

Municipal District of Pincher Creek No. 9
MUNICIPAL PLANNING COMMISSION
December 2, 2014
6:30 pm
Agenda

1. **Call to Order**
2. **Adoption of Agenda**
3. **Adoption of MPC Minutes from November 4, 2014** Pkg 1
4. **In Camera**
5. **Unfinished Business**
6. **Development Permit Applications**
 - a. Development Permit Application No. 2014-69
Hutterian Brethren Church of Livingstone
Ptn. NW 12-7-29 W4M..... Pkg 2
 - b. Development Permit Application No. 2014-70
Michael Cousineau and Gloria Bond
NW 32-5-28 W4M..... Pkg 3
7. **Development Reports**
 - a. November 2014..... Pkg 4
8. **Correspondence**
9. **New Business**
10. **Next Regular Meeting** – January 6, 2015: 6:30 pm
11. **Adjournment**

**Meeting Minutes of the
Meeting of the Municipal Planning Commission
November 4, 2014, 2014 – 6:30 pm
Municipal District of Pincher Creek No. 9 Administration Building**

ATTENDANCE

Commission: Reeve Brian Hammond, Councillors Terry Yagos, Fred Schoening, Grant McNab and Garry Marchuk

Absent: Members Bev Garbutt and Dennis Olson

Staff: Chief Administrative Officer Wendy Kay, Director of Development and Community Services Roland Milligan, and Executive Assistant Tara Cryderman

COMMENCEMENT

Chief Administrative Officer Wendy Kay opened the meeting, the time being 6:30 pm.

1. ELECTION OF CHAIRPERSON

CAO Wendy Kay asked each member of the Municipal Planning Commission if they were interested in the position of Chairperson.

Councillor Terry Yagos declared his interest. No one else declared an interest.

Councillor Terry Yagos is the Chairman of the Municipal Planning Commission.

2. ELECTION OF VICE CHAIRPERSON

Councillor Garry Marchuk nominated Dennis Olson as the Vice Chairman. Councillor Terry Yagos seconded. Carried.

Dennis Olson is the Vice Chairman of the Municipal Planning Commission.

3. ADOPTION OF AGENDA

Councillor Fred Schoening 14/079

Moved that the November 4, 2014 Municipal Planning Commission Agenda be amended, the amendment as follows:

Withdrawal of Development Permit Application No. 2014-66

And that the agenda be approved as amended.

Carried

4. **ADOPTION OF MINUTES**

Reeve Brian Hammond

14/080

Moved that the Municipal Planning Commission Minutes of October 7, 2014 as amended as follows:

Under Attendance - Commission: delete “and” between “Member” and “Dennis Olson”

And that the minutes be approved as amended.

Carried

5. **IN CAMERA**

Councillor Fred Schoening

14/081

Moved that MPC and staff move In-Camera, the time being 6:33pm.

Carried

Councillor Garry Marchuk

14/082

Moved that MPC and staff move out of In-Camera, the time being 6:40 pm.

Carried

6. **UNFINISHED BUSINESS**

There was no unfinished business to discuss.

7. **CASTLE ROCK RIDGE PHASE 2 – Permit Timeline Suspension Request**

Councillor Garry Marchuk

14/083

Moved that the Municipal Planning Commission grant the applicant’s request pursuant to Section 53.19(d) of the Land Use Bylaw 1140-08, and suspend the timeline for the validity of Development Permits No. 2010-77 thru 2010-82, for Phase 2 of the Castle Rock Ridge Wind Power Plant, from December 17, 2014 to December 17, 2016.

Carried

8. **DEVELOPMENT PERMIT APPLICATIONS**

- a) Development Permit Application No. 2014-67
University of Lethbridge
SE 1-5-4 W5M

Councillor Fred Schoening

14/084

Moved that Development Permit Application No. 2014-67 be approved subject to the following Condition(s):

Condition(s):

1. That this development meets the minimum provisions as required in Land Use Bylaw 1140-08.

Carried

9. **DEVELOPMENT REPORT**

Councillor Fred Schoening

14/085

Moved that the Director of Development and Community Services Report for October 2014, be received as information.

Carried

10. **CORRESPONDENCE**

Nil

11. **NEW BUSINESS**

12. **NEXT MEETING** – December 2, 2014; 6:30 pm

13. **ADJOURNMENT**

Councillor Garry Marchuk

14/086

Moved that the meeting adjourn, the time being 6:44 pm.

Carried

Chairperson Terry Yagos
Municipal Planning Commission

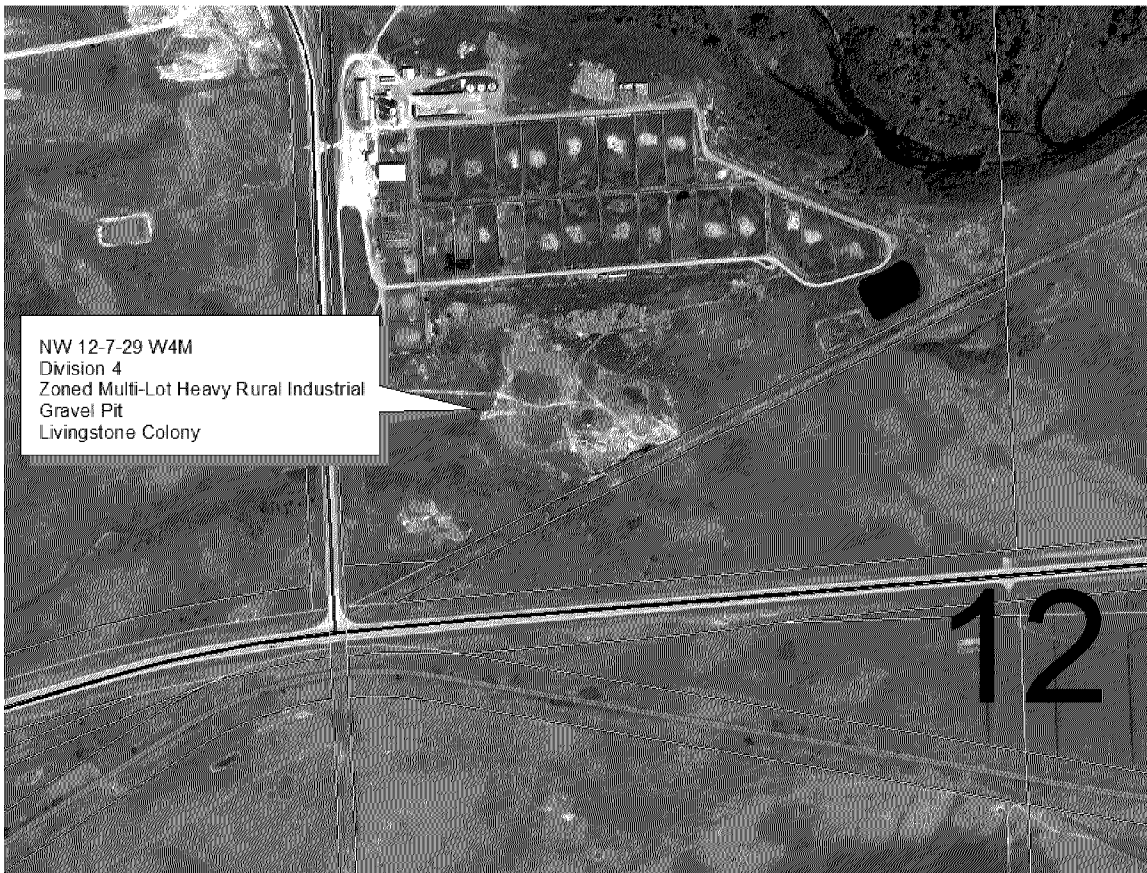
Director of Development and Community
Services Roland Milligan
Municipal Planning Commission

Development Permit Application No. 2014-69

Hutterian Brethren Church of Livingstone

NW 12-7-29 W4M

Establishment of a Class II Gravel Pit



MD OF PINCHER CREEK

November 27, 2014

TO: Municipal Planning Commission
FROM: Roland Milligan, Development Officer
SUBJECT: Development Permit Application No. 2014-69

1. Application Information

Applicant: Hutterian Brethren Church of Livingstone (the applicants)
Location Ptn. NW 12-7-29 W4M
Division: 4
Size of Parcel: 46.6 ha (115.0 Acres)
Zoning: Multi-Lot Heavy Rural Industrial
Development: Establishment of a Class II Gravel Pit

- The applicant is proposing to develop a Class II pit as defined by Alberta Environment and Sustainable Resource Development (AESRD).
- A Class II pit is less than 5 ha (12 acres) of disturbed area.
 - This application is deemed a discretionary use for the following reason(s):
 1. Within the Multi-Lot Heavy Rural Industrial Land Use District, Natural Resource Extractive Use is a discretionary use.

Discussion

- The application was circulated to the adjacent landowners for comment as required.
- At the time of preparing this report, no further comments were received.
- The applicant intends to reclaim the disturbed and depleted pit area as the gravel resource is extracted, keeping the pit size from exceeding the 5 ha maximum. Therefore a Class II pit.
- Class II pits are less than five hectares (on private land) and any size (on public land).
- They are subject to the requirements of the Environmental Protection and Enhancement Act and the Conservation and Reclamation Regulation.
- Operators must comply with all requirements of the Environmental Protection and Enhancement Act and its regulations and Codes of Practice. In addition, they must comply with the Alberta Water Act and all other applicable provincial and federal laws.

Recommendation No. 1:

That Development Permit Application No. 2014-69 be approved subject to the following Condition(s):

Condition(s):

1. That this development meets the minimum provisions as required in Land Use Bylaw 1140-08.
2. That the gravel pit operate in accordance with the best practices established in the "Code of Practice for Pits (September 1, 2004)
3. That the applicant immediately notify the MD and secure the correct Alberta Environment registration should the gravel pit exceed the 5 ha maximum requirement.
4. That the applicant adhere to the terms and conditions of Alberta Transportation Roadside Development Permit No. 4518-14, attached to and forming part of this permit.

Recommendation No. 2:

That Development Permit Application No. 2014-69 be approved subject to any conditions as determined by the Municipal Planning Commission.

Recommendation No. 3:

That Development Permit Application No. 2014-69 be denied because in the opinion of the Municipal Planning Commission, the proposed development will detract from the character or appearance of the general development in the area.

Enclosures

Supporting Documents:

Enclosure No. 1 Development Permit Application No. 2014-69 and supporting documents

Respectfully Submitted,



Roland Milligan

Reviewed by: Wendy Kay, CAO





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. 2014-109

Date Application Received 2014-10-21

PERMIT FEE \$150.00

Date Application Accepted 2014-11-05

RECEIPT NO. 19173

Tax Roll # 1927,000

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: Livingstone Colony

Address: Box 129 Lundbreck ALTA

Telephone: 403 625 2226 Email:

Owner of Land (if different from above): X

Address: X Telephone: X

Interest of Applicant (if not the owner):

SECTION 2: PROPOSED DEVELOPMENT

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

A brief description of the proposed development is as follows:

Development of Gravel Pit

Legal Description: Lot(s) NW 12-7-29-4

Block

Plan

Quarter Section

Estimated Commencement Date:

Estimated Completion Date:

SECTION 3: SITE REQUIREMENTS

Land Use District: Multi-Lot Heavy Rural Indust. 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			
(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)

ACCESSORY BUILDING	Proposed	By Law Requirements	Conforms
(1) Area of Site	/		
(2) Area of Building			
(3) %Site Coverage by Building			
(4) Front Yard Setback Direction Facing:			
(5) Rear Yard Setback Direction Facing:			
(6) Side Yard Setback: Direction Facing:			
(7) Side Yard Setback: Direction Facing:			
(8) Height of Building			
(9) Number of Off Street Parking Spaces			

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

SECTION 4: DEMOLITION

Type of building being demolished : _____

Area of size: _____

Type of demolition planned: _____

SECTION 5: SIGNATURES (both signatures required)

The information given on this form is full and complete and is, to the best of my knowledge, a true statement of the facts in relation to this application for a Development Permit.

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

DATE: Oct 20 2014

Livingstone Colony
 Applicant

M B Walter
 Registered Owner

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

IMPORTANT NOTES:

1. In addition to completing this application form in its entirety, an application for a development permit shall be accompanied by the following information, where relevant:
 - (a) a lot plan at scale to the satisfaction of the Development Officer showing the size and shape of the lot, the front, rear and side yards, any provision for off-street loading and vehicle parking, access to the site, and the location of public utility lines, waterbodies and treed areas;
 - (b) a scaled floor plan and elevations where construction is proposed;
 - (c) at the discretion of the Development Officer, a Real Property Report as proof of location of existing development and a copy of the Duplicate Certificate of Title indicating ownership and encumbrances;
 - (d) if the applicant is not the registered owner, a written statement, signed by the registered owner consenting to the application and approving the applicant as the agent for the registered owner.
2. A non-refundable processing fee of an amount determined by Council shall accompany every application for a development permit.
3. Failure to complete the application form fully and supply the required information, plans and fee may cause delays in processing the application.
4. **THE DEVELOPMENT OFFICER MAY REFUSE TO ACCEPT AN APPLICATION FOR A DEVELOPMENT PERMIT WHERE THE INFORMATION REQUIRED HAS NOT BEEN SUPPLIED OR WHERE THE QUALITY OF SUCH INFORMATION IS INADEQUATE TO PROPERLY EVALUATE THE APPLICATION.**
5. All development permits shall contain the following informative:

“ANY DEVELOPMENT CARRIED OUT PRIOR TO THE EFFECTIVE DATE OF THE APPROPRIATE DEVELOPMENT PERMIT IS DONE SOLELY AT THE RISK OF THE APPLICANT AND/OR LANDOWNER.”
6. In accordance with the Municipal Government Act, a decision on a completed application must be made within 40 days. After the 40-day period the applicant may deem the application refused and file an appeal within 14 days of the expiry of the decision date.
7. Every approach to a residence is entitled to an approach number sign supplied by the municipality. If your location does not already have a sign, please contact the MD Administration Office to make arrangements as soon as your approach has been constructed.

NW 12-7-29-1417

MHRI - BYLAW 1253-14

Access

12

Our Ref.: 2511- NW 12-7-29-W4M (3)
Permit No. 4518-14

November 24, 2014

The Hutterian Brethren Church of Livingstone
PO Box 129
Lundbreck, AB T0K 1H0

Dear Sir or Madam:

RE: PROPOSED GRAVEL PIT

Attached is a permit issued under the Highways Development and Protection Regulation, being Alberta Regulation 326/2009 and amendments thereto, authorizing the above noted development. This permit is subject to the conditions listed on page 2.

Issuance of this permit does not excuse violation of any regulation, bylaw or act which may affect the proposed project.

Upon completion of the project, we ask that you notify Leah Olsen, Development/Planning Technologist or John Thomas, Development/Planning Technologist at Lethbridge, 403/381-5426 who will inspect the conditions of the permit. Your cooperation in this matter will be appreciated.

Yours truly,


Leah Olsen
Development/Planning Technologist


LO/kc

cc: Municipal District of Pincher Creek No. 9 (File No. 2014-69) –
admindevoff@mdpincercreek.ab.ca
Volker Stevin – fortmacleod.admin@volkerstevin.ca
Rick Lemire
Jack Houtekamer
File

(To be completed by Alberta Transportation)

ROADSIDE DEVELOPMENT APPLICATION APPROVAL FOR DEVELOPMENT NEAR A PRIMARY HIGHWAY

PERMIT

The Hutterian Brethren Church of			
Livingstone			
Permission is hereby granted to _____ to carry out the development in accordance with the plan(s) and specifications attached hereto and subject to the conditions shown below.			
If the development has not been carried out by the <u>24th</u> day of <u>November</u> <u>2015</u> this permit lapses and the applicant must reapply for a new permit if they wish to proceed.			
SIGNED		PERMIT NO.	<u>4518-14</u>
		FILE NO.	<u>NW 12-7-29-W4M (3)</u>
TITLE	<u>Development/Planning Technologist</u>	DATE	<u>November 24, 2014</u>

PERMIT CONDITIONS: (Note: 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).

A. ACCESS CONDITIONS: (Note: All highway accesses are to be considered temporary. No compensation shall be payable to the applicant or his assigns or successors when the Department removes or relocates the temporary access or if highway access is removed and access provided via service road).

1. (a) No direct highway access will be permitted. Access shall be via the local municipal road (Range Road 29-1).
 (b) ~~Use of the existing highway access may continue on a temporary basis.~~
 (c) ~~Permit authorizes construction of proposed access at the location shown and to the attached specifications. (Figure D-3.3b)~~
2. No additional highway access will be permitted.
3. The applicant shall construct and maintain any highway access to the Operations Manager's satisfaction.
4. Approval of companies having buried utilities shall be obtained prior to access construction or upgrading.

B. SETBACK CONDITIONS (Note: Minimum setbacks usually allow for anticipated highway widening and construction of a service road parallel and adjacent to the highway).

1. The proposed gravel pit is to be set back from the highway as shown on the attached approved site plan.
2. The department accepts no responsibility for the noise impact of highway traffic upon any development or occupants thereof.

C. OTHER CONDITIONS:

1. This permit is issued subject to the approval of the Municipal District of Pincher Creek No. 9.
2. This permit approves only the development contained herein, and a further application is required for any changes or additions.
3. The department is under no obligation to reissue a permit if the development is not completed before expiry of this permit
4. Leah Olsen, Development/Planning Technologist or John Thomas, Development/Planning Technologist in Lethbridge, Telephone number 403/381-5426 shall be notified before construction commencement.
5. The Applicant shall not place any signs contrary to Alberta Regulation 326/2009. A separate "SIGN APPLICATION" form shall be submitted for any proposed sign.

D. ADDITIONAL CONDITIONS and/or ADVISEMENTS:

See attached Schedule "A"

ROADSIDE DEVELOPMENT APPLICATION FOR DEVELOPMENT NEAR A PROVINCIAL HIGHWAY

(print please)

Alberta Transportation Permit # 4518-14

Applicant's Name The Hutterian Brethren Church of Livingstone - Livingstone Colony

Mailing Address P.O. Box 129

City/Town/Village Lundbreck Province AB Postal Code T0K 1H0

Phone # 403-628-2226 Fax # _____ e-mail _____

Landowner's Name (if different from above) _____

Mailing Address _____

City/Town/Village _____ Province _____ Postal Code _____

Phone # _____ Fax # _____ e-mail _____

APPLICATION IS HEREBY MADE TO: (Please provide a description of the proposed development including all proposed above and below ground installations. Attach a detailed report if necessary.)

Establish a gravel pit

Also attach a plan showing in detail the location of all existing and proposed development and access.

Property Information

NW 12 07 29 W4M
(NE, NW, SE, SW) $\frac{1}{4}$ Section Township Range West of Meridian

less than 5 hectares of disturbed area

Lot Block Plan Number Parcel size (acres or hectares)

Highway No. 3 approx 12.5 kilometres East of Town of Pincher Creek
(north, south, etc.) (City, Town or Village)

Distance of the proposed development to the highway right-of-way boundary Adjacent to ROW metres

MD of Pincher Creek Multi-Lot Heavy Rural Industrial

Name of Municipality Existing / Proposed Land Use Estimated cost of proposed development

It is understood that all works will be constructed, altered, maintained or operated at the sole expense of the undersigned, and that any work must not begin before a permit has been issued by Alberta Transportation.

In consideration of any permit issued in respect to this application, the Applicant shall indemnify and hold harmless Alberta Transportation, 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. The Applicant also consents to a person designated by Alberta Transportation to enter upon land for the purpose of inspection during the processing of this application.

The issuance of a permit by Alberta Transportation does not relieve the holder of the responsibility of complying with relevant municipal bylaws and this permit once issued does not excuse violation of any regulation, bylaw or act which may affect this project.

I _____ hereby certify that I am the registered owner
(print full name)

I Roland Milligan hereby certify that I am authorized to act on
(print full name) the owner's behalf

Signature
Roland Milligan
Signature

and that the information given on this form is full and complete and to the best of my knowledge, a true statement of facts relating to this application for roadside development

RECEIVED

NOV 18 2014

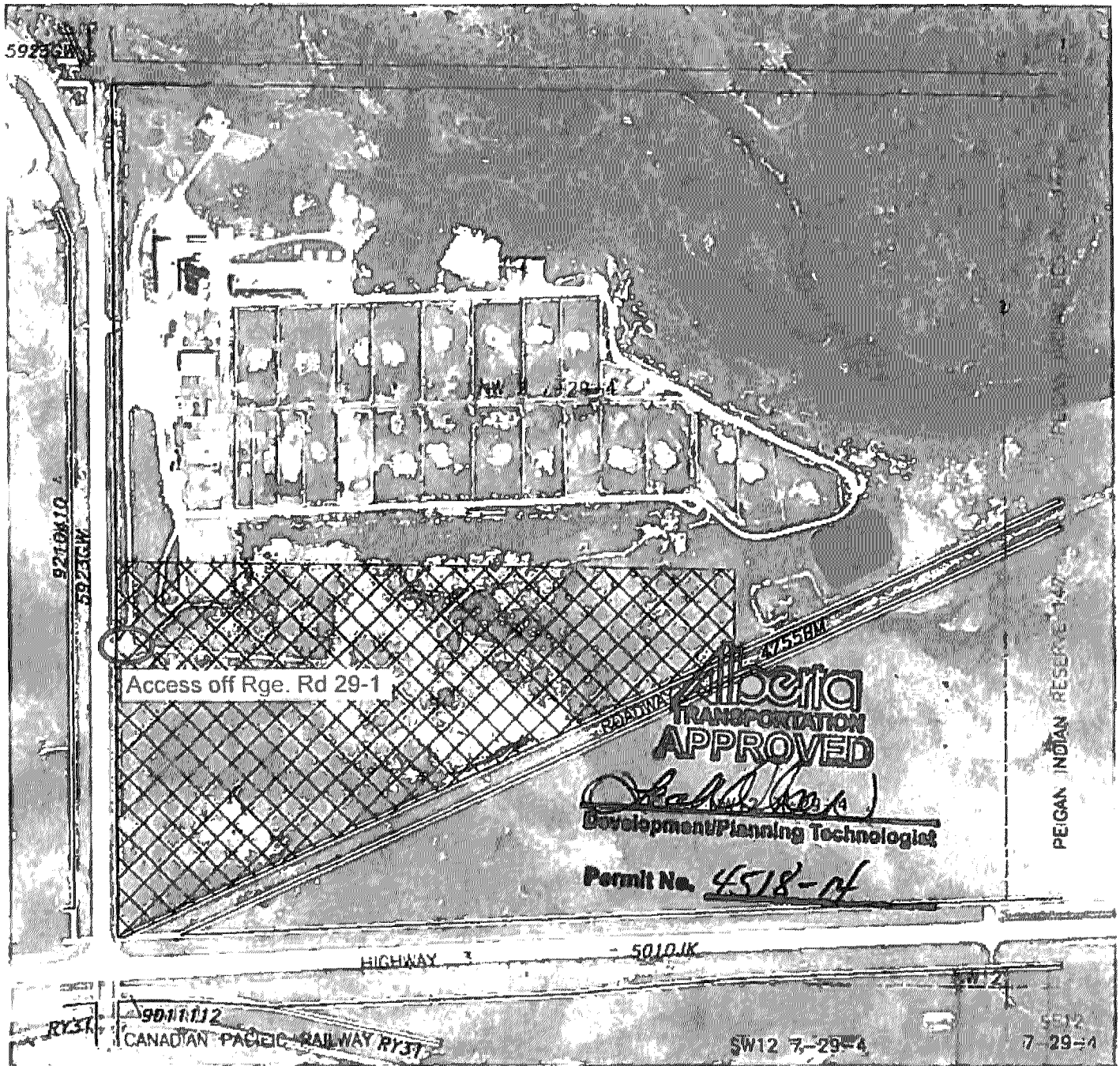
(Date) November 18, 2014

Nov 18
14

SCHEDULE "A"
General Conditions
(Permit 4015-12)

D: ADDITIONAL CONDITIONS and/or ADVISEMENTS:

1. This permit is approval for development of a gravel pit only.
2. Furtherance to the "Access Note" in Condition A, the department will not accept any responsibility for compensation requests/claims dealing with loss of business, inconvenient access or any other disruption that may arise as result of the possible revision to the existing access arrangement. The possible revision to the existing access arrangement may be due to access management/operational, construction or planning activities carried out by the department or its consultants.
3. The intersection at Highway 3 and Range Road 291 is designed to a standard that will handle significant traffic for this nature.
4. Further to Condition B.2, noise impact and the need for attenuation should be thoroughly assessed. The applicant is advised that provisions for noise attenuation are the sole responsibility of the developer and should be incorporated as required into the development of the property.
5. Any peripheral lighting (yard lights/area lighting) that may be considered a distraction to the motoring public or deemed to create a traffic hazard will not be permitted.
6. All information/disclosures on the attached application page are considered to be additional conditions and/or advisements and form an integral part of this approval.



**LAND USE DISTRICT REDESIGNATION
SCHEDULE 'A'**

Bylaw #: 1253-14
Date: _____



FROM: Agriculture 'A'
TO: Multi-Lot Heavy Rural Industrial 'MHRI'

PORTION OF NW 1/4 SEC 12, TWP 7, RGE 29, W 4 M
MUNICIPALITY: MUNICIPAL DISTRICT OF PINCHER CREEK NO. 9
DATE: JUNE 12, 2014

PHOTO DATE: 2012



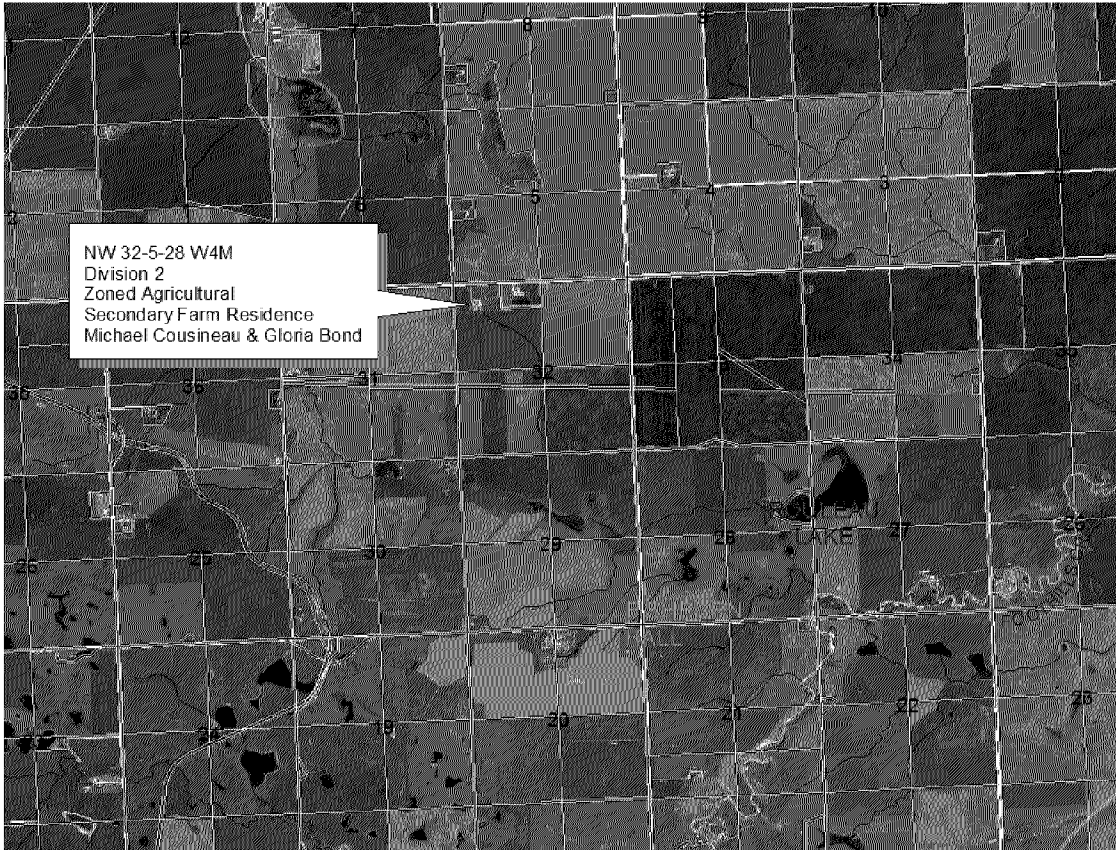
MAP PREPARED BY:
OLDMAN RIVER REGIONAL SERVICES COMMISSION
3105 18th AVENUE NORTH, LETHBRIDGE, ALBERTA T1H 6E8
TEL. 403-329-1344
"NOT RESPONSIBLE FOR ERRORS OR OMISSIONS"

Development Permit Application No. 2014-70

Michael Cousineau & Gloria Bond

NW 32-5-28 W4M

Secondary Farm Residence



MD OF PINCHER CREEK

November 26, 2014

TO: Municipal Planning Commission
FROM: Roland Milligan, Director of Development and Community Services
SUBJECT: Development Permit Application No. 2014-70

1. Applicant

Applicant(s): Michael Cousineau and Gloria Bond
Location: NW 32-5-28 W4M
Division: 2
Size of Parcel: 55.6 ha (137.3 Acres)
Zoning: Agriculture
Development: Secondary Farm Residence

2. Background/Comment

- On November 5, 2014, the MD accepted the complete application for the request for a secondary farm residence. (Enclosure No. 1).
- The application is in front of the MPC because:
 1. Within the Agriculture Land Use District, Secondary Farm Residence is a discretionary use.

Discussion

- The application was circulated to the adjacent landowners for comment as required.
- At the time of preparing this report no comments were received.
- Section 38.3 of the LUB states, One or more additional dwelling units may be located on a parcel provided that: (a) all such dwelling units are secondary farm residences on a parcel that has an area greater than 32.4 ha (80 acres) and this use is a permitted or discretionary use in the applicable district.
- Within the Agriculture District, Secondary Farm Residence is a discretionary use.
- The applicants have included a letter stating the reasons for the development.
- The home being proposed is a new 138.8m² (1495 ft²) manufactured home.

Recommendation No. 1:

That Development Permit Application No. 2014-70 be approved subject to the following Condition(s):

Condition(s):

1. That this development meets the minimum provisions as required in Land Use Bylaw 1140-08.

Recommendation No. 2:

That Development Permit Application No. 2014-70 be approved subject to any conditions as determined by the Municipal Planning Commission.

Recommendation No. 3:

That Development Permit Application No. 2014-70 be denied as it does not comply with the requirements of Land Use Bylaw 1140-08.

Enclosures

Supporting Documents:

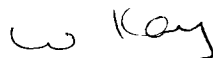
Enclosure No. 1 Development Permit Application No. 2014-70

Respectfully Submitted,



Roland Milligan

Reviewed by: Wendy Kay, CAO





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. 2014-70

Date Application Received 2014-09-15

PERMIT FEE 150.00

Date Application Accepted 2014-11-05

RECEIPT NO. 18780

Tax Roll # 0901,000 28429 Twp Rd 6-0

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: Michael Cousineau / Gloria Bond

Address: Box 1468 Pincher Creek

Telephone: _____ Email: _____

Owner of Land (if different from above): Jared Ames

Address: 28429 TWP Rd 6-0 / P.O. Box 332 Telephone: (403) 627-9360

Interest of Applicant (if not the owner): To place 2nd residence on above quarter

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:

To build a pad to place a modular home on as a second residence (New or fairly new modular) - SECONDARY FARM RESIDENCE (76' x 19.66')

Legal Description: Lot(s) _____

Block _____

Plan _____

Quarter Section NW-32-5-28-N44.

Estimated Commencement Date: _____

Estimated Completion Date: _____

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 <u>55.4 ha (137 Δc)</u>			
(2) Area of Building <u>1388m² (1494.66ft²)</u>		<u>N/A</u>	
(3) %Site Coverage by Building			
(4) Front Yard Setback Direction Facing: <u>NORTH TWP RD 60</u>	<u>135m</u>	<u>50m</u>	<u>YES</u>
(5) Rear Yard Setback Direction Facing: <u>SOUTH</u>	<u>650m</u>	<u>7.5m</u>	<u>YES</u>
(6) Side Yard Setback: Direction Facing: <u>EAST</u>	<u>295m</u>	<u>7.5m</u>	<u>YES</u>
(7) Side Yard Setback: Direction Facing: <u>WEST RGE. RD 285</u>	<u>115m</u>	<u>50m</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)

See attached

ACCESSORY BUILDING	Proposed	By Law Requirements	Conforms
(1) Area of Site			
(2) Area of Building			
(3) %Site Coverage by Building			
(4) Front Yard Setback Direction Facing:			
(5) Rear Yard Setback Direction Facing:			
(6) Side Yard Setback: Direction Facing:			
(7) Side Yard Setback: Direction Facing:			
(8) Height of Building			
(9) Number of Off Street Parking Spaces			

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

SECTION 4: DEMOLITION

Type of building being demolished : N/A

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: 10 Sept 2014

[Signature]
Applicant

[Signature]
Registered Owner

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

IMPORTANT NOTES:

1. In addition to completing this application form in its entirety, an application for a development permit shall be accompanied by the following information, where relevant:
 - (a) a lot plan at scale to the satisfaction of the Development Officer showing the size and shape of the lot, the front, rear and side yards, any provision for off-street loading and vehicle parking, access to the site, and the location of public utility lines, waterbodies and treed areas;
 - (b) a scaled floor plan and elevations where construction is proposed;
 - (c) at the discretion of the Development Officer, a Real Property Report as proof of location of existing development and a copy of the Duplicate Certificate of Title indicating ownership and encumbrances;
 - (d) if the applicant is not the registered owner, a written statement, signed by the registered owner consenting to the application and approving the applicant as the agent for the registered owner.
2. A non-refundable processing fee of an amount determined by Council shall accompany every application for a development permit.
3. Failure to complete the application form fully and supply the required information, plans and fee may cause delays in processing the application.
4. **THE DEVELOPMENT OFFICER MAY REFUSE TO ACCEPT AN APPLICATION FOR A DEVELOPMENT PERMIT WHERE THE INFORMATION REQUIRED HAS NOT BEEN SUPPLIED OR WHERE THE QUALITY OF SUCH INFORMATION IS INADEQUATE TO PROPERLY EVALUATE THE APPLICATION.**
5. All development permits shall contain the following informative:

“ANY DEVELOPMENT CARRIED OUT PRIOR TO THE EFFECTIVE DATE OF THE APPROPRIATE DEVELOPMENT PERMIT IS DONE SOLELY AT THE RISK OF THE APPLICANT AND/OR LANDOWNER.”
6. In accordance with the Municipal Government Act, a decision on a completed application must be made within 40 days. After the 40-day period the applicant may deem the application refused and file an appeal within 14 days of the expiry of the decision date.
7. Every approach to a residence is entitled to an approach number sign supplied by the municipality. If your location does not already have a sign, please contact the MD Administration Office to make arrangements as soon as your approach has been constructed.

Sept.10th, 2014

To whom it may concern,

I, Jared Ames, registered owner of NW-32-5-28-W4th allow my mother Gloria Bond and her husband Michael Cousineau to act as my agents in this Development Permit Application to place a 2nd residence for them on the above listed quarter. Thank you.

Jared Ames

Signed



Date



28429 TWP Rd 6-0

P.O. Box 332

Pincher Creek, Alberta

627-9360

To whom it may concern:

Gloria and I have recently moved back to Alberta as this is our home. One of our goals was to find a large property or farm so that we could become as self-sustainable as possible.

Jared Ames (Gloria's son) has also wanted to have a farm. Since we have returned, the three of us have worked hard to achieve this.

In June, 2014, Gloria & I have helped Jared realize his goal in buying a farm. Jared has offered to see to our health and well-being and wishes for us to live on the farm. This is the main reason why we are submitting an application for a permit to move a modular home onto the farm.

The other reason for living on the farm will be to assist Jared in maintaining the livelihood of the farm as it grows. Working together, the three of us will make this endeavor a success.

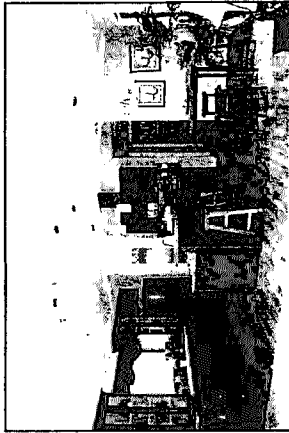
Thank you for your consideration.





RRR
SOUTHERN ALBERTA
MODULAR/
MANUFACTURED
HOUSING
ASSOCIATION
ALBERTA AND INTERPROVINCIAL

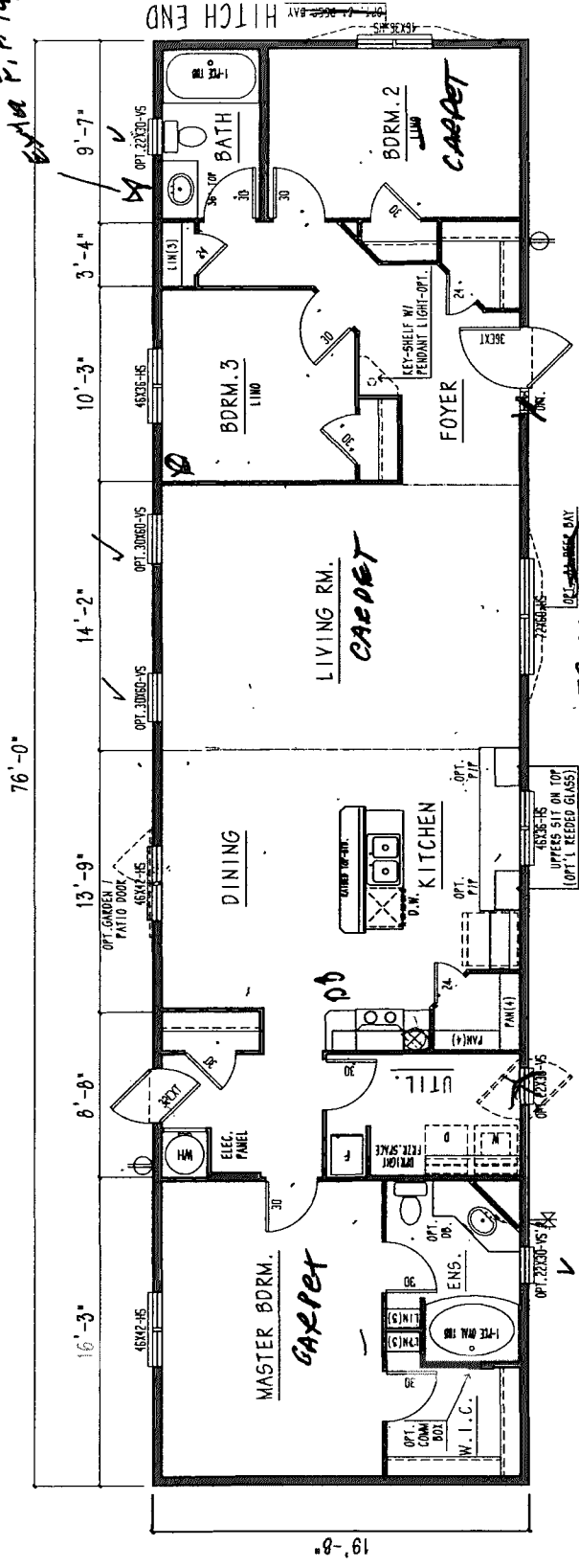
The Maplewood: MW2076-257
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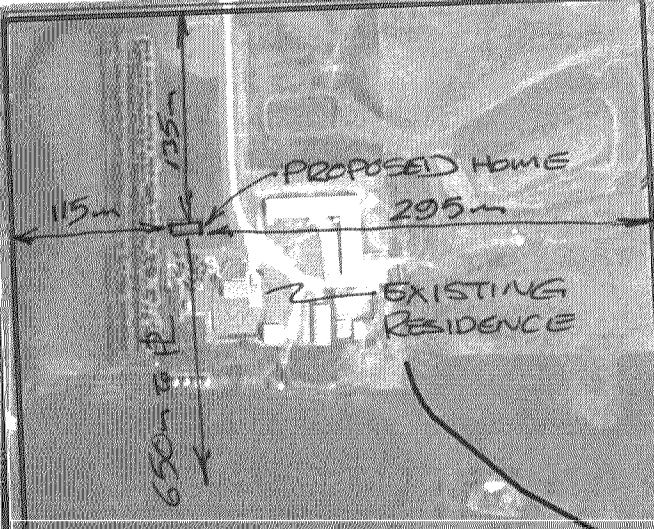
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RGE. RD. 28-5



32

**DIRECTOR OF DEVELOPMENT AND COMMUNITY SERVICES
REPORT – November 2014**

Development / Community Services Activities includes:

- November 4 Policy and Plans
- November 4 Council Meeting
- November 4 Municipal Planning Commission
- November 10 Operational Budget Meeting
- November 24 Public Meeting for Noise Bylaw
- November 25 Policy and Plans
- November 25 Council Meeting
- November 27 Staff Meeting

PLANNING DEPARTMENT STATISTICS

Development Permits Issued by Development Officer for November 2014

2014-68	Gordon and Jane Berturelli	Division 4	Lot 2, Block 2. Plan 9813289; SW 36-7-1 W5M	Addition to Accessory Building - Garage
2014-71	Ryan Halcrow	Division 3	Ptn. NW 15-6-30 W4M	Accessory Building – Shop
2014-72	Nicholas and Janice Halls	Division 5	#47 Lee Lake: SE 7-7-2 W5M	Single Detached Residence

Development Permits Issued by Municipal Planning Commission for November 2014

2014-67	University of Lethbridge	Division 3	SE 1-5-4 W5M	Dormitory Building for Research Field Building
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Development Statistics to Date

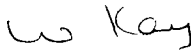
DESCRIPTION	October 2014	2014 to Date	October 2013	2013	2012
Dev Permits Issued	4 3- DO / 1- MPC	66 47- DO / 19- MPC	7 5- DO / 2- MPC	67 42- DO / 25- MPC	68 49- DO / 19- MPC
Dev Applications Accepted	5	73	6	66	74
Utility Permits Issued	0	22	6	32	36
Subdivision Applications Approved	0	8	1	9	15
Rezoning Applications Approved	0	2	0	2	1
Seismic / Oil / Gas	0	0	0	3	3
Compliance Cert	1	21	2	19	24

RECOMMENDATION:

That the Development Officer's Report for the period ending November 30, 2014, be received as information.

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

Date: November 27, 2014

Reviewed by: Wendy Kay, CAO 

Date: November 27, 2014

Submitted to: Municipal Planning Commission

Date: December 2, 2014