL</b>         | <ul style="list-style-type: none"> <li>PREMIUM 29 GAUGE HI-TENSILE FC36 PROFILE METAL INCLUDING A 3/4" RIB</li> <li>2x4 STRAPPING @ 2' O/C (EXTERIOR)</li> <li>LAMINATED POST WITH PERMA COLUMN AND INTEGRITY POST DISC.</li> <li>R28 WALL INSULATION</li> <li>6mm CGSB VAPOR BARRIER</li> <li>2x4 STRAPPING @ 2' O/C (INTERIOR)</li> <li>PREMIUM 29 GAUGE HI-TENSILE FC36 PROFILE METAL INCLUDING A 3/4" RIB</li> <li>INTEGRITY STORM BRACKETS</li> </ul>   |
|  | <b>EXTERIOR WALL</b>         | <ul style="list-style-type: none"> <li>PREMIUM 29 GAUGE HI-TENSILE FC36 PROFILE METAL INCLUDING A 3/4" RIB</li> <li>2x6 STRAPPING @ 2' O/C (EXTERIOR)</li> <li>LAMINATED POST WITH PERMA COLUMN AND INTEGRITY POST DISC.</li> <li>R28 WALL INSULATION</li> <li>6mm CGSB VAPOR BARRIER</li> <li>2x4 STRAPPING @ 2' O/C (INTERIOR)</li> <li>PREMIUM 29 GAUGE HI-TENSILE FC36 PROFILE METAL INCLUDING A 3/4" RIB</li> </ul>   |
|  | <b>EXTERIOR WALL - SHEAR</b> | <ul style="list-style-type: none"> <li>PREMIUM 29 GAUGE HI-TENSILE FC36 PROFILE METAL INCLUDING A 3/4" RIB</li> <li>2x6 STRAPPING @ 2' O/C (EXTERIOR)</li> <li>1 LAYER OF 1/2" THK. SFF PLYWOOD FASTENED TO THE INSIDE FACE OF EXTERIOR STRAPPING</li> <li>LAMINATED POST WITH PERMA COLUMN AND INTEGRITY POST DISC.</li> <li>R28 WALL INSULATION</li> <li>6mm CGSB VAPOR BARRIER</li> <li>2x4 STRAPPING @ 2' O/C (INTERIOR)</li> <li>PREMIUM 29 GAUGE HI-TENSILE FC36 PROFILE METAL INCLUDING A 3/4" RIB</li> </ul> |



**FRONT SIDE**



**REAR SIDE**

48223 338 AVE. E. OKOTOKS, AB T1S 1A8  
 (403) 938-9376

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THESE DRAWING ARE NOT TO BE SCALED.

SEALS:

ENGINEERING CONSULTANT

ISSUED FOR

| REV | DESCRIPTION | DATE       |
|-----|-------------|------------|
| A   | APPROVAL    | 2023/03/03 |

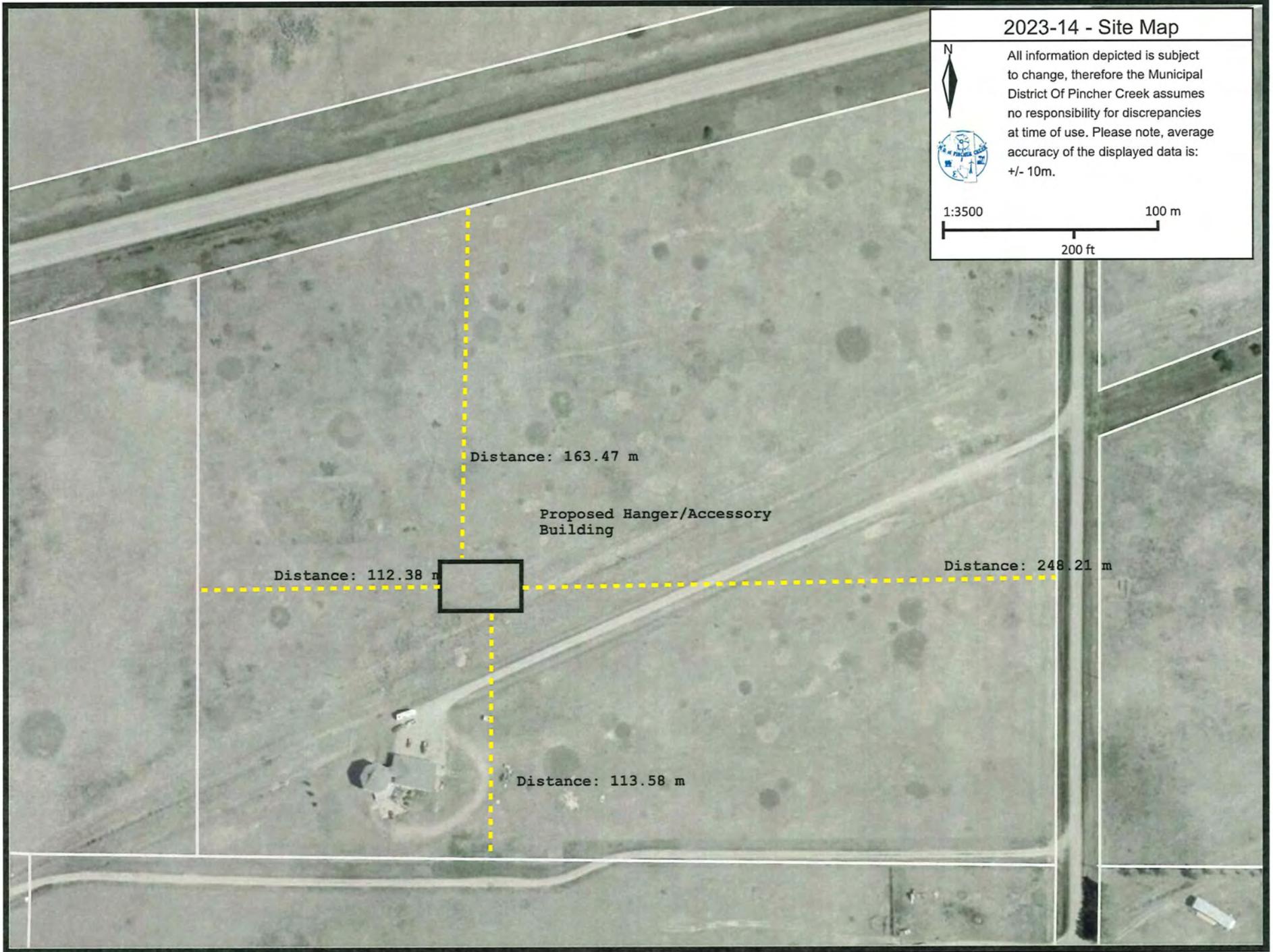
PROJECT TITLE:  
 60' x 52' x 18'  
 AIRPLANE HANGAR  
**DAN CHASE**  
 PINCHER CREEK, AB

DRAWING TITLE:  
**COVER SHEET**

|                |            |
|----------------|------------|
| PROJECT NUMBER | 37387      |
| DATE           | 2023/03/03 |
| DRAWN BY       | LG         |
| CHECKED BY     | KC         |
| APPROVED BY    | BW         |
| ENGINEER       | GA         |

**A0.00**

SCALE: NTS



**2023-14 - Site Map**

All information depicted is subject to change, therefore the Municipal District Of Pincher Creek assumes no responsibility for discrepancies at time of use. Please note, average accuracy of the displayed data is: +/- 10m.

1:3500

100 m

200 ft



1100 - Canada Place  
9700 - Jasper Avenue  
Edmonton AB T5J 4E6  
[www.tc.gc.ca](http://www.tc.gc.ca)  
Email Address: [CASPNR-SACRPN@tc.gc.ca](mailto:CASPNR-SACRPN@tc.gc.ca)

20 March 2023

Laura McKinnon  
Development Officer  
MD of Pincher Creek  
1037 Herron Avenue  
Box 279  
Pincher Creek, AB  
T0K1W0

Dear Ms. McKinnon;

This letter serves as official notification that Mr. Dan Chase, of Hyridge Helicopters Ltd., has engaged with Transport Canada regarding the establishment of a commercial helipad at his residence located at SE 10-4-29 W4. Mr. Chase is not required to certify this helipad with Transport Canada, nor be issued specific approval for its use, due to its location outside of a "built up area" of a city or a town. He will be registering the helipad with Transport Canada in the near future, in order for its inclusion in Canadian aerodrome documentation.

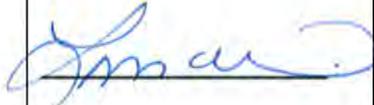
Transport Canada is satisfied with the proposed helipad to be located on Mr. Chase's property. Should further questions arise, please contact me directly.

Yours truly,

James Burns Cameron Fisher  
Civil Aviation Safety Inspector  
Flight Operations  
Edmonton Operations Division  
Prairie & Northern Region  
For the Minister of Transport  
[james.fisher@tc.gc.ca](mailto:james.fisher@tc.gc.ca) / Cell : (403) 462-1098

**Canada**

## Recommendation to Municipal Planning Commission

|  |  |
|--|--|
| <b>TITLE:</b> DEVELOPMENT PERMIT No. 2023-15<br><b>Applicant:</b> Russell and Melissa Friesen<br><b>Location</b> SE 36-5-29 W4<br><b>Division:</b> 2<br><b>Size of Parcel:</b> 62.54 ha (154.56 Acres)<br><b>Zoning:</b> Agriculture - A<br><b>Development:</b> Garden Suite |   |
| <b>PREPARED BY:</b> Laura McKinnon <b>DATE:</b> March 30, 2023   |  |
| <b>DEPARTMENT:</b> Planning and Development  |  |
| <b>Signature:</b><br>   | <b>ATTACHMENTS:</b><br>1. Development Permit Application 2023-14<br>2. Garden Suite – Manufactured Home Layout<br>3. GIS Site Plan |
| <b>APPROVALS:</b>  |  |
|  | <br>_____<br>Roland Milligan                     |
|  | _____<br>Date  |
|  | <br>_____<br>Date                               |
| <b>Department Director</b>   | <b>CAO</b>   |

**RECOMMENDATION:**

That Development Permit Application No. 2023-15, to place an Manufactured Home – Single wide as a Garden Suite, 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 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 this development permit is re-evaluated after five years.

**Variance(s):**

1. That a 3m (9.8 ft) Variance be granted from the Minimum Setback from Public Roadways of 30 m (98.42 ft) for a setback of 27 m (88.58 ft) to the East for the Garden Suite

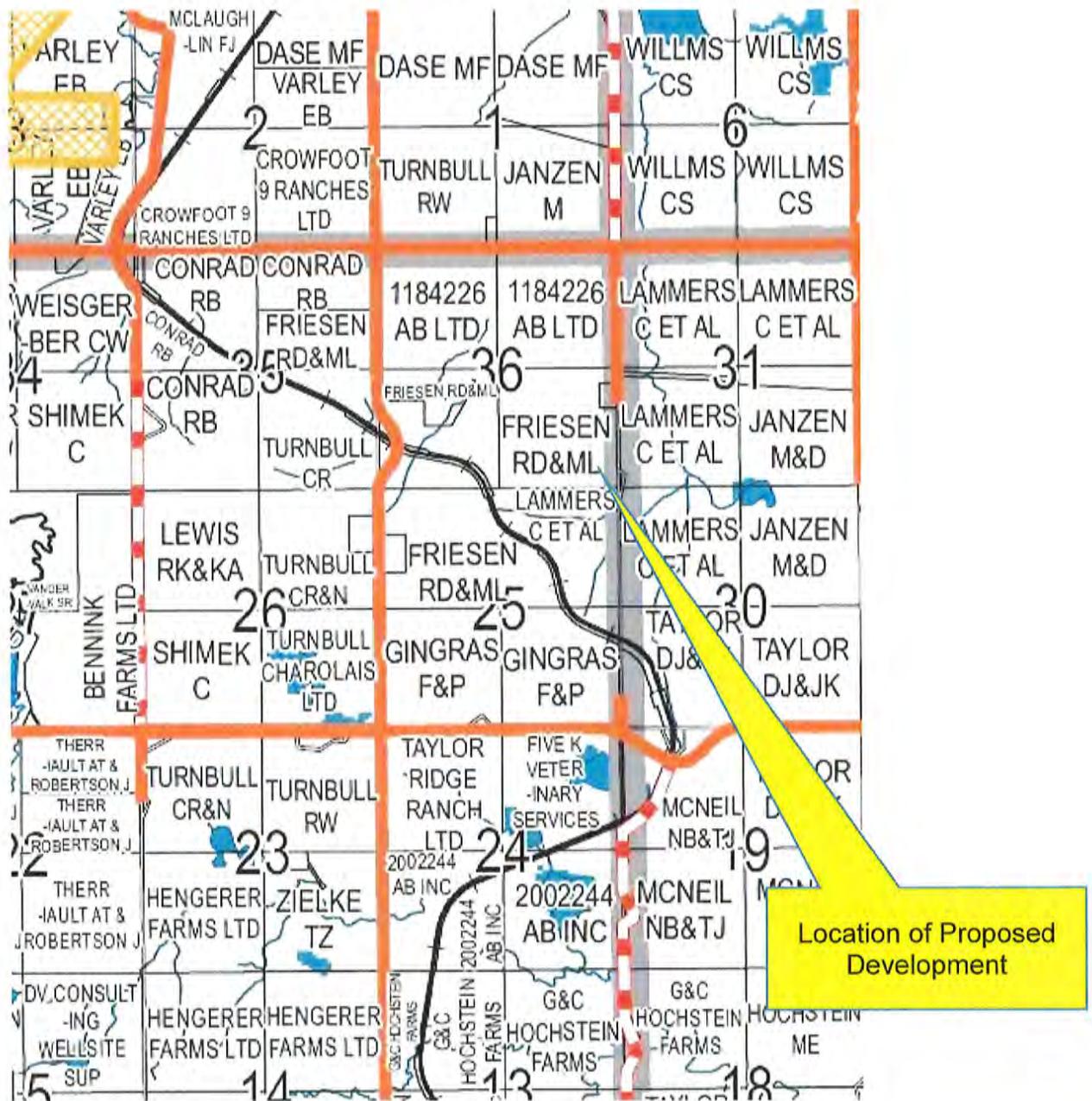
## Recommendation to Municipal Planning Commission

### BACKGROUND:

- On March 16 2023, the MD accepted the Development Permit Application No. 2023-15 from applicant Russell & Melissa Friesen (*Attachment No. 1*).
- The application is to allow for the placement of a Manufactured Home – Singlewide as a Garden Suite on an Agricultural parcel (*Attachment No. 2*).
- This application is being placed in front of the MPC because:
  - Within the Agriculture – A Land Use District, Garden Suite is a Discretionary Use.
- The proposed location for the accessory building requires a setback variance to the East. (*Attachment No. 3*).
- The structure being proposed shall be shown to be readily moveable upon expiry of the approval period, satisfying Section 49.4 of Land Use Bylaw 1289-18
- The application was forwarded to the adjacent landowners for comment. At the time of preparing this report no responses had been received.

# Recommendation to Municipal Planning Commission

## Location of 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. 2023-15

Date Application Received March 16 23

PERMIT FEE \$100 Permitted \$150 Discretionary

Date Application Accepted March 16 23

RECEIPT NO. 57023

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: Russell + Melissa Friesen

Address: Bo [redacted] Pincher Creek, AB T0K 1W0

[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:

16' x 44' Modular Home,

Municipal Sign - 5504

Legal Description: Lot(s)

Block

Plan

Quarter Section SE 36 - 5 - 29 - W4

Estimated Commencement Date: April, 2023

Estimated Completion Date: August, 2023

**SECTION 3: SITE REQUIREMENTS**

Land Use District: Agriculture - A Division: 2

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                                     | 1200 sq' |                     |          |
| (2) Area of Building                                 | 704 sq'  |                     |          |
| (3) %Site Coverage by Building (within Hamets)       |          |                     |          |
| (4) Front Yard Setback<br>Direction Facing: <u>W</u> | 762.76m  | 7.5m                | yes      |
| (5) Rear Yard Setback<br>Direction Facing: <u>E</u>  | 27m      | 30m                 | no       |
| (6) Side Yard Setback:<br>Direction Facing: <u>N</u> | 686m     | 7.5m                | yes      |
| (7) Side Yard Setback:<br>Direction Facing: <u>S</u> | 97.89m   | 7.5m                | yes      |
| (8) Height of Building                               | 14'      |                     |          |
| (9) Number of Off Street Parking Spaces              |          |                     |          |

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

Site plan drawing, and architectural drawing supplied by Moduline Homes

| <b>ACCESSORY BUILDING</b>                        | Proposed | By Law Requirements | Conforms |
|--|----------|---------------------|----------|
| (1) Area of Site                                 |          |                     |          |
| (2) Area of Building                             |          |                     |          |
| (3) % Site Coverage by Building (within Hamlets) |          |                     |          |
| (4) Front Yard Setback<br>Direction Facing:      |          |                     |          |
| (5) Rear Yard Setback<br>Direction Facing:       |          |                     |          |
| (6) Side Yard Setback:<br>Direction Facing:      |          |                     |          |
| (7) Side Yard Setback:<br>Direction Facing:      |          |                     |          |
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| (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 16/2022

[Signature] M. Klein  
Applicant

[Signature] M. Klein  
Registered Owner

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

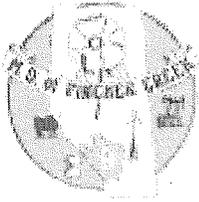
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4. All development permits shall contain the following informative:

*“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.



**MD of Pincher Creek No. 9**  
P.O Box 279  
1037 Herron Avenue  
Pincher Creek Alberta T0K 1W0  
(403) 627-3130  
Website: [www.mdpinchercreek.ab.ca](http://www.mdpinchercreek.ab.ca)  
Email: [info@mdpinnercreek.ab.ca](mailto:info@mdpinnercreek.ab.ca)

Friesen, Helmut and Doris  
P.O. Box 1112  
Pincher Creek, AB T0K 1W0  
Canada

**PAYMENT RECEIPT**

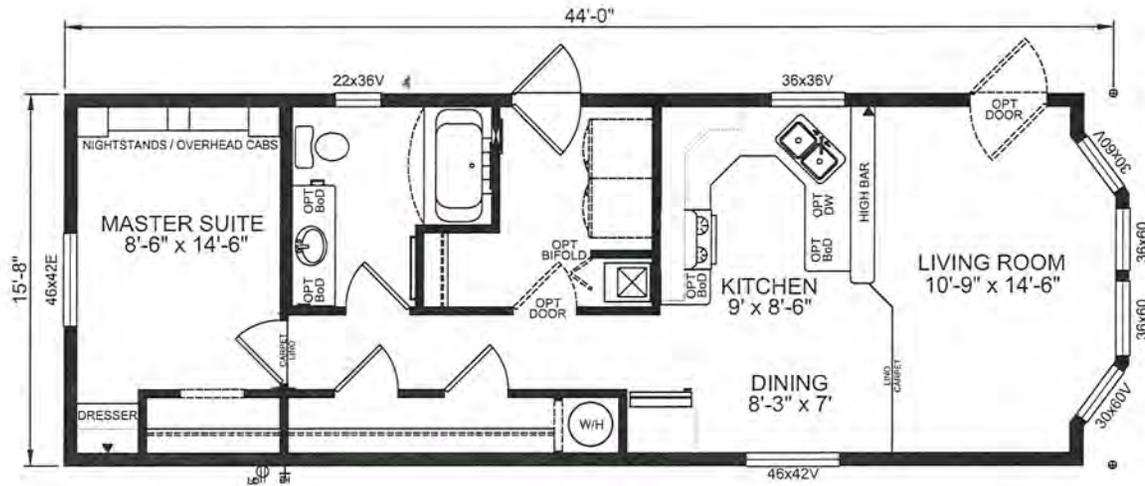
|                     |            |
|---------------------|------------|
| Receipt Number:     | 57023      |
| Date:               | 3/16/2023  |
| Initials:           | SLM        |
| GST Registration #: | 10747347RP |

| Receipt Type | Roll/Account | Description                  | QTY | Amount   | Amount Owing |
|--------------|--------------|------------------------------|-----|----------|--------------|
| General      | DEVE         | Development Application Fees | N/A | \$150.00 | \$0.00       |

|                        |  |          |
|------------------------|--|----------|
| Subtotal:              |  | \$150.00 |
| Discount:              |  | \$0.00   |
| GST                    |  | \$0.00   |
| Total Receipt:         |  | \$150.00 |
| Cheque:                |  | \$150.00 |
| Total Amount Received: |  | \$150.00 |



# CUSTOM PRINT



Q23-0053 704 SQ. FT. (16x44)

REFER TO LAKEHOUSE EXTERIORS FOR AVAILABLE OPTIONS

| ADDITIONAL CHANGES |  | INITIAL | DATE | MODULINE CUSTOM PLAN |                                 |
|--------------------|--|---------|------|----------------------|---------------------------------|
|                    |  |         |      | QUOTE NUMBER         | MODEL LINE:<br><b>LAKEHOUSE</b> |
|                    |  |         |      | Q23-0053             |                                 |
|                    |  |         |      | DRAWN BY: DDL        |                                 |
|                    |  |         |      | DATE: 03/09/23       |                                 |

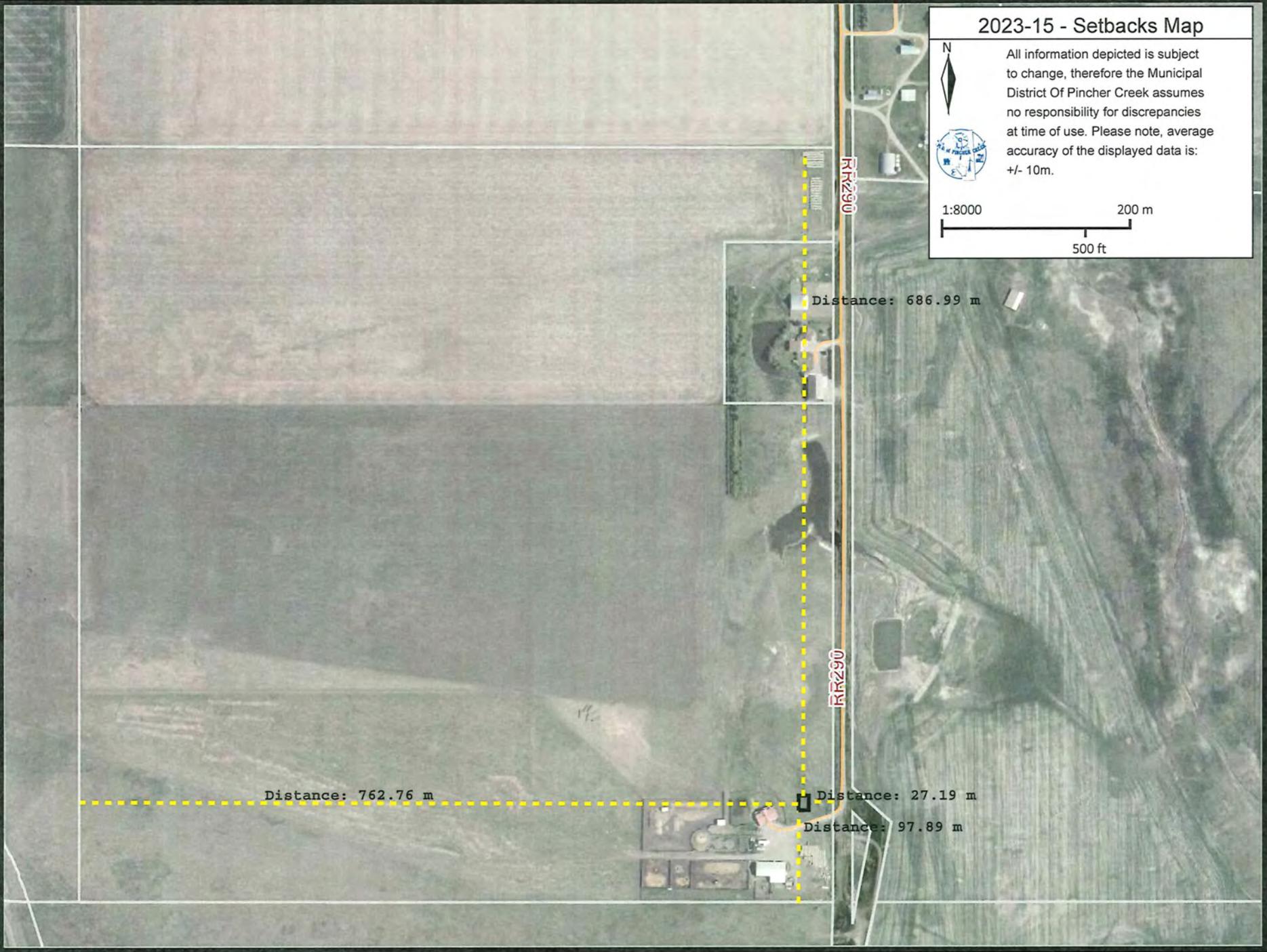
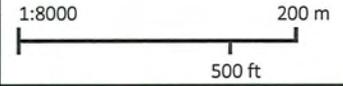
NOTE: (1) THIS QUOTE MUST ACCOMPANY ORDER (2) SOME OPTIONS MAY BE SHOWN (3) PRICE DOES NOT INCLUDE OPTIONS



# 2023-15 - Setbacks Map



All information depicted is subject to change, therefore the Municipal District Of Pincher Creek assumes no responsibility for discrepancies at time of use. Please note, average accuracy of the displayed data is: +/- 10m.



## DEVELOPMENT OFFICER REPORT

**March 2023**

### Development / Community Services Activities includes:

- Mar 1 Climate Risk Scenario Assessment Workshop
- Mar 6 Unsightly Premises Investigation
- Mar 7 Planning Session/Municipal Planning Commission Meeting
- Mar 14 Council and Committee Meeting
- Mar 16 Landowner Meetings
- Mar 23 Admin Staff Meeting
- Mar 23 Landowner Meeting
- Mar 24 SDO
- Mar 28 Council and Committee Meeting
- Mar 29 TC Energy Open House – CNP Golf Course
- Mar 30 Southern Alberta TDZ Steering Committee – Destination Development Plan Overview

### PLANNING DEPARTMENT STATISTICS

#### Development Permits Issued by the Development Officer for Mar 2023

| No. | Applicant | Division | Legal Address | Development |
|-----|-----------|----------|---------------|-------------|
|     | N/A       |          |               |             |

#### Development Permits Issued by Municipal Planning Commission Jan – Mar 2023

|         |              |   |                              |                               |
|---------|--------------|---|------------------------------|-------------------------------|
| 2023-05 | Guido Guerra | 3 | Lot 1, Block 1, Plan 9310136 | Accessory Building - Variance |
| 2023-06 | Roxann Green | 5 | Within NE 12-7-3 W5          | Moved In Residential Building |

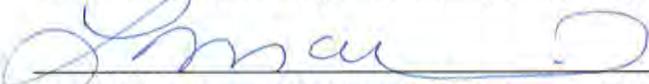
### Development Statistics to Date

| DESCRIPTION               |         | 2023<br>To date (Apr) | 2022                      | 2021                  | 2020                  |
|---------------------------|---------|-----------------------|---------------------------|-----------------------|-----------------------|
| Dev Permits Issued        | 2 - Mar | 8<br>6 -DO<br>2 -MPC  | 48<br>29 – DO<br>19 - MPC | 68<br>46-DO<br>19-MPC | 67<br>57-DO<br>10-MPC |
| Dev Applications Accepted | 5 – Mar | 16                    | 49                        | 70                    | 67                    |

|                                   |         |                           |             |             |             |
|-----------------------------------|---------|---------------------------|-------------|-------------|-------------|
| Utility Permits Issued            | 5 – Mar | 7                         | 12          | 31          | 27          |
| Subdivision Applications Approved | 0 - Mar | 3                         | 8           | 20          | 18          |
| Rezoning                          |         | 0                         | 5           | 0           | 0           |
| <b>DESCRIPTION</b>                |         | <b>2023 to Date (Apr)</b> | <b>2022</b> | <b>2021</b> | <b>2020</b> |
| Compliance Cert                   | 2 – Mar | 5                         | 32          | 41          | 24          |

**RECOMMENDATION:**

That the report for the period ending March 30, 2023, be received as information.



Prepared by: Laura McKinnon, Development Officer

Date: March 30, 2023

Respectfully Submitted to: Municipal Planning Commission