

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

July 7, 2015

6:30 pm

Agenda

- 1. Call to Order**
- 2. Adoption of Agenda**
- 3. Adoption of MPC Minutes from June 2, 2015** Pkg 1
- 4. In Camera**
- 5. Unfinished Business**
- 6. Development Permit Applications**
 - a. Development Permit Application No. 2015-34
Hugh Lynch-Staunton
Lot 1, Plan 9011599; SW 23-9-2 W5M Pkg 2
 - b. Development Permit Application No. 2015-35
Wendy and Jeremy Desjarlais
Parcel A, Plan 793EW; NW 24-6-30 W4M..... Pkg 3
 - c. Development Permit Application No. 2015-38
Brenda Cofell
Lot 1, Block 1, Plan 1511315; SE 21-4-29 W4M..... Pkg 4
 - d. Development Permit Application No. 2015-39
Stone Development Inc. for Timber Tech Truss Systems Ltd.
Lot 98, Block 4, Plan 0513436; Castle Mountain Resort Pkg 5
- 7. Development Report**
 - a. June 2015 Pkg 6
- 8. Correspondence**
- 9. New Business**
- 10. Next Regular Meeting** – September 1, 2015; 6:30 pm
- 11. Adjournment**

**Meeting Minutes of the
Municipal Planning Commission
June 2, 2015 – 6:30 pm
Municipal District of Pincher Creek No. 9 Administration Building**

ATTENDANCE

Commission: Chairman Terry Yagos, Reeve Brian Hammond, Councillors Fred Schoening, Grant McNab, and Garry Marchuk, and Members Bev Garbutt and Dennis Olson

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

COMMENCEMENT

Chairman Terry Yagos called the meeting to order, the time being 6:30 pm.

1. **ADOPTION OF AGENDA**

Councillor Garry Marchuk 15/035

Moved that the June 2, 2015 Municipal Planning Commission Agenda, be approved as presented.

Carried

2. **ADOPTION OF MINUTES**

Reeve Brian Hammond 15/036

Moved that the Municipal Planning Commission Minutes of May 5, 2015, be approved as presented.

Carried

3. **IN CAMERA**

Member Dennis Olson 15/037

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

Carried

Councillor Fred Schoening 15/038

Moved that MPC and staff move out of In-Camera, the time being 7:25 pm.

Carried

4. **UNFINISHED BUSINESS**

- a. **Development Permit Application No. 2015-24**
Art Trent
Private Hangar No. 6, NE 36-6-1 W5M

Reeve Brian Hammond

15/039

Moved that Development Permit Application No. 2015-24 be received;

And that Development Permit Application No. 2015-24 be denied, the reasons for denial are as follows:

- 1) Pursuant to Section 16.17(a) of Land Use Bylaw No. 114-08, this proposed development would unduly interfere with the amenities of the neighbourhood and would materially interfere with the use of the neighbouring parcels;
- 2) This proposed development does not meet the intention of the Airport Vicinity Protection Land Use District.

Carried

5. **DEVELOPMENT PERMIT APPLICATIONS**

- a. **Development Permit Application No. 2015-30**
Donny Coulter – Camp Gladstone
SE 22-5-1 W5M

Member Dennis Olson

15/040

Moved that Development Permit Application No. 2015-30 be received;

And that the following submissions be received;

- Emergency Safety Standards – Camp Gladstone – 2015
- Picture of Campfire
- Letter from Steve and Cheryl Maunsell, received May 29, 2015
- Email from Donny Coulter, dated May 28, 2015
- Email from Fire Chief Dave Cox, dated May 28, 2015
- Email from Mark Nelson, dated May 28, 2015
- Letter from John Jenson and Pat Lowell, received May 28, 2015
- Letter from Mark Maunsell, received May 29, 2015
- Letter from Jody Best and Doug Goodfellow, dated May 28, 2015
- Email from Brent and Caron Kozachenko, dated May 30, 2015
- Letter from Mark Nelson, dated June 1, 2015
- Letter from Dean Kennedy, received June 1, 2015
- Email from Jenny Ellert, dated June 1, 2015
- Letter from Richard Seward, dated May 30, 2015
- Letter from Max Goodfellow, received June 1, 2015
- Letter from Max Goodfellow, dated May 31, 2015
- Letter from Dr. Tom and Shirley Liscombe, received June 1, 2015

MINUTES
Municipal Planning Commission (MPC)
Municipal District of Pincher Creek No. 9
June 2, 2015

- Letter from Doug McClain, dated May 28, 2015
- Letter from C & L Robertson, dated June 1, 2015
- Email from Ed and Pat Moskaluk, dated June 1, 2015
- Letter from Jack Otis, dated June 1, 2015
- Email from Judy and Ron Bonertz, dated June 2, 2015
- Letter from Mac Main, dated May 30, 2015

And further that Development Permit Application No. 20415-30 be denied, the reasons for denial are as follows:

- 1) This proposed development does not meet the requirements of Land Use Bylaw 114-08.

Defeated

Councillor Garry Marchuk

15/041

Moved that Development Permit Application No. 2015-30 be received;

And that the following submissions be received;

- Emergency Safety Standards – Camp Gladstone – 2015
- Picture of Campfire
- Letter from Steve and Cheryl Maunsell, received May 29, 2015
- Email from Donny Coulter, dated May 28, 2015
- Email from Fire Chief Dave Cox, dated May 28, 2015
- Email from Mark Nelson, dated May 28, 2015
- Letter from John Jenson and Pat Lowell, received May 28, 2015
- Letter from Mark Maunsell, received May 29, 2015
- Letter from Jody Best and Doug Goodfellow, dated May 28, 2015
- Email from Brent and Caron Kozachenko, dated May 30, 2015
- Letter from Mark Nelson, dated June 1, 2015
- Letter from Dean Kennedy, received June 1, 2015
- Email from Jenny Ellert, dated June 1, 2015
- Letter from Richard Seward, dated May 30, 2015
- Letter from Max Goodfellow, received June 1, 2015
- Letter from Max Goodfellow, dated May 31, 2015
- Letter from Dr. Tom and Shirley Liscombe, received June 1, 2015
- Letter from Doug McClain, dated May 28, 2015
- Letter from C & L Robertson, dated June 1, 2015
- Email from Ed and Pat Moskaluk, dated June 1, 2015
- Letter from Jack Otis, dated June 1, 2015
- Email from Judy and Ron Bonertz, dated June 2, 2015
- Letter from Mac Main, dated May 30, 2015

And further that Development Permit Application No. 2015-30 be approved, subject to the following conditions:

MINUTES
Municipal Planning Commission (MPC)
Municipal District of Pincher Creek No. 9
June 2, 2015

1. That this development meets the minimum provisions as required in Land Use Bylaw 1140-08.
2. That this is a temporary permit and will expire on Tuesday, August 1, 2015, after which time the temporary structures will be removed within two weeks of that date.
3. That the applicant comply with all regulations and comments as outlined in the letter from Alberta Health Services attached to and forming part of this permit.
4. That the applicant adhere to any and all requirements of Pincher Creek Emergency Services, copy of which to be supplied to the municipality.
5. That the applicant adhere to any and all requirements and/or suggestions provided by Shell Waterton, copy of which to be supplied to the municipality.
6. That the primary access be from the south as shown on map supplied by the applicant, and further, secondary access to the north is only to be used in case of emergency.

Carried

6. DEVELOPMENT REPORT

Reeve Brian Hammond

15/042

Moved that the Development Report for May 2015, be received as information.

Carried

7. CORRESPONDENCE

Nil

8. NEXT MEETING – July 7, 2015; 6:30 pm

9. ADJOURNMENT

Councillor Fred Schoening

15/043

Moved that the meeting adjourn, the time being 7:30 pm.

Carried

Chairperson Terry Yagos
Municipal Planning Commission

Director of Development and Community
Services Roland Milligan
Municipal Planning Commission

Development Permit Application No. 2015-34

Hugh Lynch-Staunton Lot 1, Plan 9011599; SW 23-9-2 W5M Duplex / Secondary Farm Residence



MD OF PINCHER CREEK

June 30, 2015

TO: Municipal Planning Commission
FROM: Roland Milligan, Development Officer
SUBJECT: Development Permit Application No. 2015-34

1. Application Information

Applicant: Hugh Lynch-Staunton
Location: Lot 1, Plan 9011599; SW 23-9-2 W5M
Division: 5
Size of Parcel: 1.21 ha (2.99 Acres)
Zoning: Agriculture
Development: Moved-In Duplex to be used as a Secondary Farm Residence

2. Background/Comment

- On June 05, 2015, the MD received the complete application requesting the placement of a Duplex to be used as a secondary farm residence on the above parcel. (Enclosure No. 1).
- The application is in front of the MPC because:
 1. Within the Agriculture Land Use District, Moved-In Residential Building is a discretionary use, therefore approval must be provided by MPC.
 2. Within the Agriculture Land Use District, Duplex is not a listed use, therefore approval must be provided by MPC.
 3. Within the Agriculture Land Use District, a Secondary Farm Residence is a discretionary use.
 4. Within the LUB, Section 38.3(a) states that a Secondary Farm Residence be on a parcel greater than 32.4 ha (80 acres).
- The application was circulated to the adjacent landowner with no response being received at the time of preparing this report.
- The proposed location meets the required setbacks of the land use district.
- The duplex is a relatively small structure of 636 sq.ft. per unit, for a total of approximately 1272 sq. ft..
- The applicant states that they will be using it for seasonal help for the extensive ranching operation.
- To allow this development, the Development Authority will need to allow for a duplex within the Agriculture land use district, consider a duplex as a Moved-In Residential Building, and waive Section 38.3(a) of the LUB.

Recommendation No. 1:

That Development Permit Application No. 2015-34 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.

Waiver(s):

1. That Section 38.3(a) of Land Use Bylaw 1140-08, which states that all secondary farm residences be located on a parcel that has an area greater than 32.4 ha (80 acres) be waived, thereby allowing this development on a parcel of 1.21 ha (2.99 acres).

Recommendation No. 2:

That Development Permit Application No. 2015-34 be approved subject to any conditions as determined by the Municipal Planning Commission.

Recommendation No. 3:

That Development Permit Application No. 2015-34 be denied because in the opinion of the Municipal Planning Commission, the proposed development does not meet the requirements of the Land Use Bylaw.

3. Enclosures

Supporting Documents:

Enclosure No. 1 Development Permit Application No. 2015-34 and supporting documents

Respectfully Submitted,



Roland Milligan

Reviewed by: Wendy Kay, CAO

W. Kay

June 30, 2015



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. 2015-34

Date Application Received 2015-06-05

PERMIT FEE \$150.00

Date Application Accepted 2015-06-05

RECEIPT NO. 22415

Tax Roll # 4876.010

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: HUGH LYNCH-STANTON

Address: Box 10 LUNDBRECK, AB T0K 1W0

Telephone: 403-668-2430 Email: abm1@jrtwave.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:

Move A DUPLEX ON TO A FOUNDATION

Legal Description: Lot(s) LOT 1

Block _____

Plan 901 1599

Quarter Section SW 23-9-2-W5

Estimated Commencement Date: AS SOON AS POSSIBLE AFTER APPROVAL FROM MD

Estimated Completion Date: AUGUST 2015

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>	Proposed	By Law Requirements	Conforms
(1) Area of Site	76.2 x 159.3M		
(2) Area of Building	28' x 49'		
(3) %Site Coverage by Building	about 17%		
(4) Front Yard Setback Direction Facing: WEST	190m	50m	YES
(5) Rear Yard Setback Direction Facing: EAST	55m	7.5m	YES
(6) Side Yard Setback: Direction Facing: SOUTH	4.0m	7.5m	YES
(7) Side Yard Setback: Direction Facing: NORTH	20m	7.5m	YES
(8) Height of Building	about 13'		
(9) Number of Off Street Parking Spaces	2		

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

Photo of exterior & floor plan

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: June 5/15

Billy Lynch-Stanton
Applicant

Antelope Butte Ranch Ltd
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.

SW 2B-9-2 49m



159.5m

762m

190m

30m

59m

LOT 1
PLAN 901 1599

40m

SCALE

1:2000

1mm = 2m

15-053/058



**\$ 125,000.00 plus GST
delivered within 150
kms radius of our yard,
subject to accessibility
at destination**



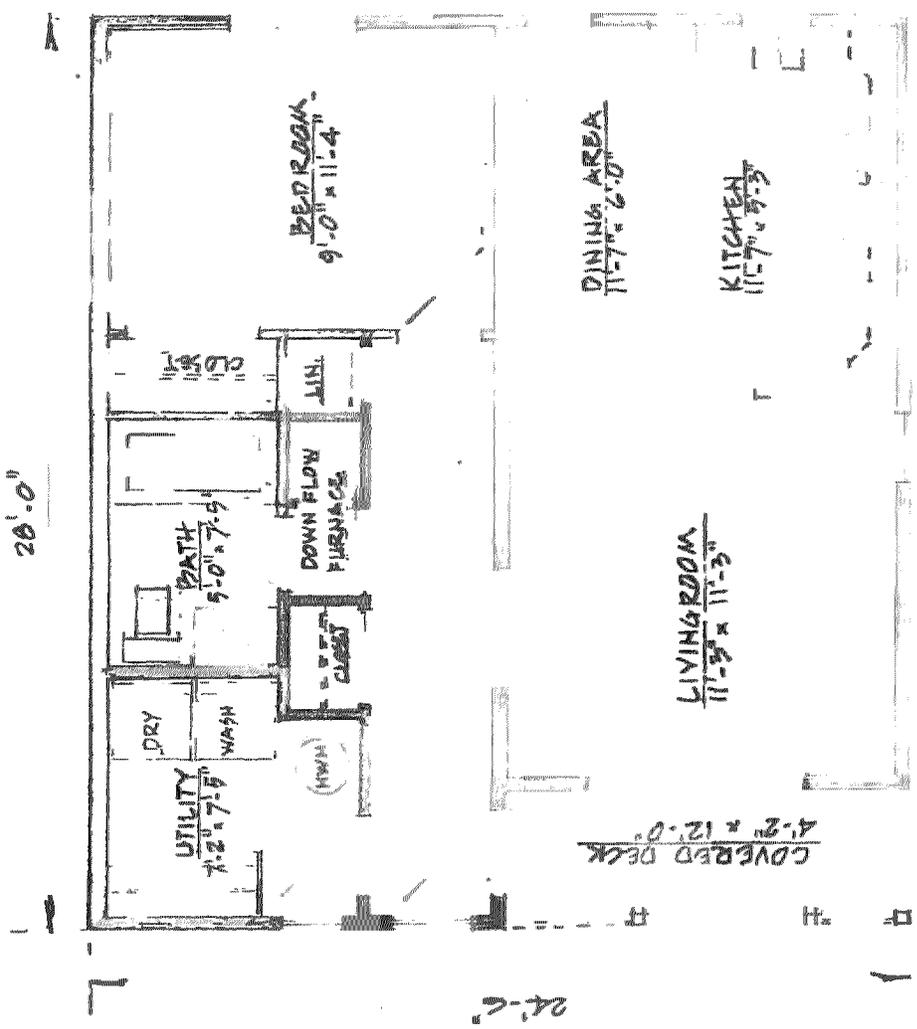
One Bedroom Units – Self contained 4 Plex

- Year built: Built for the 1988 Olympics then turned into seniors housing units
- Dimensions: 24.5 X 28
- Sq. ft. 636 sq ft approx.
- Bedrooms: 1
- Bathrooms: 1- 4 pc
- Flooring: carpet, Linoleum, Laminate
- Appliances: Washer, Dryer, stove, fridge, furnace, hot water tank
-
- Features: bright kitchen/dining area, nice cupboards, laundry room, bright living room, kitchen/ living room open concept, individual covered decks for each unit.

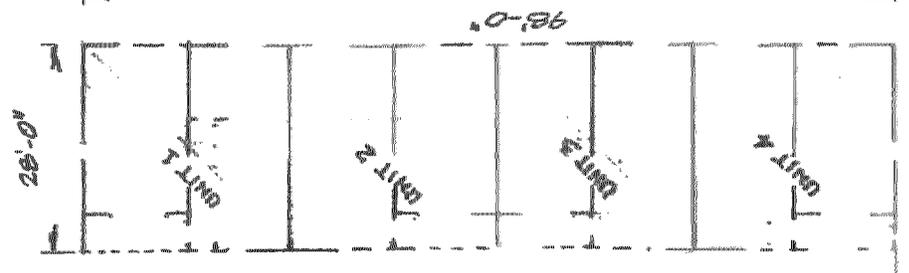
Holmes Building Movers Ltd

1-866-549-0277

www.holmesbuildingmovers.com



26'-0"



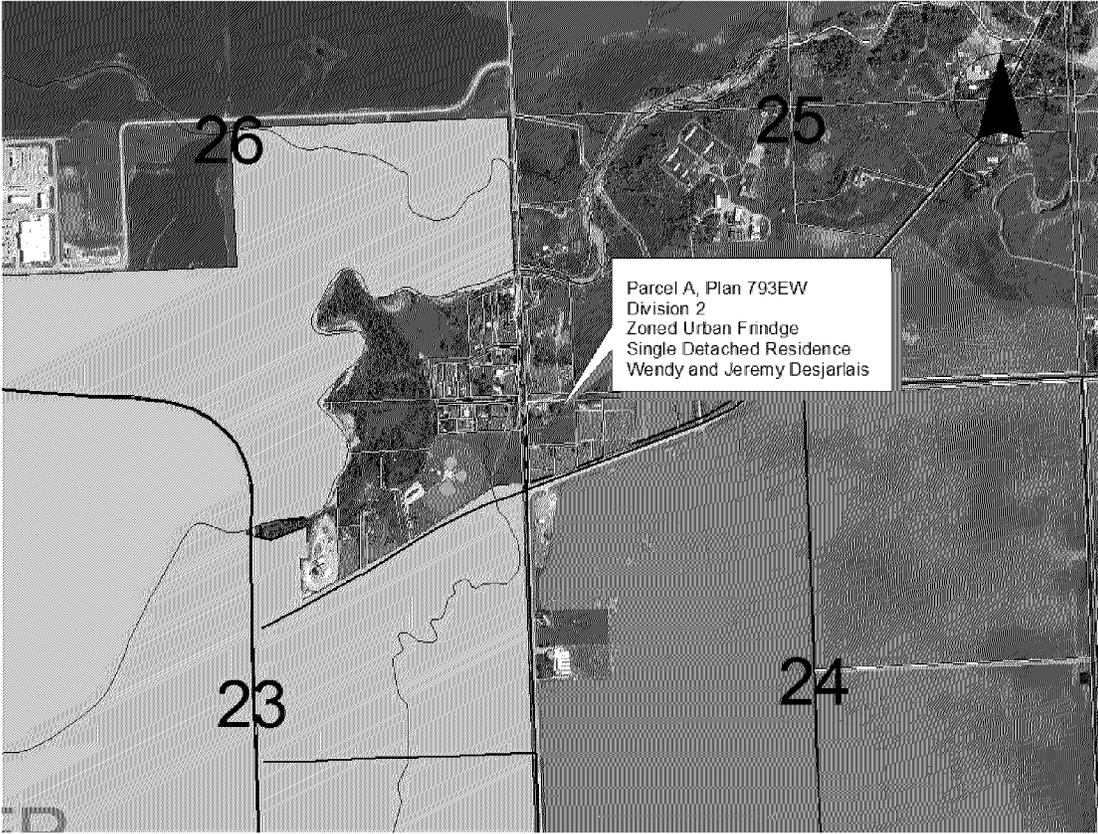
BUILDING LAYOUT
NOT TO SCALE

TYPICAL 4-PLEX FLOOR PLAN BUILDING NO 19-092

SCALE 3/16" = 1'-0"

DIMENSIONS APPROXIMATE NOT FOR CONSTRUCTION

Wendy and Jeremy Desjarlais
Parcel A, Plan 793EW
Single Detached Residence – Setback Variance Required



MD OF PINCHER CREEK

June 30, 2015

TO: Municipal Planning Commission
FROM: Roland Milligan, Development Officer
SUBJECT: Development Permit Application No. 2015-35

1. Application Information

Applicant: Wendy and Jeremy Desjarlais
Location: Parcel A, Plan 793EW; NW 24-6-30 W4M
Division: 2
Size of Parcel: 1.72 ha (4.25 Acres)
Zoning: Urban Fringe
Development: Modular Home with Attached Garage on Crawl Space– Setback Variance Required

2. Background/Comment

- On June 11, 2015, the MD received the complete application requesting the placement of a Modular Home and attached garage on the above parcel. (Enclosure No. 1).
- The application is in front of the MPC because:
 - Within the Urban Fringe Land Use District, the setback distance from a municipal road is 50m. The proposed setback distance is stated as 21m; therefore a Setback Distance Variance is requested. This request must be approved by the MPC.
- The application was circulated to the adjacent landowners as well as the Public Works Superintendent.
- At the time of preparing this report no responses were received.
- The applicant has removed the old residence from the location and wished to place the new singlewide manufactured home in close proximity to the old site.
- They are wishing to utilise the established shelter from the trees at that location.
- The proposed location will require a setback waiver of the 50 metre required setback from a municipal road within the Urban Fringe Land use district.
- As this parcel falls within the Intermunicipal Development Plan boundary, an IMDP meeting was held on June 26, 2015.
- At the IMDP meeting the Committee stated that they have no concerns with the proposed development as applied for.

Recommendation No. 1:

That Development Permit Application No. 2015-35 be approved subject to the following Condition(s) and Waiver(s):

Condition(s):

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

Waiver(s):

- 1. That a 29 metre Front Yard Setback Variance be issued, from the minimum 50 metre Setback from an Developed Road Allowance requirement, for a Front Yard Setback of 21 metres.

Recommendation No. 2:

That Development Permit Application No. 2015-35 be approved subject to any conditions as determined by the Municipal Planning Commission.

Recommendation No. 3:

That Development Permit Application No. 2015-35 be denied because in the opinion of the Municipal Planning Commission, the proposed development does not meet the requirements of the Land Use Bylaw.

3. Enclosures

Supporting Documents:

Enclosure No. 1 Development Permit Application No. 2015-35 and supporting documents

Respectfully Submitted,



Roland Milligan

Reviewed by: Wendy Kay, CAO

W. Kay *June 30, 2015*



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. 2015-35

Date Application Received 2015-06-11

PERMIT FEE \$150.00

Date Application Accepted 2015-06-11

RECEIPT NO. 22495

Tax Roll # 2659.000 6331 Rge Rd 30-1

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: Wendy & Jeremy Desjardis

Address: Box 1476 Pincher Creek AB T0K 1W0

Telephone: 403-627-2397 Email: wlundy10@hotmail.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:

Modular home with attached garage on crawl space.

Legal Description: Lot(s) _____

Block _____

Plan 793 EW Parcel A

Quarter Section on NW-24-6-30-W4

Estimated Commencement Date: as early as September 2015

Estimated Completion Date: within 1 month of start

SECTION 3: SITE REQUIREMENTS

Land Use District: Urban Fringe - WF 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

PRINCIPAL BUILDING	Proposed	By Law Requirements	Conforms
(1) Area of Site			
(2) Area of Building (including garage)	2430sqft		
(3) %Site Coverage by Building	N/A		
(4) Front Yard Setback Direction Facing: WEST	21m	50m	No WISHER REQ'D
(5) Rear Yard Setback Direction Facing: EAST	87m	7.5m	YES
(6) Side Yard Setback: Direction Facing: NORTH	23m	7.5m	YES
(7) Side Yard Setback: Direction Facing: SOUTH	78m	7.5m	YES
(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: June 11/15



 Applicant

 Registered Owner

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

IMPORTANT NOTES:

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:

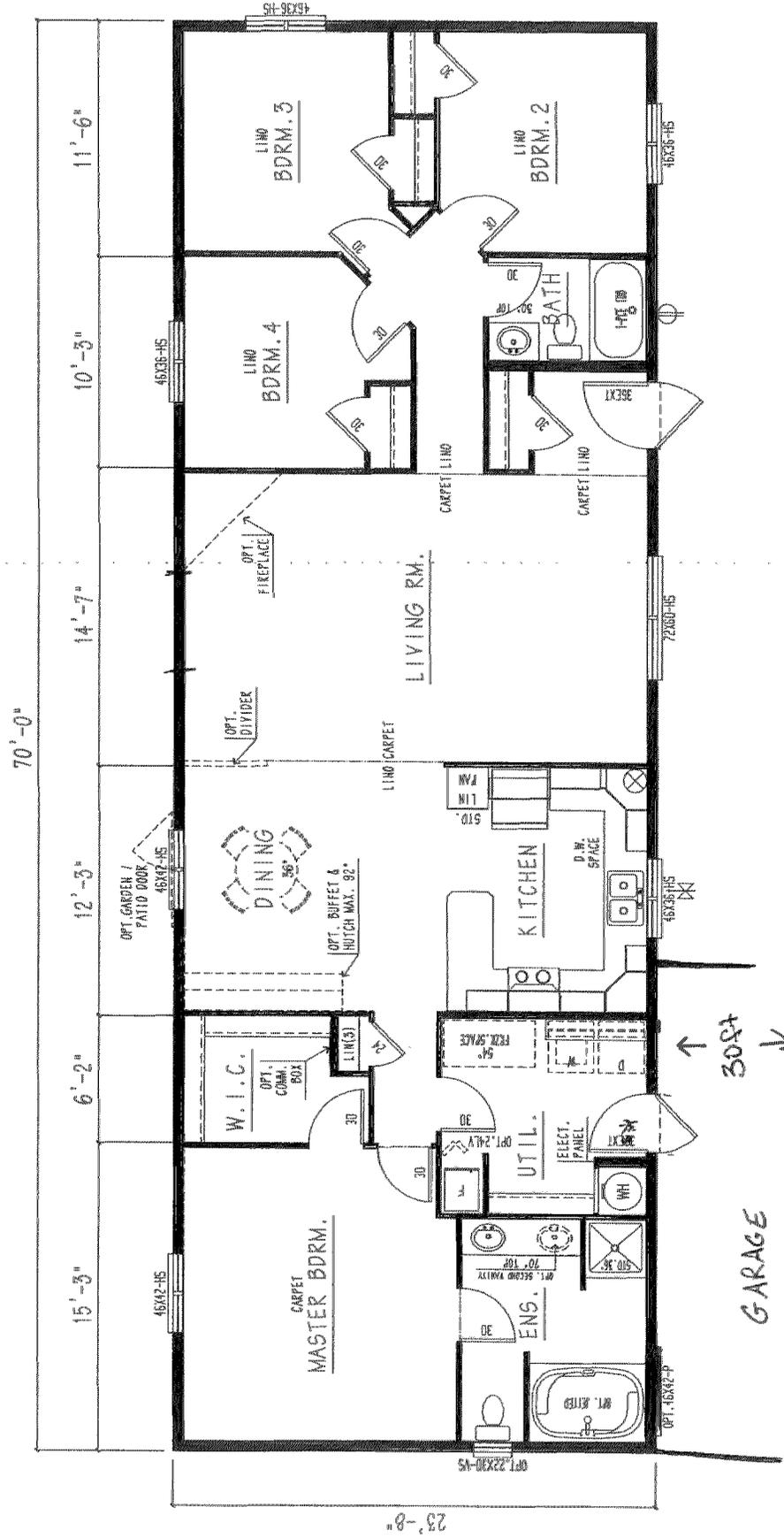
*"ANY DEVELOPMENT CARRIED OUT PRIOR TO THE EFFECTIVE DATE OF THE
APPROPRIATE DEVELOPMENT PERMIT IS DONE SOLELY AT THE RISK OF THE APPLICANT
AND/OR LANDOWNER."*
6. In accordance with the Municipal Government Act, a decision on a completed application must be made within 40 days. After the 40-day period 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.

MRD2470-209-15

- 1780 sqft.

- 4 Bedroom

- 2 Bathroom



Triple M Housing
www.triplemhousing.com

3501 Giffen Road North,
Lethbridge, Alberta T1H 0E8
Tel: 403.320.8588 Fax: 403.320.9004

90.526

R/W

0697

32.27



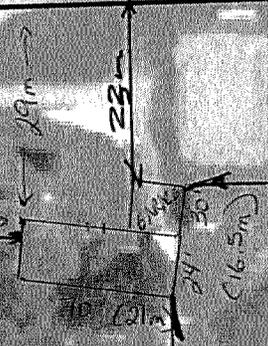
138.20

20.12

138.074

138.20

87m



R.G.

16.30

ARC

.94

7686 FE

CEL A

130.56

PARCEL A

793 EW

70m

ROADWAY

6.096

74.130

64.07

157.62

NW24 6-30-4

63.52

Scale is 1:1000
1mm = 1m on 8.5 x 11 paper

PARCEL C

74.130

Brenda Cofell
Lot 1, Block 1, Plan 1511315; SE 21-4-29 W4M
Secondary Farm Residence



MD OF PINCHER CREEK

June 30, 2015

TO: Municipal Planning Commission
FROM: Roland Milligan, Development Officer
SUBJECT: Development Permit Application No. 2015-38

1. Application Information

Applicant: Brenda Cofell
Location: Lot 1, Block 1, Plan 1511315; SE 21-4-29 W4M
Division: 1
Size of Parcel: 3.85 ha (9.52 Acres)
Zoning: Agriculture
Development: Secondary Farm Residence

2. Background/Comment

- On June 18, 2015, the MD received the complete application requesting the developemnt of a secondary farm residence on the above parcel. (Enclosure No. 1).
- The application is in front of the MPC because:
 1. Within the Agriculture Land Use District, a Secondary Farm Residence is a discretionary use.
 2. Within the LUB, Section 38.3(a) states that a Secondary Farm Residence be on a parcel greater than 32.4 ha (80 acres).
- The application was circulated to the adjacent landowners with no response being received at the time of preparing this report.
- To allow this development, the Development Authority will need to waive Section 38.3(a) of the LUB.
- The proposed location meets the setback requirements of the land use district.
- The applicant has included a letter (Enclosure No. 2) explaining her reasons for requesting the use and the waiver required.

Recommendation No. 1:

That Development Permit Application No. 2015-38 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.

Waiver(s):

1. That Section 38.3(a) of Land Use Bylaw 1140-08, which states that all secondary farm residences be located on a parcel that has an area greater than 32.4 ha (80 acres) be waived, thereby allowing this development on a parcel of 3.82 ha (9.44 acres).

Recommendation No. 2:

That Development Permit Application No. 2015-38 be approved subject to any conditions as determined by the Municipal Planning Commission.

Recommendation No. 3:

That Development Permit Application No. 2015-38 be denied because in the opinion of the Municipal Planning Commission, the proposed development does not meet the requirements of the Land Use Bylaw.

3. Enclosures

Supporting Documents:

- Enclosure No. 1 Development Permit Application No. 2015-38 and supporting documents
- Enclosure No. 2 Letter from Applicant

Respectfully Submitted,

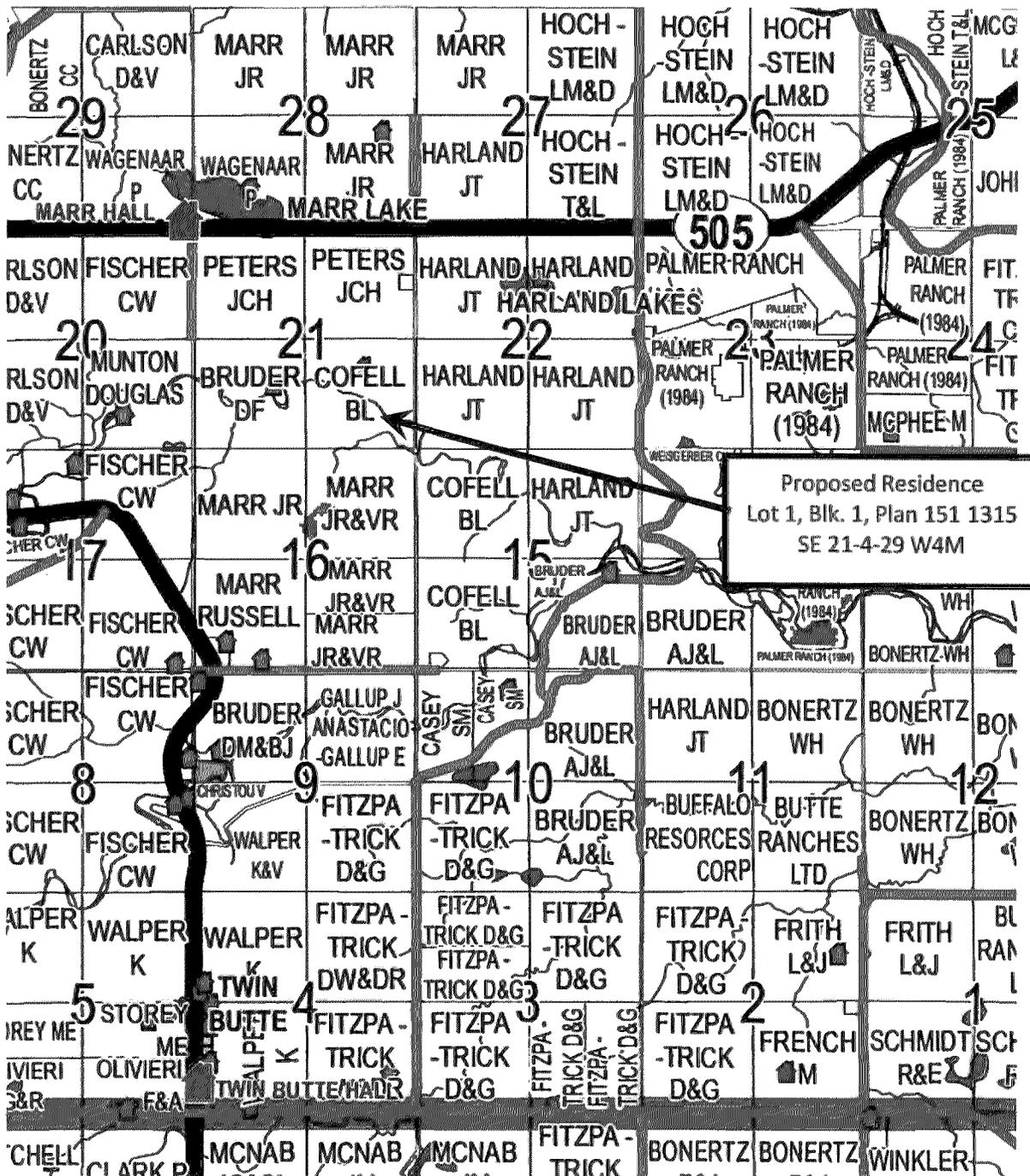


Roland Milligan

Reviewed by: Wendy Kay, CAO

W. Kay *June 30, 2015*

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. 2015-38

Date Application Received 2015-06-18

PERMIT FEE \$150.00

Date Application Accepted 2015-06-18

RECEIPT NO. 22582

Tax Roll # _____ 4315 RgRd 29-4

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: Brenda Cofell

Address: Box 70, Pincher Creek, AB T0K1W0

Telephone: 403-621-6997 Email: brenda.cofell@gmail.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:

Secondary Residence, 600 sq.ft.

Legal Description: Lot(s) 1

Block 1

Plan No. 151 1315

Quarter Section part of SE 1/4 Sec 21 Twp 4 R29

Estimated Commencement Date: August 2015 W4M

Estimated Completion Date: November 2015

SECTION 3: SITE REQUIREMENTS

Land Use District: Agriculture Division: 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

PRINCIPAL BUILDING	Proposed	By Law Requirements	Conforms
(1) Area of Site <u>9.52 ac</u>		<u>7.80 ac</u>	<u>No.</u>
(2) Area of Building	<u>600 sq. ft.</u>		
(3) %Site Coverage by Building			
(4) Front Yard Setback Direction Facing: <u>NW</u>	<u>50m</u>	<u>7.5 m</u>	<u>YES</u>
(5) Rear Yard Setback Direction Facing: <u>SE</u>	<u>100m</u>	<u>7.5 m</u>	<u>YES</u>
(6) Side Yard Setback: Direction Facing: <u>NE</u>	<u>90m</u>	<u>7.5 m</u>	<u>YES</u>
(7) Side Yard Setback: Direction Facing: <u>SW</u>	<u>85m</u>	<u>7.5m</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)

site plan, aerial photo, floor plan

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: June 17/15

Brenda Cofell
Applicant

Brenda Cofell
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.

REGISTRAR'S
LAND TITLE OFFICE
PLAN NO. **1511315**
ENTERED AND REGISTERED
ON **18V.14.2016**
INSTRUMENT NO. **151123.024**
REGISTERED
ADDRESS

M.D. OF PINCHER CREEK

PLAN SHOWING SURVEY OF
SUBDIVISION
OF PART OF

S.E.1/4 SEC. 21, TWP. 4, RGE. 29, W.4 M.

BY: T.C. PENNER, A.L.S.

SCALE 1:5000



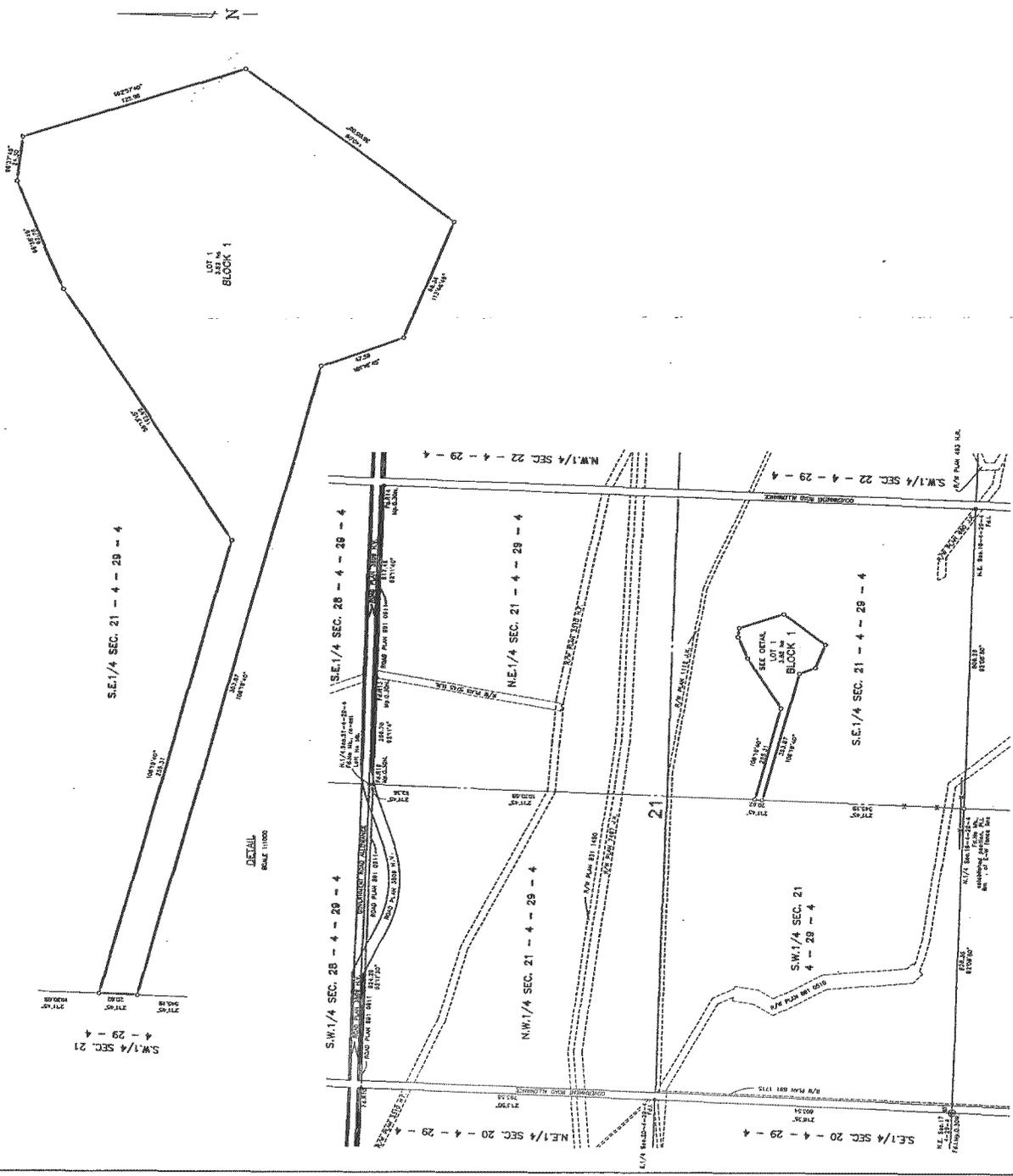
ALL - Boundary and other lines shown here are based on the original survey. The survey was conducted in accordance with the provisions of the Survey Act, R.S.O. 1990, Chapter S.5, and the Survey Regulations, R.R.O. 1990, Chapter S.6. The survey was conducted on the 11th day of November, 2014. The survey was conducted by T.C. Penner, A.L.S., and the results are shown on this plan. The survey was conducted in accordance with the provisions of the Survey Act, R.S.O. 1990, Chapter S.5, and the Survey Regulations, R.R.O. 1990, Chapter S.6. The survey was conducted on the 11th day of November, 2014. The survey was conducted by T.C. Penner, A.L.S., and the results are shown on this plan.



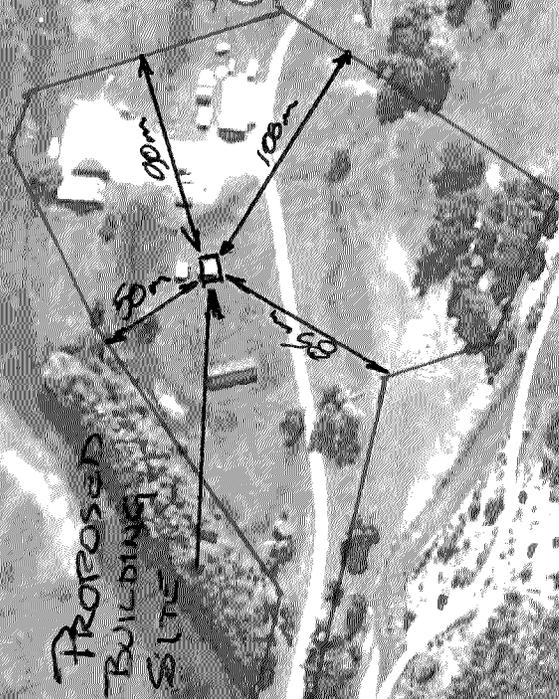
SURVEYOR
NAME: T.C. PENNER, A.L.S.
DATE OF SURVEY: NOVEMBER 11, 2014
IN ACCORDANCE WITH THE PROVISIONS OF
THE SURVEY ACT.

REGISTERED OWNER
BRENDA LYNN COPPELL

SUBDIVISION AUTHORITY
NAME: OGDON RIVER REGIONAL SERVICES COMMISSION
FILE NO.: 2014-0-121
DATE APPROVED: MARCH 12, 2015
DRAWING FILE #: 14-1213-DWG
CLIENT: BRENDA COPPELL
FILE NO.: 14-1213-15



REGISTRAR'S LAND TITLE OFFICE
1000 BAYVIEW AVENUE, SCARBOROUGH, ONTARIO M1B 2Y9
TEL: (416) 291-2000
WWW.LANDTITLE.ONTARIO.GOV



0 200 300 400 Feet

Map

Subject to change,
© Cr Pincher Creek
for discrepancies
average accuracy of
± 1.15m.
March 2012;
2013



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House Plan # 141-1140

Best Price Guaranteed

Floors:	1
Living Sq Feet:	600
Bedrooms:	1
Full Baths:	1
Half Baths:	0
Garage Bays:	0
Width:	30' 0"
Depth:	32' 0"

ADD TO CART

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View All Price Options

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- [Print Plan Page](#)
- [Email Plan Page](#)
- [View Larger Images](#)
- [Modify This Plan](#)
- [Free Cost Estimate](#)
- [Cost-to-Build Report](#)

[View Additional Images](#) (click image to enlarge)



HOUSE PLAN DESCRIPTION

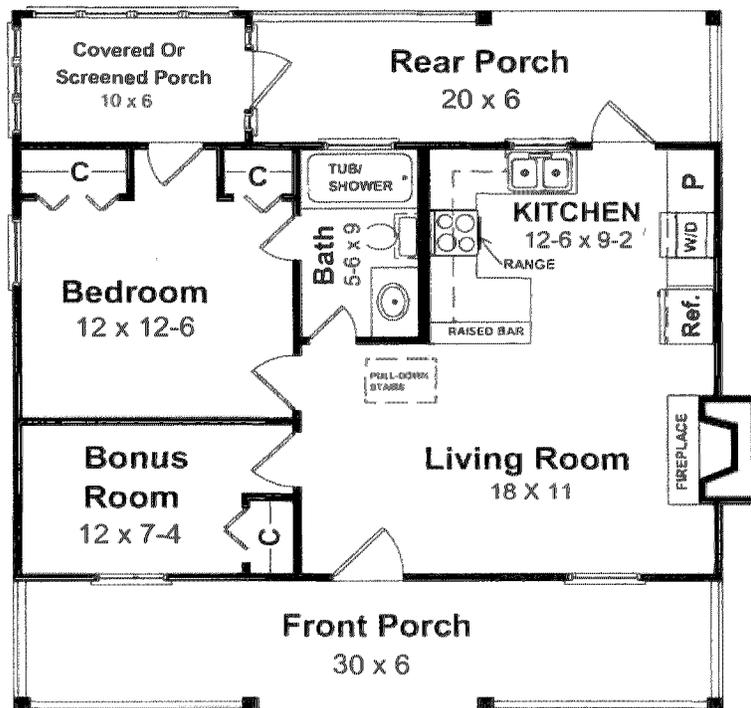
Great cabin house plan designed for the woods, the lake, or the beach for a weekend get-a-way or to relax in all summer/winter long. Everything you need for the ideal get-away. May have wood-burning fireplace OR gas logs. Wonderful 12' x 30' attic storage space floored for all the stuff you need, and is 8' tall in the middle. A little house with down-home style and comfort.

[Write Your Own Review](#)

FLOOR PLANS

[Reverse Plan Images](#)

Home Plan : # 141-1140 Floor Plan



Copyright held by designer.

TO WHOM IT MAY CONCERN:

LETTER REGARDING THE DEVELOPMENTAL APPLICATION FOR SECONDARY RESIDENCE FOR BRENDA COFELL

June 18, 2015

I am requesting permission to build a secondary residence on my property so that my son, [REDACTED] can come home to live and begin ranching on the land.

[REDACTED]. Building this 600 square foot home in this location would give us the most affordable access to existing services.

I believe it is important for our children to be able to return home and be part of the community. My plan is for [REDACTED] to live in this home until such time that we decide to trade and then I would move into it.

Yours sincerely,



Brenda Cofell

Stone Developments Inc for Timber Tech Truss Systems Ltd.

Lot 98, Block 4, Plan 0513736

Setback Waivers Required



MD OF PINCHER CREEK

June 30, 2015

TO: Municipal Planning Commission
FROM: Roland Milligan, Development Officer
SUBJECT: Development Permit Application No. 2015-39

1. Application Information

Applicant: Stone Developments Inc for Timber Tech Truss Systems Ltd.
Location: Lot 98, Block 4, Plan 0513436; Castle Mountain Resort
Division: 3
Size of Parcel: 0.48 ha (4, 909 ft²)
Zoning: Castle Mountain Resort Medium Density Residential
Development: Setback Variance Required

2. Background/Comment

- On June 16, 2015, the MD received the complete application requesting the construction of a Multi-unit dwelling on the above parcel. (Enclosure No. 1).
- The application is in front of the MPC because:
 - Within the Castle Mountain Resort – Medium Density Residential Land Use District, the Rear Yard setback required distance is 2.5 metres. The proposed rear yard setback distance is stated as 1.0 metres; therefore a Rear Yard Setback Distance Variance is requested. This request must be approved by the MPC.
- The application was circulated to the adjacent landowners with no concerns received at the time of preparing this report.
- Castle Mountain Resort has approved the application with the proposed setback reduction.
- The rear of the lot backs onto a ski run and there are no plans of further development of this area for anything within close proximity to the proposed development.
- The applicant has stated that they wish to place the building further back onto the lot to provide for more parking space in front, which will also allow for more storage of plowed snow.

Recommendation No. 1:

That Development Permit Application No. 2015-39 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.

Waiver(s):

1. That a 1.5 metre Rear Yard Setback Variance be issued, from the minimum 2.5 metre Rear Yard requirement, for a Rear Yard Setback of 10 metres.

Recommendation No. 2:

That Development Permit Application No. 2015-39 be approved subject to any conditions as determined by the Municipal Planning Commission.

Recommendation No. 3:

That Development Permit Application No. 2015-39 be denied because in the opinion of the Municipal Planning Commission, the proposed development does not meet the requirements of the Land Use Bylaw.

3. Enclosures

Supporting Documents:

Enclosure No. 1 Development Permit Application No. 2015-39 and supporting documents

Respectfully Submitted,

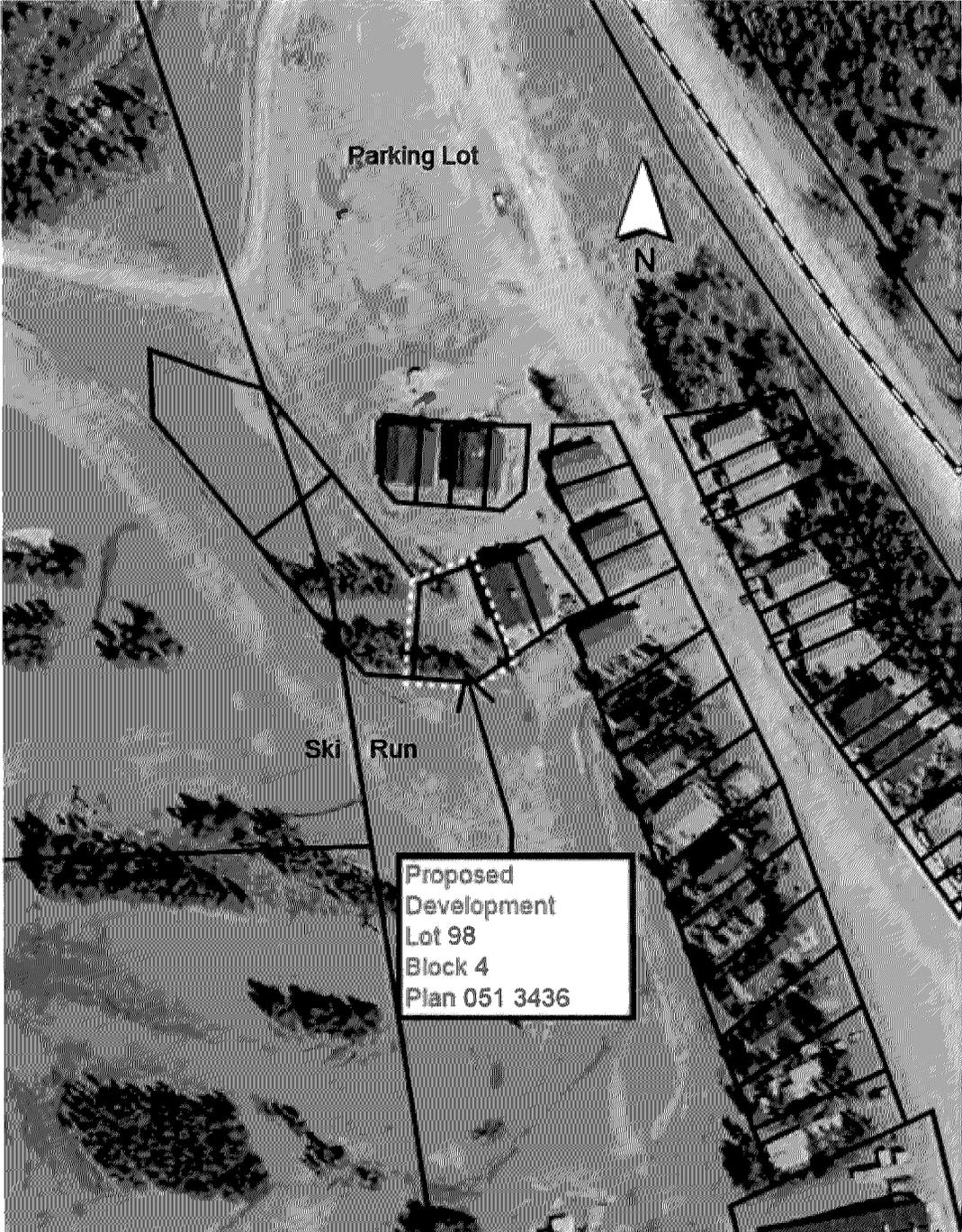


Roland Milligan

Reviewed by: Wendy Kay, CAO

W. Kay June 30, 2015

Location of Proposed Development





DEVELOPMENT PERMIT APPLICATION

All grey areas will be completed by the Planning Authority

DEVELOPMENT PERMIT APPLICATION NO. 2015-39

Date Application Received 2015-06-16

PERMIT FEE \$150.00

Date Application Accepted 2015-06-16

RECEIPT NO. 22549

Tax Roll # 10091.980

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: STONE DEVELOPMENTS INC

Address: 119 Stonecrest Point W Leth, AB T1K5S3

Telephone: 403-380-9730 Email: stonedev@live.ca

Owner of Land (if different from above): Timber Tech Tross Systems Ltd.

Address: 1405 - 31 Street N. Leth, AB Telephone: 403-328-5499

Interest of Applicant (if not the owner): General Contractor for Project

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:

Multi Unit Development on Castle Mountain Ski Hill

Legal Description: Lot(s) 98 (West section)

Block 4

Plan 0513736

Quarter Section _____

Estimated Commencement Date: August 1 / 2015

Estimated Completion Date: August 31 / 2016

SECTION 3: SITE REQUIREMENTS

Land Use District: CASTLE Mtn. RESID. MEDIUM DENSITY RESIDENTIAL Division: 3

Permitted Use Discretionary Use (W/DIVER REQ'D.)

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? 5.5 degrees

Has the applicant or a previous registered owner undertaken a slope stability study or geotechnical evaluation of the proposed development site?

Yes No Don't know Not required

Could the proposed development be impacted by a geographic feature or a waterbody?

Yes No Don't think so

PRINCIPAL BUILDING	Proposed	By Law Requirements	Conforms
(1) Area of Site	543 m ²		
(2) Area of Building	254 m ²		
(3) %Site Coverage by Building	46%		
(4) Front Yard Setback Direction Facing: <u>North</u>	4.2m	2.5m	YES
(5) Rear Yard Setback Direction Facing: <u>South</u>	1.00m	2.5m	No
(6) Side Yard Setback: Direction Facing: <u>West</u>	1.36 m	2.5m OR 5.0m FROM BLDG.	YES
(7) Side Yard Setback: Direction Facing: <u>East</u>	5.49 m	2.5m OR 5.0m FROM BLDG.	YES
(8) Height of Building: <u>FROM AVG. GROUND</u>	8.08m	< 10m	YES
(9) Number of Off Street Parking Spaces	6		

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

Site Plan, Architectural Drawings

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)

N/A

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: June 10/15

Stone Developments Inc
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.



Box 610
 Pincher Creek, AB.
 T0K 1W0
 Phone (403) 627-5101
 Fax (403) 627-3515
www.skicastle.ca
info@skicastle.ca

CMR Development Checklist

Lot Owner Timber Tech Truss Systems Ltd. Lot Number 98 (West Half)

Date Received June 10/15 Date Returned _____

1. Lot is purchased and leases signed Yes No N/A

2. Site Plan to include:
 - I. Dwelling coverage and other impervious elements Yes No N/A
 - II. Elevations at all corners of the lot
 - a. Front left 140.25 meters
 - b. Front right 140.5 meters
 - c. Back left 147.25 meters
 - d. Back right 141.5 meters
 - III. Elevation at bottom of footing Yes No N/A
 - IV. Distance from top of footing to:
 - i. Original or design ground at all corners

<u>1.22</u> NE <u>1.22</u> meters	NW <u>1.22</u> meters		<u>1.22</u>
SE <u>1.22</u> meters	SW <u>1.22</u> meters		
 - ii. Finished main floor 6.00 meters
 - iii. Finished second floor 8.73 meters
 - iv. Highest peak 12.5 meters (West Side)
 - V. Surface drainage Yes No N/A
 - VI. North arrow Yes No N/A
 - VII. Perpendicular distances from all improvements to property lines
 - i. Front 5.36 meters
 - ii. Back 1.00 meters
 - iii. Left Side 5.49 meters
 - iv. Right Side 5.00 meters
 - VIII. Location of driveway (if necessary) Yes No N/A
 - IX. Location of underground services (water, sanitary line, power lines) Yes No N/A
 - X. Area of property in square meters and area of dwelling footprint in square meters
 - i. Lot area 543
 - ii. Building foot print area 254
 - iii. Coverage 46 %
 - XI. Landscape plan Yes No N/A

3. Schematic architectural drawings including:
 - I. Floor plans (including any future basement development) Yes No N/A
 - II. Elevations (distance from ground to highest peaks)
 - i. Lowest existing ground adjacent to building 14.53 meters
 - ii. Lowest design ground adjacent to building 13.31 meters
 - existing iii. Highest ~~design~~ ground adjacent to building 12.39 meters
 - iv. Highest design ground adjacent to building 11.06 meters
 - III. Roof pitch (~~6/12~~ or greater) 4/12 Yes No N/A
 - IV. Roof snow retention devices (not necessary with asphalt shingles) Yes No N/A
 - V. Electrical layout. Includes the total number of 220 plugs and locations
 - i. Number of 220 plugs 4 Yes No N/A
 - VI. Mechanical plan. Includes furnace, water heater, stove, oven, cooktop and clothes dryer type Yes No N/A
 - VII. Decks, steps and eave sizes and locations Yes No N/A
 - VIII. Front elevation stone meeting required amounts Yes No N/A

4. Two copies of the site plan and schematic drawings Yes No N/A

5. Additional purchaser information

- I. Property owner's name Yes No N/A
- II. Mailing address Yes No N/A
- III. Business and resident telephone numbers including area code Yes No N/A
- IV. Lot or parcel number Yes No N/A

6. \$250.00 non refundable plan approval and \$250.00 final inspection fee received Yes No N/A

7. \$5,000 architectural control deposit received Yes No N/A

8. Material & colours

- I. Roofing Materials Asphalt Colour Weathered Wood Yes No N/A
- (Hardi Board) II. Siding or Stucco Siding Colour Woodstock Brown Yes No N/A
- III. Trim Material Smart Board Colour Wicker Yes No N/A
- IV. Stone or Brick Eldorado Colour Silverton Yes No N/A

Castle Mountain Resorts Review Committee will conduct a final plan review and prepare a written approval of the plan package assuming all conditions are met. The Review Committee will have fourteen (14) days to approve or disapprove the plan package. Failure by the Review Committee to act within this fourteen day period shall constitute denial of the request set forth in the submittal. Should the design Review Committee disapprove a plan package submittal, the property owner may have the right to appeal the decision to the Castle Mountain Board of Directors. When the property owner has obtained approval from the Design Review Committee, the plans can be submitted to the Municipal District of Pincher Creek for a Development Permit.

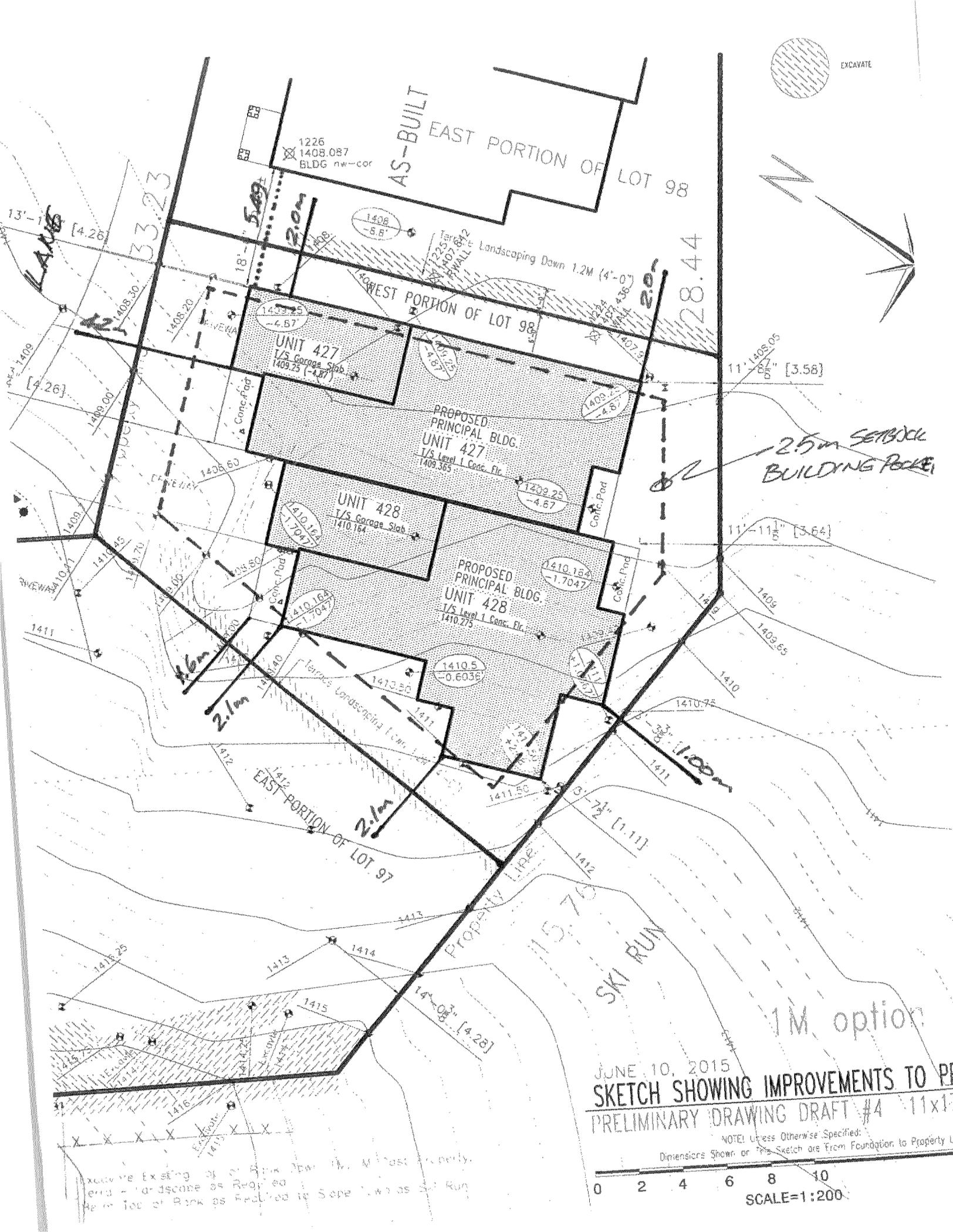
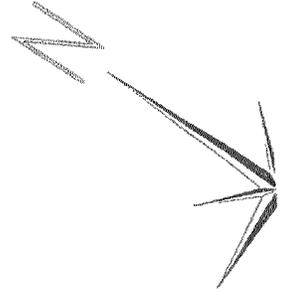
Approval Status: APPROVED or REJECTED or MORE INFORMATION NEEDED

Castle Mountain Representative _____ Dennis Miller
(Print)

(Signature)



EXCAVATE



1226
1408.087
BLDG nw-cor

AS-BUILT EAST PORTION OF LOT 98

1408
-8.6'

Target Landscaping Down 1.2M (4'-0")
1407.842
1407.842
1407.842

WEST PORTION OF LOT 98

1409.25
-4.87
UNIT 427
T/S Garage Slab
1409.25 (-4.87)

PROPOSED PRINCIPAL BLDG.
UNIT 427
T/S Level 1 Conc. Flr.
1409.365

1409.25
-4.67
UNIT 428
T/S Garage Slab
1410.164

PROPOSED PRINCIPAL BLDG.
UNIT 428
T/S Level 1 Conc. Flr.
1410.275

1410.164
-1.7047

1410.164
-1.7047

1410.5
-0.6036

EAST PORTION OF LOT 97

SKI RUN

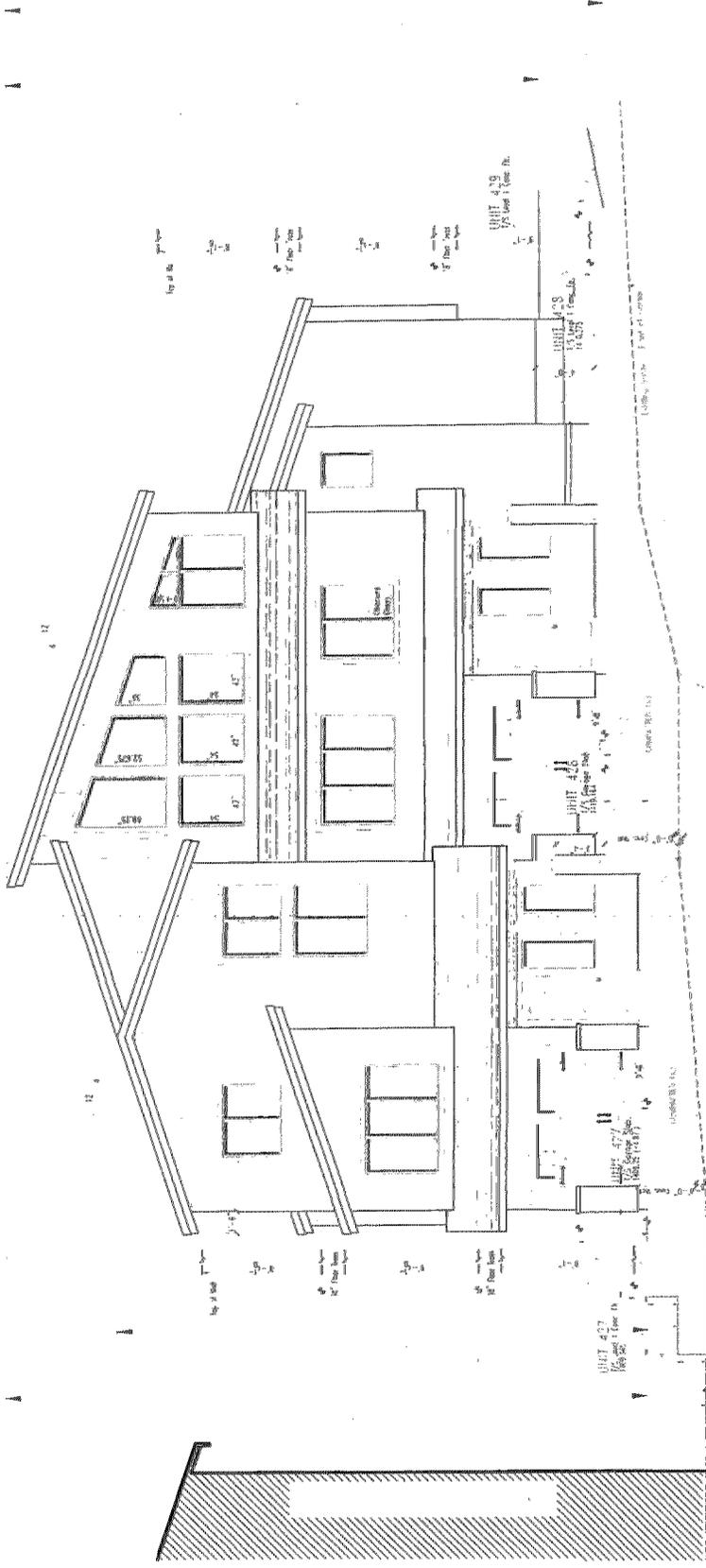
1M option

JUNE 10, 2015
SKETCH SHOWING IMPROVEMENTS TO P
PRELIMINARY DRAWING DRAFT #4 11x17

NOTE! Unless Otherwise Specified:
Dimensions Shown on this Sketch are From Foundation to Property L

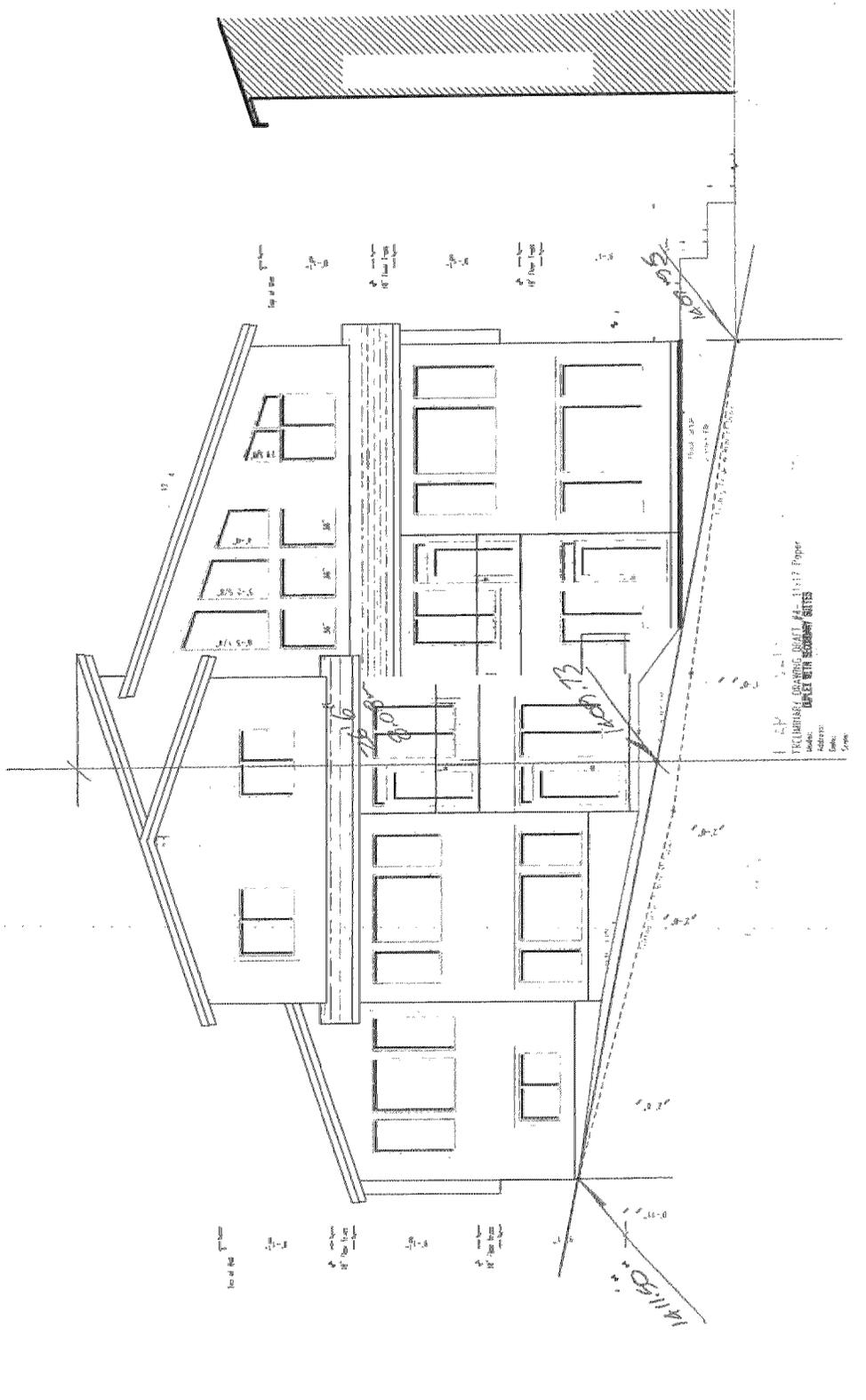


Excavate Existing of 2' Risk Area (M) East Property.
Erosion - Landscaping as Required
Reinforce Risk as Permitted to Slope 1:1 as per Run



PRELIMINARY DRAWING
PROJECT: [Name]

DATE: 2008.08.05



1/11/07 Paper
ADDRESS: 11117
ADDRESS: 11117
ADDRESS: 11117
ADDRESS: 11117

1/11/07

DIRECTOR OF DEVELOPMENT AND COMMUNITY SERVICES REPORT**June 2015****Development / Community Services Activities includes:**

- June 1 AHS and PCES Committee Contract Discussion
- June 2 Rapid Notification Training
- June 2 Castle Mountain Area Structure Plan
- June 2 Subdivision Authority
- June 2 Municipal Planning Commission
- June 9 Policy and Plans
- June 9 AHS Conference Call
- June 9 Council Meeting
- June 10 Joint Health and Safety
- June 11 Staff Meeting
- June 12 Humane Society Open House
- June 16 AHS Conference Call
- June 19 Customer Service Training
- June 23 Policy and Plans
- June 23 AHS Conference Call
- June 23 Council Meeting
- June 25 Staff Meeting
- June 25 Castle Mountain
- June 26 Intermunicipal Development Plan Meeting

PLANNING DEPARTMENT STATISTICS**Development Permits Issued by the Director for June 2015**

No.	Applicant	Division	Legal Address	Development
2015-31	Richard and Tina Wyatt	4	NW 4-8-1 W5M	Residential Additions
2015-32	Jessie Hurlburt	5	NE 8-9-2 W5M	Single Detached Residence
2015-33	Denise and Kevin Dollimont	5	Lot 3, Block 3, Plan 1010711; NE 25-7-2 W5M	Single Detached Residence
2015-36	Sean Patrick	5	Lot 1, Plan 9011377; SW 7-7-2 W5M	Accessory Building – Storage Shed
2015-37	Will Everts	3	NW 6-7-1 W5M	Single Detached Residence
2015-40	Dale Ayers	4	Lot 4, Block 1, Plan 9813289; NW 36-7-1 W5M	Accessory Building
2015-41	Bill and Elizabeth Perry	5	SW 16-9-2 W5M	Single Detached Residence

Development Permits Issued by Municipal Planning Commission for June 2015

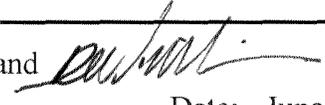
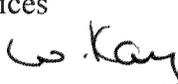
No.	Applicant	Division	Legal Address	Development
2015-30	Donny Coulter – Camp Gladstone	3	SE 22-5-1 W5M	4-week Temporary Summer Camp

Development Statistics to Date

DESCRIPTION	June 2015	2015 to Date	June 2014	2014	2013
Dev Permits Issued	8 7-DO / 1-MPC	37 30-DO / 7-MPC	10 5- DO / 5 - MPC	68 47 - DO /21- MPC	67 42 - DO / 25- MPC
Dev Applications Accepted	11	41	9	73	66
Utility Permits Issued	1	14	1	23	32
Subdivision Applications Approved	1	5	0	8	9
Rezoning Applications Approved	0	1	1	2	2
Seismic / Oil / Gas	0	11	0	0	3
Compliance Cert	2	9	2	28	19

RECOMMENDATION:

That the report for the period ending June 30, 2015, be received as information.

Prepared by:	Roland Milligan, Director of Development and Community Services		Date: June 30, 2015
Reviewed by:	Wendy Kay, CAO		Date: June 30, 2015
Submitted to:	Municipal Planning Commission		Date: July 7, 2015