

Municipal District of Pincher Creek No. 9
MUNICIPAL PLANNING COMMISSION
October 7, 2014
6:30 pm
Agenda

- 1. Adoption of Agenda**
- 2. Adoption of MPC Minutes from August 5, 2014**..... Pkg 1
- 3. In Camera**
- 4. Unfinished Business**
- 5. Development Permit Application No. 2012-19 Request for Extension**..... Pkg 2
- 6. Development Permit Applications**
 - a. Development Permit Application No. 2014-59
Misty and Brent Afdahl
Ptn. SW 18-7-28 W4M Pkg 3
 - b. Development Permit Application No. 2014-60
Trevor Birkmann
Ptn. NW 12-5-30 W4M..... Pkg 4
 - c. Development Permit Application No. 2014-61
Donny Coulter – Camp Gladstone
SE 22-5-1 W5M Pkg 5
- 7. Development Reports**
 - a. August and September 2014 Pkg 6
- 8. Correspondence**
- 9. New Business**
- 10. Next Regular Meeting – November 4, 2014; 6:30 pm**
- 11. Adjournment**

**Meeting Minutes of the
Special Meeting of the Municipal Planning Commission
August 5, 2014 – 4:00 pm
Municipal District of Pincher Creek No. 9 Administration Building**

ATTENDANCE

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

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

COMMENCEMENT

Chairman Terry Yagos called the meeting to order, the time being 4:05 pm.

1. ADOPTION OF AGENDA

Reeve Brian Hammond 14/060

Moved that the August 5, 2014 Municipal Planning Commission Agenda be approved as presented.

Carried

2. ADOPTION OF MINUTES

Councillor Fred Schoening 14/061

Moved that the Municipal Planning Commission Minutes of July 8, 2014 be approved as presented.

Carried

3. IN CAMERA

Member Dennis Olson 14/062

Moved that MPC and staff move In-Camera, the time being 4:08 pm.

Carried

Councillor Fred Schoening 14/063

Moved that MPC and staff move out of In-Camera, the time being 4:19 pm.

Carried

4. **UNFINISHED BUSINESS**

There was no unfinished business to discuss.

5. **DEVELOPMENT PERMIT APPLICATIONS**

- a) Development Permit Application No. 2014-46
Simon Hampson
Ptn. NE 1-7-2 W5M

Member Dennis Olson

14/064

Moved that Development Permit Application No. 2014-46 be approved subject to the following Condition(s):

Condition(s):

1. That this development meets the minimum provisions as required in Land Use Bylaw 1140-08.
2. That prior to construction, the applicant supply a report pursuant to Section 31.4 of the Land Use Bylaw, demonstrating that preventative engineering and construction measures can be instituted to make the parcel suitable for the proposed development.
3. That an easement for legal access across Plan 1111758, Block 1, Lot 1 to the benefit of NE 1-7-2 W5M shall be registered against title, at the applicant's expense, before final inspection of the development. The applicant must provide, to the development authority, a copy of the current title that proves the registration of the encumbrance.

Carried

- b) Development Permit Application No. 2014-47
Peter and Colette Damgaard
Lot 17, Block 14, Plan 0613288; Hamlet of Lundbreck

Councillor Fred Schoening

14/065

Moved that Development Permit Application No. 2014-47 be approved subject to the following Condition(s):

Condition(s):

1. That this development meets the minimum provisions as required in Land Use Bylaw 1140-08.
2. That the manufactured home be finished from the floor level to the ground within 90 days of placement. All finish material shall either be factory fabricated or of equivalent quality, so that the design and construction complements the dwelling.
3. That the manufactured home be placed on an engineer approved foundation (e.g. grade beam), or a basement which satisfies the requirements of the Alberta Safety Codes.

Carried

c) Development Permit Application No. 2014-49
Terry and Sean Simpson
Ptn. NE 12-6-2 W5M

Member Bev Garbutt

14/066

Moved that Development Permit Application No. 2014-49 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 42.5 m (139 ft) Setback Waiver be granted from the minimum Front Yard Setback of 50 m (164 ft) for a Setback of 7.5 m (25 ft).

Carried

6. **CORRESPONDENCE**

Nil

7. **DEVELOPMENT REPORTS**

Member Bev Garbutt

14/067

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

Carried

8. **NEW BUSINESS**

9. **NEXT MEETING** – September 2, 2014; 6:30 pm

10. **ADJOURNMENT**

Member Bev Garbutt

14/068

Moved that the meeting adjourn at 4:23 pm.

Carried

Chairperson Terry Yagos
Municipal Planning Commission

Director of Development and Community
Services Roland Milligan
Municipal Planning Commission

MD OF PINCHER CREEK

October 1, 2014

TO: Municipal Planning Commission
 FROM: Roland Milligan, Development Officer
 SUBJECT: **Extension Request** - Development Permit Application No. 2012-19

1. Application Information

Applicant(s): John and Bev Krall
Location: Ptn. SE 19-7-2 W5M
Division: 5
Size of Parcel: 101.16 acres
Zoning: Agriculture - A
Development: Single Detached Residence

2. Background

- Development Permit Application No. 2012-19 was originally approved by the MPC on June 6, 2012.
- The permit issued on presented at the May 1, 2012 MPC meeting.
- Pursuant to Section 20.1(b) of the LUB, unless the development has not been completed in two (2) years from the date of issue of the permit, the permit expires.
- Permit 2012-19 was due to expire on June 12, 2014. However, the permit was extended for six months when the MD received a request from the developer.
- Pursuant to Section 20.2, the MD issued a letter granting an extension of the permit to December 13, 2014.
- The developer has submitted a letter requesting a further extension to the spring of 2015.

Recommendation


That the Municipal Planning Commission grant a one (1) year extension for Development Permit Application No. 2012-19, making the permit valid until December 13, 2015.

Enclosures

Supporting Documents:

Enclosure 1 Development Permit Application No. 2012-19 and Letter from applicant

Respectfully Submitted,


 Roland Milligan

Reviewed by: Wendy Kay, CAO



October 2, 2014

M.D. Pincher Creek

Sept 8th 2014

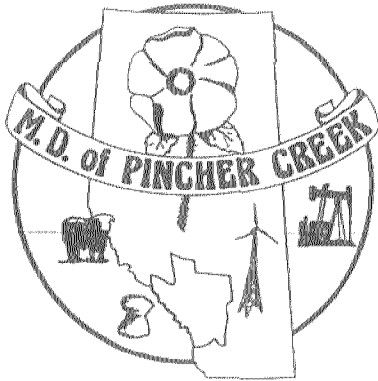
Re: Development Permit No.2012-19
John & Bev Krall
Box 117 Diamond City

Attention: Rolland Milligan & Municipal Planning Commission

I have just recently retired in May and we are still planning on building a house on (SE 19-7-2 W5M). We are requesting an additional one year extension to Development Permit 2012-19. We would commence building in early spring 2015.

Thanks

John Krall



SCANNED

ADMINISTRATION OFFICE
P.O. BOX 279
PINCHER CREEK, ALBERTA
T0K 1W0
PHONE 627-3130 • FAX 627-5070
E-MAIL: info@mdpincer creek.ab.ca
www.mdpincer creek.ab.ca

**MUNICIPAL DISTRICT OF PINCHER CREEK NO. 9
DEVELOPMENT PERMIT
DEVELOPMENT PERMIT No. 2012-19**

This development permit is hereby issued to:

NAME: **John and Bev Krall**
ADDRESS: **P.O. Box 117**
Diamond City, AB T0K 0T0

In respect of works consisting of: • **Single Detached Residence**
(approx size – 111.48 m² / 1200 ft²)

On land located at: **Ptn. SE 19-7-2 W5M**

and as described on plans submitted by the applicant.

This permit refers only to works outlined in Development Application No. **2012-19**

and is subject to the Condition(s) contained herein:

Condition(s):

1. That this development meets the minimum provisions as required in Land Use Bylaw 1140-08.
2. That the applicant enters into a Development Agreement with the MD regarding access to the parcel.

This permit becomes effective the **13th day of June, 2012**, unless an appeal pursuant to section 686(1) of the Municipal Government Act is lodged within fourteen (14) days.

SIGNED: 
Roland Milligan, Development Officer

IMPORTANT – See Attached

THIS IS NOT A BUILDING PERMIT

The development outlined above is subject to the following conditions:

- (a) This permit indicates that only the development to which it relates is authorized in accordance with the provisions of the land use bylaw and in no way relieves or excuses the applicant from complying with the land use bylaw or any other bylaw, laws, orders and/or regulations affecting such development.
- (b) This permit, issued in accordance with the notice of decision, is valid for a period of two (2) years from the date of issue. If, at the expiry of this period, the development has not been completed, an extension must be requested.
- (c) If this development permit is issued for construction of a building, the exterior of the building, including painting, shall be completed within twenty four (24) months from the date of issue of this development permit
- (d) The Development Officer may, in accordance with section 645 of the Municipal Government Act, take such action as is necessary to ensure that the provisions of this bylaw are complied with.
- (e) Construction undertaken in accordance with this development may be regulated by the provincial building requirements. The applicant / owner / developer assumes all responsibilities pertaining to construction plan submissions, approvals and inspections as may be required by Alberta Labour.
- (f) Any development commenced prior to this permit being valid is entirely at the risk of the owner and/or applicant.

<p>NOTE: Information provided in this application or generated by this application may be considered at a public meeting.</p>
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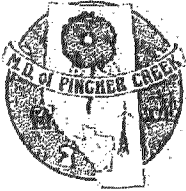
Inspection Information

Alberta Safety Codes – 1-866-421-6929 – Call directly to speak with a Safety Code Officer for answers to any questions you may have about permits and / or inspections.

To obtain the necessary permits for the following types of construction, please contact:

Agency Name	Phone	Fax	Website	Permits			
				Building	Electrical	Gas	Plumbing
Superior Safety Codes Inc.	(403) 320-0734 1-877-320-0734	(403) 320-9969	www.superiorsafetycodes.com	Yes	Yes	Yes	Yes
The Inspections Group Inc.	(780) 454-5048 1-866-554-5048	(780) 454-5222 1-866-454-5222	www.inspectionsgroup.com	Yes	Yes	Yes	Yes
Davis Inspection Services Ltd.	(403) 275-3338 1-800-639-0912	(403) 275-9790	www.davisinspections.ca	Yes	Yes	Yes	Yes
Park Enterprises	(403) 329-3747 1-800-621-5440	(403) 329-8514		Yes	Yes	Yes	Yes

Please Note: Fire Permit inquiries are to be directed to the Pincher Creek and District Fire Hall at 403-627-5333.



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. 2012-19

Date Application Received 2012/04/12

PERMIT FEE \$150.00

Date Application Accepted 2012/04/12

RECEIPT NO. 10888

Tax Roll # 4489.000

IMPORTANT: This information may also be shared with appropriate government / other agencies and may also be kept on file by those agencies. This information may also be used by and for any or all municipal programs and services. The application and related file contents will become available to the public and are subject to the provisions of the Freedom of Information and Protection of Privacy Act (FOIP). If you have any questions about the collection of this information, please contact the Municipal District of Pincher Creek No. 9

SECTION 1: GENERAL INFORMATION

Applicant: JOHN + BEU KRALL (call 403.634.5987)

Address: Box 117 DIAMOND CITY TOK-010

Telephone: (403) 381-4917 Email: john.krall@apexpower.ca

Owner of Land (If different from above): KIELCY CERVO

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:

CABIN 1200 sq ft + ~~SHOP 1200 sq ft~~
SHOP DELETED MAY 31ST, 2012

Legal Description: Lot(s) _____

Block _____

Plan _____

Quarter Section PR. SE 19. 7. 2. 5

Estimated Commencement Date: MAY 2013

Estimated Completion Date: DEC 2013

SECTION 3: SITE REQUIREMENTS

Land Use District: Burns Lundbreck Corridor 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? X 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	102 Acres		
(2) Area of Building	1200 sq/ft		
(3) %Site Coverage by Building	—		
(4) Front Yard Setback Direction Facing: <u>NORTH</u>	≈ 360m	75m	YES
(5) Rear Yard Setback Direction Facing: <u>SOUTH</u>	399m	7.5m 50m (ROAD)	YES
(6) Side Yard Setback: Direction Facing: <u>EAST (UNDEV. ROAD DILVE)</u>	129m	50m	YES
(7) Side Yard Setback: Direction Facing: <u>WEST (RAILWAY)</u>	85m	40m	YES
(8) Height of Building	16 ft		
(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	102 Acres		
(2) Area of Building	1200 sq/ft		
(3) %Site Coverage by Building			
(4) Front Yard Setback Direction Facing: <i>NORTH</i>	≈ 360m	7.5m	YES
(5) Rear Yard Setback Direction Facing: <i>SOUTH</i>	≈ 400m	7.5m 20m-20m	YES
(6) Side Yard Setback: Direction Facing: <i>EAST (UNDEVELOPED ROAD SIDEWALK)</i>	≈ 150m	50m	YES
(7) Side Yard Setback: Direction Facing: <i>WEST (ROADWAY)</i>	≈ 80m	40m	YES
(8) Height of Building	16 ft		
(9) Number of Off Street Parking Spaces	—		

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

SEE ATTACHMENT.

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: APRIL 10/2012

[Signature]
Applicant

[Signature]
Registered Owner

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

FIELD REVIEW:
THE ENGINEER HAS VISITED THE SITE AND HAS OBSERVED THE WORK. THE ENGINEER HAS REVIEWED THE CONTRACT DOCUMENTS AND HAS REVIEWED THE DRAWINGS AND SPECIFICATIONS. THE ENGINEER HAS REVIEWED THE DRAWINGS AND SPECIFICATIONS AND HAS REVIEWED THE WORK. THE ENGINEER HAS REVIEWED THE DRAWINGS AND SPECIFICATIONS AND HAS REVIEWED THE WORK.

SITE SAFETY:
THE ENGINEER HAS REVIEWED THE SITE SAFETY PLAN AND HAS REVIEWED THE WORK. THE ENGINEER HAS REVIEWED THE SITE SAFETY PLAN AND HAS REVIEWED THE WORK.

PLANS EXAMINATION:
THE ENGINEER HAS REVIEWED THE PLANS AND HAS REVIEWED THE WORK. THE ENGINEER HAS REVIEWED THE PLANS AND HAS REVIEWED THE WORK.

COPYRIGHTS:
ALL RIGHTS RESERVED. THE ENGINEER HAS REVIEWED THE WORK. THE ENGINEER HAS REVIEWED THE WORK.

DRAWING REVIEW:
THE ENGINEER HAS REVIEWED THE DRAWING AND HAS REVIEWED THE WORK. THE ENGINEER HAS REVIEWED THE DRAWING AND HAS REVIEWED THE WORK.

NO.	DESCRIPTION	DATE	BY

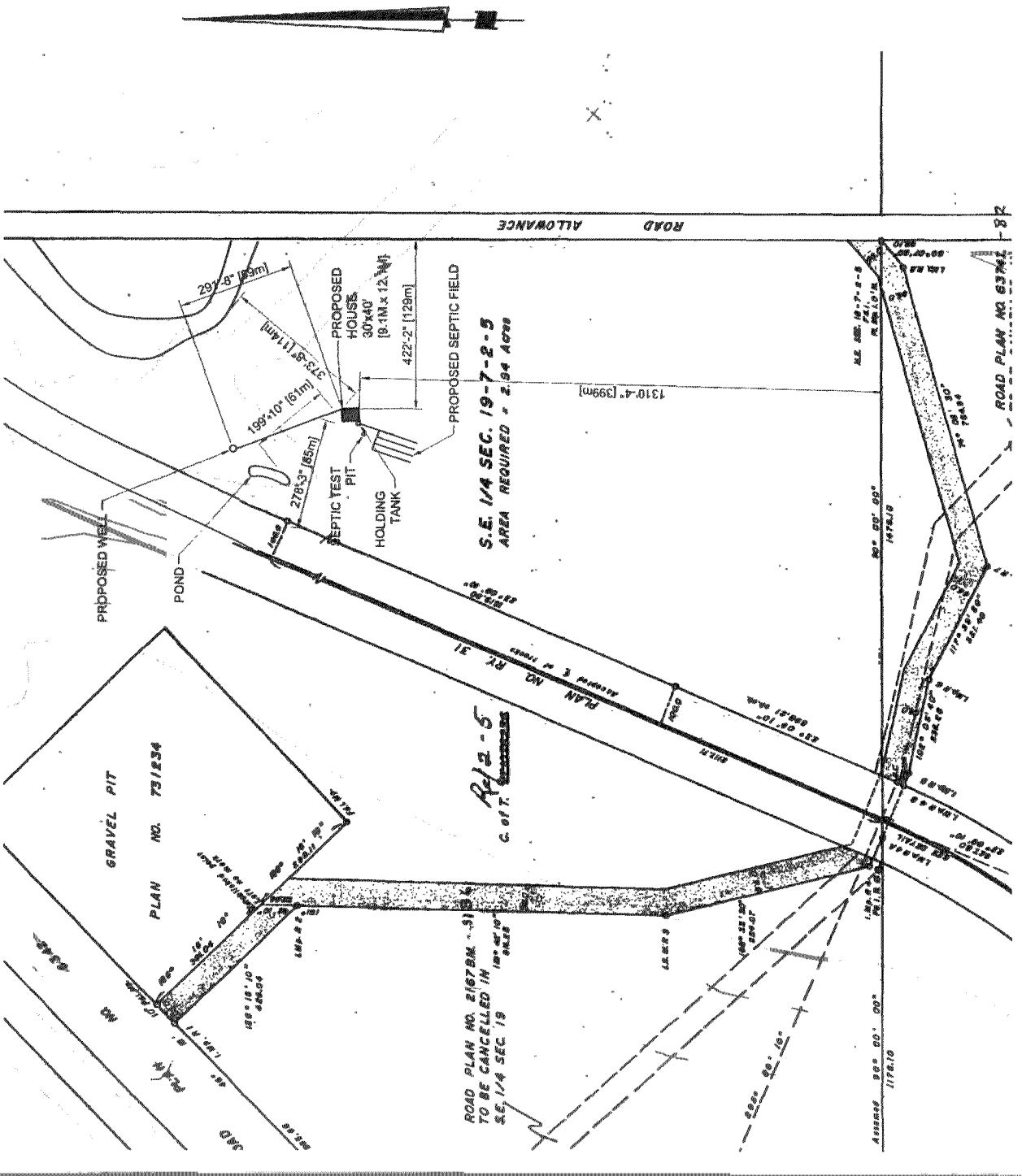
bob
-engineering ltd.
Lethbridge, Alberta, Canada

CLIENT
JOHN KRALL
DIAMOND CITY, ALBERTA

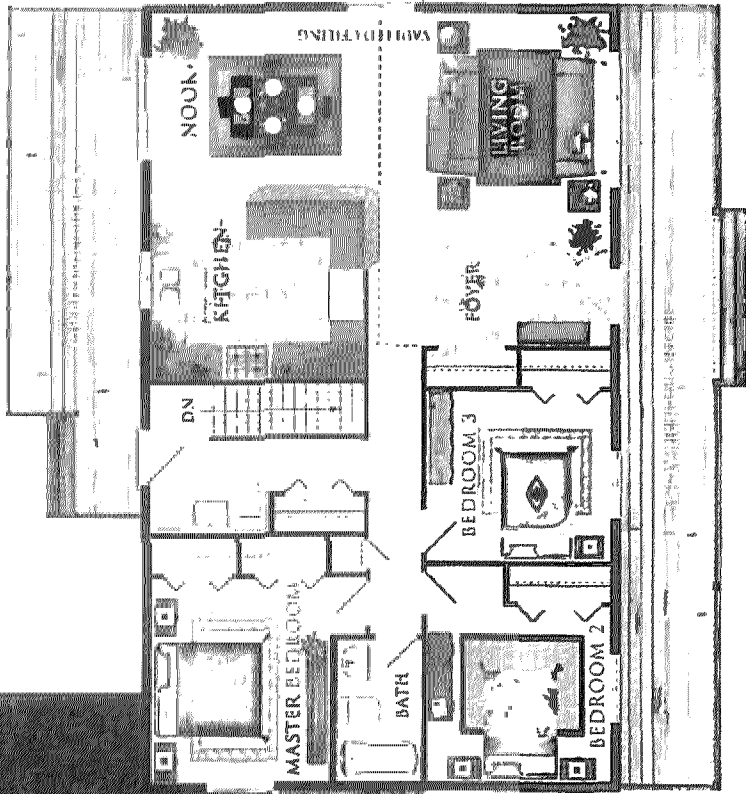
PROJECT
HOUSE PLOT PLAN
PINCHER CREEK, ALBERTA

TITLE
SITE PLAN

SCALE 1:1500
DATE MAY 25/12
DRAWN BY JLG
CHECKED BY
FILE # 5294
DRAWING NO. 1.1
REVISION: 0



FULMORE 1288 SQ. FT.



46'-0" w x 34'-0" d

- covered front porch
- vaulted ceiling in the living room

Living Room: 19'-5" x 14'-1"

Kitchen: 10'-4" x 12'-8"

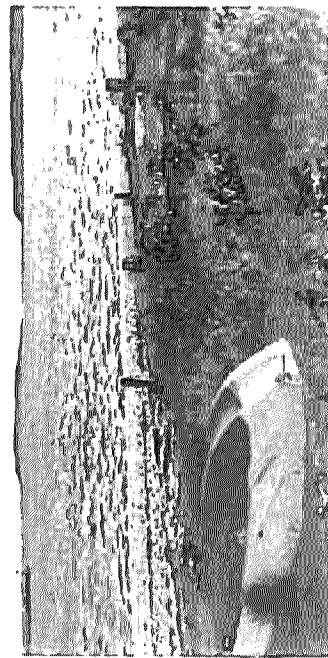
Nook: 11'-0" x 12'-8"

Master Bedroom: 12'-0" x 10'-6"

Bedroom 2: 10'-4" x 10'-10"

Bedroom 3: 10'-0" x 10'-10"

2853-569

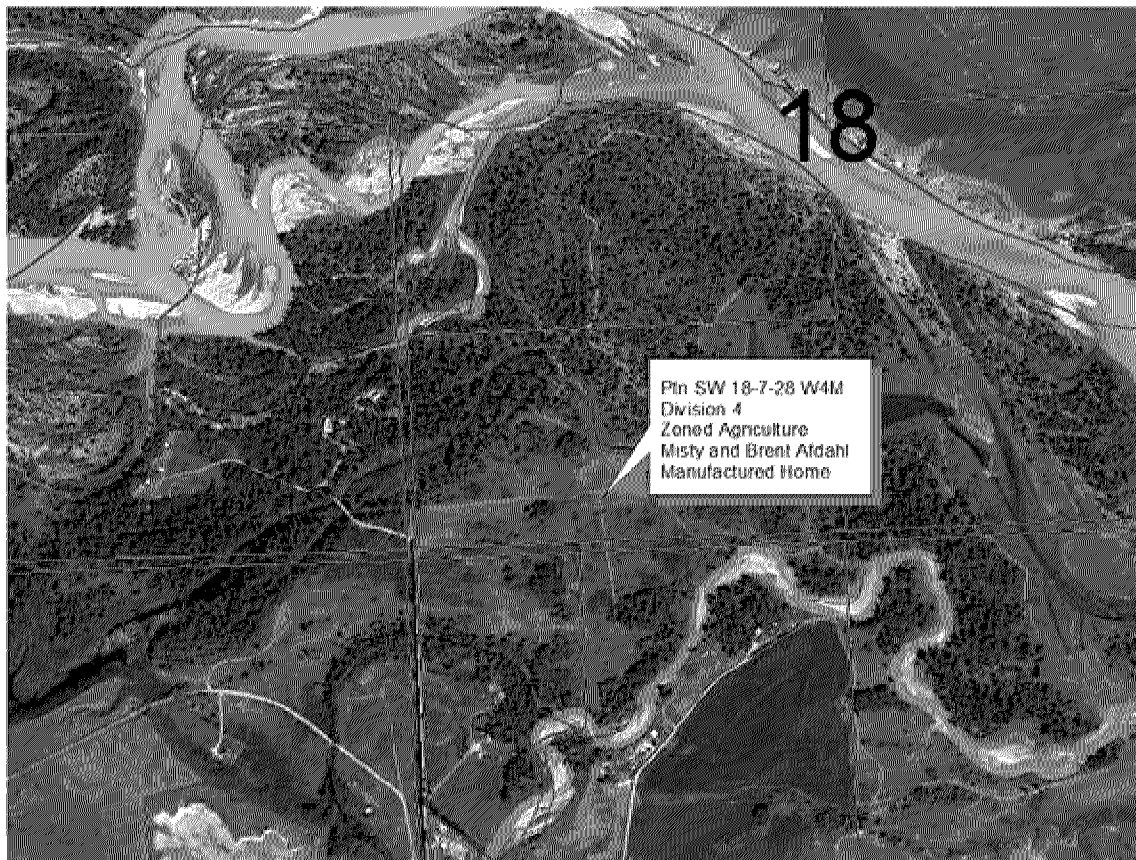


Development Permit Application No. 2014-59

Misty and Brent Afdahl

Ptn. SW 18-7-28 W4M

Manufactured Home



MD OF PINCHER CREEK

September 26, 2014

TO: Municipal Planning Commission
FROM: Roland Milligan, Development Officer
SUBJECT: Development Permit Application No. 2014-59

1. Application Information

Applicant: Misty and Brent Afdahl
Location: Ptn. SW 18-7-28 W4M
Division: 4
Size of Parcel: 80 acres (32.37 hectares)
Zoning: Agriculture
Development: Placement of Manufactured Home

2. Background

- The applicant wishes to place a singlewide manufactured home onto a lot located at lands described as Ptn. SW 18-7-28 W4M

3. Discussion

- This application is in front of the MPC for the following reason:
 - Pursuant to Section 31.7 of Land Use Bylaw 1104-08, a permitted use for a site adjacent to an area deemed to be within the 1:100 flood risk area shall be deemed a discretionary use.
- The home is a new Manufactured Home with a covered deck. The covered deck will require a setback waiver of 3.6m from the 50m front yard setback requirement, for a front yard setback of 46.4m from the undeveloped road allowance to the south.
- The applicants are aware of the flood history within the area and have stated that this is the location where the livestock congregated and were safe during the 1995 flood event.
- Notification letters were sent to landowners adjacent to this proposed project. At the time of preparing this report no enquiries were received.
- The application was also circulated to Alberta Environment and Sustainable Resource Development (ESRD) and both the MD's Director of Operations and the Public Works Superintendent.
- ASRD stated that they have no issues with the proposed development.
- The MD's PWS stated that he had no issues and the Director of Operation stated the following:

Having reviewed the application, location and conditions of the river valley adjacent to the property I recommend not approving the application for the following reasons:

- *The Municipality has not completed a floodplain survey of the area including the property in question;*
 - *The parcel in question is within 200 meters of and 2 meters elevation of a secondary channel of the Old Man River; and*
 - *Section 31.8 of the Municipality's Land Use Bylaw 1140-08 indicates that the only development within a flood risk area be non-residential.*
- Sections 31.8 through 31.15 of the LUB deal with the development on or near a flood plain.
- As the MD has no specific information on defined flood plains in the area, Section 31.14 of the LUB states:
- Where flood plain/slope information is not available but the Development Authority believes that lands may be subject to flooding, the Authority may require that development requiring a development permit be set back such distance as the Authority considers reasonable and appropriate to minimize the risk of flooding.*

Recommendation No. 1

That Development Permit Application No. 2014-59 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 manufactured home be finished from the floor level to the ground within 90-days of placement. All finish material shall either be factory fabricated or of equivalent quality, so that the design and construction complements the dwelling.
3. That the manufactured home be secured to the ground in compliance with the requirements of Alberta Safety Codes.

Waiver(s):

1. That a 3.6m (12 ft.) Setback Waiver be granted from the minimum Front Yard Setback of 50.0m (164 ft.) for a Setback of 46.4m (152.2 ft.).

Recommendation No. 2

That Development Permit Application No. 2014-59 be approved subject to the following Condition(s) and Waiver(s):

Condition(s):

1. That pursuant to Section 31.11 of Land Use Bylaw 1140-08, prior to commencement of the development, the applicant shall supply a certificate containing the seal and signature of a Professional Engineer of The Association of Professional Engineers, Geologists, and Geophysicists of Alberta (APEGGA) or Architect indicating that the mitigation

requirements as outlined within the LUB have been met and that the building or structure is adequately protected against flood damage to the 1:100 year flood elevation.

2. That this development meets the minimum provisions as required in Land Use Bylaw 1140-08.
3. That the manufactured home be finished from the floor level to the ground within 90-days of placement. All finish material shall either be factory fabricated or of equivalent quality, so that the design and construction complements the dwelling.
4. That the manufactured home be secured to the ground in compliance with the requirements of Alberta Safety Codes.

Waiver(s):

2. That a 3.6m (12 ft.) Setback Waiver be granted from the minimum Front Yard Setback of 50.0m (164 ft.) for a Setback of 46.4m (152.2 ft.).

Recommendation No. 3:

That Development Permit Application No. 2014-59 be tabled pending the receipt of a certificate containing the seal and signature of a Professional Engineer of The Association of Professional Engineers, Geologists, and Geophysicists of Alberta (APEGGA) or Architect indicating that the mitigation requirements as outlined within the LUB have been met and that the proposed residential building is adequately protected against flood damage to the 1:100 year flood elevation.

4. Enclosures

Supporting Documents:

Enclosure 1 Development Permit Application No. 2014-59 with supporting documents

Respectfully Submitted,



Roland Milligan

Reviewed by: Wendy Kay, CAO



October 2, 2014



Municipal District of Pincher Creek
 P.O. Box 279
 Pincher Creek, AB T0K 1W0
 Phone: 403.627.3130 • Fax: 403.627.5070

DEVELOPMENT PERMIT APPLICATION

All grey areas will be completed by the Planning Authority

DEVELOPMENT PERMIT APPLICATION NO. 2014-59

Date Application Received 2014-09-02

PERMIT FEE 150

Date Application Accepted 2014-09-02

RECEIPT NO. 18647

Tax Roll # 1042.000

IMPORTANT: This information may also be shared with appropriate government / other agencies and may also be kept on file by those agencies. This information may also be used by and for any or all municipal programs and services. The application and related file contents will become available to the public and are subject to the provisions of the Freedom of Information and Protection of Privacy Act (FOIP). If you have any questions about the collection of this information, please contact the Municipal District of Pincher Creek No. 9

SECTION 1: GENERAL INFORMATION

Applicant: Brent & Misty Afdahl

Address: Box 2875

Telephone: 403-632-9410 Email: misty.afdahl@gmail.com

Owner of Land (if different from above): Jack Afdahl

Address: Box 634 Telephone: 403-627-2448

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:

Placement of a manufactured home & required utilities with a deck

Legal Description: Lot(s) _____

Block _____

Plan _____

Quarter Section SW 18-7-28 W4

Estimated Commencement Date: Fall 2014

Estimated Completion Date: Fall 2015

SECTION 3: SITE REQUIREMENTS

Land Use District: Agriculture Division: 4

Permitted Use Discretionary Use

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

Yes No

Is the proposed development below a licenced dam?

Yes No

Is the proposed development site situated on a slope?

Yes No

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

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

Yes No Don't know Not required

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

Yes No Don't think so

<u>PRINCIPAL BUILDING</u>	Proposed	By Law Requirements	Conforms
(1) Area of Site			
(2) Area of Building	<u>2000 sq ft.</u>		
(3) %Site Coverage by Building			
(4) Front Yard Setback Direction Facing: <u>SOUTH</u>	<u>46.4m</u>	<u>50m</u>	<u>3.6m w/210% ROAD (72%)</u>
(5) Rear Yard Setback Direction Facing: <u>NORTH</u>	<u>350cm</u>	<u>7.5m</u>	<u>YES</u>
(6) Side Yard Setback: Direction Facing: <u>WEST</u>	<u>22.4m</u>	<u>50m</u>	<u>YES</u>
(7) Side Yard Setback: Direction Facing: <u>EAST</u>	<u>555cm</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)

architectural drawing, (floor plan with dimensions)

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: August 17, 2014

M. Haddad Ken Owen
Applicant

Jack [Signature]
Registered Owner

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



Scale 1:2000

PTW. SW 18-7-28 WAM

224m

PROPOSED
MANUFACTURED HOME
WITH COLORED DECK

50m

464m

HOME

555m to R

COLORED
DECK

UNDEVELOPED ROAD ALICE

PTW. NW 7-7-28 WAM

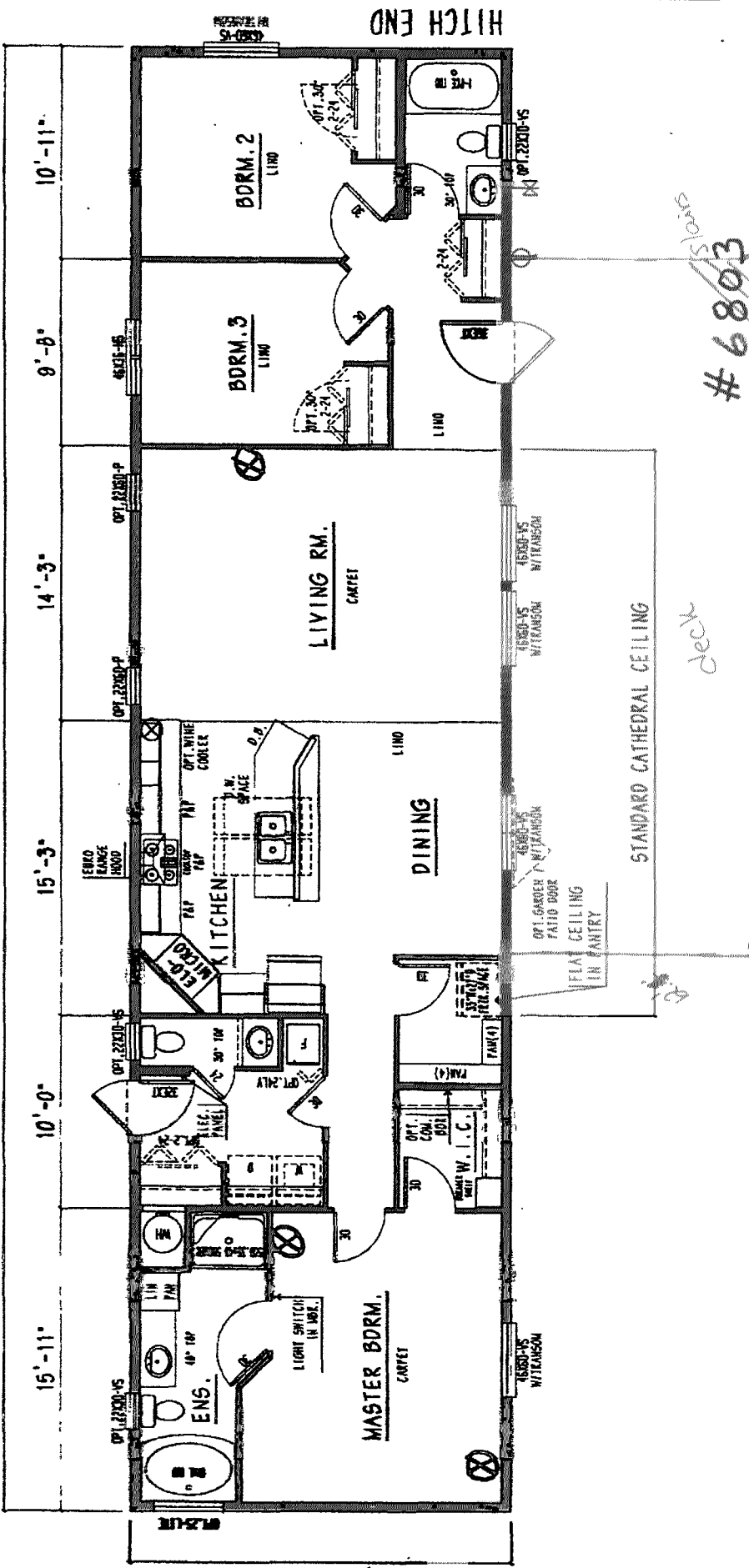
R/S. 20-20-10

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MT

REAR

76'-0"



#6863

40'

FRONT

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

TRIPLE M HOUSING LTD. HAS AN UNSURPASSED COMMITMENT TO PRODUCT QUALITY AND INNOVATION. IN ORDER TO MEET MARKET DEMANDS TRIPLE M RESERVES THE RIGHT TO MODIFY PLANS AND/OR SPECIFICATIONS AT ANY TIME WITHOUT NOTICE. DUE TO PROVINCIAL, STATE AND/OR OTHER DESIGN REQUIREMENTS SOME VARIANCE IN STANDARD FEATURES MAY OCCUR.
 **SOME ITEMS SHOWN MAY BE OPTIONAL.

Triple M Housing

MRD2076-268KS

SALES DRAWING

DATE: 2019-18-11

N.T.S.

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Tara Cryderman

From: Robert Plante <Robert.Plante@gov.ab.ca>
Sent: Monday, September 15, 2014 9:16 AM
To: Tara Cryderman
Subject: RE: Request for Comments - Afdahl - Ptn. SW 18-7-28 W4M

Hi Tara:

We have no issues

Robert

Robert Plante CET
Operation & Maintenance Supervisor
Oldman River Dam
Operations Infrastructure
Environment and Sustainable Resource Development
Box 1540 Pincher Creek, Alberta. T0K1W0
Office (403) 627-5544
cell (403) 627 7520

From: Tara Cryderman [mailto:AdminExecAsst@mdpincercreek.ab.ca]
Sent: Monday, September 15, 2014 9:04 AM
To: Robert Plante
Cc: Roland Milligan
Subject: Request for Comments - Afdahl - Ptn. SW 18-7-28 W4M

Good morning Robert,

I understand Pieter is away on an extended holiday so it was suggested that I forward this to you.

Should further information or clarification be required, please do not hesitate to contact us.

Take care,

Tara

Tara L.R. Cryderman
Executive Assistant
Municipal District of Pincher Creek No. 9
Phone: 403.627.3130
Fax: 403.627.5070
Email: tcryderman@mdpincercreek.ab.ca

"At the center of your being you have the answer; you know who you are and you know what you want."
– Lao Tzu

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Roland Milligan

From: Leo Reedyk
Sent: September-16-14 2:22 PM
To: Tara Cryderman
Cc: Roland Milligan
Subject: Development Permit Application No. 2014-59

Having reviewed the application, location and conditions of the river valley adjacent to the property I recommend not approving the application for the following reasons:

- The Municipality has not completed a floodplain survey of the area including the property in question;
- The parcel in question is within 200 meters of and 2 meters elevation of a secondary channel of the Old Man River; and
- Section 31.8 of the Municipality's Land Use Bylaw 1140-08 indicates that the only development within a flood risk area be non-residential.

If you have any questions on the comments provided, please contact me at your earliest convenience.

Sincerely,

L.J. (Leo) Reedyk, A.A.E.
Director of Operations
MD of Pincher Creek No. 9

This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to which they are addressed. Please notify the sender immediately by e-mail if you have received this e-mail by mistake and delete this e-mail from your system. If you are not the intended recipient you are notified that disclosing, copying, distributing or taking any action in reliance on the contents of this information is strictly prohibited. Attachment to this e-mail may contain viruses that could damage your computer system. Whilst we take reasonable precautions to minimize this risk, we do not accept liability for any damage which may result from software viruses. You should carry out your own virus checks prior to opening any attachment. Please note that errors can occur in electronically transmitted materials. We do not accept liability for any such errors. If verification is required please ask for a hard copy.

Development Permit Application No. 2014-60 ^{Package #4}

Trevor Birkmann
Ptn. NW 12-5-30 W4M
Moved-In Residential Building



MD OF PINCHER CREEK

September 26, 2014

TO: Municipal Planning Commission
FROM: Roland Milligan, Development Officer
SUBJECT: Development Permit Application No. 2014-60

1. Application Information

Applicant: Trevor Birkmann
Location Ptn. NW 12-5-30 W4M
Division: 1
Size of Parcel: 1.39 hectares (3.45 acres)
Zoning: Agriculture
Development: Moved In Residential Building and New Shop

2. Background

- The applicant wishes to move in a residential building and construct a new shop on lands described as Ptn. NW 12-5-30 W4M.

3. Discussion

- This application is in front of the MPC for the following reason:
 - Within the Agricultural Land Use District, Moved-In Residential Building is a discretionary use.
 - Due to the shape of the parcel, a reduction in the front yard setback is being requested.
- The moved-in home is a previously lived in 111m² (1200 ft²).
- The parcel is a triangular shape with Highway 6 on the northeast and Range Road 30-1 on the west side.
- Notification letters were sent to landowners adjacent to this proposed project.
- At the time of preparing this report two of the adjacent landowners contacted the MD. The landowners had questions regarding the proposed use of the parcel. They raised concerns about the parcel becoming a commercial/industrial property.
- As the proposed development is within 300m of a secondary highway, a roadside development permit was applied for and received from Alberta Transportation (Enclosed).
- The application was circulated to the Public Works Superintendent for comment. Public Works has no concern with the proposed development.
- The approval of the application is part of a purchase agreement for the parcel.
- The owner of the parcel has supplied a letter stating that they approve of the proposal.

Recommendation No. 1

That Development Permit Application No. 2014-60 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 the terms and conditions of Alberta Transportation Roadside Development Permit No. 4481-14, attached to and forming part of this permit.

Waiver(s):

1. That a 20.0 m (65.6 ft.) Setback Waiver be granted from the minimum Front Yard Setback of 50m (164 ft.) for a Setback of 30 m (98.4 ft.).

Recommendation No. 2:

That Development Permit Application No. 2014-60 be approved subject to conditions and/or variances as determined by the Municipal Planning Commission.

Recommendation No. 3:

That Development Permit Application No. 2014-60 be denied as it does not comply with the requirements of Land Use Bylaw 1140-08.

4. Enclosures

Supporting Documents:

Enclosure 1 Development Permit Application No. 2014-60 with supporting documents

Respectfully Submitted,

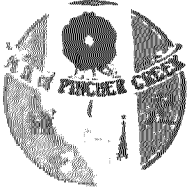


Roland Milligan

Reviewed by: Wendy Kay, CAO



October 2, 2014



Municipal District of Pincher Creek
 P.O. Box 279
 Pincher Creek, AB T0K 1W0
 Phone: 403.627.3130 • Fax: 403.627.5070

DEVELOPMENT PERMIT APPLICATION

All grey areas will be completed by the Planning Authority

DEVELOPMENT PERMIT APPLICATION NO. 2014-60

Date Application Received 2014-09-11

PERMIT FEE 150.00

Date Application Accepted 2014-09-11

RECEIPT NO. 18763

Tax Roll # 2465.000

IMPORTANT: This information may also be shared with appropriate government / other agencies and may also be kept on file by those agencies. This information may also be used by and for any or all municipal programs and services. The application and related file contents will become available to the public and are subject to the provisions of the Freedom of Information and Protection of Privacy Act (FOIP). If you have any questions about the collection of this information, please contact the Municipal District of Pincher Creek No. 9

SECTION 1: GENERAL INFORMATION

Applicant: Trevor Karl Birkmann

Address: Box 3262 Pincher Creek A.B

Telephone: 403-339-3005 Email: +birkmann@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:

move approx. 1200² home onto said property.
build 60x40 shop on said property - potentially 2 small out buildings

Legal Description: Lot(s) _____

Block _____

Plan _____

Quarter Section PTN NW 12-5-30 WAM

Estimated Commencement Date: Nov 15 / 14

Estimated Completion Date: Nov 15 / 16

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

<u>PRINCIPAL BUILDING</u>	Proposed	By Law Requirements	Conforms
(1) Area of Site			
(2) Area of Building	1200 ² '		
(3) %Site Coverage by Building			
(4) Front Yard Setback Direction Facing: <u>WEST</u>	30m	50m	20m WAIVER REQ'D.
(5) Rear Yard Setback Direction Facing: <u>NORTHWEST</u>	63m	AS PER AB. TRANSPORTATION	ROADSIDE D.P. REQ'D.
(6) Side Yard Setback: Direction Facing:	S- 22m	7.5m	YES
(7) Side Yard Setback: Direction Facing:			
(8) Height of Building	22		YES
(9) Number of Off Street Parking Spaces			

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

<u>ACCESSORY BUILDING</u>	Proposed	By Law Requirements	Conforms
(1) Area of Site			
(2) Area of Building	2400 ²¹		
(3) %Site Coverage by Building			
(4) Front Yard Setback Direction Facing: WEST	55m	50m	YES
(5) Rear Yard Setback Direction Facing:	18m	AS PER DS. TRANSFORMATION	REAR YARD D.P. REAR Y.
(6) Side Yard Setback: Direction Facing:	S. 55m.	7.5m	YES
(7) Side Yard Setback: Direction Facing:			
(8) Height of Building	18'		YES
(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: Sept 11/14

Trevor Birkmann - [Signature]
Applicant

Registered Owner

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

Wednesday, September 10, 2014

To the attention of The MD of Pincher Creek:

I am the Executor of the Estate of Richard Casselman who was Owner of 3.96 acres at North West 5 – 12 – 30 west of the Fourth Meridian. This letter comes to advise that I am fully aware that Mr. Trevor Birkmann will be looking into the potential for development of my fathers (Richard Casselman) land noted above. I hereby give my approval for this due diligence in order for him to complete his offer to purchase said land

Thank you

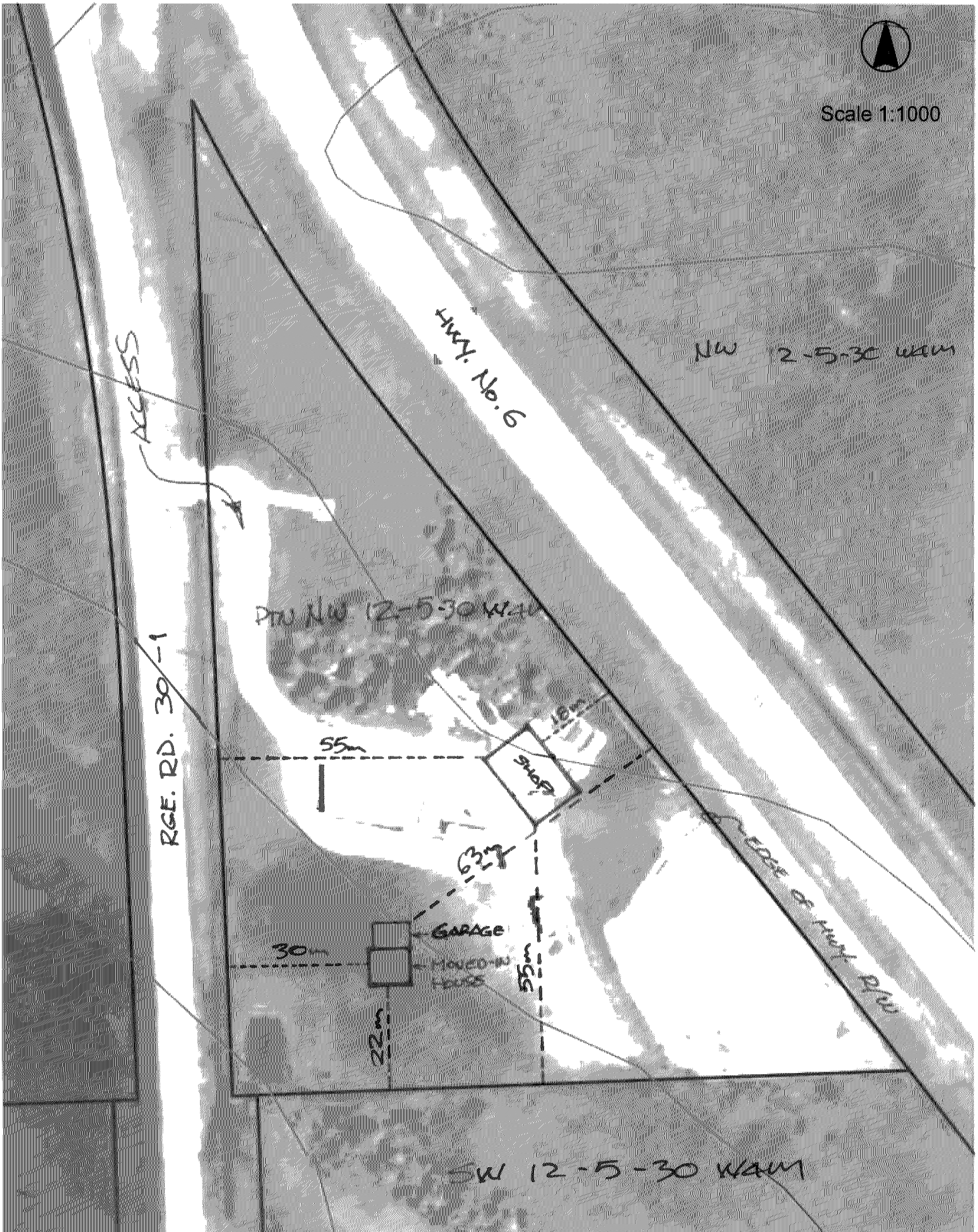
A handwritten signature in black ink, appearing to read "Allison Guertin". The signature is fluid and cursive, with a large initial "A" and "G".

Allison Guertin

Executor to the Estate of Richard Casselman



Scale 1:1000





Home	Building Moves	House Raising	Houses for Sale	About Us	Contact Us	Scrap Bool
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#14-086



Living room



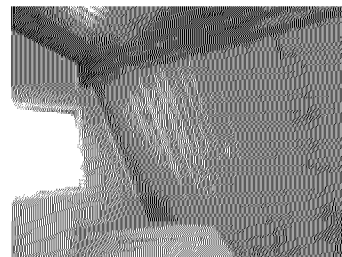
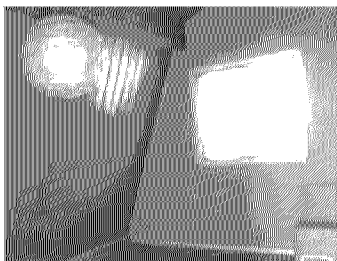
Living/Dining room



Kitchen



Master bedroom



Our Ref.: 2511- NW 12-5-30-W4M (6)
Permit No. 4481-14

September 24, 2014

Mr. Trevor Birkmann
tbirkmann@gmail.com
Box 3262
Pincher Creek, AB T0K 1W0

Dear Mr. Birkmann:

RE: PROPOSED COUNTRY RESIDENTIAL DEVELOPMENT

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

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

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

Yours truly,



Leah Olsen
Development/Planning Technologist


LO/kc

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

(To be completed by Alberta Transportation)

ROADSIDE DEVELOPMENT APPLICATION APPROVAL
FOR DEVELOPMENT NEAR A PRIMARY HIGHWAY

PERMIT

Permission is hereby granted to <u>Trevor Birkmann</u> to carry out the development in accordance with the plan(s) and specifications attached hereto and subject to the conditions shown below.			
If the development has not been carried out by the <u>24th</u> day of <u>September</u> <u>2015</u> this permit lapses and the applicant must reapply for a new permit if they wish to proceed.			
SIGNED		PERMIT NO.	<u>4481-14</u>
		FILE NO.	<u>NW 12-5-30-W4M (6)</u>
TITLE	<u>Development/Planning Technologist</u>	DATE	<u>September 24, 2014</u>

PERMIT CONDITIONS: (Note: This permit is subject to the provisions of Section 11 - 19 inclusive of the Highways Development and Protection Act, Chapter H-8.5 2004, amendments thereto, and Highways Development and Protection Regulation (Alberta Regulation 326/2009) and amendments thereto).

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

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

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

1. The proposed country residential development is to be set back 50 meters (164 feet) from the highway property line as shown on the attached approved site plan.
2. The department accepts no responsibility for the noise impact of highway traffic upon any development or occupants thereof.

C. OTHER CONDITIONS:

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

D. ADDITIONAL CONDITIONS and/or ADVISEMENTS:

See attached Schedule "A"

SCHEDULE "A"
(Permit 4481-14)

D: ADDITIONAL CONDITIONS and/or ADVISEMENTS:

1. This permit is approval for development of a country residential development only. The proposed development is to be for private use only. No commercial activity will be allowed on site.
2. The applicant shall ensure that all on-site development, including ancillary development is setback from the highway right-of-way boundary as shown on the attached approved site plan. Under no circumstance shall a different setback be implemented without the written permission of Alberta Transportation. Any additional development will be expressly subject to Condition C.2.
3. Furtherance to the "Access Note" in Condition A, the department will not accept any responsibility for compensation requests/claims dealing with loss of business, inconvenient access or any other disruption that may arise as result of the possible revision to the existing access arrangement. The possible revision to the existing access arrangement may be due to access management/operational, construction or planning activities carried out by the department or its consultants.
4. Further to Condition B.2, noise impact and the need for attenuation should be thoroughly assessed. The applicant is advised that provisions for noise attenuation are the sole responsibility of the developer and should be incorporated as required into the development of the property.
5. Any peripheral lighting (yard lights/area lighting) that may be considered a distraction to the motoring public or deemed to create a traffic hazard will not be permitted.
6. All information/disclosures on the attached application page are considered to be additional conditions and/or advisements and form an integral part of this approval.

ROADSIDE DEVELOPMENT APPLICATION FOR DEVELOPMENT NEAR A PROVINCIAL HIGHWAY

(print please)

Alberta Transportation Permit # 4481-14

Applicant's Name Trevor Birkmann

Mailing Address Box 3262

City/Town/Village Pincher Creek **Province** Alberta **Postal Code** T0K 1W0

Phone # 403-339-3005 **Fax #** _____ **e-mail** tbirkmann@gmail.com

Landowner's Name (if different from above) Allison Guertin, Executor to the Estate of Richard Casselman

Mailing Address _____

City/Town/Village _____ **Province** _____ **Postal Code** _____

Phone # _____ **Fax #** _____ **e-mail** _____

APPLICATION IS HEREBY MADE TO: (Please provide a description of the proposed development including all proposed above and below ground installations. Attach a detailed report if necessary.)
 The applicant is proposing to place a moved-in residential building and a new shop as shown on the attached site plan, on a portion of the NW 12-5-30 W4M.

The use proposed is residential.

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

Property Information

Portion of NW 12 5 30 4
 (NE, NW, SE, SW) ¼ Section Township Range West of Meridian

1.598 ha (3.96 acres)

Lot _____ **Block** _____ **Plan Number** _____ **Parcel size (acres or hectares)** _____

Highway No. 6 11 kilometres South of town of Pincher Creek
 (north, south, etc.) (City, Town or Village)

Distance of the proposed development to the highway right-of-way boundary 18 for shop metres
 MD of Pincher Creek No. 9 Residential \$350,000 (59 feet)
Name of Municipality **Existing / Proposed Land Use** **Estimated cost of proposed development**

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

In consideration of any permit issued in respect to this application, the Applicant shall indemnify and hold harmless Alberta Transportation, its employees and agents from any and all claims, demands, actions and costs whatsoever that may arise, directly or indirectly from anything done or omitted to be done in the construction, maintenance, alteration or operation of the works authorized. The Applicant also consents to a person designated by Alberta Transportation to enter upon land for the purpose of inspection during the processing of this application.

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

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

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

 Signature

 Signature

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

RECEIVED

(Date) 2014/09/24

*see: 4083-12
 368-98
 3189-7303(6)

SEP 24 2014
 Southern Region
 TRANSPORTATION

Sept 24
 KC



Scale 1:1000

ACCESS

HWY. No. 6

NW 12-5-30 W&M

Alberta
TRANSPORTATION
APPROVED

Olaf Olsen
Development/Planning Technologist

Permit No. 4481-14

DTU NW 12-5-30 W&M

RGE. RD. 39-1

55m

630m

SARAGE
PAVED W
HOLE

22m

55m

EDGE OF HWY. RDW

SW 12-5-30 W&M

Development Permit Application No. 2014-61

Donny Coulter – Camp Gladstone

SE 22-5-1 W5M

Temporary Outdoor Storage



MD OF PINCHER CREEK

September 26, 2014

TO: Municipal Planning Commission
FROM: Roland Milligan, Development Officer
SUBJECT: Development Permit Application No. 2014-61

1. Application Information

Applicant: Donny Coulter – Camp Gladstone
Location SE 22-5-1 W5M
Division: 3
Size of Parcel: 160 acres (64.7 hectares)
Zoning: Agriculture
Development: Temporary Outdoor Storage

2. Background

- The applicant wishes to apply for a temporary outdoor storage permit.
- There are three 4.8m x 7.3m (16'x24') non-serviced cabin type buildings (the cabins) on skids located on the parcel.
- The cabins are not yet fully completed, with a lack of windows and siding.
- The parcel was the location of the Gladstone youth camp that took place in a three week period from July 7 to July 25, 2014.
- The camp had no development permit and a Stop Order was issued after the camp took place in order to have all the buildings associated with the camp removed.
- All collapsible buildings have been removed and the three non-serviced cabins yet remain.
- The applicant has stated that they would like to have the cabins remain at the site because of the cost of removing them at this time. Also, there is the possibility that they would then be stored at some other location within the municipality.
- The applicant desires to have the cabins remain on the parcel until June of 2015, as plans for the future use of the parcel are underway but have not yet been finalized.
- The applicant has been notified and is aware that any change in use of the parcel will be required to go through the proper approval processes.

3. Discussion

- This application is in front of the MPC for the following reason:
 - Within the Agriculture Land Use District, Outdoor Storage is a discretionary use.
- Notification letters were sent to landowners adjacent to this proposed project.
- Two adjacent landowners contacted the MD enquiring the use of the buildings and the nature of temporary permits.
- At the time of preparing this report no submissions were received.

- As the cabins are already located on the parcel, the applicant has submitted the appropriate fee for the application.
- The cabins are located within a wooded portion of the parcel and are fairly well hidden from site.

Recommendation No. 1

That Development Permit Application No. 2014-61 be approved subject to the following Condition(s):

Condition(s):

1. That this development meets the minimum provisions as required in Land Use Bylaw 1140-08.
2. That this is a temporary permit and will expire on Tuesday June 30, 2015, at which time the cabins shall be removed or brought into compliance with the Land Use Bylaw.

Recommendation No. 2:

That Development Permit Application No. 2014-61 be denied and that staff direct the applicant to remove the cabins from the parcel in order to comply with the requirements of Land Use Bylaw 1140-08.

4. Enclosures

Supporting Documents:

Enclosure 1 Development Permit Application No. 2014-61 with supporting documents

Respectfully Submitted,



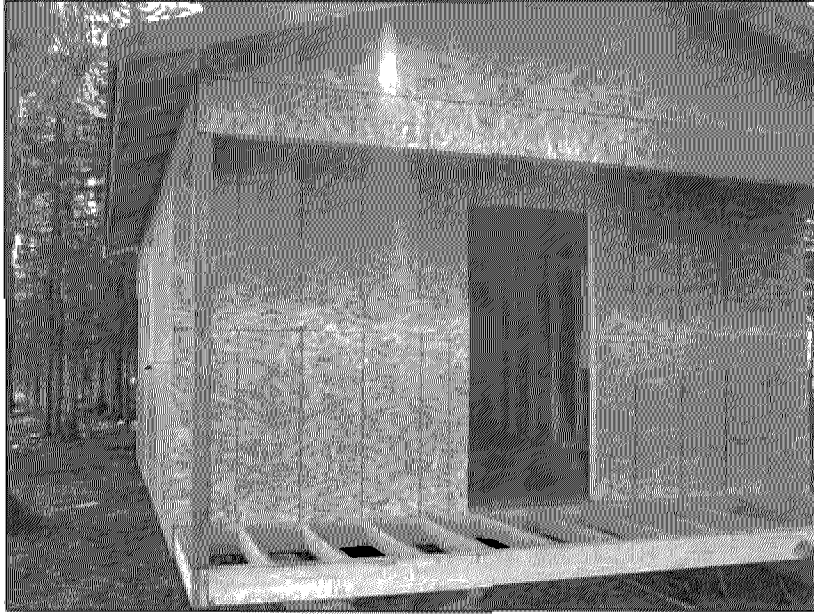
Roland Milligan

Reviewed by: Wendy Kay, CAO

W Kay

October 2, 2014

Typical Cabin





Municipal District of Pincher Creek
 P.O. Box 279
 Pincher Creek, AB T0K 1W0
 Phone: 403.627.3130 • Fax: 403.627.5070

DEVELOPMENT PERMIT APPLICATION

All grey areas will be completed by the Planning Authority

DEVELOPMENT PERMIT APPLICATION NO. 2014-61

Date Application Received 2014/09/12

PERMIT FEE 300

Date Application Accepted 2014/09/12

RECEIPT NO. 18774

Tax Roll # 3103.000

IMPORTANT: This information may also be shared with appropriate government / other agencies and may also be kept on file by those agencies. This information may also be used by and for any or all municipal programs and services. The application and related file contents will become available to the public and are subject to the provisions of the Freedom of Information and Protection of Privacy Act (FOIP). If you have any questions about the collection of this information, please contact the Municipal District of Pincher Creek No. 9

SECTION 1: GENERAL INFORMATION

Applicant: Donny Coulter - Camp Gledstone

Address: Box 1404 Pincher Creek, AB T0K1W0

Telephone: 403-632-8559 Email: coulter@jctwave.com

Owner of Land (if different from above): Doug McClain

Address: _____ Telephone: 627-3948

Interest of Applicant (if not the owner): land user

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:

Store (3) unfinished 16x24' cabins through June 2015

Legal Description: Lot(s) _____

Block _____

Plan _____

Quarter Section SE 22-5-1 WSM

Estimated Commencement Date: July 2014

Estimated Completion Date: June 2015

SECTION 3: SITE REQUIREMENTS

Land Use District: Agriculture 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> <i>CABINS</i>	Proposed	By Law Requirements	Conforms
(1) Area of Site			
(2) Area of Building			
(3) %Site Coverage by Building			
(4) Front Yard Setback Direction Facing: <i>EAST</i>	<i>≈ 380m</i>	<i>50m</i>	<i>YES</i>
(5) Rear Yard Setback Direction Facing: <i>WEST</i>	<i>≈ 400m</i>	<i>7.5m</i>	<i>YES</i>
(6) Side Yard Setback: Direction Facing: <i>SOUTH</i>	<i>≈ 320m</i>	<i>7.5m</i>	<i>YES</i>
(7) Side Yard Setback: Direction Facing: <i>NORTH</i>	<i>≈ 480m</i>	<i>7.5m</i>	<i>YES</i>
(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 (3 sites)	384 sq ft		
(2) Area of Building (3 bldg)	384 sq ft		
(3) %Site Coverage by Building	100%		
(4) Front Yard Setback Direction Facing:	NA		
(5) Rear Yard Setback Direction Facing:	NA		
(6) Side Yard Setback: Direction Facing:	NA		
(7) Side Yard Setback: Direction Facing:	NA		
(8) Height of Building	12'		
(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: _____

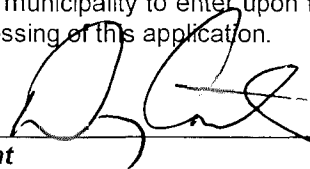
Type of demolition planned: _____

SECTION 5: SIGNATURES (both signatures required)

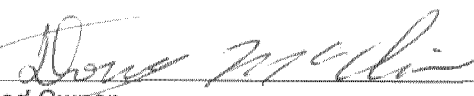
The information given on this form is full and complete and is, to the best of my knowledge, a true statement of the facts in relation to this application for a Development Permit.

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: 9/12/2014

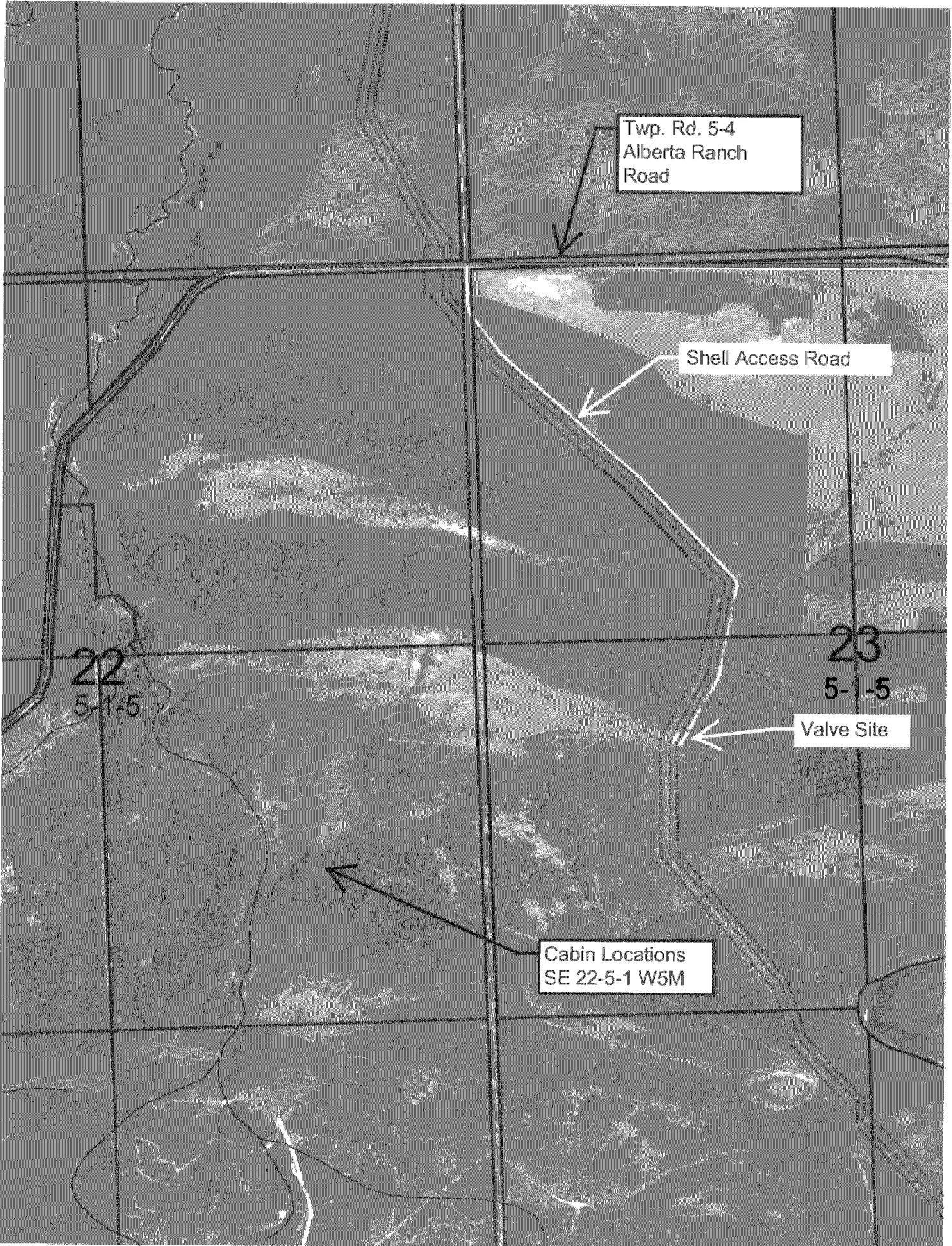


 Applicant



 Registered Owner

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



Twp. Rd. 5-4
Alberta Ranch
Road

Shell Access Road

22
5-1-5

23
5-1-5

Valve Site

Cabin Locations
SE 22-5-1 W5M

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

Package #6

Development / Community Services Activities includes:

- August 5 Municipal Planning Commission
- August 11-15 Vacation
- August 26 Policy and Plans
- August 26 Public Hearing
- August 26 Council Meeting
- August 28 Staff Meeting

PLANNING DEPARTMENT STATISTICS

Development Permits Issued by Development Officer for August 2014

2014-48	Mike Bukatka	Lot 1, Block 1, Plan 7910258: SW 21-6-2 W5M	Division 3	Accessory Building – Shop
2014-50	Tough Country Communications Ltd.	SW 9-6-2 W5M	Division 3	Telecommunication Tower
2014-51	Tough Country Communications Ltd.	SE 10-10-2 W5M	Division 5	Telecommunication Tower
2014-52	Tough Country Communications Ltd.	NE 24-5-2 W5M	Division 3	Telecommunication Tower
2014-53	Dayton Knutson	SW 14-9-1 W5M	Division 4	Single Detached Residence

Development Permits Issued by Municipal Planning Commission for August 2014


2014-46	Simon Hampson	Ptn. NE 1-7-2 W5M	Division 3	Moved In Residence
2014-47	Peter and Colette Damgaard	Lot 17, Block 14, Plan 0613288: Hamlet of Lundbreck	Division 5	Manufactured Home
2014-49	Terri Simpson	Ptn. NE 12-6-2 W5M	Division 3	Accessory Building - Garage

Development Statistics to Date


DESCRIPTION	August 2014	2014 to Date	August 2013	2013	2012
Dev Permits Issued	8 5- DO / 3 - MPC	51 34- DO / 17 - MPC	6 6- DO / 0 - MPC	67 42 - DO / 25- MPC	68 49 - DO / 19 - MPC
Dev Applications Accepted	5	58	2	66	74
Utility Permits Issued	1	17	1	32	36
Subdivision Applications Approved	0	3	0	9	15
Rezoning Applications Approved	0	1	0	2	1
Seismic / Oil / Gas	0	0	0	3	3
Compliance Cert	3	15	4	19	24

RECOMMENDATION:

That the Development Officer's Report for the period ending August 31, 2014, be received as information.

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

Date: August 31, 2014

Reviewed by: Wendy Kay, CAO 

Date: October 9, 2014

Submitted to: Municipal Planning Commission

Date: October 7, 2014

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

Development / Community Services Activities includes:

- September 2 Subdivision Authority
- September 9 Policy and Plans
- September 9 Council Meeting
- September 11 Staff Meeting
- September 23 Policy and Plans
- September 23 Council Meeting
- September 25 Staff Meeting
- September 28-Oct 1 Alberta Development Officers Convention

PLANNING DEPARTMENT STATISTICS

Development Permits Issued by Development Officer for September 2014

2014-54	Erickson and Sons Construction (Colin Werner)	Lot 2, Plan 9710740: SE 18-7-2 W5M	Division 5	Single Detached Residence
2014-55	Glen Barry	Lot 1, Block 1, Plan 8610530: SE 13-7-3 W5M	Division 5	Accessory Building – Shipping Container
2014-56	Dennis Lastuka and Linda Noecker	SE 17-4-28 W4M	Division 1	Single Detached Residence
2014-57	Tim Stuchnoff	NW 21-5-29 W4M	Division 2	Accessory Building – Garage
2014-58	William and Pat Cyr	SW 5-6-29 W4M	Division 2	Manufactured Home
2014-62	Cynthia and Frances Catonio	SW 14-7-2 W5M	Division 5	Manufactured Home

Development Permits Issued by Municipal Planning Commission for September 2014

MPC did not meet in September 2014

Development Statistics to Date

DESCRIPTION	September 2014	2014 to Date	September 2013	2013	2012
Dev Permits Issued	6 6- DO / 0 - MPC	57 40- DO /17 - MPC	6 4 DO / 2 MPC	67 42 - DO / 25- MPC	68 49 - DO / 19 - MPC
Dev Applications Accepted	6	64	7	66	74
Utility Permits Issued	3	20	5	32	36
Subdivision Applications Approved	4	7	0	9	15
Rezoning Applications Approved	1	2	0	2	1
Seismic / Oil / Gas	0	0	0	3	3
Compliance Cert	4	19	1	19	24

RECOMMENDATION:

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

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

Date: September 30, 2014

Reviewed by: Wendy Kay, CAO *W Kay*

Date: *October 2, 2014*

Submitted to: Municipal Planning Commission

Date: October 7, 2014

Added
Oct 7/14

Roland Milligan

From: Greg Steed <gsteed@jrtwave.com>
Sent: October-06-14 10:55 PM
To: Roland Milligan
Subject: dev. permit application 2014-60

This is in response to the letter we received inviting comments on the above noted development application. It follows a conversation on Fri. Oct. 3, with Roland Milligan on the same at the M.D. offices.

We own the quarter section immediately west across the gravel road from the parcel of land that the development application is being considered. Our observation is that this is a very small property, created randomly by the two roads on either side of it, and the quarter section line; and it was probably never originally contemplated that this would become a residential property. Because of its location next to the highway, we wondered if could be used partially for commercial purposes, besides the proposed residence. Roland assured me that this would not be permitted.

Also because of its very small size, we wondered about the concentration of livestock allowed on just a couple of acres. Roland said that the M.D. had limitations on this as well. In relation to the size of the property, I suppose the Municipal Planning commission will determine if water and septic requirements can be met. The parcel does not include Indian Farm Creek, but it slopes to the south and the creek is close to the property's southern boundary.

We recognize that this property has been used as a seasonal temporary residence in the recent past, and has been developed already as a residential acreage. It is interesting to us that this small property has the same ability to establish a residence on it as other larger parcels of land around it; but these are the parameters set by the M.D., and we will assume that the Planning Commission will be consistent in the application of current requirements. This is why we have thought that there should be a consistency in the application of the setback requirements, as they would be applied to other developments on parcels of various sizes in the M.D. of Pincher Creek. Having said this, we don't know if this is common practice for the M.D. to grant these kind of variances to development requirements that they establish.

We recognize that this parcel of land because of its size, shape, and contour has limited agricultural application, but we don't know if the M.D. uses this parameter to determine development applications. We trust that those who will make decisions in this application will ensure consistency with the area's developments and current M.D. policy. Thank you for your consideration of this. We appreciate those who work and serve with the M.D.,

Greg and Cheralyn Steed

Added
Oct 7/14

Dear Members of the MPC of Pincher Creek:

My name is Donny Coulter. For the last 19 years me, my wife and our team have run a summer camp program. We started in 1995 with 9 children and have serviced over 1700 children since then. Our camp focuses mostly only Native children but we have made it our policy to never say no to any child for any reason.

We have had the great pleasure of seeing our work affect many young people over the years in positive ways. We have former campers that are giving back to their communities now as an RCMP officer, social worker, professional actor, teacher, etc. Each of these young people will attest to the fact that much of their success can be attributed to their time in our camping program.

Since 1996 we have used the Gladstone Mountain Guest Ranch as our home. The facility was sold in August 2013. As a result of the sale, the rental fees more than doubled and placed it out of our reach. Thus began a wild search for a new place to hold our camps.

Due to our financial restraints, the appropriate facility was difficult to locate. Finally in May of 2014 we met with Doug McClain and began discussions to use one of his secluded quarters to carry out camp for July 1 – 29th. In June an agreement was made to use the land while we worked on a purchase plan.

The short time frame put us in a position to move fast to get ready for kids to show up, leaving us only two weeks to prepare the grounds. In the 18 years at Gladstone we have never had to apply for a permit to carry out our camps and did not think we needed to do it this year. We did build our tent kitchen to meet health standards, expecting that we may have to have a health inspection.

This leads me to the reason for this letter. In addition to the tent facilities we also built three 16x24 buildings to be used as future cabins. These cabins were built on log skids to be moved if necessary. Unfortunately, we did not apply for the proper permits for these cabins or the camp program.

For this oversight we do deeply apologize to the MPC and all of those affected. There was no malicious intent in our actions. We have been here for 19 years working with local children and we hope to spend many more years in Pincher Creek positively affecting the lives of the kids we work with. Please be assured we fully intend to pursue all the proper permits in the future as concerns the development of our new camp.

We have applied for the permit to store the three buildings on Mr. McClain's land while we pursue the proper development permits for our camp program. We ask that you please consider our request with the future of our program in mind.

Thank you for your consideration,

Donny Coulter
Camp Gladstone Founder

Added
Oct 7/14

M.D. OF PINCHER CREEK
2014-10-23
M.D. OF PINCHER CREEK

October 5th, 2014
Max Goodfellow
Pincher Creek, Alberta ,T0K 1W0

M.D. of Pincher Creek

To whom it may concern;

Re: Temporary Development Permit Application No. 2014-61

Pursuant to Council's directive of August 5th, 2014 with respect to the Stop Order Action for SE 22-5-1-W5, I understand that an application has been made to allow the existing non-compliant buildings situated on the property to remain there until the end of June, 2015.

The question arises, "Is it actually the Applicant's intention to remove the non-compliant buildings prior to the deadline?" Up to this point in time, the Applicant has demonstrated a disturbing disregard for the existing Land Use Regulations, specifically as they pertain to Agricultural Uses. His actions also show a blatant disregard towards the processes established in the Municipal Government Act as pertains to making changes to an existing land use.

Given this context and the Applicant's cavalier approach to regulatory authority, is there any other evidence to demonstrate that he truly intends to comply with the regulatory process, and that this Application is not just a clever way to delay or circumvent due process?

My concern is that come next July 2015, the neighbouring land owners could once again be denied their right to express concerns they have about the impacts of the non-compliant Church Camp. If for instance, a new Application for continuance of the former operations were to be made, and if camp patrons arrive before due process has been completed, what recourse do we have then? Do we send them home?

I would suggest that the Applicant be required to post a Bond to ensure that the non-compliant buildings will indeed be removed by the proposed deadline.

If appropriate assurance is not forthcoming, I would ask that Application No. 2014-61 be denied.

Yours truly,

Max Goodfellow

Ed and Pat Moskaluk
Box 2437
Pincher Creek, AB T0K 1W0
Canada

moskaluk@platinum.ca

Monday, 6 October, 2014

Added
Oct 7/14

2014 OCT 7 10:00
M.D. OF PINCHER CREEK

Roland Milligan
Director of Development and Community Services
M.D. of Pincher Creek Pincher Creek, AB

Re: Temporary Development Permit Application No. 2014-61

Background - We are residents of 30217 Township Road 5-4 (also known as Alberta Ranch Road) and have been so for 22 years. Although we are zoned agricultural, the Alberta Ranch Road has seen extremely heavy use due to logging, pipeline repairs, and more recently this past summer high traffic consisting of trucks and travel trailers, trucks and horse trailers, motor homes, and buses. This more recent traffic was a direct result of Camp Gladstone situated several miles to the west of us. We understand that this business was unauthorized.

It has come to our attention that Camp Gladstone has requested "approval for temporary outdoor storage of the camp cabins currently located on lands described as SE 22-5-1." This request indicates that the cabins were obviously placed there without a permit or approval by anyone. or Camp Gladstone wouldn't need to request approval for storage!

We fully expect that in June 2015 Camp Gladstone will request that the cabins be allowed to stay as there will be nowhere else to put them, in which case the Camp will again operate with heavy traffic and extremely dusty conditions affecting us.

Should the above situation occur, we request that Camp Gladstone be required to place dust suppression on those parts of Township Road 5-4 where dust creation is a problem. It is ineffective for us to apply dust suppression adjacent to our residence as the prevailing winds and dust occurs at least 1/2 mile west of our residence and is carried east.

P.A. Moskaluk
E.P. Moskaluk
Ed and Pat Moskaluk

Added
Oct 7/14

Box 3008
Pincher Creek, AB
TOK 1W0

Roland Milligan
Director of Development & Community Services
MD of Pincher Creek
Box 279
Pincher Creek, AB
TOK 1W0

RECEIVED
302-7-1014
M.D. OF PINCHER CREEK

October 5, 2014

Dear Mr. Milligan:

RE: Temporary Development Permit Application No. 2014-61


We would like to register our concerns with this application to be discussed by the Municipal Planning Commission on October 7, 2014. We are greatly concerned about this proposal for the following reasons:

- The infrastructure on SE-22-5-1-W5 was installed without prior authorization from the MD of Pincher Creek during the summer of 2014.
- The infrastructure on SE-22 was permitted to stay in place during the summer of 2014, and a youth camp was run out of this location during the summer of 2014. These were permitted at the discretion of the MD of Pincher Creek, without consultation with the surrounding land-owners regarding potential impacts and/or concerns.
- While outdoor storage may be permitted as a discretionary use in the Agricultural Land Use District, we are opposed to the storage of cabins and other camp infrastructure on this site, as we are concerned that the proponent may again try to circumvent the proper application procedures for other activities on the land.
- Lastly, we are concerned about the creation of an outdoor storage facility on this land, which is adjacent to our land, as this change of land use may affect our property value in the future.

We request that the camp infrastructure (including cabins) be removed from SE-22-5-1-W5 as soon as possible, and that the proponent follow the proper application procedure through the MD of Pincher Creek to facilitate the youth camp that he intends to run. Should this camp be approved, the cabins and other infrastructure could then be installed legitimately. Should the camp be rejected, the storage of cabins on this site would not seem to be appropriate.

Thank you for your attention to this matter.

Sincerely,



Jody Best & Doug Goodfellow