

Municipal District of Pincher Creek No. 9
MUNICIPAL PLANNING COMMISSION
November 1, 2016
6:30 pm
Agenda

- 1. Adoption of Agenda**
- 2. Minutes**
 - a. Minutes of October 4, 2016
- 3. Unfinished Business**
- 4. In Camera**
- 5. Development Permit Applications**
 - a. Development Permit Application No. 2016-53
Robert Doherty
Lot 1, Block 1, Plan 0716228; NE 25-4-29 W4M
Moved-In Accessory Building - Garage
 - b. Development Permit Application No. 2016-54
Municipal District of Pincher Creek – Ag Services Department
Plan 7610679, OT; within 32-6-30 W4M – Municipal Airport
Installation of Shipping Containers
- 6. Development Reports**
 - a. Development Officer's Report
- Report for the months of October 2016
- 7. Castle Rock Ridge Phase 2 – Permit Timeline Suspension Request**
 - Report from Development Officer, dated October 27, 2016
- 8. Correspondence**

Nil
- 9. New Business**
- 10. Next Regular Meeting** – December 6, 2016
- 11. Adjournment**

**Meeting Minutes of the
Municipal Planning Commission
October 4, 2016 – 6:30 pm
Municipal District of Pincher Creek No. 9 Administration Building**

ATTENDANCE

Commission: Chairman Terry Yagos, Reeve Brian Hammond, Councillors Fred Schoening, Quentin Stevick, Garry Marchuk, and Member Bev Garbutt

Absent: Member 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 16/078

Moved that the October 4, 2016 Municipal Planning Commission Agenda, be amended, the amendments as follows:

Addition to Unfinished Business – Update on Development Permit No. 2016-45 - Dale Potter
Addition to Development Permit Application 5b – Revised Development Permit Application No. 2016-50 – Inclusion of a Moved In Accessory Building – Garage;

And that the agenda be approved as amended.

Carried

2. ADOPTION OF MINUTES

Councillor Fred Schoening 16/079

Moved that the Municipal Planning Commission Minutes of September 6, 2016, be approved as presented.

Carried

3. **UNFINISHED BUSINESS**

a. Development Permit Application No. 2016-45

A verbal update on this application was provided. The applicant has withdrawn his application, and will be forwarding documentation to the MPC for the November meeting.

4. **IN CAMERA**

Councillor Fred Schoening 16/080

Moved that MPC and staff move In-Camera, the time being 6:35 pm.

Carried

Councillor Garry Marchuk 16/081

Moved that MPC and staff move out of In-Camera, the time being 6:47 pm.

Carried

5. **DEVELOPMENT PERMIT APPLICATIONS**

a. Development Permit Application No. 2016-49
TransAlta Corporation
NE 4-7-1 W5M
Temporary Installation of 80m Meteorological Tower

Councillor Garry Marchuk 16/082

Moved that the report from the Director of Development and Community Services, regarding Development Permit Application No. 2016-49, for the five (5) year temporary installation of a 80m Single Pole Metrological Tower, be received;

And that Development Permit Application No. 2016-49, 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. Prior to installation, the applicant shall provide a copy of the NAV Canada approval, to be attached to and form part of this permit.

Carried

- b. Development Permit Application No. 2016-50
Robert Doherty
Lot 1, Block 1, Plan 0716228; NE 25-4-29 W4M
Moved-In Residential Building

Councillor Fred Schoening

16/083

Moved that the report from the Director of Development and Community Services, regarding Development Permit Application No. 2016-50, for a moved in residential building, be received;

And that Development Permit Application No. 2016-50, 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 26.3 m Setback Distance be granted, from the minimum 50 m Setback Distance from an MD Road, for a South East Front Yard Setback distance of 23.7m from Road Plan 2185Q, for the Residence.
2. That a 4.3 m Setback Distance be granted, from the minimum 50 m Setback Distance from an MD Road, for an East Side Yard Setback distance of 45.7m from the un-developed Road Allowance, for the Residence
3. That a 6.1 m Setback Distance be granted, from the minimum 50 m Setback Distance from an MD Road, for a West Side Yard Setback distance of 43.9 m from Road Plan 2185Q for the Residence.
4. That an 18 m Setback Distance be granted, from the minimum 50m Setback Distance from a MD Road, for a 32m West Side Yard Setback distance from Road Plan 2185Q, for the Accessory Building.
5. That a 27 m Setback Distance be granted, from the minimum 50m Setback Distance from a MD Road, for a 23m South Side Yard Setback distance from Road Plan 2185Q, for the Accessory Building.

Councillor Quentin Stevick requested a recorded vote.

Councillor Fred Schoening – In Favour
Reeve Brian Hammond – Opposed
Councillor Garry Marchuk – In Favour
Member Bev Garbutt – Opposed
Councillor Quentin Stevick – Opposed
Councillor Terry Yagos – In Favour
Motion Defeated

Member Bev Garbutt

16/084

Moved that the report from the Director of Development and Community Services, regarding Development Permit Application No. 2016-50, for a moved in residential building and the moved in accessory building, be received;

And that Development Permit Application No. 2016-50, be approved subject to the following Condition(s), Waiver(s) and Informative(s):

Condition(s):

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

Waiver(s):

1. That a 26.3 m Setback Distance be granted, from the minimum 50 m Setback Distance from an MD Road, for a South East Front Yard Setback distance of 23.7m from Road Plan 2185Q, for the Residence.
2. That a 4.3 m Setback Distance be granted, from the minimum 50 m Setback Distance from an MD Road, for an East Side Yard Setback distance of 45.7m from the un-developed Road Allowance, for the Residence.
3. That a 6.1 m Setback Distance be granted, from the minimum 50 m Setback Distance from an MD Road, for a West Side Yard Setback distance of 43.9 m from Road Plan 2185Q for the Residence.

Informative(s):

1. That a separate application be submitted for the Moved In Accessory Building – Garage.

Councillor Quentin Stevick requested a recorded vote.

Councillor Quentin Stevick – Opposed
Member Bev Garbutt – In Favour
Councillor Garry Marchuk – In Favour
Reeve Brian Hammond – In Favour
Councillor Fred Schoening – In Favour
Councillor Terry Yagos – In Favour
Motion Carried

- c. Development Permit Application No. 2016-51
Lazy R Ranch Inc. / Jason Jack
SW 18-3-29 W4M
Moved In Residential Building

Member Bev Garbutt

16/085

Moved that the report from the Director of Development and Community Services, regarding Development Permit Application No. 2016-51, for a moved in residential building, be received;

And that Development Permit Application No. 2016-51, 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

6. DEVELOPMENT REPORTS

- a. Development Officer's Report

Member Bev Garbutt

16/086

Moved that the Development Officer's Report, for the month of September, be received as information.

Carried

7. BYLAW NO. 1269-16 – LAND USE AMENDMENT

Reeve Brian Hammond

16/087

Moved that Bylaw No. 1269-16- Land Use Amendment, be received as information.

Carried

8. **WINDY POINT WIND FARM – PERMIT TIMELINE SUSPENSION REQUEST
DEVELOPMENT PERMITS NO. 2011-40 THROUGH 2011-49**

Councillor Garry Marchuk

16/088

Moved that the Municipal Planning Commission grant the applicant's request, pursuant to Section 53.19(d) of the LUB, and grant a one year suspension to the development timeline for Development Permits No. 2011-40 through 2011-49, for the Windy Point Wind Farm, from November 10, 2016 to November 10, 2017.

Councillor Quentin Stevick requested a recorded vote.

Councillor Quentin Stevick – Opposed
Member Bev Garbutt – In Favour
Councillor Garry Marchuk – In Favour
Reeve Brian Hammond – In Favour
Councillor Fred Schoening - Opposed
Councillor Terry Yagos – In Favour
Motion Carried

9. **WELSCH WIND FARM – PERMIT TIMELINE SUSPENSION REQUEST
DEVELOPMENT PERMITS NO. 2010-41 THROUGH 2010-53**

Councillor Garry Marchuk

16/089

Moved that the Municipal Planning Commission grant the applicant's request, pursuant to Section 53.19(d) of the LUB, and grant a one year suspension to the development timeline for Development Permits No. 2010-41 through 2010-53, for the Welsch Wind Farm, from December 31, 2016 to December 31, 2017.

Councillor Quentin Stevick requested a recorded vote.

Councillor Quentin Stevick – Opposed
Member Bev Garbutt – In Favour
Councillor Garry Marchuk – In Favour
Reeve Brian Hammond – In Favour
Councillor Fred Schoening - Opposed
Councillor Terry Yagos – In Favour
Motion Carried

10. **CORRESPONDENCE**

Nil

11. **NEW BUSINESS**

No new business was added to the agenda

MINUTES
Municipal Planning Commission (MPC)
Municipal District of Pincher Creek No. 9
October 4, 2016

12. **NEXT MEETING** – November 1, 2016; 6:30 pm.

13. **ADJOURNMENT**

Councillor Fred Schoening

16/090

Moved that the meeting adjourn, the time being 7:55 pm.

Carried

Chairperson Terry Yagos
Municipal Planning Commission

Director of Development and Community
Services Roland Milligan
Municipal Planning Commission

MD OF PINCHER CREEK

October 26, 2016

TO: Municipal Planning Commission
FROM: Roland Milligan, Development Officer
SUBJECT: Development Permit Application No. 2016-53

1. Application Information

Applicant: Robert Doherty
Location Lot 1, Block 1, Plan 0716228; NE 25-4-29 W4M
Division: 1
Size of Parcel: 3.28 acres (1.326 ha)
Zoning: Agricultural
Development: Moved-In Accessory Building - Garage

2. Background/Comment/Discussion

- At the October Municipal Planning Commission meeting, the applicant was provided with Development Permit No. 2016-50, for a moved in residential building. Just prior to that meeting the applicant requested that a moved in accessory building be added to that application. MPC denied this request and requested a separate development application be submitted for the moved in accessory building.
- On October 5, 2016, the MD received Development Permit Application No. 2016-53 for a moved in Accessory Building - Garage.
- This application is in front of the MPC because:
 - Within the Agricultural land use district of Land Use Bylaw 1140-08, Moved-in Accessory Building is a discretionary use.
 - Setback variances are required from Road Plan 2185Q and the undeveloped Statutory Road Allowance. These variances must be provided by the MPC.
- Setback distance variances are requested for this parcel, as it is surrounded by roads. Road Plan 2185Q is the West Boundary and the un-developed road allowance is the East Boundary.
- The application was circulated to the adjacent landowners. At the time of preparing this report, no responses were received.
- Public Works has no concerns with the proposal.

Recommendation No. 1:

That the report from the Director of Development and Community Services, regarding Development Permit Application No. 2016-53, for a moved in accessory building, be received;

And that Development Permit Application No. 2016-53, 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 an 18 m Setback Distance be granted, from the minimum 50 m Setback Distance from an MD Road, for a West Front Yard Setback distance of 32 m from Road Plan 2185Q.
- 2. That a 27 m Setback Distance be granted, from the minimum 50 m Setback Distance from an MD Road, for South Rear Yard Setback distance of 23 m from Road Plan 2185Q.

Recommendation No. 2:

That Development Permit Application No. 2016-53 be approved subject to any conditions as determined by the Municipal Planning Commission.

Recommendation No. 3:

That Development Permit Application No. 2016-53 be denied, as it does not comply with Land Use Bylaw 1140-08.

3. Enclosures

Supporting Documents:

Enclosure No. 1 Development Permit Application No. 2016-53 and supporting documents

Respectfully Submitted,



Roland Milligan

Reviewed by: Wendy Kay, CAO

W. Kay October 27, 2017



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. 2016-53

Date Application Received 2016/10/05

PERMIT FEE \$100.00 Permitted
~~\$150.00~~ Discretionary

Date Application Accepted 2016/10/05

RECEIPT NO. 23793

Tax Roll # 1472.020 4430 Range Road 29-0

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: ROBERT J. DOHERTY

Address: P.O. Box 3056, PINCHER CREEK, AB

Telephone: 403.627.5211 Email: _____

Owner of Land (if different from above): _____

Address: _____ Telephone: _____

Interest of Applicant (if not the owner): _____

SECTION 2: PROPOSED DEVELOPMENT

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

A brief description of the proposed development is as follows:

TO PLACE MOVED-IN NECESSARY BUILDING
22' x 28' GARAGE

Legal Description: Lot(s) 1

Block 1

Plan 071 6228

Quarter Section NE 25-4-29 W4M

Estimated Commencement Date: _____

Estimated Completion Date: _____

SECTION 3: SITE REQUIREMENTS

Land Use District: AGRICULTURE - A 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? 3 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			
(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	327Ac	3Ac	YES
(2) Area of Building 616 ft ²	57m ²	N/A	
(3) %Site Coverage by Building	N/A		
(4) Front Yard Setback Direction Facing: WEST	32m	50m	NO 18m N/A 100% REQ'D.
(5) Rear Yard Setback Direction Facing: SOUTH	23m	50m	NO 27m N/A 100% REQ'D.
(6) Side Yard Setback: Direction Facing: NORTH	90m	50m	YES
(7) Side Yard Setback: Direction Facing: EAST	57m	50m	YES
(8) Height of Building	4.6m	N/A	
(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: 05 Oct 16

R. J. H. Coherly
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.



20.12

2185 Q

30m (to garage)

327'

1

1

PROPOSED GARAGE

071 6228

P 2016 50

PROPOSED RESIDENCE

32m

14.4m

23m

7.8m

150'

1:1000

1mm = 1m



20.12

#16-097



**\$ 8,500 plus GST
delivered within 150
kms radius of our yard,
subject to accessibility
at destination**



**Well maintained double garage with one overhead
door.**

- Year built: ??
- Dimensions: 22' Wide x 28' Deep
- Sq. ft. 616
- Siding: Aluminum Siding
- Roof: Shingles in good shape
- Interior: wired & partially finished
- Features: O.H Door & Man Door

Holmes Building Movers Ltd

1-866-549-0277

www.holmesbuildingmovers.com

MD OF PINCHER CREEK

October 26, 2016

TO: Municipal Planning Commission
FROM: Roland Milligan, Development Officer
SUBJECT: Development Permit Application No. 2016-54

1. Application Information

Applicant: MD of Pincher Creek – Ag Services Dept.
Location Plan 7610679; OT within 32-6-30 W4M
Municipal Airport
Division: 3
Size of Parcel: 101.2 acres (41 ha)
Zoning: Airport Vicinity Protection
Development: Installation of Two (2) Shipping Containers

2. Background/Comment/Discussion

- On October 13, 2016, the MD received Development Permit Application No. 2016-54 for the installation of two (2) shipping containers onto the MD parcel of land at the Airport.
- This application is in front of the MPC because:
 - Within the Airport Vicinity Protection land use district of Land Use Bylaw 1140-08, Shipping Containers is a discretionary use.
- To supplement their storage requirements the AES department is requesting to place two shipping containers adjacent to the existing shop.
- The first container (6') to be used for pesticide storage, and the second (10') to be used for storage.
- The application was circulated to the adjacent landowners. At the time of preparing this report, no responses were received.
- The proposed location meets all setback requirements.

Recommendation No. 1:

That the report from the Director of Development and Community Services, regarding Development Permit Application No. 2016-54, for the installation of two (2) Shipping Containers, be received;

And that Development Permit Application No. 2016-54, 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. 2016-54 be approved subject to any conditions as determined by the Municipal Planning Commission.

Recommendation No. 3:

That Development Permit Application No. 2016-54 be denied, with reasons for denial

3. Enclosures

Supporting Documents:

Enclosure No. 1 Development Permit Application No. 2016-54 and supporting documents

Respectfully Submitted,

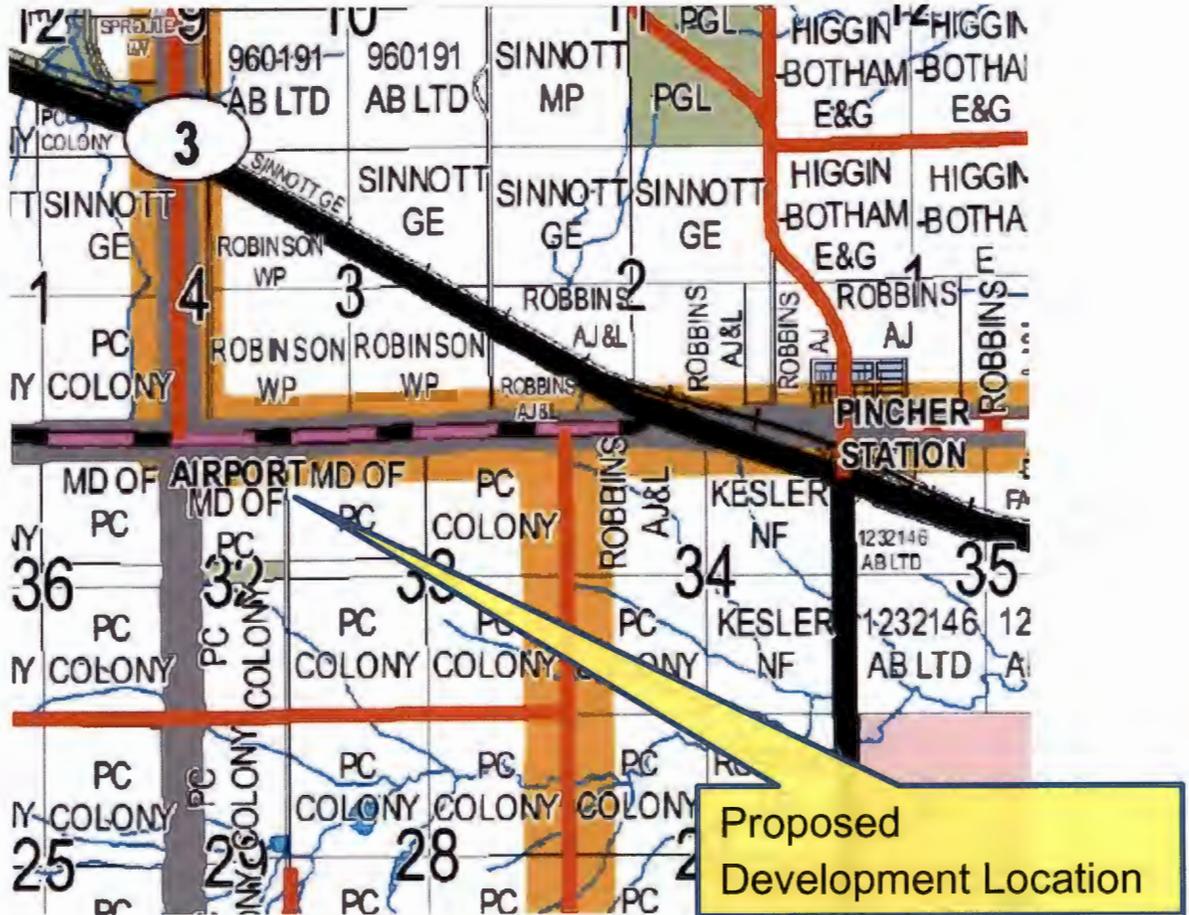


Roland Milligan

Reviewed by: Wendy Kay, CAO

W. Kay October 27, 2016

Location of Proposed Development Municipal Airport





DEVELOPMENT PERMIT APPLICATION

All grey areas will be completed by the Planning Authority

DEVELOPMENT PERMIT APPLICATION NO. 2016-54

Date Application Received 2016/10/13

PERMIT FEE \$100.00 Permitted
 \$150.00 Discretionary

Date Application Accepted 2016/10/13

RECEIPT NO. _____

Tax Roll # 2710.000 1001 Twp Rd 7-0

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: Shane Poulsen

Address: Box 279

Telephone: 403-627-3130 Email: spoulsen@mdpincercreek.ab.ca

Owner of Land (if different from above): MD of Pincher Creek

Address: Box 279 Telephone: 403-627-3130

Interest of Applicant (if not the owner): Put storage containers by MD shop

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 put a 40 foot (or less) shipping container to the east of the existing MD Shop.

Container will be modified, with doors, windows, electrical and ventilation and painted same color as shop.

Legal Description: Lot(s) _____

Block _____

Plan 7610679; OT

Quarter Section N32-6-30 W4m

Estimated Commencement Date: November 14, 2016

Estimated Completion Date: November 25, 2016

SECTION 3: SITE REQUIREMENTS

Land Use District: Airport Vicinity Protection Division: 3

Permitted Use Discretionary Use

Is the proposed development site within 100 metres of a swamp, gully, ravine, coulee, natural drainage course or floodplain?

Yes No

Is the proposed development below a licenced dam?

Yes No

Is the proposed development site situated on a slope?

Yes No

If yes, approximately how many degrees of slope? _____ degrees

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

Yes No Don't know Not required

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

Yes No Don't think so

<u>PRINCIPAL BUILDING</u>	Proposed	By Law Requirements	Conforms
(1) Area of Site		N/A	
(2) Area of Building	8X40	N/A	
(3) %Site Coverage by Building	N/A		
(4) Front Yard Setback Direction Facing: <u>NORTH</u>	<u>52m</u>	50m	YES
(5) Rear Yard Setback Direction Facing: <u>SOUTH</u>	<u>~ 690m+</u>	7.5m	YES
(6) Side Yard Setback: Direction Facing: <u>EAST</u>	<u>~ 370m</u>	50m	YES
(7) Side Yard Setback: Direction Facing: <u>WEST</u>	<u>~ 212m</u>	50m	YES
(8) Height of Building	8 ft.	N/A	
(9) Number of Off Street Parking Spaces	N/A		

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

aerial photo with drawing

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

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

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: Oct 13/16

[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:

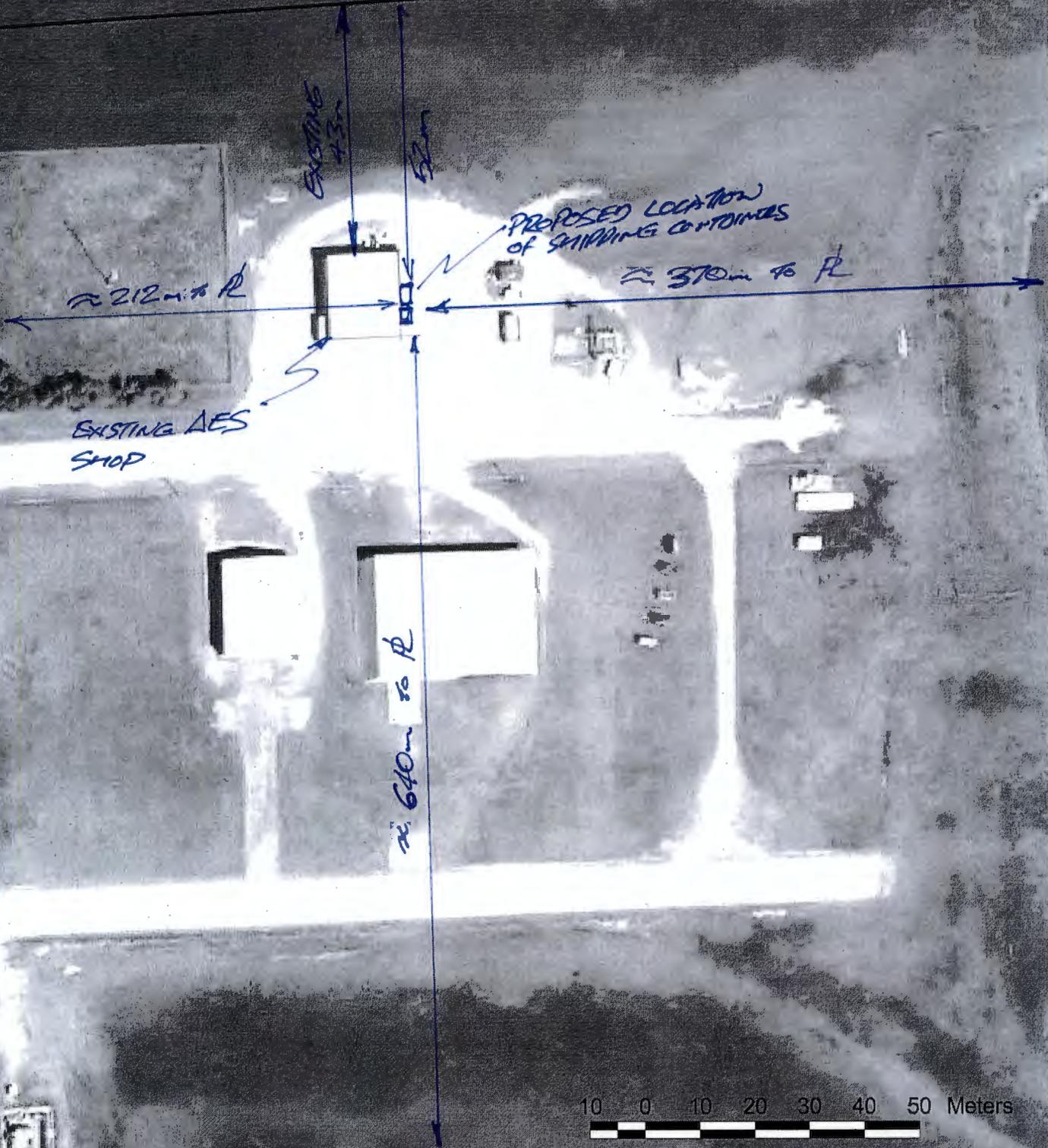
"ANY DEVELOPMENT CARRIED OUT PRIOR TO THE EFFECTIVE DATE OF THE APPROPRIATE DEVELOPMENT PERMIT IS DONE SOLELY AT THE RISK OF THE APPLICANT AND/OR LANDOWNER."
6. In accordance with the Municipal Government Act, a decision on a completed application must be made within 40 days. After the 40-day period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

20.12

TWP. RD. 7-0



586.14



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DIRECTOR OF DEVELOPMENT AND COMMUNITY SERVICES REPORT
October 2016

Development / Community Services Activities includes:

- October 4 Subdivision Authority Meeting
- October 4 Municipal Planning Commission Meeting
- October 11 Policy and Plans Meeting
- October 11 Council Meeting
- October 14 Joint Health and Safety Meeting
- October 17-21 Vacation
- October 25 Policy and Plans Meeting
- October 25 Organizational Meeting
- October 27, 2016 Staff Meeting

PLANNING DEPARTMENT STATISTICS

Development Permits Issued by the Director for October 2016

No.	Applicant	Division	Legal Address	Development
2016-52	Loreilee Cervo and Norman Cervo	5	Ptn. SE 14-7-3 W5M	Single Detached Residence
2016-55	Anne Tingle	1	SW 33-3-30 W4M	Residential Addition
2016-57	Jodi and Traci Deley	1	Ptn. NW 17-4-29 W4M	Residential Addition with Attached Garage

Development Permits Issued by Municipal Planning Commission for October 2016

No.	Applicant	Division	Legal Address	Development
2016-49	Zoratti Properties Ltd.	3	NE 4-7-1 W5M	80 m Temporary MET Tower
2016-50	Robert Doherty	1	Lot 1, Block 1, Plan 0716228; NE 25-4-29 W4M	Moved In Residential Building
2016-51	Lazy R Ranch / Jason Jack	1	SW 18-3-29 W4M	Moved In Residential Building

Development Statistics to Date

DESCRIPTION	October 2016	2016 to Date	October 2015	2015	2014
Dev Permits Issued	6 3-DO / 3-MPC	54 34-DO / 20-MPC	8 4-DO / 4-MPC	70 54-DO / 16-MPC	68 47 - DO / 21- MPC
Dev Applications Accepted	5	57	3	78	73
Utility Permits Issued	5	21	3	31	23
Subdivision Applications Approved	2	11	3	12	8
Rezoning Applications Approved	0	0	0	1	2
Seismic / Oil / Gas	3	10	3	19	0
Compliance Cert	2	24	2	21	28

RECOMMENDATION:

That the report for the period ending October 27, 2016, be received as information.

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



Date: October 27, 2016

Reviewed by: Wendy Kay, CAO



Date: October 27, 2016

Submitted to: Municipal Planning Commission

Date: November 1, 2016

MD OF PINCHER CREEK

October 27, 2014

TO: **Municipal Planning Commission**
 FROM: **Roland Milligan, Development Officer**
 SUBJECT: **Castle Rock Ridge Phase 2 – Permit Timeline Suspension Request**
 Development Permits No. 2010-77 thru 2010-82

1. Applicant

- Enel Alberta Wind Inc (EAWI).

2. Background/Comment

- The MD issued the required development permits for Phase 2 of the Castle Rock Ridge Wind Power Plant (CRRWPP) in December 2010 (Permits 2010-77 thru 2010-80, and 2010-82) and January 2011 (2010-81).
- The permits combined for an additional 14 Category 3 turbines to be added to the original Phase 1 of the CCRWPP.
- Due to delays in the Southern Alberta Transmission Reinforcement (SATR) development and construction, EAWI requested their first timeline suspension for the above Development Permits in August of 2012.
- At the September 4, 2012 MPC meeting, the timeline for the permits validity was suspended to December 17, 2014.
- A second request for a timeline suspension was applied for and granted in 2014. The current permits' timeline has been suspended to December 17, 2016.
- Attached is a letter from EAWI requesting an additional two year suspension of the permits' timeline.

Discussion

- In their letter the applicant states that the reason they are requesting a timeline suspension is because the proposed electrical system upgrades in the Project area remain currently under permit review by the Alberta Electric Systems Operator ("AESO") for the Southern Alberta Transmission Reinforcement ("SATR"). The responsibility for this upgrade belongs to Altalink Management, Inc. EAWI needs to obtain the final pathway configuration of the Castle Rock Ridge 205S to Chapel Rock 491 S transmission line as it ultimately impacts the construction of Phase 2 of the CRRWP WEC's.
- This application is in front of MPC for the following reason:

53.19 *A Category 3 WECS development permit shall have a maximum five (5) year development time line as outlined in subsections (a), (b) and (c) below.*

(a) Commencement of construction shall occur within two (2) years of the issuance of the development permit. A time extension as described in (c) or a

timeline suspension as described in (d) must be applied for prior to the expiration of the two (2) year commencement of construction period;

(d) The MPC may consider suspending the five (5) year timeline described above in cases where a development hardship is proven to the satisfaction of MPC. The MPC shall specify the duration of any timeline suspension as part of the approval.

Recommendation

That the Municipal Planning Commission review the information submitted and grant the applicant's request pursuant to Section 53.19(d) of the LUB, and suspend the timeline for the validity of Development Permits No. 2010-77 through 2010-82, for Phase 2 of the Castle Rock Ridge Wind Power Plant, from December 17th, 2016 to December 17th, 2018.

3. Enclosures

Supporting Documents:

Respectfully Submitted,



Roland Milligan

Reviewed by: Wendy Kay, CAO



October 27, 2016



Enel Alberta Wind, Inc.
A Subsidiary of Enel Green Power North America, Inc.

One Tech Drive, Suite 220 – Andover, MA 01810 – USA
T +1 978 681 1900 – F +1 978 681 7727

October 4, 2016

Municipal Planning Commission
Municipal District of Pincher Creek no. 9
P.O. Box 279
Pincher Creek, AB
T0K 1W0
Attn: Mr. Roland Milligan

Re: Castle Rock Ridge Wind Farm Phase 2 – Additional Development Permit Timeline Suspension Request

Dear Councilors:

The Municipal Planning Commission ("MPC") granted to Enel Alberta Wind, Inc. ("EAWI") in December, 2010, Development Permits No. 2010-77 to 2010-80 and 2010-82, and Development Permit No. 2010-81 in February, 2011 for the fourteen Category 3 Wind Energy Converters ("WEC's") of Phase 2 of the Castle Rock Ridge Wind Project ("CRRWP"). EAWI then requested, and was granted, a suspension of these permits on November 5, 2014 to December 17, 2016. In that approval, the Commission noted that if future extensions or suspensions are required, EAWI should submit such request prior to November 15, 2016. As such, EAWI is submitting such a request herein to extend the suspension of the permits timeline for an additional two year period until December 17, 2018.

As proof of the need for the additional suspension, EAWI previously submitted information pertaining to the proposed electrical system upgrades in the Project area currently under permit review by the Alberta Electric Systems Operator ("AESO") for the Southern Alberta Transmission Reinforcement ("SATR"). The responsibility for this upgrade belongs to Altalink Management, Inc. EAWI needs to obtain the final pathway configuration of the Castle Rock Ridge 205S to Chapel Rock 491S transmission line as it ultimately impacts the construction of Phase 2 of the CRRWP WEC's.

It is for this reason that the EAWI requests the MPC to grant a suspension to the timeline of the Development Permits issued for the Project for a period of two additional years. Should you have any questions or require additional information, please feel free to contact me.

Sincerely,

A handwritten signature in blue ink, appearing to read "Victor A. Engel".

Victor A. Engel, P.E.
Project Manager
Director of Business Development

