

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

March 1, 2016

6:30 pm

Agenda

- 1. Adoption of Agenda**
- 2. Minutes**
 - a. Minutes of February 2, 2016
- 3. In Camera**
- 4. Unfinished Business**
- 5. Development Permit Applications**
 - a. Development Permit Application No. 2016-04
Glen and Vicki Smyth
Lot 3, Block 1, Plan 8811747; SE 20-7-1 W5M
Garden Suite
 - b. Development Permit Application No. 2016-06
Philip Maloff
SE 22-7-1 W5M
Secondary Farm Residence
- 6. Development Reports**
 - a. Developer Questions Regarding Changes to DPs No. 2010-41 through 2010-53
 - Report from Director of Development and Community Services, dated February 24, 2016
 - b. Activities Report
 - Report for the month of February 2016
- 7. Correspondence**
- 8. New Business**
- 9. Next Regular Meeting – April 5, 2016; 6:30 pm**
- 10. Adjournment**

**Meeting Minutes of the
Municipal Planning Commission
February 2, 2016, – 6:30 pm
Municipal District of Pincher Creek No. 9 Administration Building**

2a

ATTENDANCE

Commission: Chairman Terry Yagos, Councillors Fred Schoening, Quentin Stevick, Garry Marchuk, and Members Dennis Olson and Bev Garbutt

Absent: Reeve Brian Hammond

Staff: 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 6:32 pm.

1. **ADOPTION OF AGENDA**

Councillor Fred Schoening 16/011

Moved that the February 2, 2016 Municipal Planning Commission Agenda, be approved as presented.

Carried

2. **ADOPTION OF MINUTES**

Councillor Garry Marchuk 16/012

Moved that the Municipal Planning Commission Minutes of January 5, 2016, be approved as presented.

Carried

3. **IN CAMERA**

Member Bev Garbutt 16/013

Moved that MPC and staff move In-Camera, the time being 6:34 pm.

Carried

Member Bev Garbutt 16/014

Moved that MPC and staff move out of In-Camera, the time being 6:37 pm.

Carried

4. **UNFINISHED BUSINESS**

Nil

5. **DEVELOPMENT PERMIT APPLICATIONS**

- a. **Development Permit Application No. 2016-01
Andy and Beth Towe
Ptn. NE 3-2-29 W4M
Residential Expansion – Setback Variance Required**

Councillor Garry Marchuk 16/015

Moved that report from the Director of Development and Community Services, dated January 27, 2016, regarding Development Permit Application No. 2016-01, be received;

And that Development Permit Application No. 2016-01, for the residential expansion – Setback Wavier Required, 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.
2. That the applicant adhere to Roadside Development Permit No. 4728-16, issued by Alberta Transportation on January 26, 2016, to be attached to and form part of this permit.

Waiver(s):

1. That a 7.6 metre Secondary Yard Setback Variance be issued, from the minimum 25 metre Setback from an Undeveloped Road Allowance requirement, for a Secondary Side Yard Setback of 17.4 metres.

Carried

6. **DEVELOPMENT REPORTS**

Member Dennis Olson 16/016

Moved that the Development Report for January 2016, be received as information.

Carried

7. **CORRESPONDENCE**

Nil

8. **NEW BUSINESS**

No New Business was added to the agenda.

9. **NEXT MEETING** – March 1, 2016; 6:30 pm

10. **ADJOURNMENT**

Councillor Garry Marchuk

16/017

Moved that the meeting adjourn, the time being 6:39 pm.

Carried

Chairperson Terry Yagos
Municipal Planning Commission

Director of Development and Community
Services Roland Milligan
Municipal Planning Commission

MD OF PINCHER CREEK

February 24, 2016

TO: Municipal Planning Commission
FROM: Roland Milligan, Development Officer
SUBJECT: Development Permit Application No. 2016-04

1. Application Information

Applicant: Glen and Vicki Smyth
Location Lot 3, Block 1, Plan 8811747; SE 20-7-1 W5M
Division: 4
Size of Parcel: 7.9 ha (19.6 Acres)
Zoning: Agriculture
Development: Garden Suite

2. Background/Comment/Discussion

- On February 5, 2016, the MD received an application requesting the development of a Garden Suite on the above parcel. (Enclosure No. 1).
- The applicants wish to construct a 148.6 sq.m. (1600 sq.ft.) Single Detached Residence on a parcel that currently has two other dwellings on it (See Enclosure No. 1).
- The older dwelling is not lived in and is due for demolition.
- The applicants state that the current dwelling, the one being occupied by Glen Smyth's parents, is an old house that was moved onto the site many years ago and has been added to many times.
- The applicants state that when this dwelling is no longer occupied by the parents, it will also be abandoned.
- Although this parcel is in the Agriculture land use district, at 19.6 acres it does not meet the minimum parcel size of 80 acres for the proposed dwelling to be considered a Secondary Farm Residence.
- For the purpose of this application the applicants are applying for the Garden Suite use.
- The applicants intend to care for the aging parents in the existing dwelling until such time it will no longer be required.
- The application is in front of the MPC because:
 - Within the Agriculture Land Use District of Land Use Bylaw 1140-08, Garden Suite is a discretionary use.

- The application was circulated to the adjacent landowners. At the time of preparing this report, one response from an adjacent landowner was received stating that they had no concerns.
- Section 45 of the Land Use Bylaw sets out the provisions of Garden Suites. Two factors to consider are:
 - Garden Suite Development Permits expire in 5 years from issuing, with a provision to renew once at the discretion of the Development Officer. After that time, MPC is responsible for renewing the permit if the original criteria is still being met.
 - Section 45.4 states “the structure being proposed shall be shown to be readily moveable upon expiry of the approval period”. The residence proposed is not shown to be readily moveable. This stipulation would require a variance.
- This application will require that the development authority waive these sections.
- Alternately, the application could be approved as a Secondary Farm Residence Use, with the waiver of the 80 acre minimum parcel size requirement, Section 38.3 (a) of the LUB.
- The proposed location meets a setback requirements of the land use district.

Recommendation No. 1:

That Development Permit Application No. 2016-04, for the Garden Suite, 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 Section 45.4 of Land Use Bylaw 1140-08 be waived.

Recommendation No. 2:

That Development Permit Application No. 2016-04 be approved subject to any conditions as determined by the Municipal Planning Commission.

Recommendation No. 3:

That Development Permit Application No. 2016-04, for the Secondary Farm Residence, be approved subject to the following Condition(s) and Waiver(s):

Condition(s):

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

Waiver(s):

2. That Section 38.3 (a) of Land Use Bylaw 1140-08 be waived.

Recommendation No. 4:

That Development Permit Application No. 2016-04 be denied as it does not comply with the provisions of the Land Use Bylaw, given:

1. Pursuant to Section 45.4 of the LUB, the proposed dwelling unit is not readily moveable upon the expiration of the five (5) year approval period.

3. Enclosures

Supporting Documents:

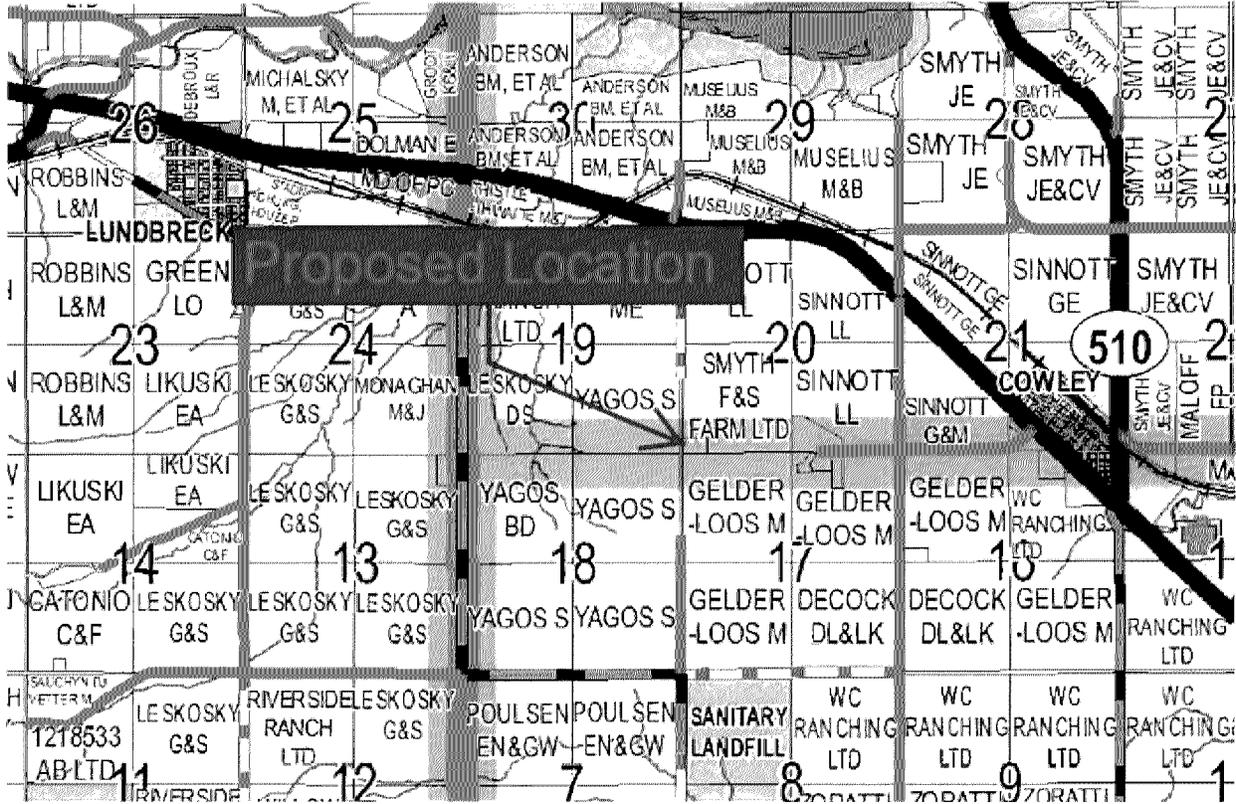
Enclosure No. 1 Development Permit Application No. 2016-04 and supporting documents

Respectfully Submitted,


Roland Milligan

Reviewed by: Wendy Kay, CAO

Location of Proposed Development



Photos

Photo Locations Shown on Site Plan



Photo 1, Looking South to Building Site



Photo 2, At Building Site Looking North



Photo 3, Existing Occupied Dwelling Looking Due West



Photo 4, Existing Occupied Dwelling Looking Due South



Photo 4, Existing Abandoned Dwelling to be Removed



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. 2016-04

Date Application Received 2016/02/05

PERMIT FEE \$150.00

Date Application Accepted 2016/02/05

RECEIPT NO. 25134

Tax Roll # 3511.000 2410 Twp Rd 7-3

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: Glen + Vicki Smyth

Address: Box 203, COWLEY, AB, TOKOPO

Telephone: 403-627-9426 Email: glenvicki@jrtwave.com

Owner of Land (if different from above): Collin, Shirley, Glen, Vicki Smyth

Address: SE 20, TOWN 7, R1 w of the 5th 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:

Garden Suite, one level 1600 sq. ft house.

Legal Description: Lot(s) 3

Block 1

Plan 881 1747

Quarter Section SE 20-7-1 W5M

Estimated Commencement Date: Fall 2016

Estimated Completion Date: Winter 2016

SECTION 3: SITE REQUIREMENTS

Land Use District: AGRICULTURE - A Division: 4

Permitted Use Discretionary Use

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

Yes No

Is the proposed development below a licenced dam?

Yes No

Is the proposed development site situated on a slope?

Yes No

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

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

Yes No Don't know Not required

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

Yes No Don't think so

<u>PRINCIPAL BUILDING</u>	Proposed	By Law Requirements	Conforms
(1) Area of Site	80' x 120'		
(2) Area of Building	2080sqft		
(3) %Site Coverage by Building	N/A		
(4) Front Yard Setback Direction Facing: North	220m	7.5m	YES
(5) Rear Yard Setback Direction Facing: South	45m	7.5m	YES
(6) Side Yard Setback: Direction Facing: W	45m	7.5m	YES
(7) Side Yard Setback: Direction Facing: E	364m	50m	YES
(8) Height of Building			
(9) Number of Off Street Parking Spaces	N/A		

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: _____

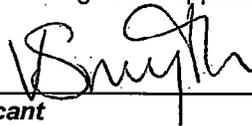
Type of demolition planned: _____

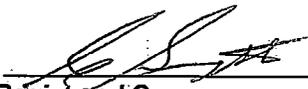
SECTION 5: SIGNATURES (both signatures required)

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: Feb 5, 16.


Applicant

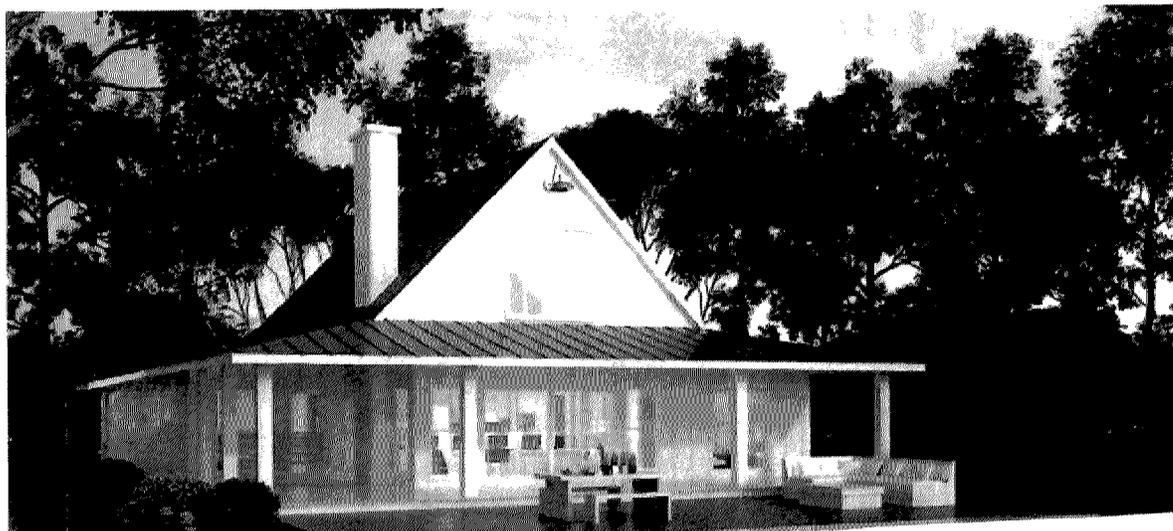

Registered Owner

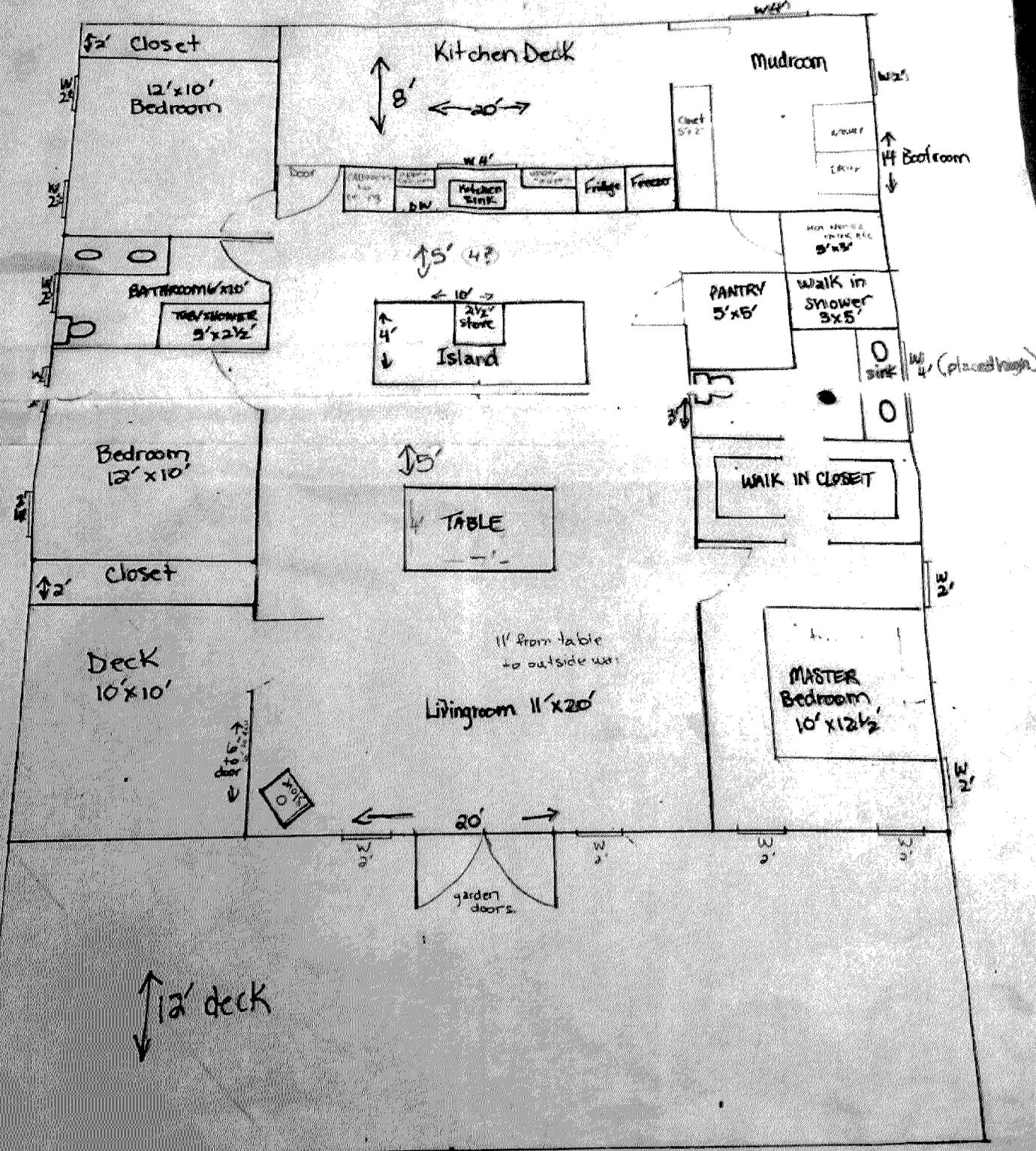
Information on this application form will become part of a file which may be considered at a public meeting.

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.





Roland Milligan

From: Glen & Vicki Smyth <glenvicki@jrtwave.com>
Sent: Monday, February 8, 2016 12:50 PM
To: Roland Milligan
Subject: Graden Suite(Vicki & Glen Smyth)
Attachments: vicki.jpg

To Whom it may concern,

We are submitting this application to build a "Garden Suite" in planning to prepare to care for & help out Shirley & Collin Smyth who are now into their 70's. They have expressed to us that they do not want to be put into a "home". We feel that building the garden suite would enable them to continue to be independent knowing that we are right next door.

The plan for the garden suite is also one level. With everything on ground floor we feel they could live with us, if need be, in the future. Of course, we would conform to all regulations outlined by the M.D. of Pincher Creek and have submitted the appropriate fee.

consideration, Vicki & Glen Smyth

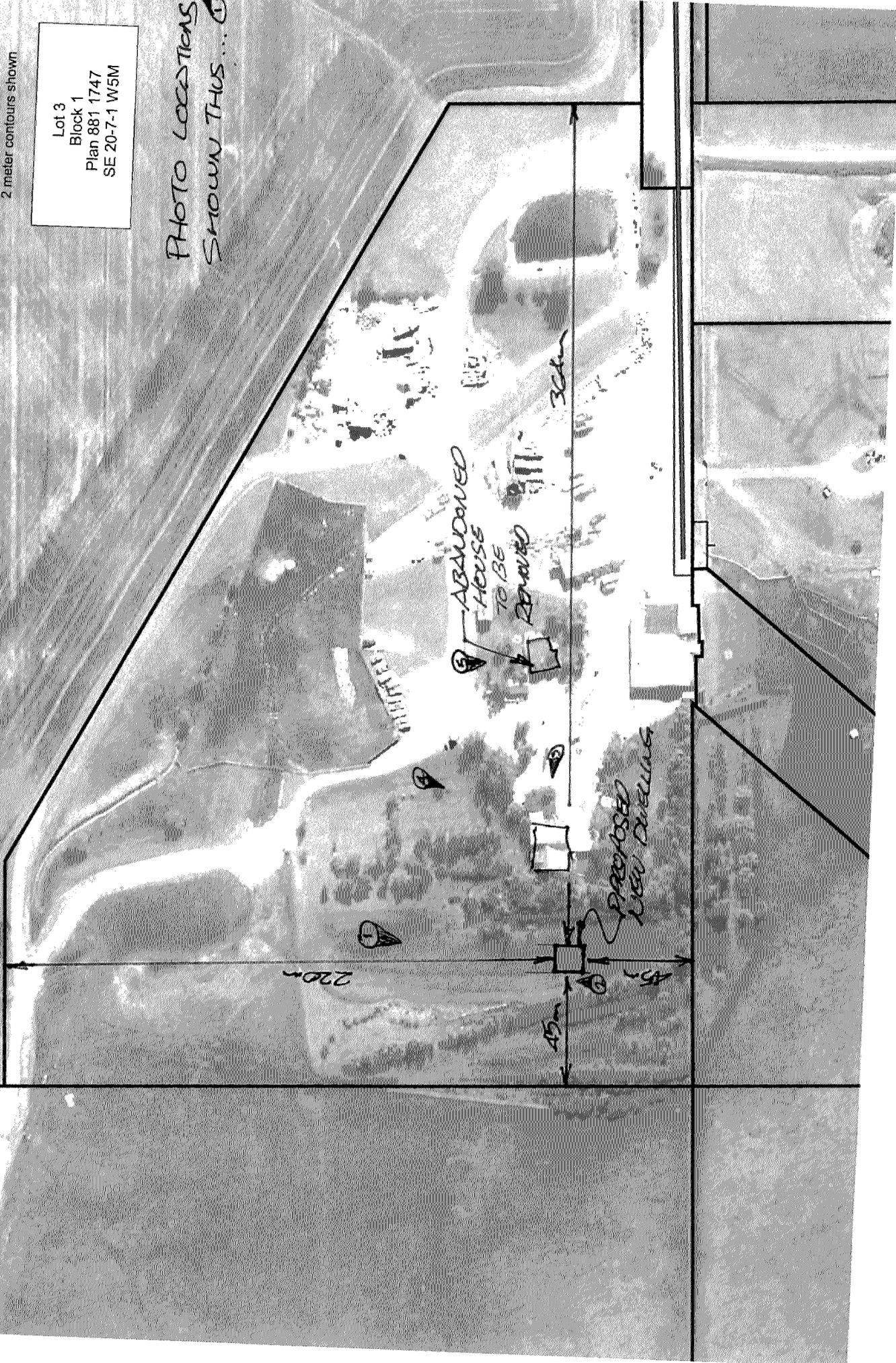
Thanks for your



SCALE 1:2000
2 meter contours shown

Lot 3
Block 1
Plan 881 1747
SE 20-7-1 W5M

PHOTO LOCATIONS
SHOWN THIS...



MD OF PINCHER CREEK

February 24, 2016

TO: Municipal Planning Commission
FROM: Roland Milligan, Development Officer
SUBJECT: Development Permit Application No. 2016-06

1. Application Information

Applicant: Philip Maloff
Location: SE 22-7-1 W5M
Division: 4
Size of Parcel: 63.1 ha (155.97 Acres)
Zoning: Agriculture
Development: Secondary Farm Residence

2. Background/Comment/Discussion

- On February 10, 2016, the MD received an application requesting the placement of a new singlewide manufactured home to be used as a Secondary Farm Residence on the above parcel. (Enclosure No. 1).
- The application is in front of the MPC because:
 - Within the Agriculture Land Use District of Land Use Bylaw 1140-08, Secondary Farm Residence is a discretionary use.
- The application was circulated to the adjacent landowners, with no responses being received at the time of preparing this report.
- There are currently two other dwelling units on this parcel. The applicant's current dwelling, constructed in 1949, and a singlewide manufactured home placed there in 1972.
- The applicant states that the older manufactured home will be abandoned and either removed or repurposed.
- The applicant states that both existing dwelling units are in rough shape and would be too costly to update to modern standards.
- The proposed location meets all setback requirements of the land use district.

Recommendation No. 1:

That Development Permit Application No. 2016-06, for a Secondary Farm Residence, 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. 2016-06 be approved subject to any conditions as determined by the Municipal Planning Commission.

Recommendation No. 3:

That Development Permit Application No. 2016-06 be denied as it does not comply with the provisions of the Land Use Bylaw.

3. Enclosures

Supporting Documents:

Enclosure No. 1 Development Permit Application No. 2016-06 and supporting documents

Respectfully Submitted,



Roland Milligan

Reviewed by: Wendy Kay, CAO

PHOTOS



Photo 1: Existing Residence, circa 1949



Photo 2: Existing Manufactured Home, circa 1972



Photo 3: Proposed location of new manufactured home, looking due east.



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. 2016-06

Date Application Received 2016/02/10

PERMIT FEE 150

Date Application Accepted 2016/02/10

RECEIPT NO. 25172

Tax Roll # 3518.000 1216 TwpRd 7-3

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: PHILIP MALOFF
 Address: PO BOX 271 COWLEY, AB TOKOPO
 Telephone: 403 628 2512 Email: p.2009m@live.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:

20x70' modular home, for own use, to move into. Home will have updated, to date, electrical, insulation etc.

Legal Description: Lot(s) _____
 Block _____
 Plan _____
 Quarter Section SE 22-7-1-5

Estimated Commencement Date: May 1 / 2016

Estimated Completion Date: Aug 30 / 2016

SECTION 3: SITE REQUIREMENTS

Land Use District: AGRICULTURE - A Division: 4

Permitted Use Discretionary Use

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

Yes No

Is the proposed development below a licenced dam?

Yes No

Is the proposed development site situated on a slope?

Yes No

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

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

Yes No Don't know Not required

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

Yes No Don't think so

<u>PRINCIPAL BUILDING</u>	Proposed	By Law Requirements	Conforms
(1) Area of Site	150 acres		
(2) Area of Building	1500 ft ²		
(3) % Site Coverage by Building	0.02%	N/A	
(4) Front Yard Setback Direction Facing: SOUTH	7.7m	50m	YES
(5) Rear Yard Setback Direction Facing: North	7.22m	7.5m	YES
(6) Side Yard Setback: Direction Facing: WEST	7.53m	7.5m	YES
(7) Side Yard Setback: Direction Facing: East	6.30m	50m	YES
(8) Height of Building	3.5m	N/A	
(9) Number of Off Street Parking Spaces	2	N/A	

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

MAP WITH (X) SHOWING POSSIBLE HOME PLACEMENT

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: Feb 10/2016

Philip Maloff
Applicant

PHILIP MALOFF
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.
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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.



22

SE 22-7-1 W 5m

722m

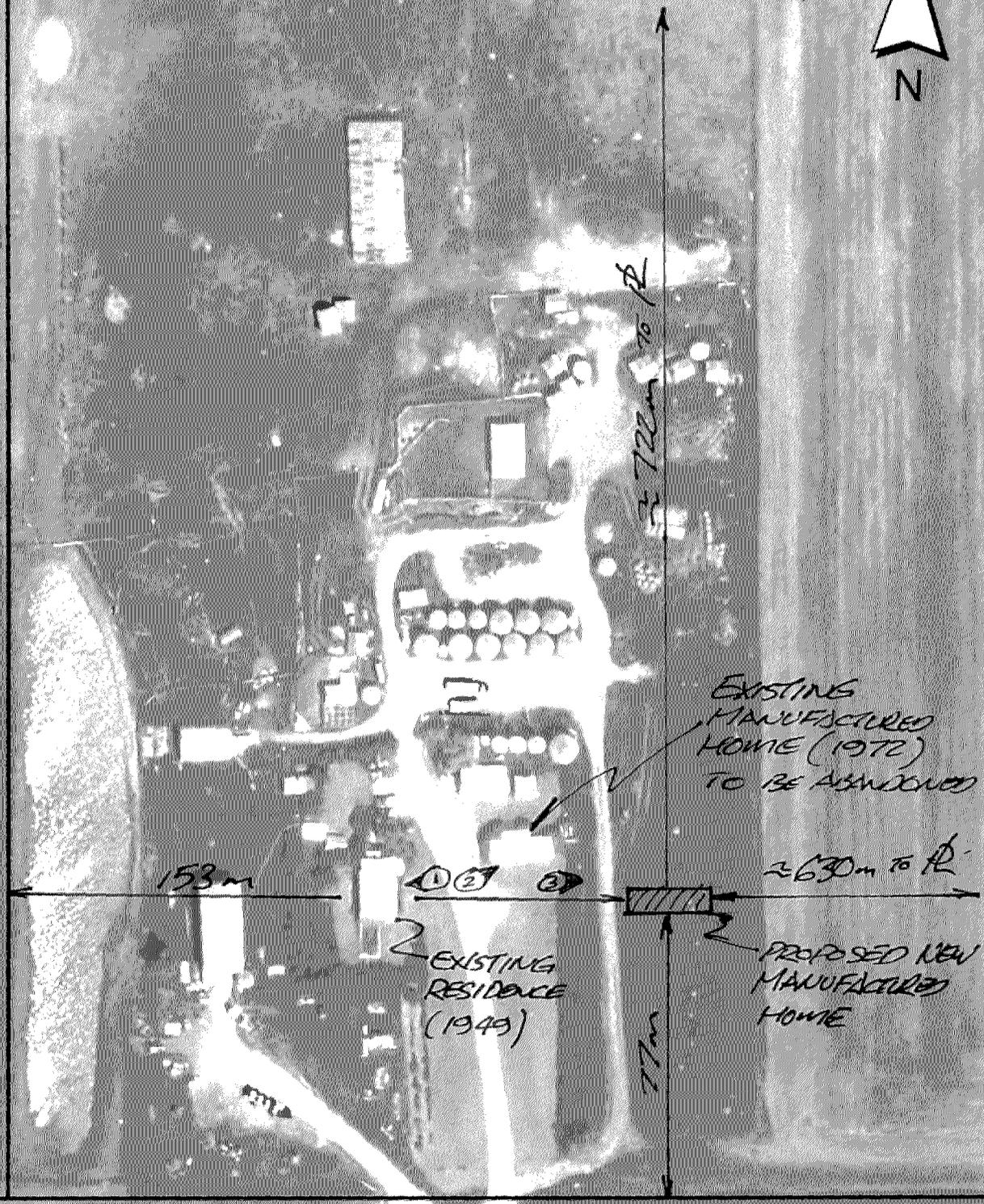
153m

630m

TWP. RD. 7-3

SCALE 1:5000





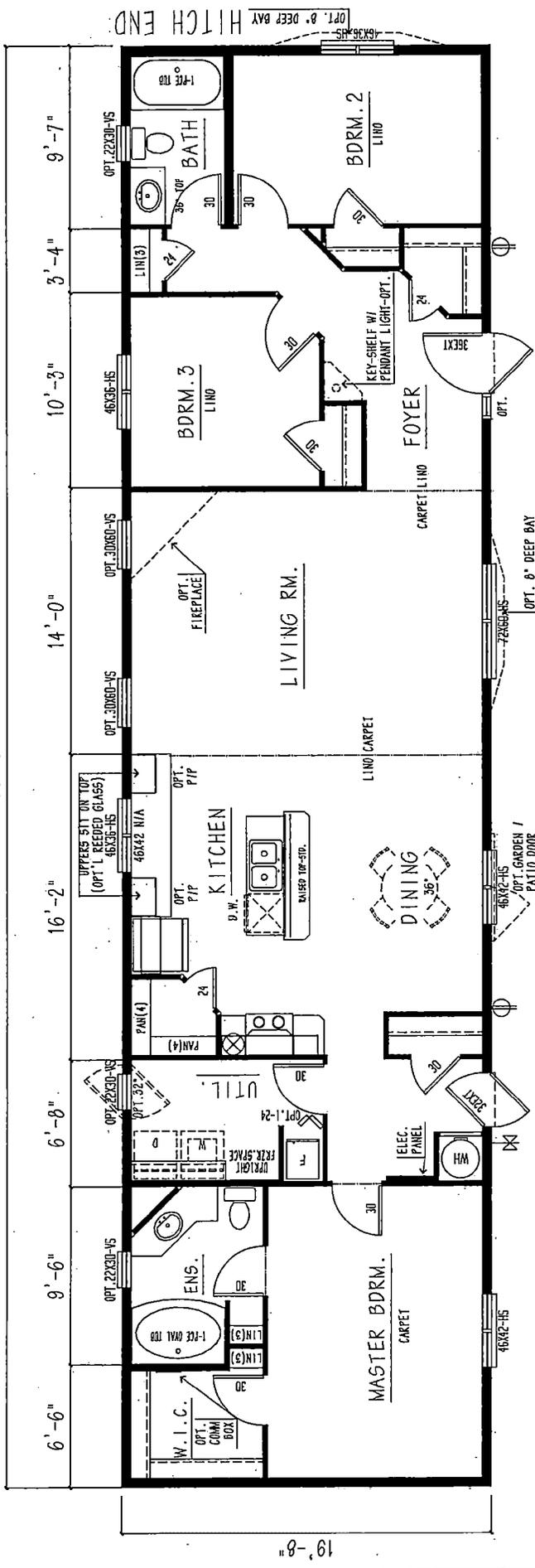
① PHOTO LOCATION



SCALE 1:1500

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76'-0"



- ⊕ EXTERIOR G.F.I.
- ⊖ FROST FREE TAP
- ⊗ TV/PHONE JACK

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 **SOME ITEMS SHOWN MAY BE OPTIONAL.

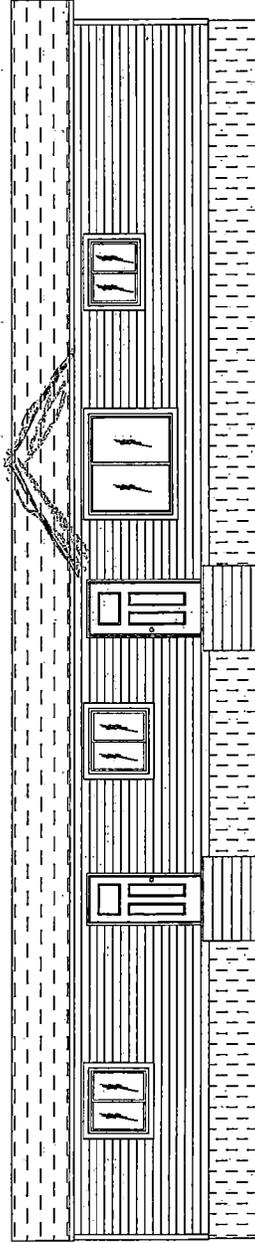
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Triple M Housing

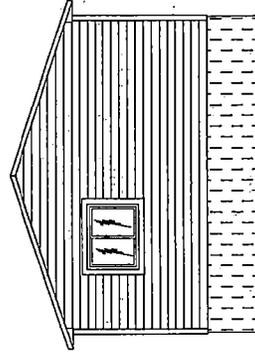
www.triplemhousing.com

MODEL: MW2076-273-15
 TITLE: SALES DRAWING
 DATE: 2014-08-15
 SCALE: N.T.S.

M-SERIES 2015 "MERIDIAN"



STANDARD EXTERIOR (2015 MERIDIAN)



STANDARD EXTERIOR INCLUDES ACCENT BOARDS
AROUND STANDARD WINDOWS FRONT END & CURBSIDE

- NOTE:
 1. THESE DRAWINGS INDICATE TYPICAL CONSTRUCTION ONLY--
 (PLANS AND SPECIFICATIONS SUBJECT TO CHANGE)
 2. SOME ITEMS SHOWN ARE OPTIONAL OR SUPPLIED
 AND INSTALLED BY OTHERS

REV.	REVISIONS

www.triplemhousing.com

LEHMAN'S AND COMPANY
ARCHITECTS

MODEL: M-SERIES

TITLE: MERIDIAN ELEVATIONS

DATE: OCT. 30/14 DWG. L.S.

SCALE: N.T.S. CAD.

DWG. NO. M-2015-MRD

REV. d

Triple M Housing
Custom Crafted for Life!

KITCHEN SPECIAL

16', 18', 20', 22' & 24' (M-SERIES)

CONSTRUCTION STANDARDS

4/12 roof pitch
 Residential, maintenance free vinyl siding
 Architectural shingles w/full underlayment
 Tubular steel frame with hitch 16', 18', 20'
 Engineered wood web floor truss: 22' & 24'
 16' wide - Floor joists: 2 x 10 @ 24" o/c
 18' & 20' wide - Floor joists: 2 x 10 @ 16" o/c
 Exterior wall sheathing (glued & fastened)
 White metal soffit & fascia
 Triple M rigid exterior wall system
 Frost free tap
 Dedicated receptacle for heat tape in HWT cavity
 23/32" floor sheathing (glued & fastened)
 8' walls
 6 mil vapor barrier
 Insulation:
 Ceiling: R-40
 Floor: R-28 (Truss floor: R26)
 Walls: R-20
 ½" stippled gyproc ceilings
 Vaulted ceiling – living room, dining room,
 kitchen & family room
 Carbon monoxide/Smoke detectors
 Carpet with upgrade underlay in living room,
 family room and master bedroom
 Quality linoleum (fully glued & rolled)
 Convertible gas furnace with electronic ignition
 Coil cavity under furnace
 40 US gallon electric HWT
 Plumbed for washer, wired for dryer
 100 amp electric service panel
 1 ½" conduit from draw side of panel through floor
 Arc fault breakers
 36" front and 32" rear exterior doors
 Screen doors
 Pre-finished interior doors
 32" utility room door
 Lighting at all exterior doors
 Shut off valves throughout
 Braided water lines at sinks
 & toilets

DISTINCTIVE STANDARD FEATURES

Low E Argon windows & sills complete w/screens
 12" side eave with venting
 Decorative accent boards around windows
 (Front & curbside)
 Decorative wall panels with taped seams
 Mini blinds and valances throughout
 Décora Switches
 CFL lighting throughout
 Continuous rod shelving in closets

MODERN CRAFTED KITCHENS

Adjustable track lighting (2)
 Modular cabinets with adjustable shelving
 Spacious pantry in kitchen (where applicable)
 PVC cabinet doors throughout
 Laminate countertops with self edge
 Tight weave pantry shelving

CONTEMPORARY BATHS

De-humidistat on main bath fan, all other fans
 on separate switch
 1 Piece smooth back tub/shower or tub+shower
 combination in main bath & ensuite

OPTIONAL FEATURES

- Upgrade interior doors
- Garden doors
- Jetting on tub
- Upgrade goose neck faucet
- 16" overhang at rear
- Triple pane low E argon windows
- Insulated storm doors
- Aspen Creek exterior packages
- Built-in dishwasher
- Nail holes in trim filled
- A/C ready

Extra's Included In Base Price (ps = plan specific)

*Black 18 Cu. FT. Fridge	*Ceramic Cooktop W/Euro-Style range hood (ps)
*Black slide in range (ps)	*Custom Cabinet Design
*Black Eyelevel Oven (ps)	*Shower In Ensuite (ps)
*Black Built In Microwave	*46x60 Transom Windows on Frt & CS
*Custom Island With Raised Top (ps)	*Built In Bench At Front Entry (ps)
*Full Tile Backsplash w/ glass insert	*Deluxe crown moulding on kitchen
*Soft close pot and pan drawers (ps)	

MD OF PINCHER CREEK

February 24, 2016

TO: Municipal Planning Commission
FROM: Roland Milligan, Director of Development and Community Services
SUBJECT: Developer Questions Regarding Changes to DPs No. 2010-41 through 2010-53
Welsch Wind Farm (26 Category 3 WECS and Substation)

Background:

- Development Permits No. 2010-41 through 2010-53 (collectively the Permit), for the Welsch Wind Farm (the Project), were issued by the Municipal Planning Commission (the MPC) in July of 2010.
- The project lands have been rezoned to Wind Farm Industrial with the adoption of Bylaw 1173-09 in 2009.
- The project was purchased from Eolectric by Enercon Canada Inc. (the Developer), to be operated as Welsch Wind Power Inc. (WWPI).
- The project received AUC approval on February 6, 2012.
- Current AUC approval is valid until December 31, 2016.
- The developer received a MD permit timeline suspension from the MPC on November 3, 2015. The current MD approval is valid until December 31, 2016, to coincide with the current AUC approval.
- Since the time of the initial permit approvals, significant developments in turbine technology have taken place. Turbines that are now more efficient and quieter are available for the project.
- The developer wishes to change the turbines proposed for the project to take advantage of the newer technologies.
- The proposed changes will have impacts on what has been approved for the project.
- The developer states that the newer model of turbines will allow the project to reduce the footprint of the wind farm as well as reducing the overall noise visual and noise impacts.

Discussion:

- The Municipal Government Act and the MD's Land Use Bylaw, do not have provisions for allowing the amendment of existing development permits.
- In discussions with the developer, MD planning staff informed them that any substantive changes to the permits issued for the project would require new permits.
- Planning staff suggested that the developer submit any and all information to the MPC so that they could determine if the changes to the project were substantive enough to require the developer to go through the permitting process again.
- The developer feels that the change of the turbine to be used is not substantive and would like the MPC to review the two proposed options (Option A, Preferred, and Option B).
- The project, as approved by the MD, contains 26 turbines. There are two separate turbines approved. Seventeen (17) Enercon E-82, 3.0 MW turbines, and nine (9) Enercon E-82, 2.0 MW turbines.

- OPTION A
- The developer's preferred Option A, would use a combination of thirteen (13) E-126, 4.2 MW and 2.5 MW turbines and five (5) E-101, 3.5 MW and 3.0 MW turbines.
- The E-126 has a total height of 162.0m. The E-101 has a total height of 124.9m.
- The maximum turbine height of the approved project is 125.58m. Option A would have thirteen turbines with a total height of 162.0m, 37.1m (122') taller than the approved project. The remaining five turbine would have a total height of 124.9m, 0.68m (2.2') shorter than what is approved.
- Option A reduces the total turbines from twenty six (26) to eighteen (18), removing eight (8) turbines from the project.

- OPTION B
- Option B would use a combination of fifteen (15) E-101, 3.5 MW turbines and nine (9) E-82, 2.0 MW turbines.
- The E-101 has a total height of 124.9m. The E-82 has a total height of 119.3m.
- The maximum turbine height of the approved project is 125.58m. Option B would have fifteen turbines with a total height of 124.9m, 0.68m shorter than the approved project. The remaining nine turbines would have a total height of 119.3m, same as approved.
- Option B reduces the total turbines from twenty six (26) to twenty four (24), removing two (2) turbines from the project.

- In both Option A and Option B, the locations of the turbines would not change, aside from the ones being removed. No setback waivers would be required as the approved locations are well within the building pockets as established by the land use bylaw.
- The use of the new turbine technology would also reduce the noise from the project as the maximum Sound Power Levels (SPL) for the turbines has been reduced. Both options have a modelled SPL that is lower than the approved project.
- The developer supplied a tentative schedule for the project completion with their timeline suspension request last November. The Project is planned to commence construction in Q3 2016 and be in commercial operation by Q4 2017.

Recommendation 1

That after review of the information provided, Municipal Planning Commission determines that the configuration described as Option A, reduces the impact of the project in such a manner that the MPC deems the proposal to have minimal impact and therefore does not require the developer to go through a new permit application process; and further,

Any permits associated with the turbines removed from the project be amended to reflect the said removal of those turbines and from the project.

Recommendation 2

That after review of the information provided, Municipal Planning Commission determines that the configuration described as Option B, reduces the impact of the project in such a manner that the MPC deems the proposal to have minimal impact and therefore does not require the developer to go through a new permit application process; and further,

Any permits associated with the turbines removed from the project be amended to reflect the said removal of those turbines and from the project.

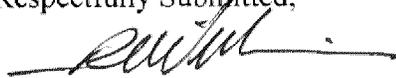
Recommendation 3

That after review of the information provided, Municipal Planning Commission determines that the configurations described as Option A and Option B to be significant enough to require the developer shall go through a new permit application process for the proposed changes.

Enclosure(s):

- Enclosure No. 1 Letter and Presentation from Developer, Dated February 23, 2016
- Enclosure No. 2 Map 1 - Existing Approved Project
- Enclosure No. 3 Map 2 – Option A
- Enclosure No. 4 Map 3 – Option B

Respectfully Submitted,



Roland Milligan

Reviewed by: Wendy Kay, CAO

February 24, 2016

Roland Milligan

From: Hassan Shahriar <hassan.shahriar@enercon.de>
Sent: Tuesday, February 23, 2016 1:36 PM
To: Roland Milligan
Subject: Welsch Turbine Change Review
Attachments: Proposed Turbine Change_Welsch_160223HS.pdf; WEC Strategy for Impact Mitigation.pdf

Hello Roland,

Please find attached a letter and supporting information requesting a review by the Council of the contemplated changes to the Welsch turbine type.

If you have suggestions for changes to the attached, please let me know.

Regards,

Hassan Shahriar
Senior Commercial Manager



145 Berkeley Street, Suite 300
Toronto, ON, M5A 2X1

Desk: +1 416 572 8912
Cell: +1 416 889 7596

www.enercon.de

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Hassan Shahriar
Senior Commercial Manager
Telephone: (416)572 8912
Email: hassan.shahriar@enercon.de

By email

February 23rd 2016

Roland Milligan
Director of Development and Community Services
M.D. Pincher Creek #9
P.O. Box 279
Pincher Creek, Alberta, T0K 1W0

Re: Municipal Planning Commission (“MPC”) opinion on potential turbine change for the Welsch wind farm in order to reduce impact

Dear Mr. Milligan:

Welsch Wind Power Inc. (“WWPI”), a wholly owned subsidiary of ENERCON GmbH (“ENERCON”), is currently engaged in the development of the Welsch Wind Farm (the “Project”). On July 30th 2010, the Project was issued a permit, numbers 2010-41 through 2010-53 (“Development Permit”), for development of a wind farm consisting of seventeen (17) E-82 3.0MW and nine (9) E-82 2.0MW wind turbines (“Approved Turbines”). Since the issuance of the Development Permit, there have been significant advances in wind turbine technology rendering current wind turbine models more efficient as well as quieter.

As a result, WWPI is considering a change in turbine type for the Project from Approved Turbines to newer models that would allow the Project to reduce the foot print of the wind farm as well as reduce overall visual and noise impacts.

WWPI is considering the following turbine configurations: thirteen (13) E-126 and five (5) E-101 (“Option A”); fifteen (15) E-101 and nine (9) E-82 (“Option B”). Option A results in an increase in tip height of the project but is expected to reduce overall impact due to removal of eight (8) turbines from the Project. Option B ensures that tip heights are at or below current approved tip height limits while also removing two (2) turbines from the Project. Both Option A and B (i) do not require change in turbine locations, (ii) have maximum sound power level (“SPL”) at or below the maximum SPL of Approved Turbines and (iii) meet setback requirements as per the Land Use Bylaws. Both options have their own merits; however, Option A is currently the preferred option for WWPI. The enclosed document provides more details on the two options.

Prior to making a decision on a turbine type change and making the necessary application with the Alberta Utilities Commission (“AUC”), WWPI hereby requests the MPC to consider, review and validate whether one or both options can be considered as amendments to the existing Development Permit, thus foregoing an application of a new Development Permit.

Page 1 of 2



Should you have any questions pertaining to the request or require additional information regarding the proposed options, please contact the undersigned.

Kind Regards,
ENERCON Canada Inc.

A handwritten signature in black ink, appearing to read 'Hassan Shahriar', is written over a horizontal line.

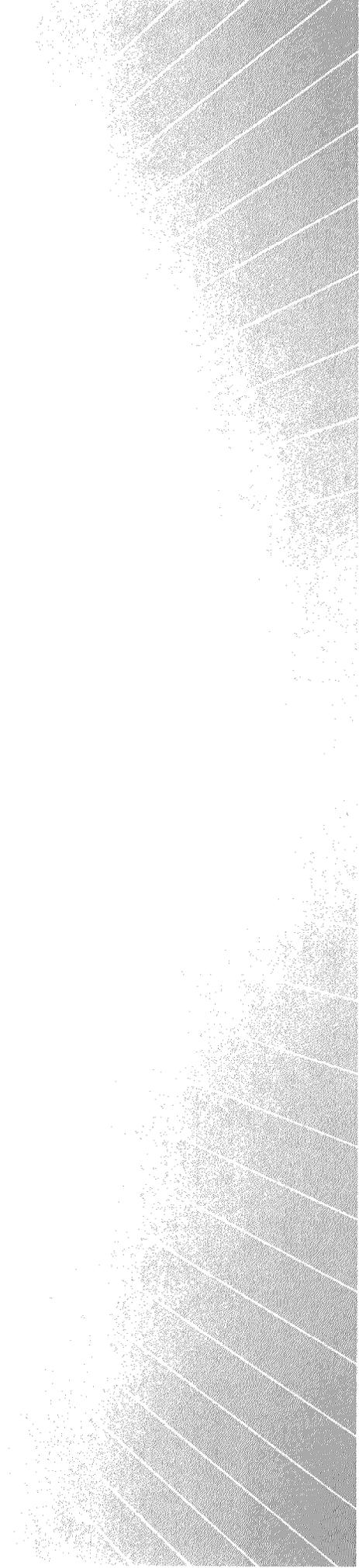
Per: Hassan Shahriar, Senior Commercial Manager

encl. WEC Strategy for Impact Mitigation

Welsch Wind Farm

WEC Strategy for Impact Mitigation

Presented to M.D. Of Pincher Creek No.9



Turbine Options – Overview

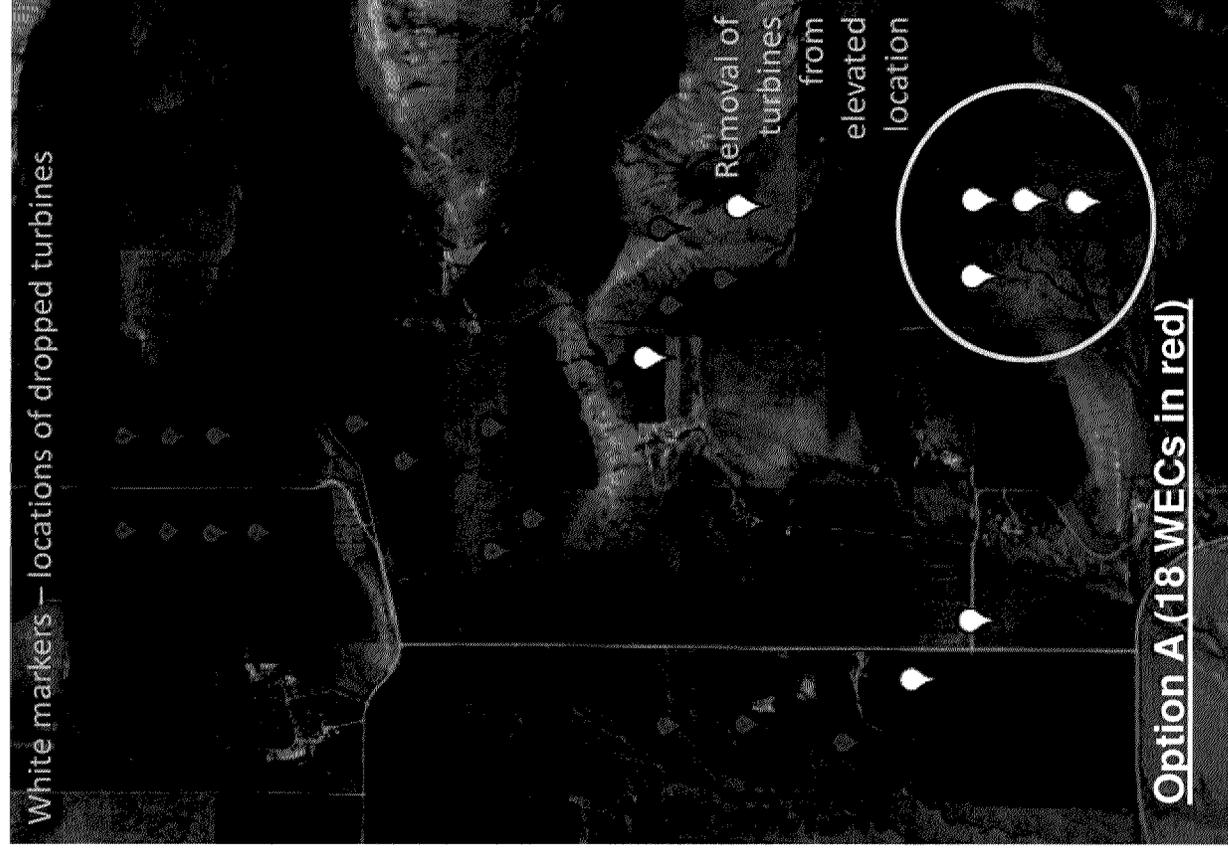
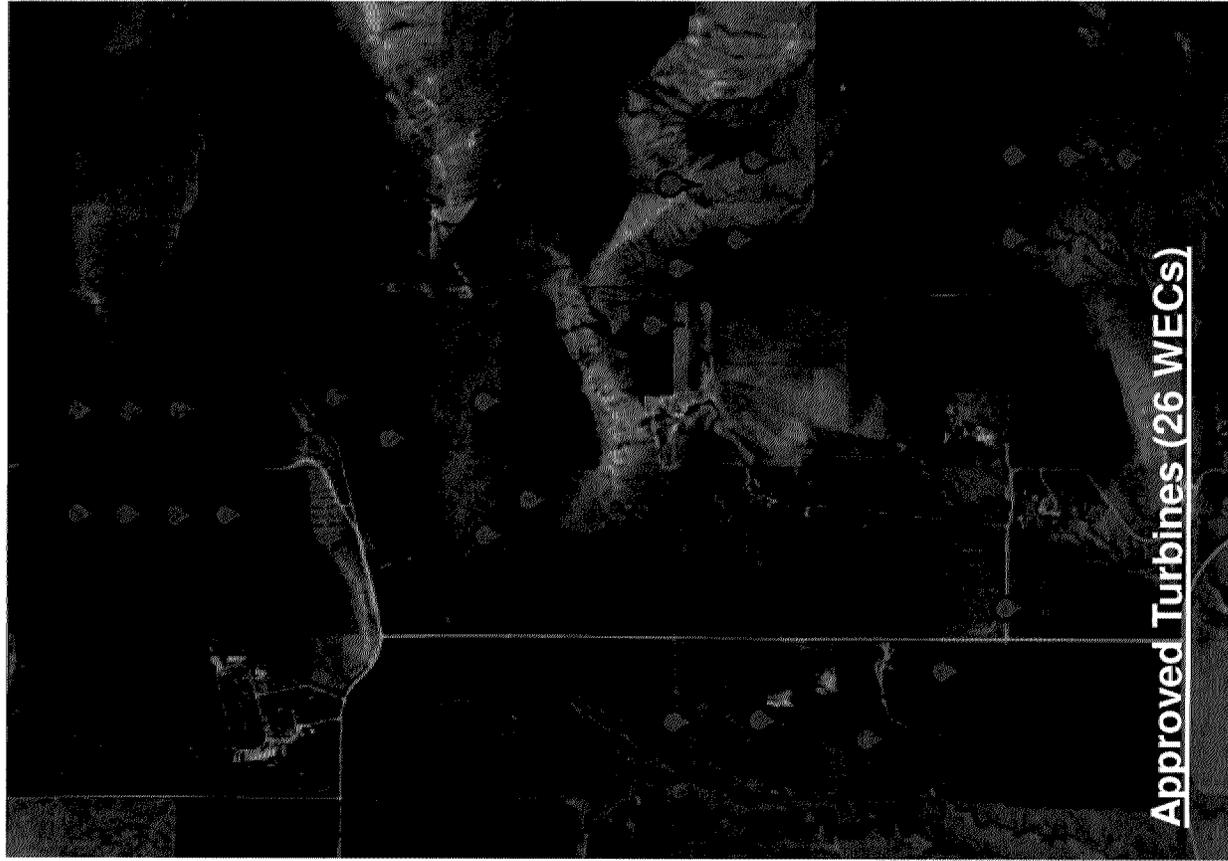


<u>Approved Layout</u>	<u>Option A (Preferred)</u>	<u>Option B</u>
☑ 9 x E-82 E2 2.0 MW	☑ 5 x E-101 E2 3.5 MW	☑ 9 x E-82 E2 2.0 MW
☑ 17 x E-82 E3 3.0 MW	☑ 13 x E-126 EP4 4.2 MW	☑ 15 x E-101 E2 3.5 MW

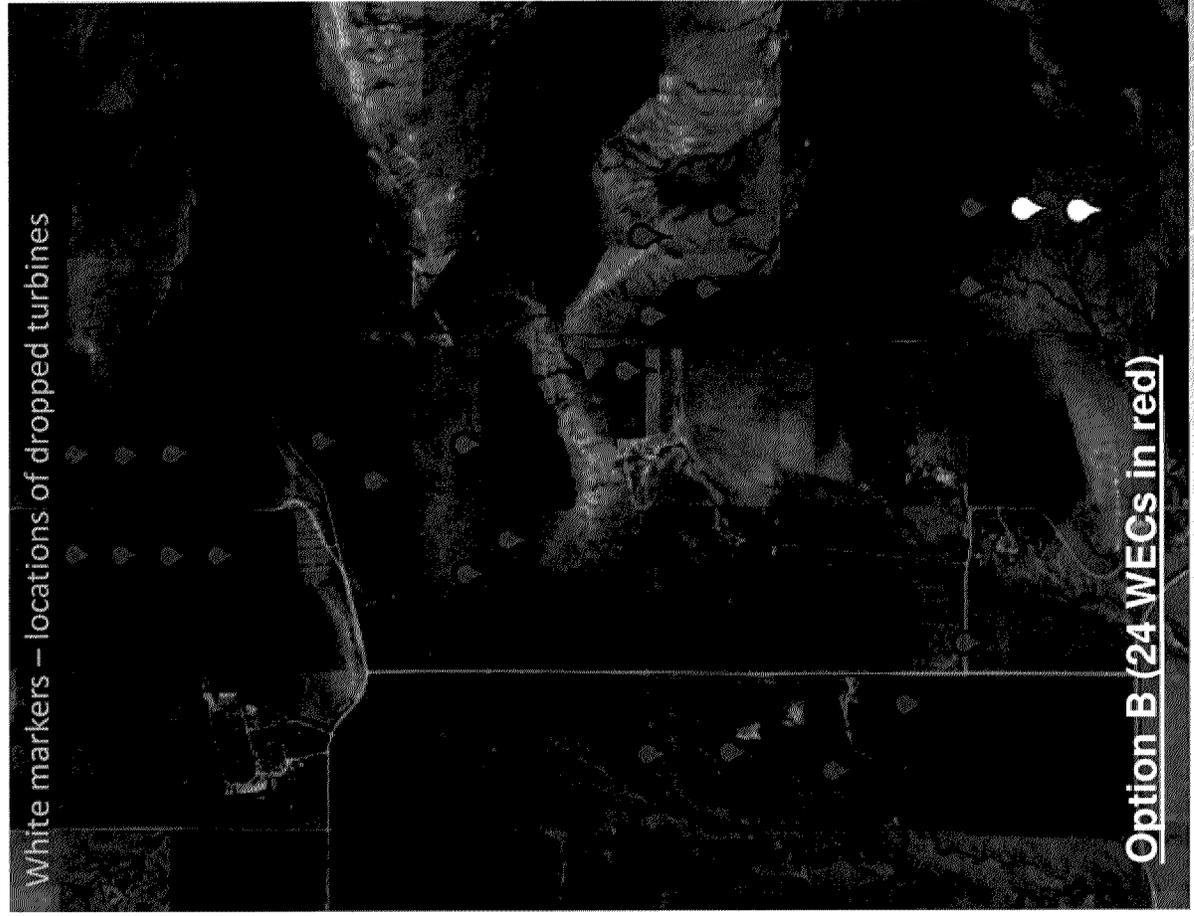
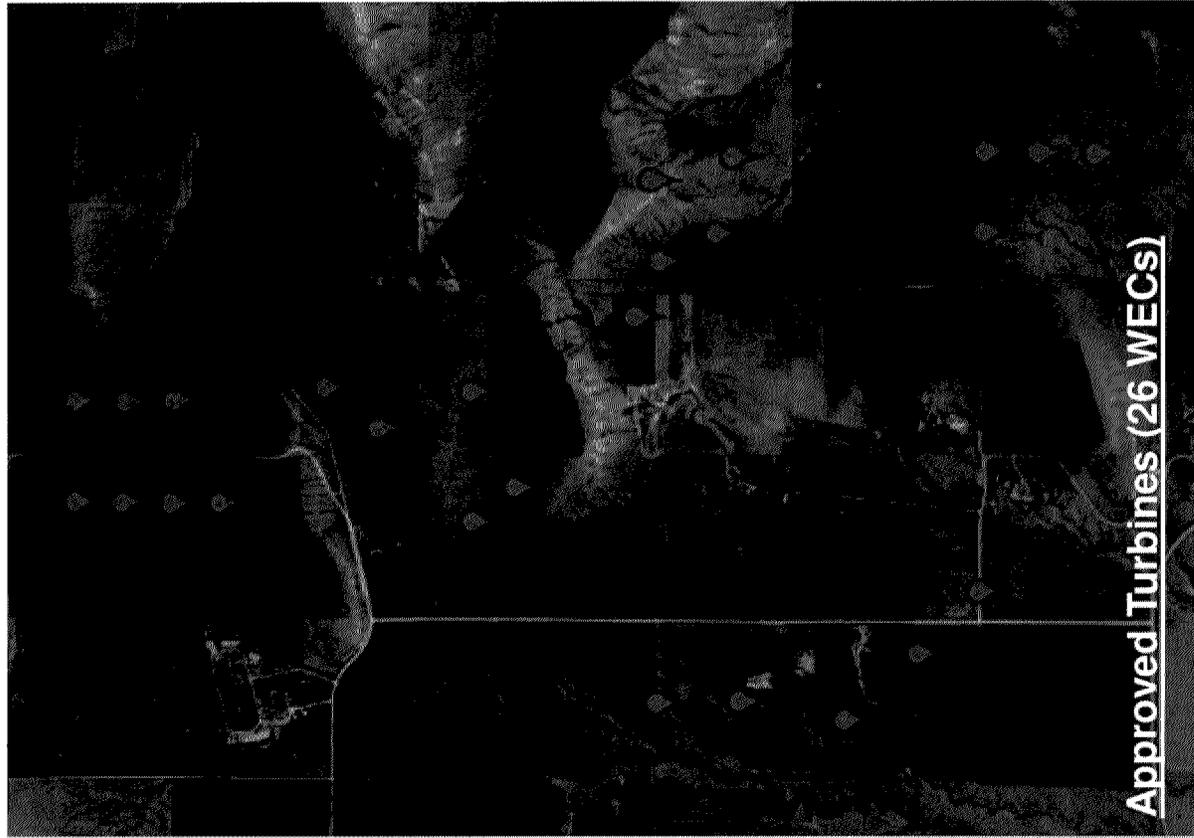
Layout Characteristics	Approved*	Option A*	Option B*
Max. Tip Height [m]	125.58	162.0	124.9
Max. Sound Power Level [dB(A)]	106.0	105.0	104.3
WEC Quantity [#]	26	18	24
Location Change (vs. Approved)	-	None	None
Expected reduction in noise and visual impact	None	Moderate	Low

**Please see Appendices 1, 2 and 3 for detailed layouts.*

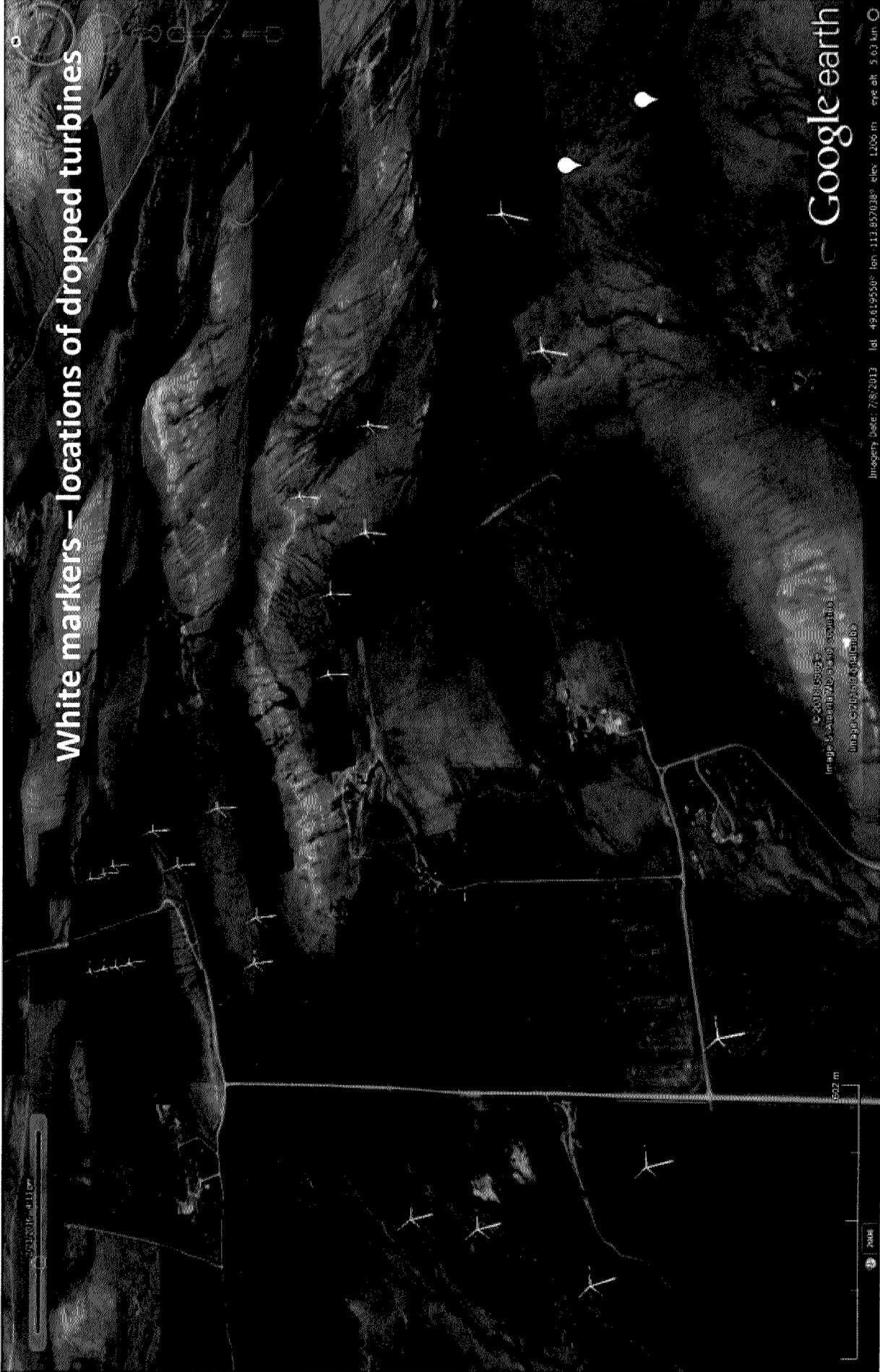
ENERCON WEC STRATEGY – Option A



ENERCON WEC STRATEGY – Option B



ENERCON WEC STRATEGY – Option B (Continued)



White markers – locations of dropped turbines

APPENDIX 1 – DETAILED APPROVED LAYOUT



WEC #	Northing	Easting	WEC	Approved		
				Tip Height (m)	Rating (MW)	SPL (dBA)
1	5503737	293081	E-82 E3 85m Steel	125.58	3.0	106.0
2	5503489	293072	E-82 E3 85m Steel	125.58	3.0	106.0
3	5503241	293058	E-82 E3 85m Steel	125.58	3.0	106.0
4	5502992	293054	E-82 E3 85m Steel	125.58	3.0	106.0
5	5503729	293585	E-82 E3 85m Steel	125.58	3.0	106.0
6	5503470	293572	E-82 E3 85m Steel	125.58	3.0	106.0
7	5503209	293572	E-82 E3 85m Steel	125.58	3.0	106.0
8	5502431	293607	E-82 E3 85m Steel	125.58	3.0	106.0
9	5502172	293400	E-82 E3 85m Steel	125.58	3.0	106.0
10	5501711	293560	E-82 E3 85m Steel	125.58	3.0	106.0
11	5501742	292911	E-82 E2 78m Steel	119.33	2.0	103.5
12	5501521	293076	E-82 E3 85m Steel	125.58	3.0	106.0
13	5500783	294563	E-82 E3 85m Steel	125.58	3.0	106.0
14	5500381	294668	E-82 E2 78m Steel	119.33	2.0	103.5
15	5500899	293894	E-82 E2 78m Steel	119.33	2.0	103.5
16	5500764	294165	E-82 E2 78m Steel	119.33	2.0	103.5
17	5500479	294291	E-82 E3 85m Steel	125.58	3.0	106.0
18	5500867	291961	E-82 E2 78m Steel	119.33	2.0	103.5
19	5500452	291961	E-82 E2 78m Steel	119.33	2.0	103.5
20	5499936	291853	E-82 E2 78m Steel	119.33	2.0	103.5
21	5499562	292179	E-82 E2 78m Steel	119.33	2.0	103.5
22	5499252	292476	E-82 E2 78m Steel	119.33	2.0	103.5
23	5499176	294235	E-82 E3 85m Steel	125.58	3.0	106.0
24	5499156	294618	E-82 E3 85m Steel	125.58	3.0	106.0
25	5498905	294602	E-82 E3 85m Steel	125.58	3.0	106.0
26	5498640	294583	E-82 E3 85m Steel	125.58	3.0	106.0

APPENDIX 2 – Detailed Option A Layout

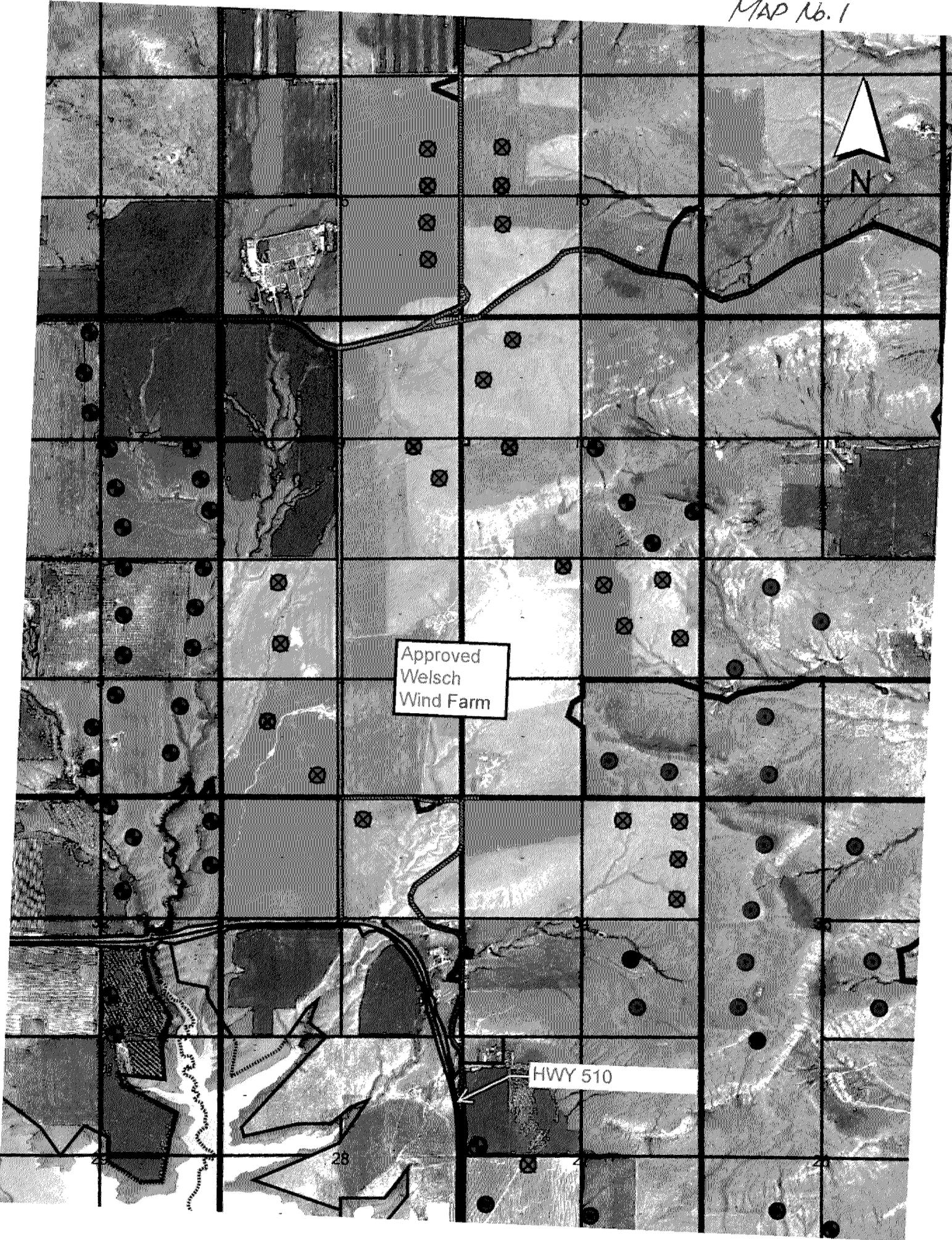


Option A					
WEC #	Northing	Eastings	WEC	Tip Height (m)	SPL (dBA)
1	5503737	293081	E-126 EP4 99m Steel	162.0	105.0
2	5503489	293072	E-126 EP4 99m Steel	162.0	105.0
3	5503241	293058	E-126 EP4 99m Steel	162.0	105.0
4	5502992	293054	E-126 EP4 99m Steel	162.0	105.0
5	5503729	293585	E-126 EP4 99m Steel	162.0	105.0
6	5503470	293572	E-126 EP4 99m Steel	162.0	105.0
7	5503209	293572	E-126 EP4 99m Steel	162.0	105.0
8	5502431	293607	E-101 E2 74m Steel	124.9	104.3
9	5502172	293400	E-101 E2 74m Steel	124.9	104.3
10	5501711	293560	E-126 EP4 99m Steel	162.0	105.0
11	5501742	292911	E-126 EP4 99m Steel	162.0	103.5
12	5501521	293076	E-101 E2 74m Steel	124.9	104.3
13	5500783	294563	E-101 E2 74m Steel	124.9	104.3
14	5500381	294668	-	-	-
15	5500899	293894	-	-	-
16	5500764	294165	E-126 EP4 99m Steel	162.0	103.5
17	5500479	294291	E-126 EP4 99m Steel	162.0	105.0
18	5500867	291961	E-101 E2 74m Steel	124.9	103.5
19	5500452	291961	E-126 EP4 99m Steel	162.0	103.2
20	5499936	291853	E-126 EP4 99m Steel	162.0	103.2
21	5499562	292179	-	-	-
22	5499252	292476	-	-	-
23	5499176	294235	-	-	-
24	5499156	294618	-	-	-
25	5498905	294602	-	-	-
26	5498640	294583	-	-	-

APPENDIX 3 – Detailed Option B Layout



Option B						
WEC #	Northing	Eastings	WEC	Tip Height (m)	Rating (MW)	SPL (dBA)
1	5503737	293081	E-101 E2 74m Steel	124.9	3.5	104.3
2	5503489	293072	E-101 E2 74m Steel	124.9	3.5	104.3
3	5503241	293058	E-101 E2 74m Steel	124.9	3.5	104.3
4	5502992	293054	E-101 E2 74m Steel	124.9	3.5	104.3
5	5503729	293585	E-101 E2 74m Steel	124.9	3.5	104.3
6	5503470	293572	E-101 E2 74m Steel	124.9	3.5	104.3
7	5503209	293572	E-101 E2 74m Steel	124.9	3.5	104.3
8	5502431	293607	E-101 E2 74m Steel	124.9	3.5	104.3
9	5502172	293400	E-101 E2 74m Steel	124.9	3.5	104.3
10	5501711	293560	E-101 E2 74m Steel	124.9	3.5	104.3
11	5501742	292911	E-82 E2 78m Steel	119.33	2.0	103.5
12	5501521	293076	E-101 E2 74m Steel	124.9	3.5	104.3
13	5500783	294563	E-101 E2 74m Steel	124.9	3.5	104.3
14	5500381	294668	E-82 E2 78m Steel	119.33	2.0	103.5
15	5500899	293894	E-82 E2 78m Steel	119.33	2.0	103.5
16	5500764	294165	E-82 E2 78m Steel	119.33	2.0	103.5
17	5500479	294291	E-101 E2 74m Steel	124.9	3.5	104.3
18	5500867	291961	E-82 E2 78m Steel	119.33	2.0	103.5
19	5500452	291961	E-82 E2 78m Steel	119.33	2.0	103.5
20	5499936	291853	E-82 E2 78m Steel	119.33	2.0	103.5
21	5499562	292179	E-82 E2 78m Steel	119.33	2.0	103.5
22	5499252	292476	E-82 E2 78m Steel	119.33	2.0	103.5
23	5499176	294235	E-101 E2 74m Steel	124.9	3.5	104.3
24	5499156	294618	E-101 E2 74m Steel	124.9	3.5	104.3
25	5498905	294602	-	-	-	-
26	5498640	294583	-	-	-	-



Approved
Welsch
Wind Farm

HWY 510

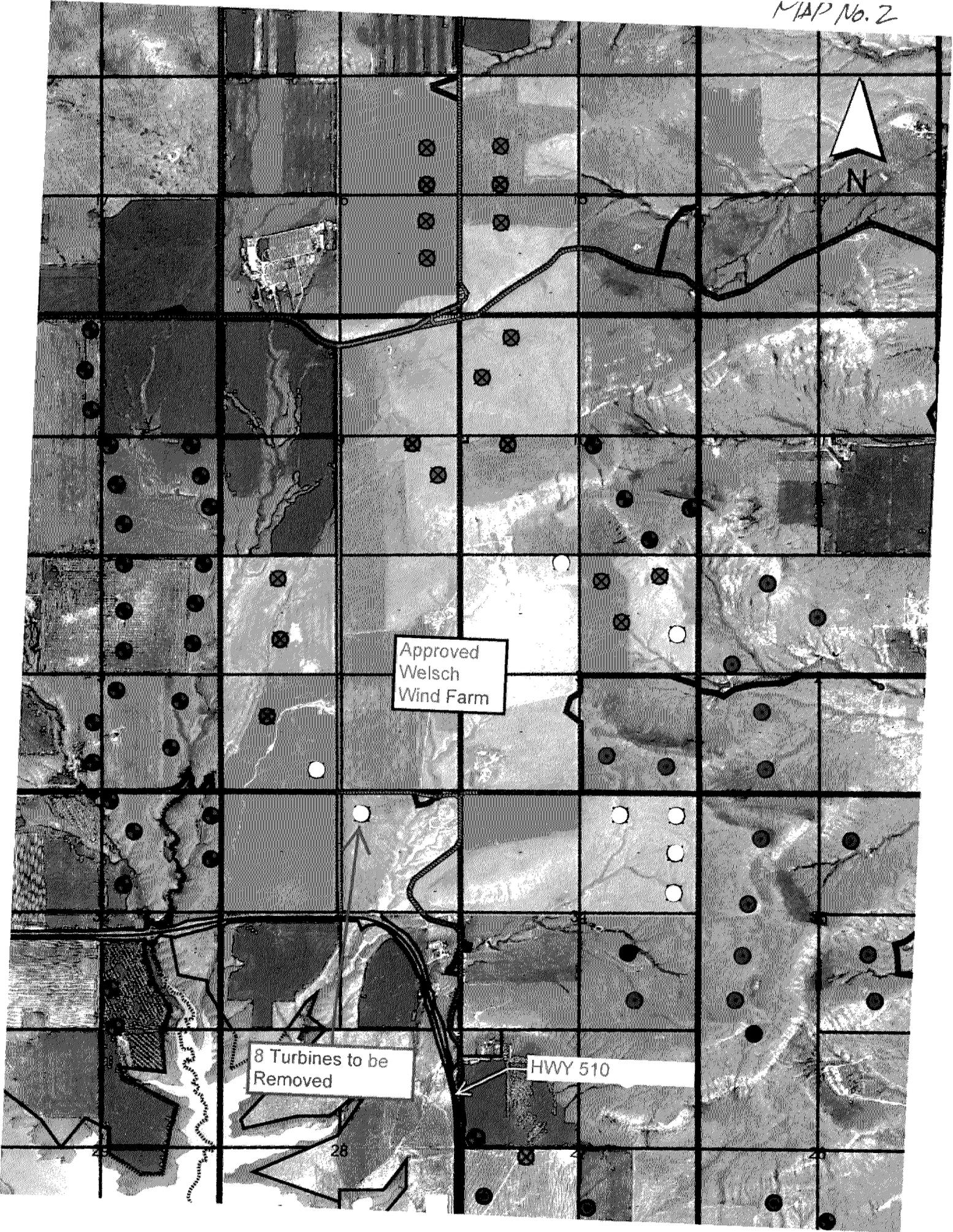


26

28

30

32



Approved
Welsch
Wind Farm

8 Turbines to be
Removed

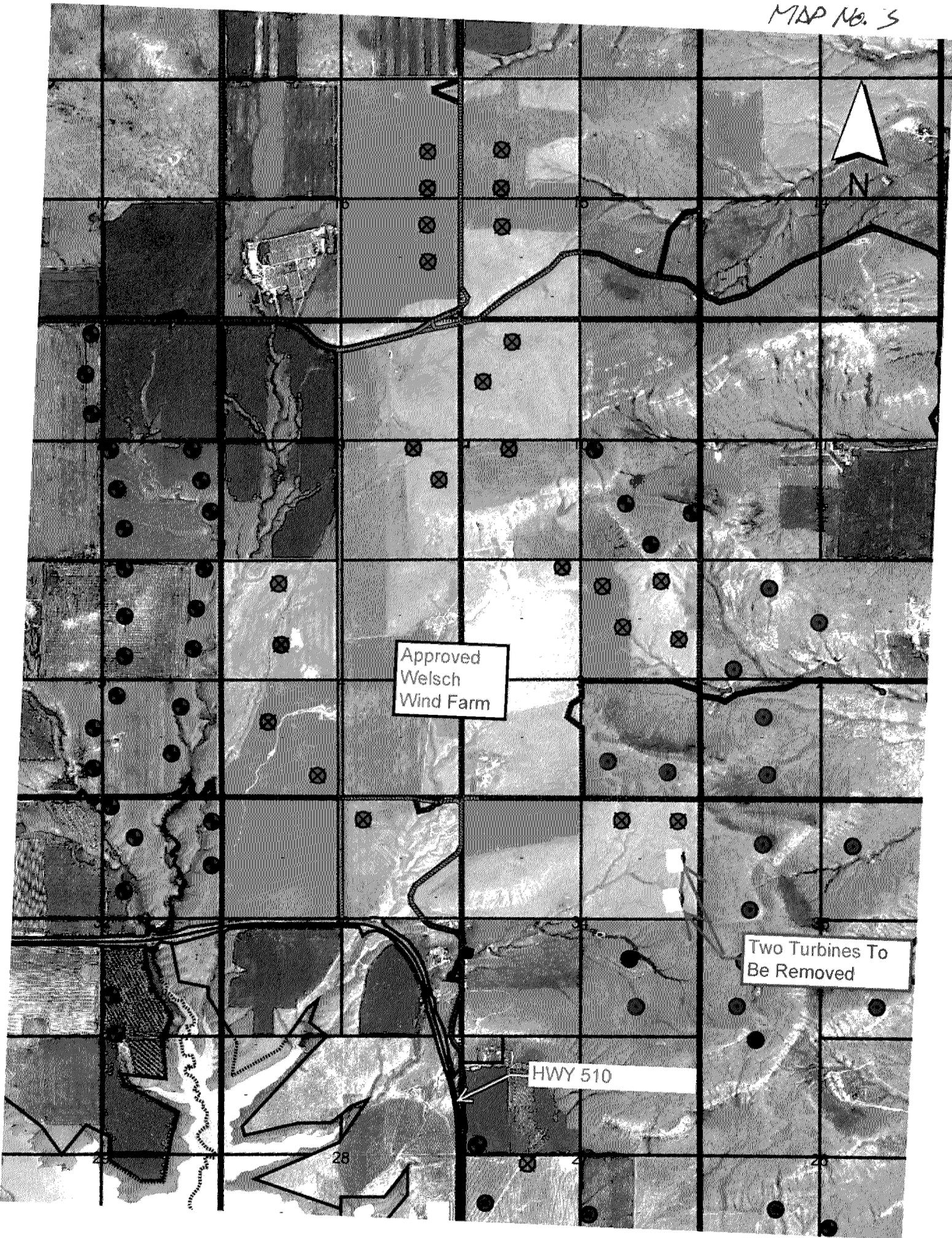
HWY 510

28

28

28

28



Approved
Welsch
Wind Farm

Two Turbines To
Be Removed

HWY 510

28

**DIRECTOR OF DEVELOPMENT AND COMMUNITY SERVICES REPORT
February 2016**

Development / Community Services Activities includes:

- February 2 Subdivision Authority Meeting
- February 2 Municipal Planning Commission Meeting
- February 3 Castle Mountain Meeting
- February 6 Castle Mountain Area Structure Plan Meeting
- February 9 Policy and Plans Meeting
- February 9 Council Meeting
- February 9 Public Hearing Bylaw 1265-15
- February 10 Joint Health and Safety Meeting
- February 11 Staff Meeting
- February 23 Policy and Plans
- February 23 Council Meeting
- February 25 Staff Meeting

PLANNING DEPARTMENT STATISTICS

Development Permits Issued by the Director for February 2016

No.	Applicant	Division	Legal Address	Development
2016-03	Greg Hession - Marina and Leroy Field	5	SW 16-9-2 W5M	Accessory Structure – Solar Array
2016-05	Derek and Lorna Fidler	5	Lot 3, Block 3, Plan 9411856; NE 21-7-2 W5M	Single Detached Residence
2016-07	Dallis and Barbara McGlynn	1	Lot 1, Block 1, Plan 0815464; NE 26-4-29 W4M	Accessory Structure – Solar Array
2016-08	Keelan Unruh (Lorraine Unruh, owner)	2	NW 35-5-30 W4M	Single Detached Residence

Development Permits Issued by Municipal Planning Commission for February 2016

No.	Applicant	Division	Legal Address	Development
2016-01	Andy and Beth Towe	1	NE 32-2-20 W4M	Residential Addition - Setback Variance Required

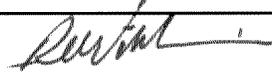
Development Statistics to Date

DESCRIPTION	February 2016	2016 to Date	February 2015	2015	2014
Dev Permits Issued	5 4-DO /1-MPC	7 4-DO /3-MPC	5 4-DO / 1-MPC	70 54-DO /16-MPC	68 47 - DO /21- MPC
Dev Applications Accepted	6	8	6	78	73
Utility Permits Issued	2	2	4	31	23
Subdivision Applications Approved	1	3	0	12	8
Rezoning Applications Approved	0	0	0	1	2
Seismic / Oil / Gas	1	1	4	19	0
Compliance Cert	1	2	5	21	28

RECOMMENDATION:

That the report for the period ending February 25, 2016, be received as information.

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



Date: February 25, 2016

Reviewed by: Wendy Kay, CAO

Date:

Submitted to: Municipal Planning Commission

Date: March 1, 2016