

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

May 3, 2016

6:30 pm

Agenda

- 1. Adoption of Agenda**
- 2. Minutes**
 - a. Minutes of April 5, 2016
- 3. In Camera**
- 4. Unfinished Business**
- 5. Development Permit Applications**
 - a. Development Permit Application No. 2016-13
Jim Larmour and Tina Adams
Ptn. NW 12-6-30 W4M
Cabin and Accessory Building – Shed
 - b. Development Permit Application No. 2016-17
Twin Butte Community Society
SW 4-4-29 W4M
Fascia Sign
 - c. Development Permit Application No. 2016-18
Twin Butte Community Society
SW 4-4-29 W4M
Addition to Community Hall
 - d. Development Permit Application No. 2016-19
1769677 AB Ltd. – Kristy Brewerton
NE 31-6-2 W5M
Accessory Building - Shop
- 6. Development Reports**
 - a. Development Officer's Report
- Report for the month of April 2016
- 7. Correspondence**
- 8. New Business**
- 9. Next Regular Meeting – June 7, 2016; 6:30 pm**
- 10. Adjournment**

**Meeting Minutes of the
Municipal Planning Commission
April 5, 2016, – 6:30 pm
Municipal District of Pincher Creek No. 9 Administration Building**

ATTENDANCE

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

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

COMMENCEMENT

Chairman Terry Yagos called the meeting to order, the time being 6:32 pm.

1. ADOPTION OF AGENDA

Councillor Fred Schoening 16/030

Moved that the April 5, 2016 Municipal Planning Commission Agenda, be approved as presented.

Carried

2. ADOPTION OF MINUTES

Councillor Garry Marchuk 16/031

Moved that the Municipal Planning Commission Minutes of March 1, 2016, be approved as presented.

Carried

3. IN CAMERA

Member Bev Garbutt 16/032

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

Carried

Reeve Brian Hammond

16/033

Moved that MPC and staff move out of In-Camera, the time being 6:43 pm.

Carried

4. **UNFINISHED BUSINESS**

Nil

5. **DEVELOPMENT PERMIT APPLICATIONS**

- a. **Development Permit Application No. 2016-10
Tom Kovac and Hiroko Masuda
Ptn. NE 28-6-2 W5M
Relocation of Accessory Building – Garage and Bring Development on Parcel
into Compliance**

Reeve Brian Hammond

16/034

Moved that report from the Director of Development and Community Services, dated March 18, 2016, regarding Development Permit Application No. 2016-10, be received;

And that Development Permit Application No. 2016-10, for the Relocation of Accessory Building – Garage and to bring Development on the Parcel into Compliance, 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 10.1 m Setback Variance be granted, from the minimum 15 m Rear Yard Setback Distance, for a 4.96 m Rear Yard Setback distance for the existing Single Detached Residence.
2. That a 10 m Setback Variance be granted, from the minimum 15 m Rear Yard Setback Distance, for a 5 m Rear Yard Setback distance for the relocated Accessory Building – Garage.

Carried

6. **DEVELOPMENT REPORTS**

a) Development Officer's Report

Councillor Garry Marchuk

16/035

Moved that the Development Officer's Report, for March 2016, be received as information.

Carried

7. **CORRESPONDENCE**

Nil

8. **NEW BUSINESS**

No New Business was added to the agenda.

9. **NEXT MEETING** – May 3, 2016; 6:30 pm

10. **ADJOURNMENT**

Councillor Garry Marchuk

16/036

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

Carried

Chairperson Terry Yagos
Municipal Planning Commission

Director of Development and Community
Services Roland Milligan
Municipal Planning Commission

MD OF PINCHER CREEK

April 26, 2016

TO: Municipal Planning Commission
FROM: Roland Milligan, Development Officer
SUBJECT: Development Permit Application No. 2016-13

1. Application Information

Applicant: Jim Larmour and Tina Adams
Location: Ptn. NW 12-6-30 W4M
Division: 1
Size of Parcel: 1.39 hectares (3.45 acres)
Zoning: Agriculture
Development: Cabin and Accessory Building - Shed

2. Background/Comment/Discussion

- On March 24, 2016, the MD received an application for the construction of a Cabin and Accessory Building – Shed on lands described as Ptn. NW 12-6-30 W4M.
- The application is in front of the MPC because:
 - Due to the shape of the parcel, a reduction in the front yard setback is being requested.
- The application was circulated to the adjacent landowners. Two responses were received from adjacent landowners enquiring as to what was being proposed. After discussions with the landowners no objections were stated.
- As the proposed development is within 300m of a secondary highway, a Roadside Development Permit was applied for. Roadside Development Permit No. 4788-16 was received from Alberta Transportation on April 8, 2016, indicating their approval of highway setback for the proposal.
- Section 16.19 of the Land Use Bylaw establishes the limitations and guidelines on variance provisions available to the Development Authority.
- In approving an application for a Development Permit the Municipal Planning Commission shall adhere to the general purpose and intent of the appropriate land use district and to the following:
 - 16.19 (a) a variance shall be considered only in cases of unnecessary hardship or practical difficulties particular to the use, character, or situation of land or building which are not generally common to other land in the same land use district;
- In the applicant's letter dated April 7, 2016, they state that the unique shape and characteristics of the property that the proposed building location is the most suitable site.

16.19 (b) where a variance is considered that will reduce the setback from any road as defined in the Act, the Development Authority shall consider all future road construction needs of the municipality as well as the transportation requirements of the parcel(s) or lot(s) affected.

- In keeping with the above section of the LUB, the application was circulated to the Public Works Superintendent for comment. The Public Works Superintendent does not foresee any issue with the proposal.

Recommendation No. 1:

That Development Permit Application No. 2016-13, for the construction of the Cabin and Accessory Building - Shed, 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 No. 4788-16, attached to and forming part of this permit.

Waiver(s):

1. That a 28m Setback Variance be granted, from the minimum 50 m Setback Distance from a MD Road, for a 22 m Front Yard Setback distance for the Cabin.
2. That an 11 m Setback Variance be granted, from the minimum 50 m Setback Distance from an MD Road, for a 39 m Front Yard Setback distance for the Accessory Building – Shed.

Recommendation No. 2:

That Development Permit Application No. 2016-13 be approved subject to any conditions as determined by the Municipal Planning Commission.

Recommendation No. 3:

That Development Permit Application No. 2016-13 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. 2016-13 and supporting documents
- Enclosure No. 2 Roadside Development Permit No. 4788-16 from ABTrans.

Respectfully Submitted,



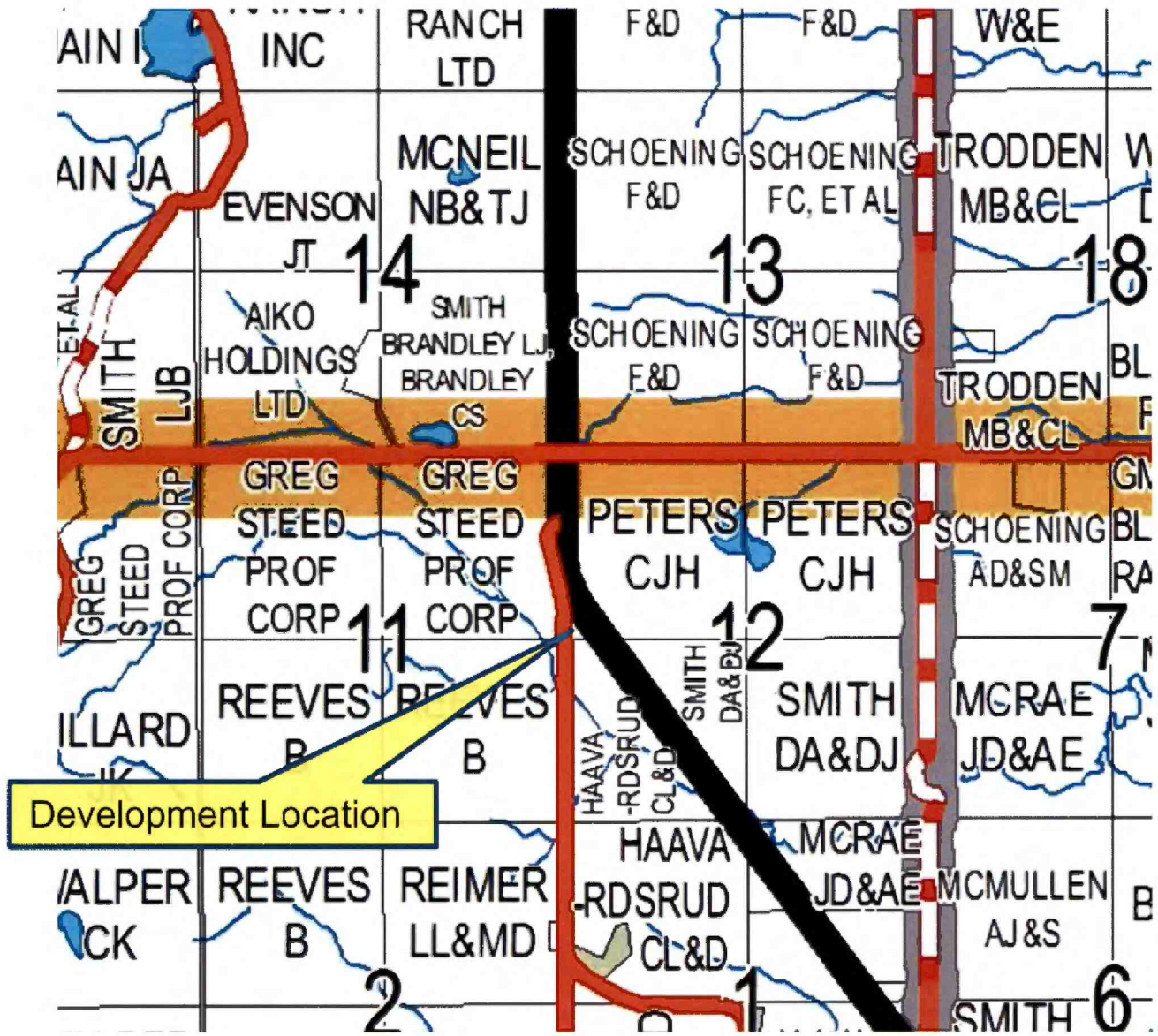
Roland Milligan

Reviewed by: Wendy Kay, CAO



April 28, 2016

Location of Proposed Development Within Portion of NW 12-5-30 W4M



PHOTOS



Photo 1 – Southeast from Rge. Rd. 30-1



Photo 2 – Northeast from Rge. Rd. 30-1



Photo 3 – East from SW parcel corner



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. 2016-13

Date Application Received 2016/03/24

PERMIT FEE 150

Date Application Accepted 2016/03/24

RECEIPT NO. 25482

Tax Roll # 2405.000

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: JIM LARMOUR

Address: 203 JESSIE ROBINSON CL. N LEHRBRIDGE T1H 0Y4

Telephone: 403 380 0516 Email: jimbo jimbo1@telus.net

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:

Construction of Cabin and Shed

Legal Description: Lot(s) PTN NW 12-5-30-W4M

Block _____

Plan _____

Quarter Section _____

Estimated Commencement Date: SUMMER 2016

Estimated Completion Date: Spring 2016

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	3.96 acres		
(2) Area of Building	24 x 32'		
(3) %Site Coverage by Building			
(4) Front Yard Setback Direction Facing: <u>WEST</u>	22m	50m	UNSURE REQ'D.
(5) Rear Yard Setback Direction Facing: <u>NORTH EAST</u>	48.5m	25 PER ABRAMS	71m PER & YES
(6) Side Yard Setback: Direction Facing: <u>SOUTH</u>	60m	7.5m	YES
(7) Side Yard Setback: Direction Facing:			
(8) Height of Building	19' 24'		
(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	3.96 acres		
(2) Area of Building	394' shed 58' ft		
(3) %Site Coverage by Building			
(4) Front Yard Setback Direction Facing: WEST	39m	50m	W/STREET REQ'D.
(5) Rear Yard Setback Direction Facing: NORTH EAST	38m	15' PER 16' PERMS	35.5m FROM E
(6) Side Yard Setback: Direction Facing: SOUTH	61m	7.5	YES
(7) Side Yard Setback: Direction Facing:			
(8) Height of Building	9' 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: _____

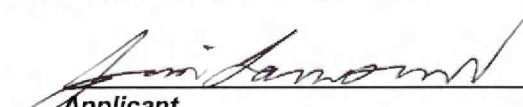
Type of demolition planned: _____


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: April 7/16


Applicant


Registered Owner

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

April 7, 2016

Jim Larmour & Tina Adams
203 Jessie Robinson Close N
Lethbridge AB T1H 6Y4
403-380-0516 Home
403-331-3999 Jim Cell
403-393-0207 Tina Cell

RE: Acreage Located at PTN NW 12-5-30-W4M Pincher Creek

To the Municipal Planning Commission:

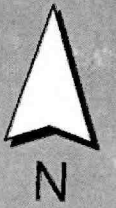
We would like to build a cabin and shed on this parcel of land we purchased. This property would be mainly used for weekends in the spring, summer and fall seasons, and occasionally in the winter.

Due to the uniqueness of the property, we have mapped out the best possible location to stay within the highways and MD guidelines. We are asking for a waiver from the MD road to the front of the building. This is a level spot here, and there has been a cabin located there previously. The power is already located in this spot, which would save on having to dig new lines and relocate them. We intend to keep the remaining land as it naturally is. The area closer to the MD road (south end) is marshy, and would not be suitable for a building. The north end of the property is narrow and we would not be able to be within the MD and highway guidelines.

If you have any questions, please call us and we would be happy to work with you to receive approval on this building.

Thank You for your time

Jim Larmour and Tina Adams



RGE. RD. 30-1

HIGHWAY No. 6

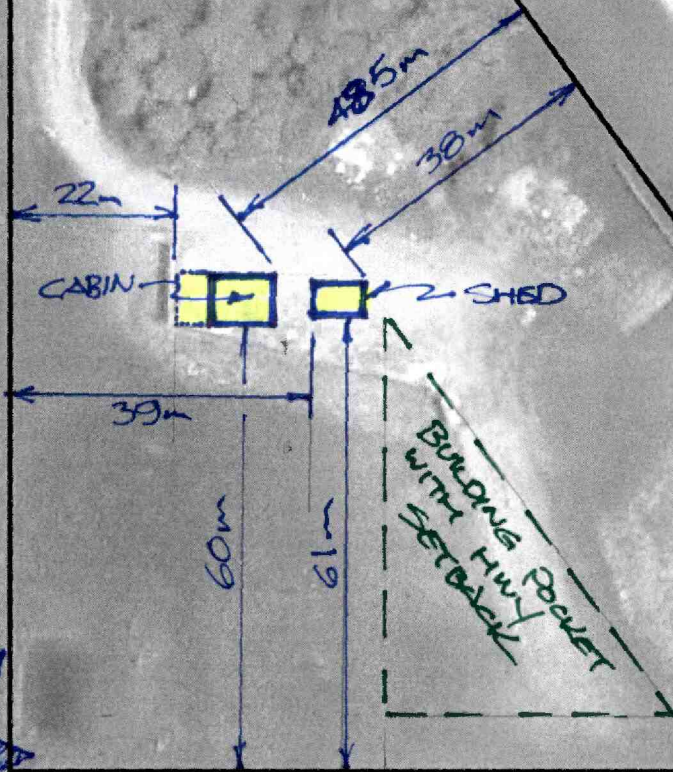
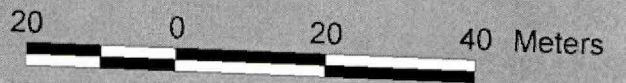


PHOTO LOCATIONS SHOWN THUS

1:1000



Our Reference: 2511-NW 12-5-30-W4M (6)
Your Reference: 4784-16 (Revised)

April 8, 2016

Jim Larmour
jimbos1@telus.net
203 Jessie Robinson Close
Lethbridge, AB T1H 6Y4

Dear Mr. Larmour:

**RE: REVISED SETBACK DISTANCE
PROPOSED COUNTRY RESIDENTIAL DWELLING & SHOP**

Further to an e-mail dated April 8, 2016 from the Municipal District of Pincher Creek regarding the above noted.

This will confirm that the revised setback for the proposed country residential dwelling and shop is to be setback 60 metres (197 feet) from the centre line of the highway as shown on the attached approved site plan.

All other terms and conditions of Permit 4784-16 (Revised) remain unaltered and an integral part of this approval.

If I could be of further assistance, please call.

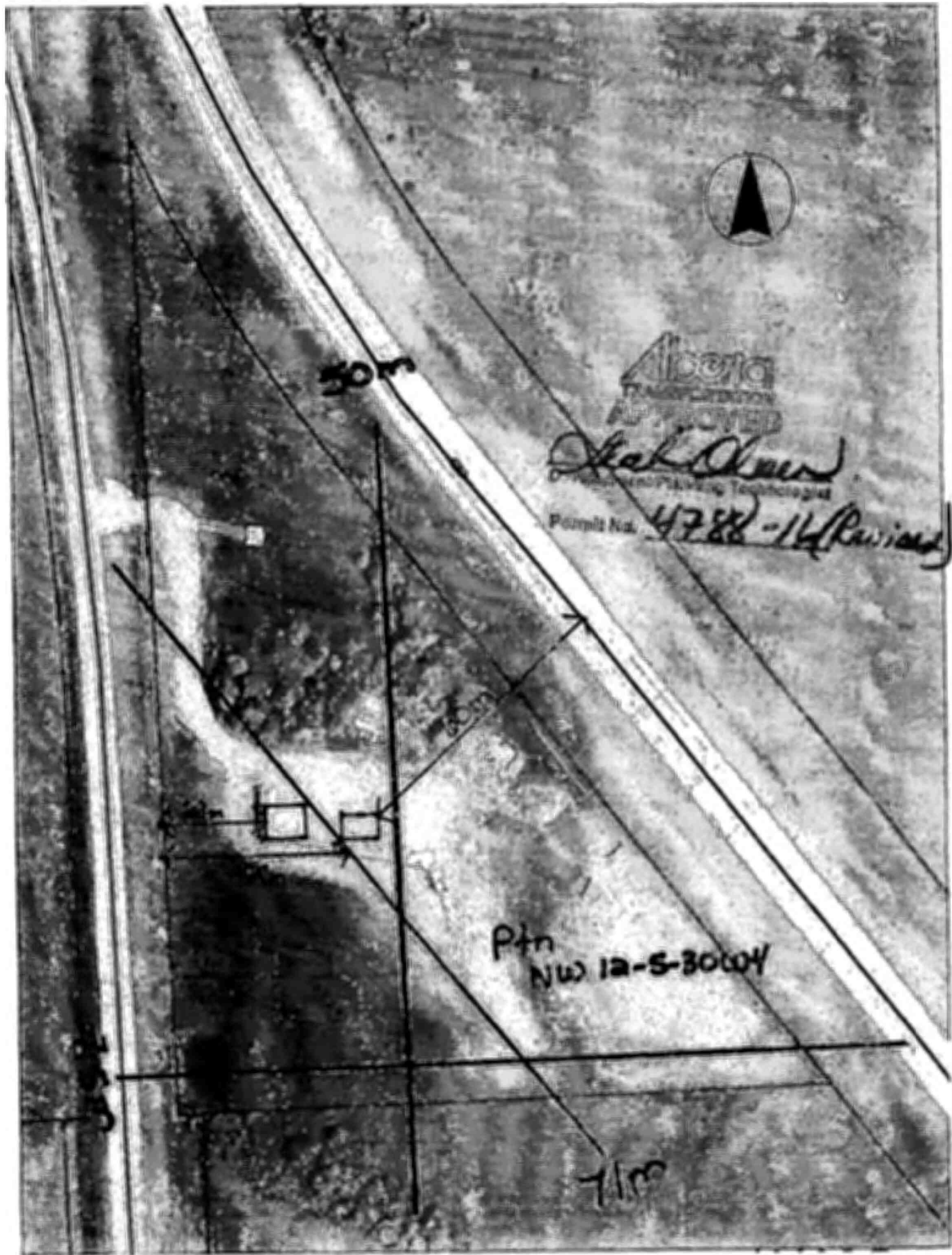
Yours truly,



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 – e-mailed
Jack Houtekamer – e-mailed
File



Alberta
ENGINEERING
APPROVED

Mark Owen
Professional Planning Technologist

Permit No. *4788-14 (Revised)*

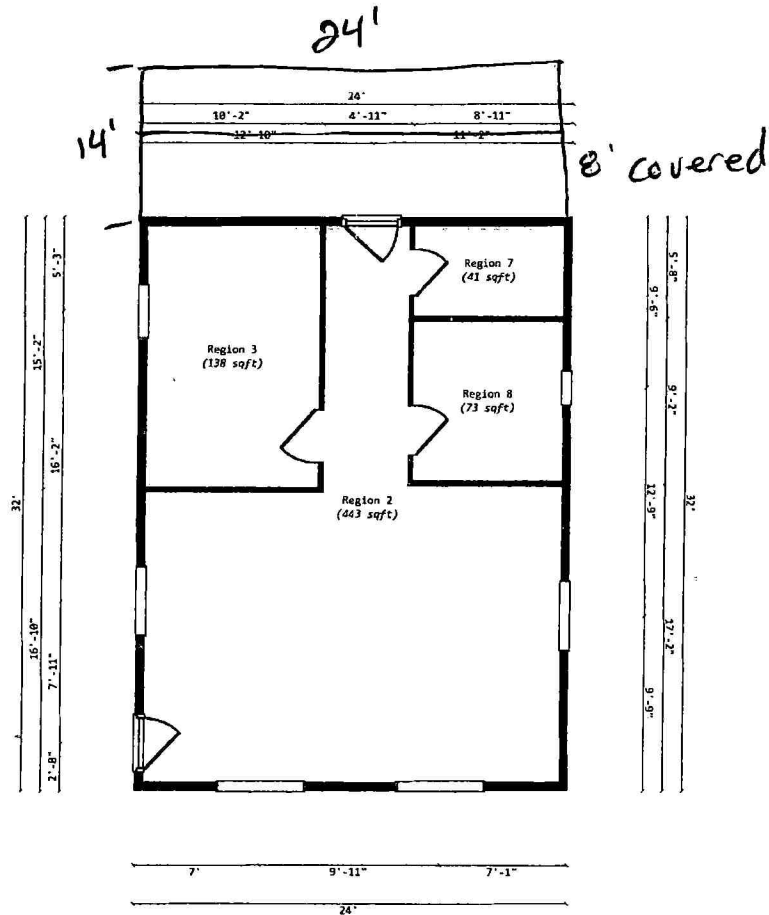
30m

30m

Pt'n
NW 12-5-30604

71m

Floor Plan



You're at home here.



Pincher Creek Co-op

P.O. Box 970
Pincher Creek, AB
T0K 1W0

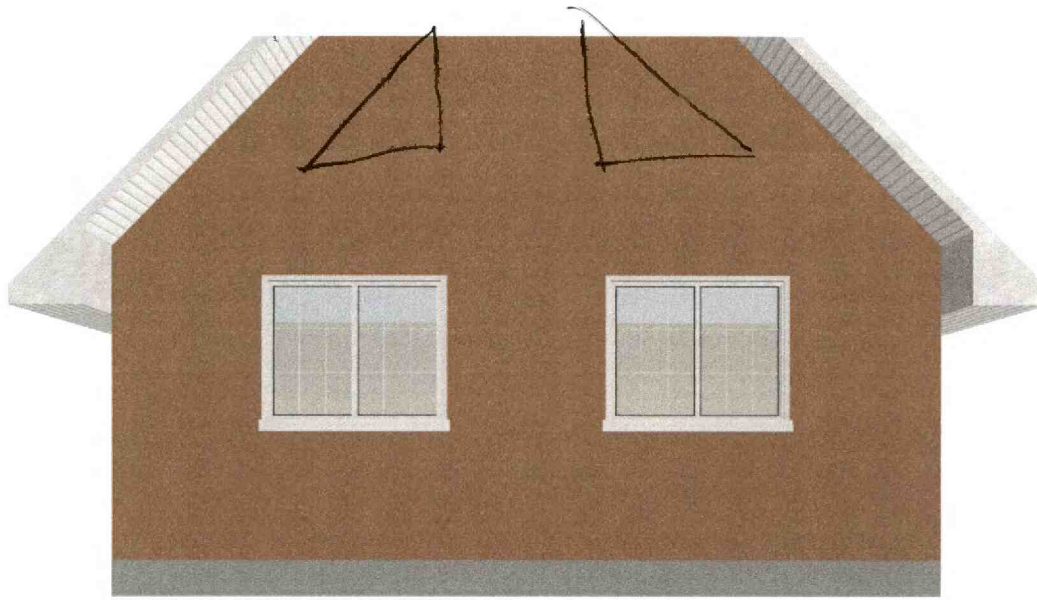
Phone: (403)627-3606
Fax: (403)627-2746
Email: pccoopet@telus.net
Website: www.coopconnection.ca

JIM LARMOUR

Cell: (403)380-0516
Email: JIMBOS1@TELUS.NET

Estimate #: 108487
Estimate Date: March 17, 2016
Price Valid To: April 01, 2016
Estimator: George Robar
Salesperson: George Robar

View: Floor Plan



Estimate Supplied For: **JIM LARMOUR**

Cell: (403)380-0516
 Email: JIMBOS1@TELUS

House Details

Floor	Area
Basement	768 sqft
Level: 1	768 sqft

Living Area: 221184 sqft

Sub Total:	\$0.00
Tax:	\$0.00
Total:	\$0.00

You're at home here.



Pincher Creek Co-op

P.O. Box 970
 Pincher Creek, AB
 T0K 1W0

Phone: (403)627-3606
 Fax: (403)627-2746
 Email: pccoopet@telus.net
 Website: www.coopconnection.ca

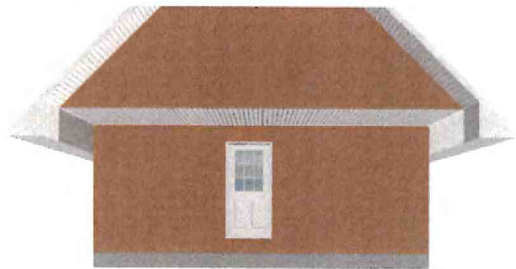
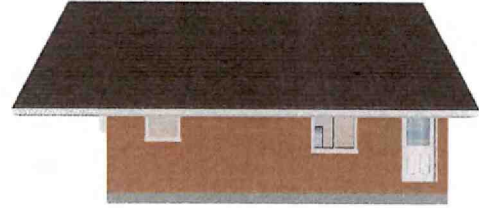
JIM LARMOUR

Cell: (403)380-0516
 Email: JIMBOS1@TELUS.NET

Estimate #: 108487
 Estimate Date: March 17, 2016
 Price Valid To: April 01, 2016
 Estimator: George Robar
 Salesperson: George Robar

View: Presentation

360 Visualization



You're at home here.



Pincher Creek Co-op

P.O. Box 970
Pincher Creek, AB
T0K 1W0

Phone: (403)627-3606
Fax: (403)627-2746
Email: pccoopet@telus.net
Website: www.coopconnection.ca

JIM LARMOUR

Cell: (403)380-0516
Email: JIMBOS1@TELUS.NET

Estimate #: 108487
Estimate Date: March 17, 2016
Price Valid To: April 01, 2016
Estimator: George Robar
Salesperson: George Robar

View: 360 Visualization

MD OF PINCHER CREEK

April 26, 2016

TO: Municipal Planning Commission
FROM: Roland Milligan, Development Officer
SUBJECT: Development Permit Application No. 2016-17

1. Application Information

Applicant: Twin Butte Community Society
Location: SW 4-4-29 W4M
Division: 1
Size of Parcel: 0.86 hectares (2.13 acres)
Zoning: Hamlet Public and Institutional
Development: Fascia Sign

2. Background/Comment/Discussion

- On March 23, 2016, the MD received Development Permit Application No. 2016-17 for the installation of an illuminated fascia sign to be installed on the Twin Butte Community Hall.
- This application is in front of the MPC because:
 - Within the Hamlet Public and Institutional Land Use District, signs are not listed as either a Permitted Use or a Discretionary Use.
 - Within the listed Land Uses for signs, all signs are a discretionary use.
- The proposed sign is to be a 32 ft² illuminated sign.
- The illumination will not flash or roll across the sign.
- The purpose of the sign is to advertise the events that take place at the Hall.
- The application was circulated to the adjacent landowners, no comments were received at the time of preparing this report.
- A Roadside Sign application was submitted to Alberta Transportation. At the time of preparing this report no response had been received.

Recommendation No. 1:

That Development Permit Application No. 2016-17, for the installation of a Fascia Sign, 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 applicant adhere to any conditions as outlined in the required Roadside Sign Permit issued by Alberta Transportation, a copy of which to be supplied and form part of this permit.

Recommendation No. 2:

That Development Permit Application No. 2016-17 be approved subject to any conditions as determined by the Municipal Planning Commission.

Recommendation No. 3:

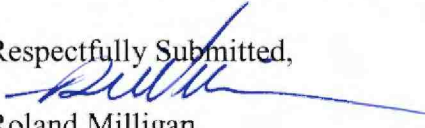
That Development Permit Application No. 2016-17 be denied as it does not comply with the provisions of the Land Use Bylaw.

3. Enclosures

Supporting Documents:

Enclosure No. 1 Development Permit Application No. 2016-17 and supporting documents

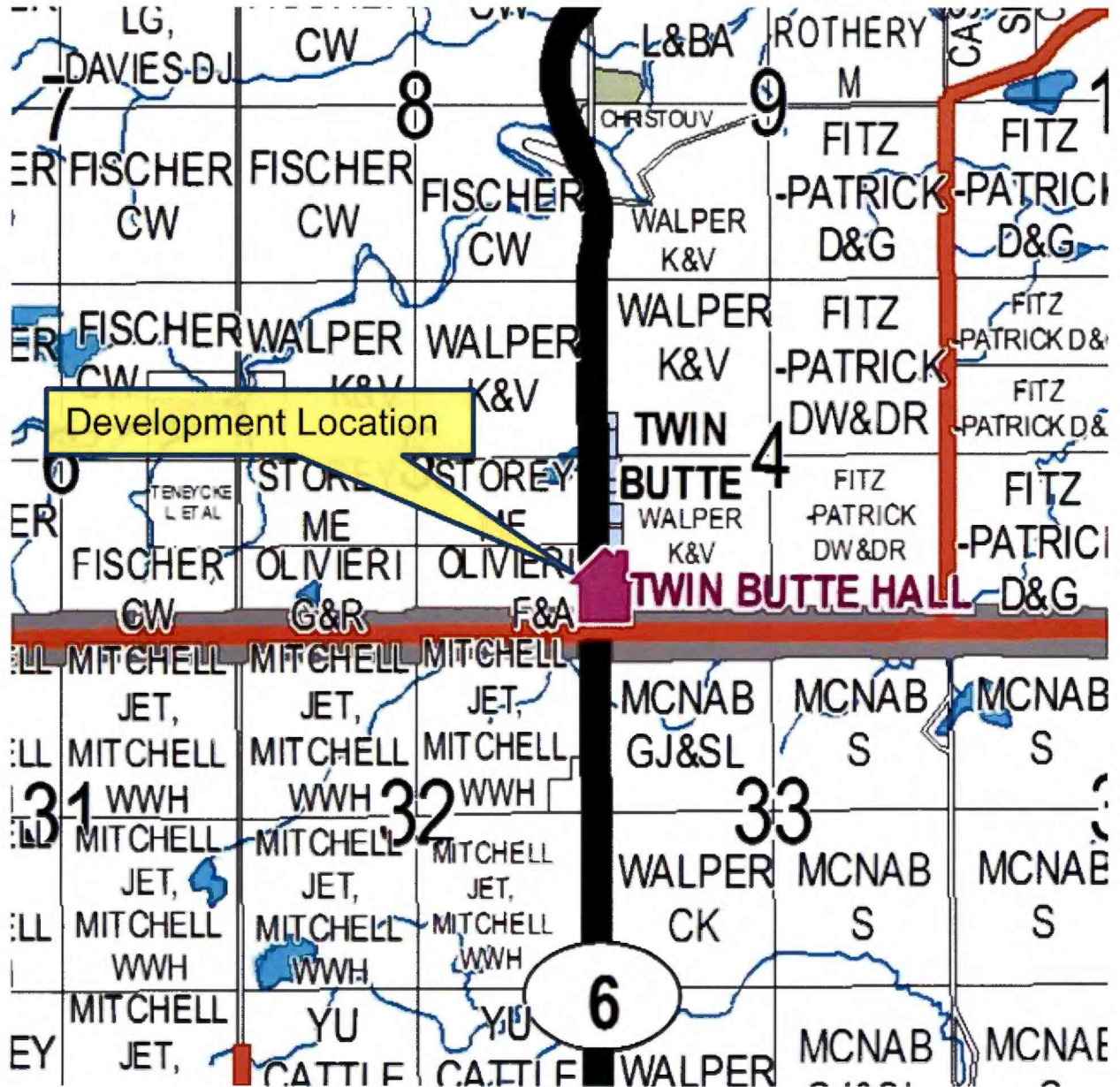
Respectfully Submitted,


Roland Milligan

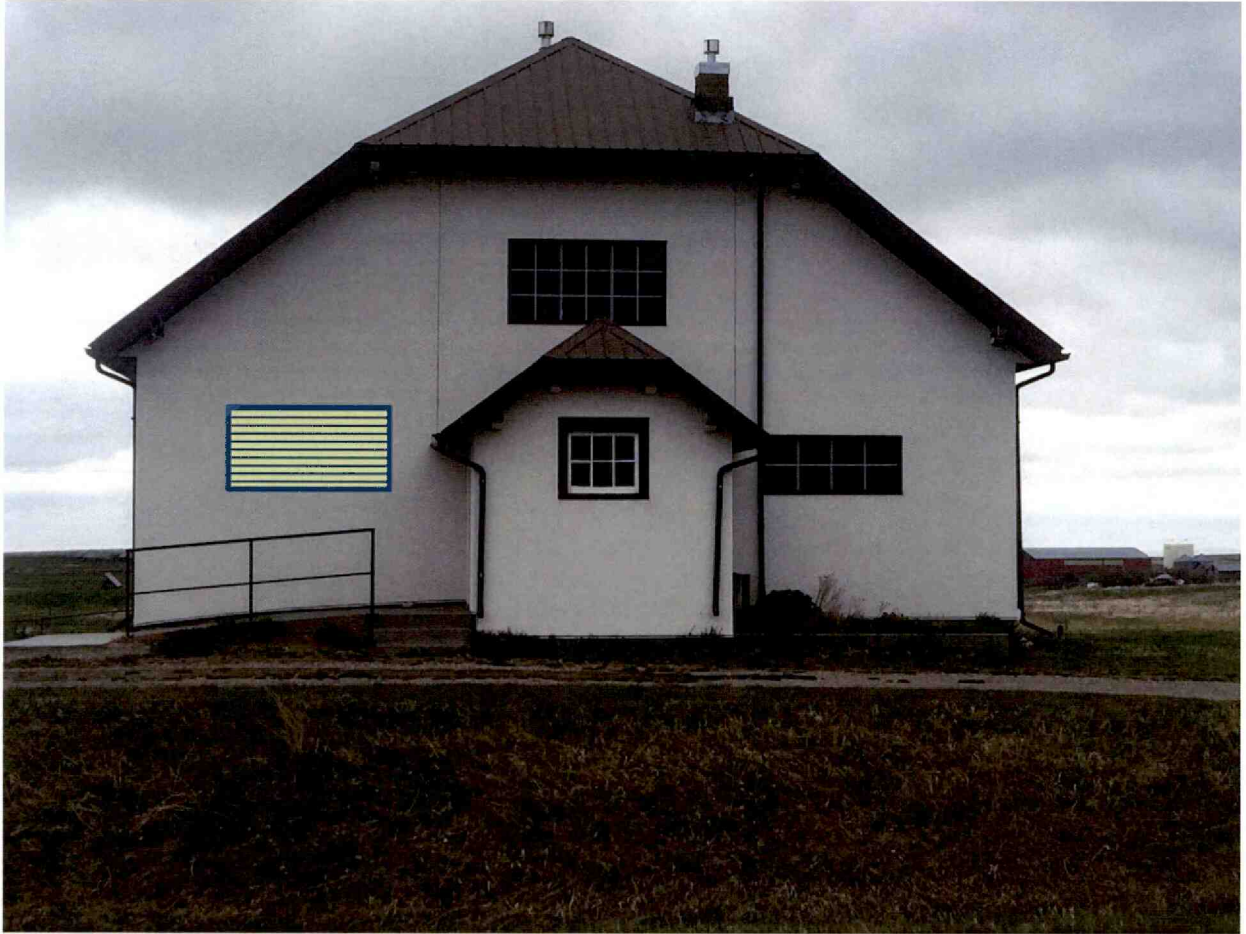
Reviewed by: Wendy Kay, CAO

W. Kay April 28, 2016

Location of Proposed Development
Within Portion of SW 4-4-29 W4M



PHOTO



MUNICIPAL DISTRICT OF PINCHER CREEK NO. 9
DEVELOPMENT PERMIT APPLICATION FOR SIGNS
(form used for signs not approved with other development permit)

DEVELOPMENT PERMIT APPLICATION NO. 2016-17

Date Application Received 2016/03/23

PERMIT FEE 100⁰⁰ 150⁰⁰

Date Application Accepted 2016/03/23

RECEIPT NO. 25476

1340.000

#5 Twin Butte

SECTION 1: GENERAL INFORMATION (completed by all permit applicants)

Applicant: TWIN BUTTE COMMUNITY ~~HALL~~ SOCIETY

Address: TWIN BUTTE AB, BOX 457 TOKATO Telephone: 403-627-3021 (h) Ron 632-6255 (w)

Owner of Land (if different from above): _____

Address: _____ Telephone: _____

Interest of Applicant (if not the owner): DIRECTOR OF HALL BOARD SOCIETY

SECTION 2: SIGN INFORMATION

Check One: Permanent Temporary (NON FLASHING OR ROLLING)

Nature of Sign FACIA SIGN ILLUMINATED Length 8 FT. Height 4 FT.

Area in Square Footage 32 Type of Support FACIA MOUNT

Electrical: Yes No

Flashing or Animated: Yes No

Lot _____ Block _____ Plan _____ Quarter Section SW 1/4 - 4-4-29-W4

Applicant's Interest: Owner of Building
 Owner of Land Where Sign is Proposed (if applicable)

SECTION 3: TO BE COMPLETED BY APPLICANTS FOR PERMANENT SIGN ONLY

Building Owner: TWIN BUTTE COMMUNITY SOCIETY

Telephone Number: 403-627-3021

Occupancy of Building: COMMUNITY HALL

Number of Existing Signs: NONE

SECTION 4: TO BE COMPLETED BY APPLICANTS FOR TEMPORARY SIGN ONLY

The lot is: A Single Business Occupancy
 A Multiple Business Occupancy
 A Farm Operation

The sign is proposed to be displayed on the above site for _____ days.

Identification No. _____ Number of Existing Signs _____

Sign Owner's Name: _____

Address: _____ Telephone: _____

SECTION 5: AUTHORIZATION

I hereby understand that should the Land Use Bylaw or conditions of this permit be contravened my sign is liable to be impounded and that I shall be responsible for the payment of costs prior to the recovery of the sign from the municipality.

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: Mar 14/16

R M Schmidt (DIRECTOR)
Applicant

[Signature] (President)
Registered Owner

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

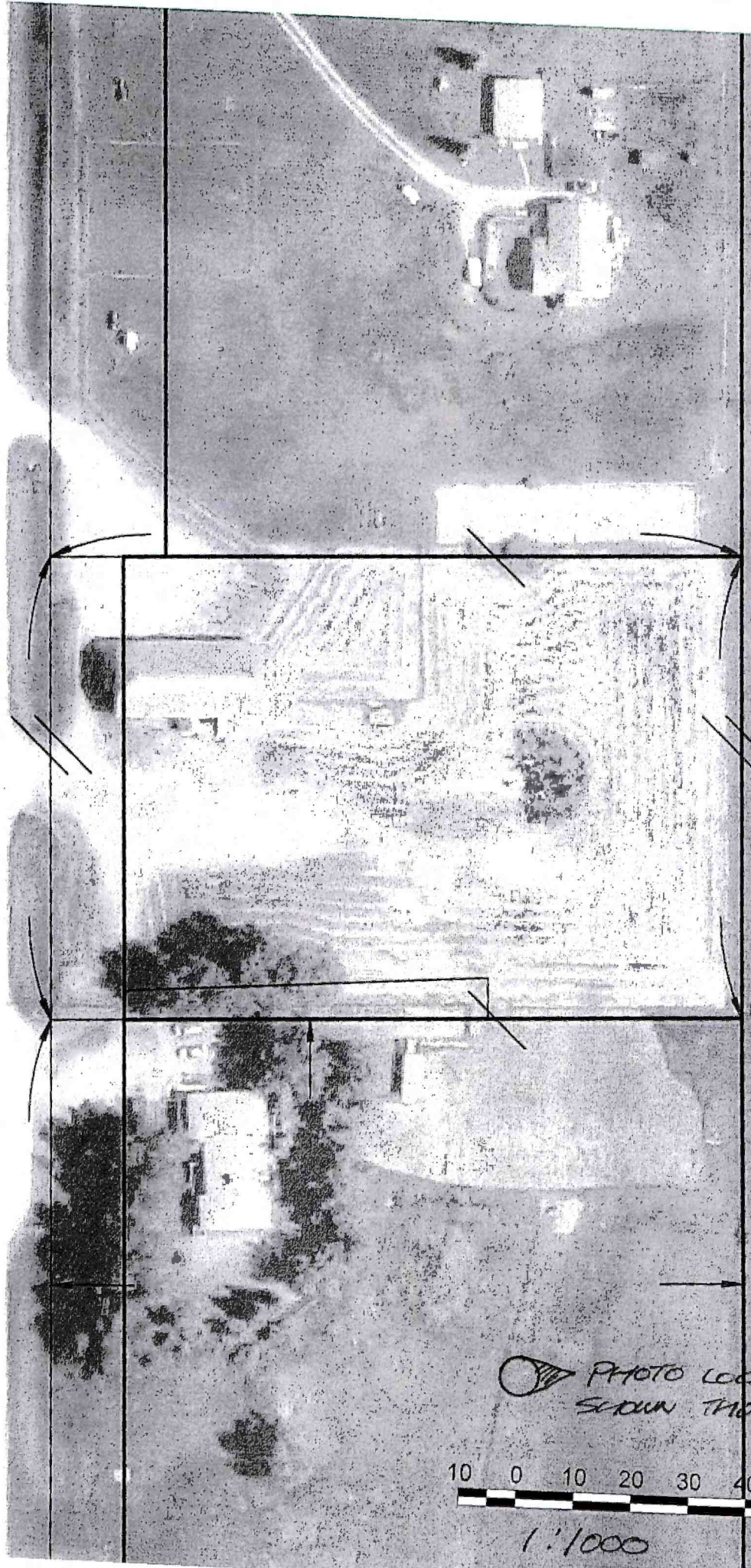
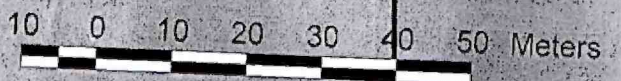


PHOTO LOCATIONS
SHOWN THIS



1:1000

MD OF PINCHER CREEK

April 26, 2016

TO: Municipal Planning Commission
FROM: Roland Milligan, Development Officer
SUBJECT: Development Permit Application No. 2016-18

1. Application Information

Applicant: Twin Butte Community Society
Location SW 4-4-29 W4M
Division: 1
Size of Parcel: 0.86 hectares (2.13 acres)
Zoning: Hamlet Public and Institutional
Development: Addition to Community Hall

2. Background/Comment/Discussion

- On April 12, 2016, the MD received Development Permit Application No. 2016-18 for the construction of an addition onto the Twin Butte Community Hall.
- The proposed addition meets the setback requirements of the land use district. However, as the existing structure is non-conforming. The location of the existing building does not meet the current setback requirements of the land use district.
- The proposed addition will include barrier free washrooms, split level access by elevator and stairways to main hall and basement, and a new south east entrance on the ground level.
- This application is in front of the MPC because:
 - The Twin Butte Community Hall is a non-conforming building, as the front of the building encroaches onto the Highway Access Road. Any alteration of a Non-conforming building is a discretionary use.
 - Pursuant to Section 16.18 of the Land Use Bylaw, the Municipal Planning Commission is authorized to exercise minor variance powers with respect to non-conforming buildings pursuant to Section 643(5)(c) of the *Municipal Government Act*.
- The application was circulated to the adjacent landowners, with one comment showing strong support of the project received from an adjacent landowner.
- The application was circulated to Alberta Transportation for comment. Alberta Transportation has stated that they are aware that the entrance to the Hall encroaches into the highway right-of-way but have no concerns with an addition to the east.
- A Roadside Development Application has been submitted to Alberta Transportation. At the time of preparing this report no response had been received.

Recommendation No. 1:

That Development Permit Application No. 2016-18, for the construction of an addition, 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 applicant adhere to any conditions as outlined in the required Roadside Development Permit issued by Alberta Transportation, a copy of which to be supplied and form part of this permit.

Recommendation No. 2:

That Development Permit Application No. 2016-18 be approved subject to any conditions as determined by the Municipal Planning Commission.

Recommendation No. 3:

That Development Permit Application No. 2016-18 be denied as it does not comply with the provisions of the Land Use Bylaw.

Enclosures

Supporting Documents:

Enclosure No. 1 Development Permit Application No. 2016-18 and supporting documents

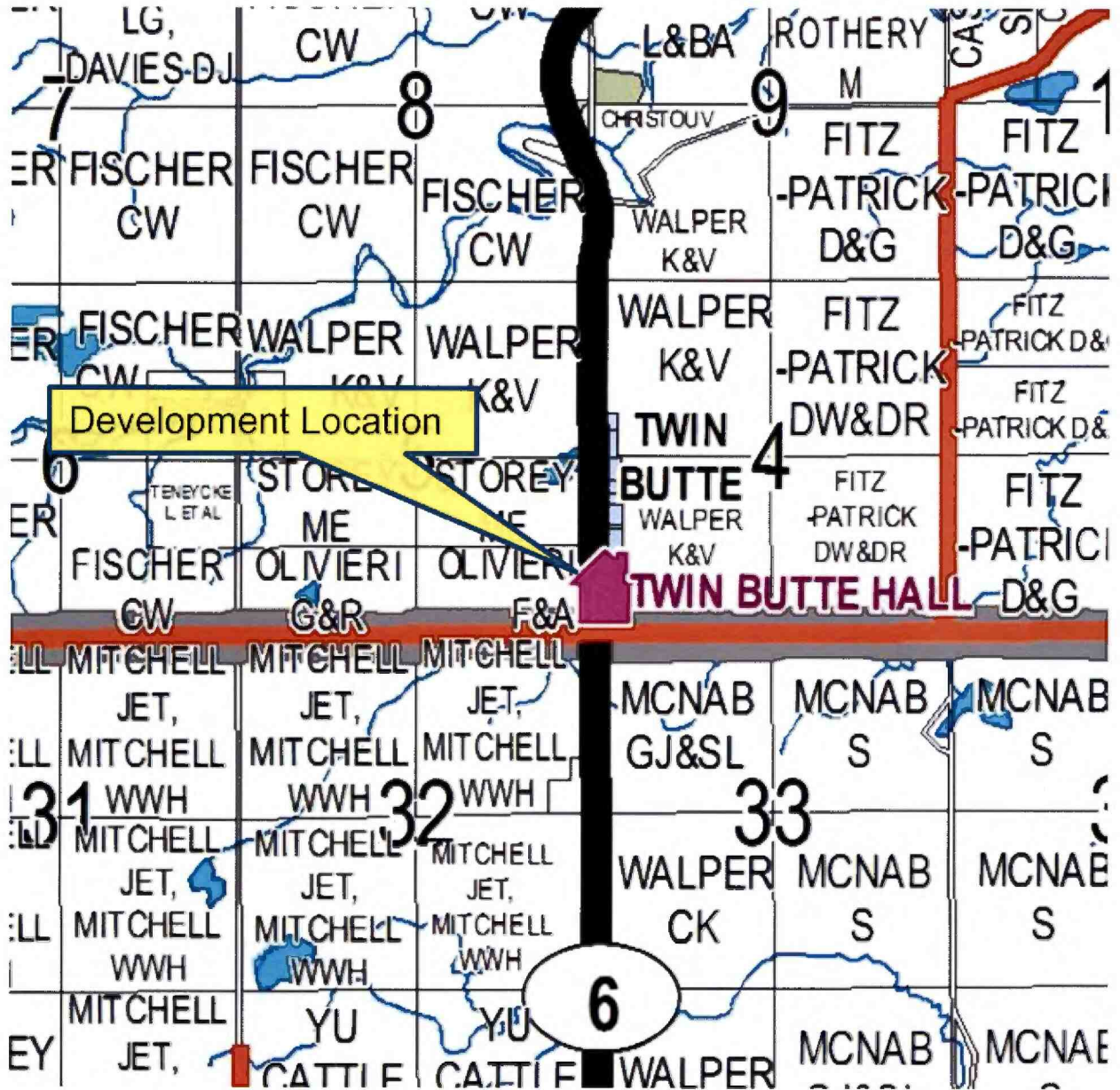
Respectfully Submitted,


Roland Milligan

Reviewed by: Wendy Kay, CAO

W-Kay April 28, 2016

Location of Proposed Development
Within Portion of SW 4-4-29 W4M



PHOTOS



Photo 1 – Northeast from south of Hall



Photo 2 – Northwest from south of Hall

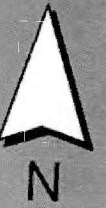
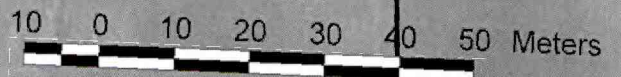


PHOTO LOCATIONS
SHOWN THIS



1:1000



"Original"

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. 2016-18

Date Application Received 2016/04/12
Date Application Accepted 2016/04/12
Tax Roll # 1340.000 #5 Twin Butte
PERMIT FEE 150
RECEIPT NO. 25632

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: Twin Butte Community Society
Address: Box 861, Twin Butte, AB T0K 2J0
Telephone: 403-627-2887 Email: skimmersbk@gmail.com
Owner of Land (if different from above):
Address: Telephone:
Interest of Applicant (if not the owner): Director - Renovation Committee
TBCS: Becky Mitchell-Skinner

SECTION 2: PROPOSED DEVELOPMENT

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

A brief description of the proposed development is as follows:

Build "Barrier-free" Addition to Twin Butte Community Hall - on south side: includes "barrier free" - washrooms; split level access by elevator & stairways to basement & main hall floors; new SE entrance & foyer on ground level.

Legal Description: Lot(s)
Block
Plan
Quarter Section SW 1/4 Sec 4; Twp. 4; Rge 29; W. 4M; MD of P.C. #9 AB.

Estimated Commencement Date: Spring 2017 - depending on fundraising
Estimated Completion Date: Spring 2019 - as above

SECTION 3: SITE REQUIREMENTS

Land Use District: Hamlet Public Institutional 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> <i>Addition ✓</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>WEST - MAY 6</i>	<i>13 m</i>	<i>10 m</i>	<i>AS PER AB TERMS</i>
(5) Rear Yard Setback Direction Facing: <i>EAST</i>	<i>79.75 m</i>	<i>2.5 m</i>	<i>YES</i>
(6) Side Yard Setback: Direction Facing: <i>SOUTH</i>	<i>40.2 m</i>	<i>2.5 m</i>	<i>YES</i>
(7) Side Yard Setback: Direction Facing: <i>NORTH - EXISTING</i>			
(8) Height of Building			
(9) Number of Off Street Parking Spaces			

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

Please see list at bottom of letter.

- Architectural plan - by Laura Trent in consultation with Architect Stuart Johnston.*
- Real Property Report - by Okamura & Brown Associates*
- copy of AB Transportation email*
- informal rec. as approval for "legal - non-conforming building*
- as minor variance by mD invoking power under*
- Section 16.18 of the Land Use Bylaw re-setbacks.*

Municipal District of Pincher Creek, No. 9
Land Use Bylaw 1140-08

Appendix B

N/A

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

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

N/A

SECTION 4: DEMOLITION

Type of building being demolished : _____

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.

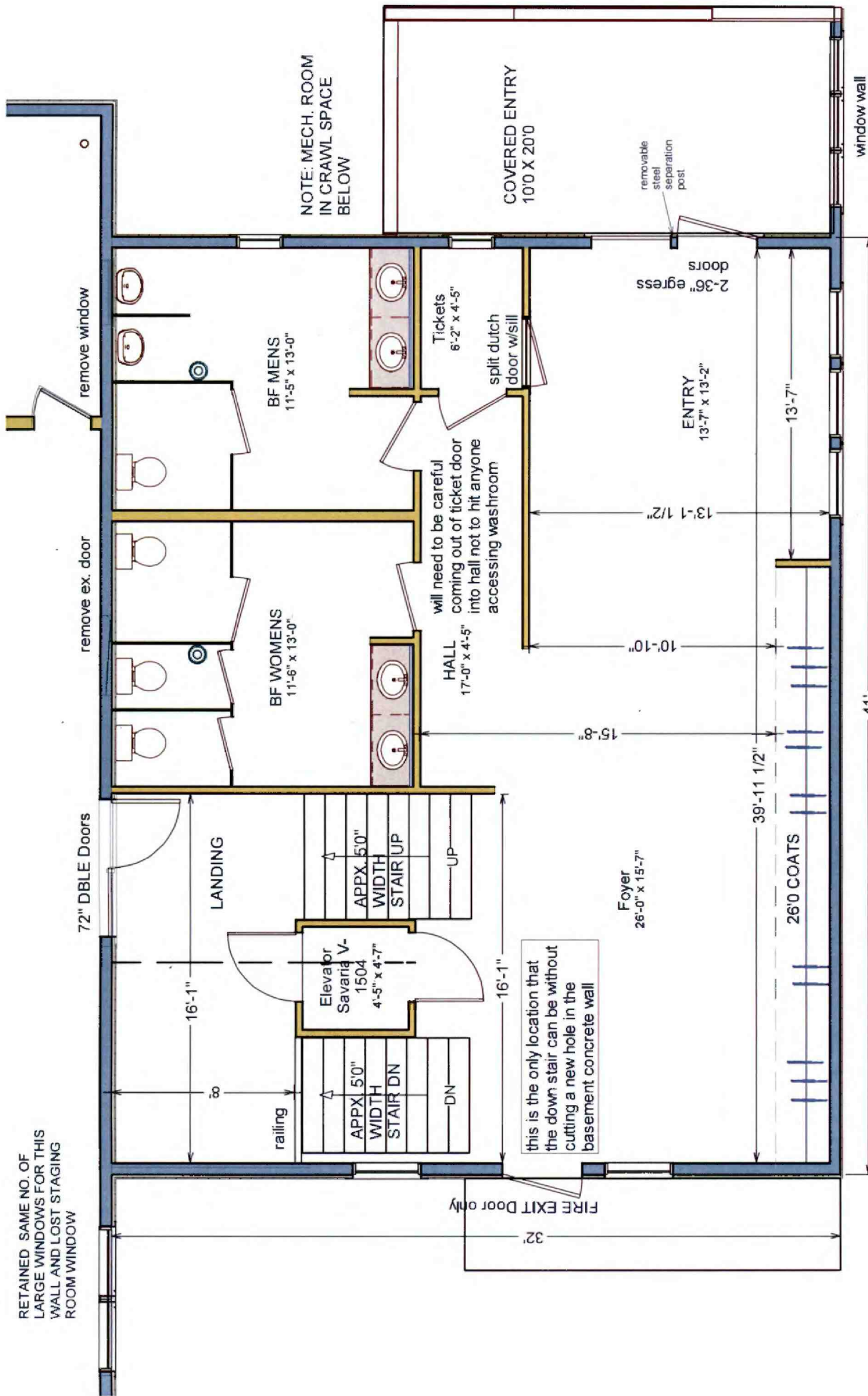
I also consent to an authorized person designated by the municipality to enter upon the subject land and buildings for the purpose of an inspection during the processing of this application.

DATE: April 4/2016

B Mitchell-Jennin
Applicant o Director - Twin Butte Community Soc.

Twin Butte Community Society
Registered Owner

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



RETAINED SAME NO. OF
LARGE WINDOWS FOR THIS
WALL AND LOST STAGING
ROOM WINDOW

72" DBLE Doors

remove ex. door

remove window

NOTE: MECH. ROOM
IN CRAWL SPACE
BELOW

COVERED ENTRY
10'0" X 2'0"

removable
steel
separation
post.

2-36" egress
doors

window wall

BF MENS
11'-5" x 13'-0"

Tickets
6'-2" x 4'-5"

split dutch
door w/sill

ENTRY
13'-7" x 13'-2"

will need to be careful
coming out of ticket door
into hall not to hit anyone
accessing washroom

BF WOMENS
11'-6" x 13'-0"

HALL
17'-0" x 4'-5"

13'-1 1/2"

10'-10"

13'-7"

LANDING

APPX. 5'0" WIDTH STAIR UP

UP

Elevator
Savaria V-1504
4'-5" x 4'-7"

DOWN

APPX. 5'0" WIDTH STAIR DN

DN

Foyer
26'-0" x 15'-7"

26'0 COATS

this is the only location that
the down stair can be without
cutting a new hole in the
basement concrete wall

FIRE EXIT Door only

32'

39'-11 1/2"

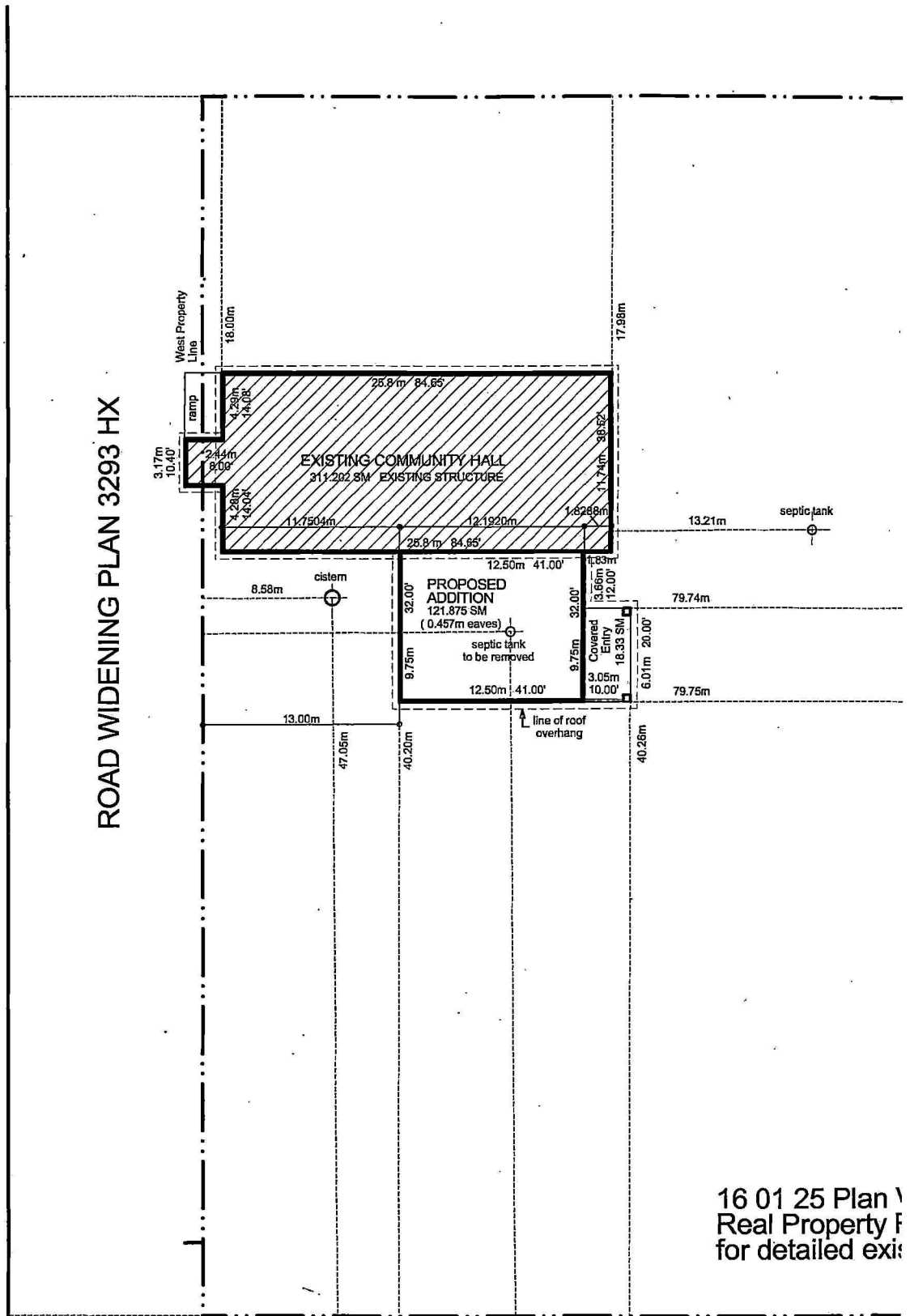
41'

ADDITION W/ENTRY/WASHRMS & LIFT - 1312 SQ. FT. 16 01 25

I used this 41'0 width across in order to fit in the Barrier
Free washrooms beside the stairs that align with existing
building openings. The Foyer becomes very large as we
want the entrance doors on the east out of the wind yet the
entrance stairs are on the west side because of the existing
openings and we are trying to keep the existing far west
main level windows in place.

Centerline of Government Road Allowance - HWY #6

ROAD WIDENING PLAN 3293 HX



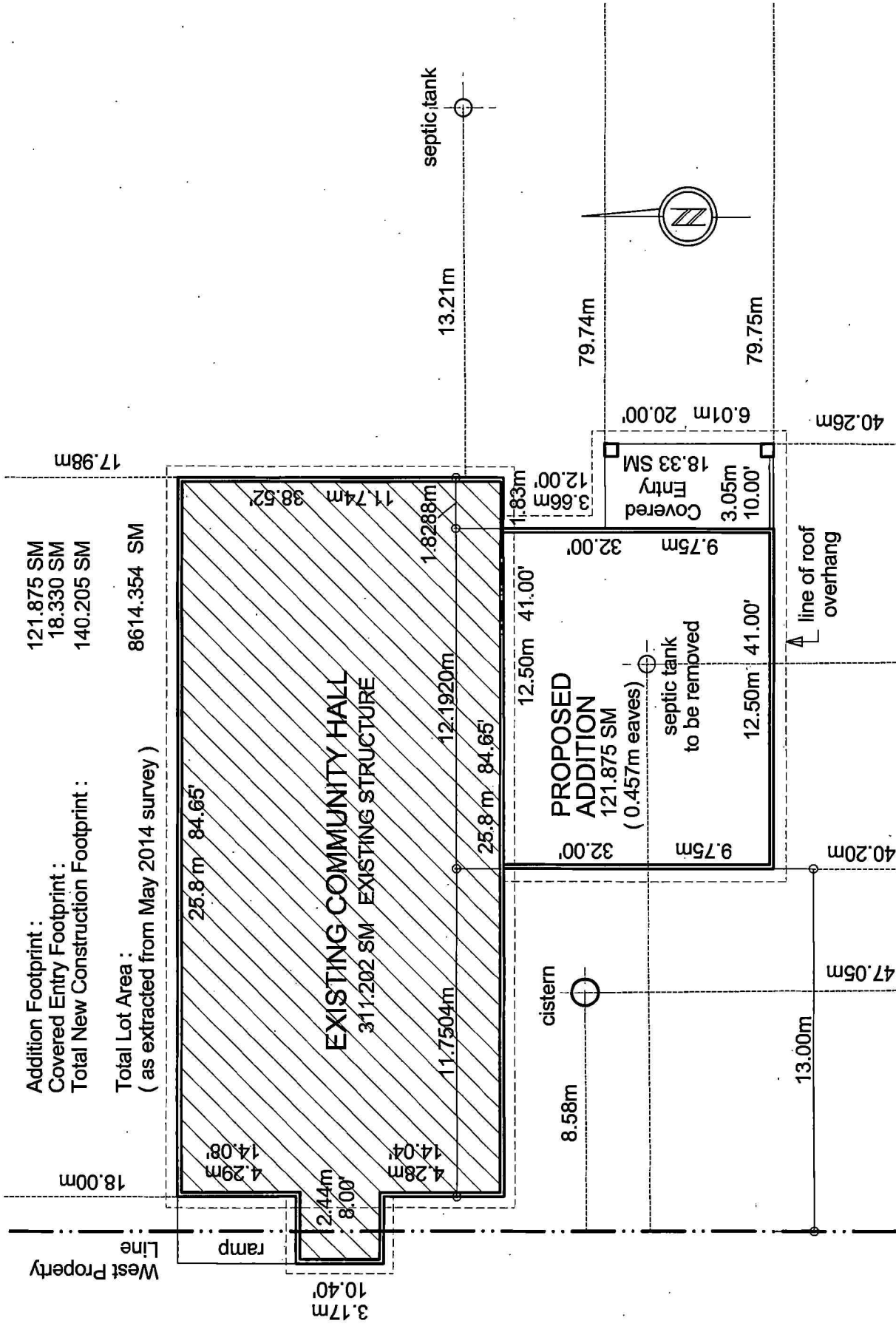
16 01 25 Plan \
Real Property F
for detailed exis

Proposed Siting - Twin Butte Commu

Meridian 4 Range 29 Twnshp 4 Section 4
16 01 25 Plan Version

Scale

ROAD WIDENING PLAN 3293 HX

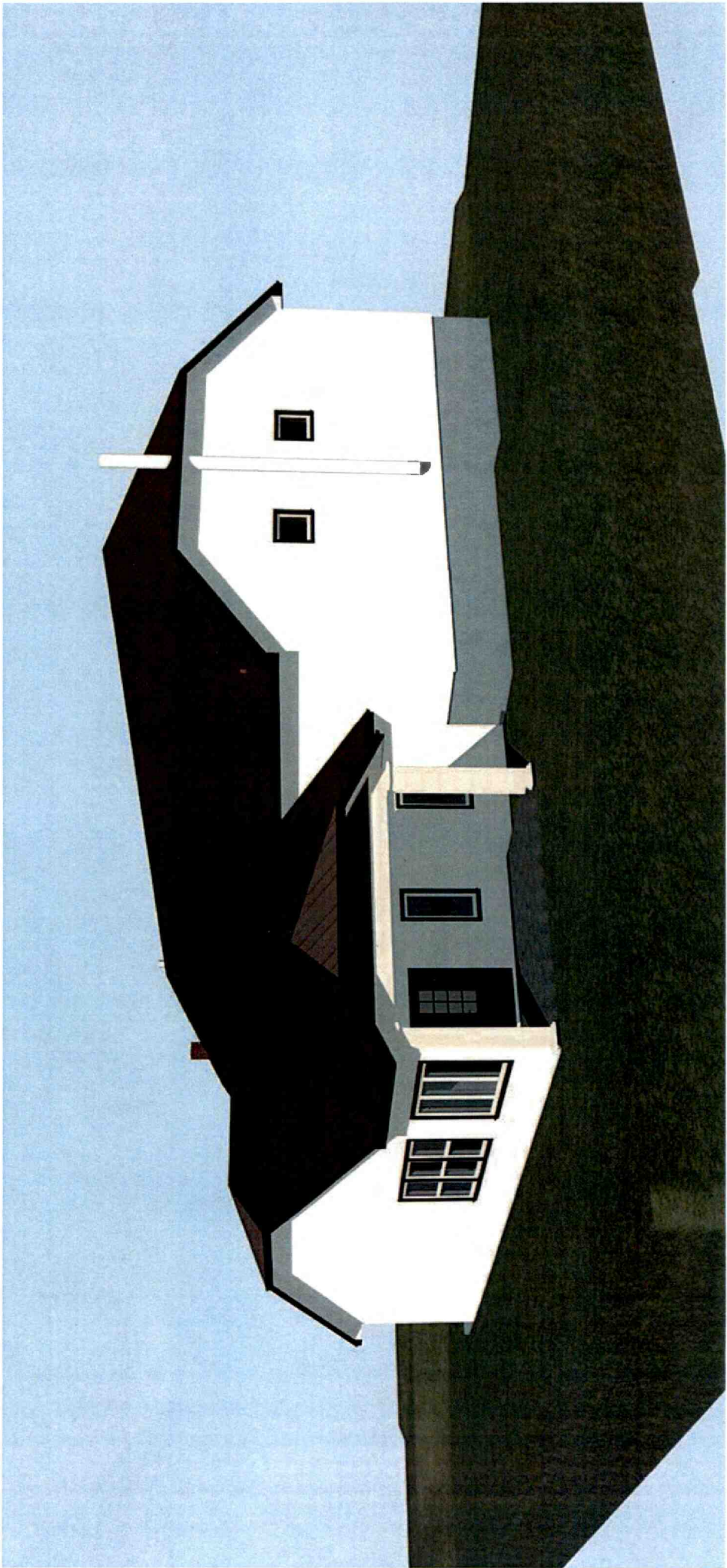


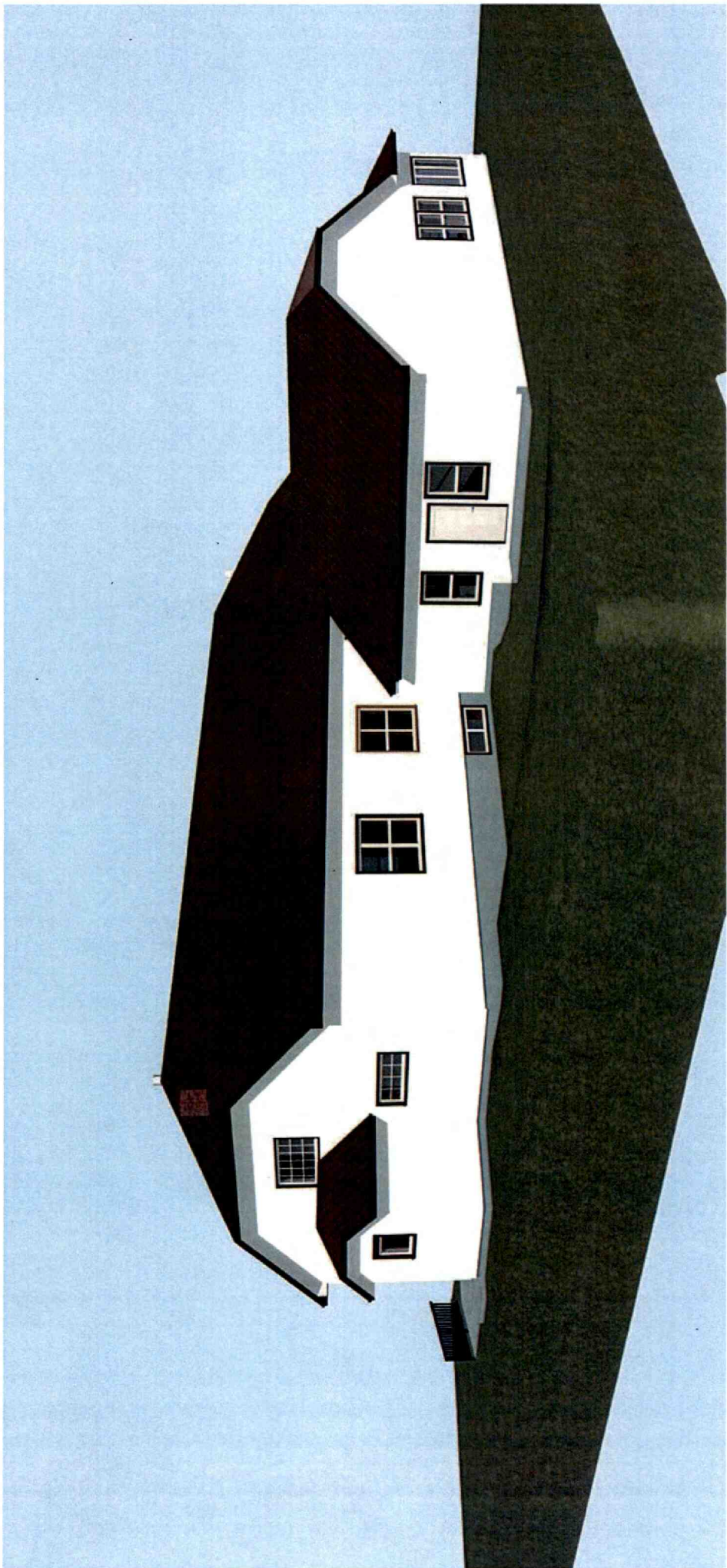
Proposed Siting - Twin Butte Community Hall Addition

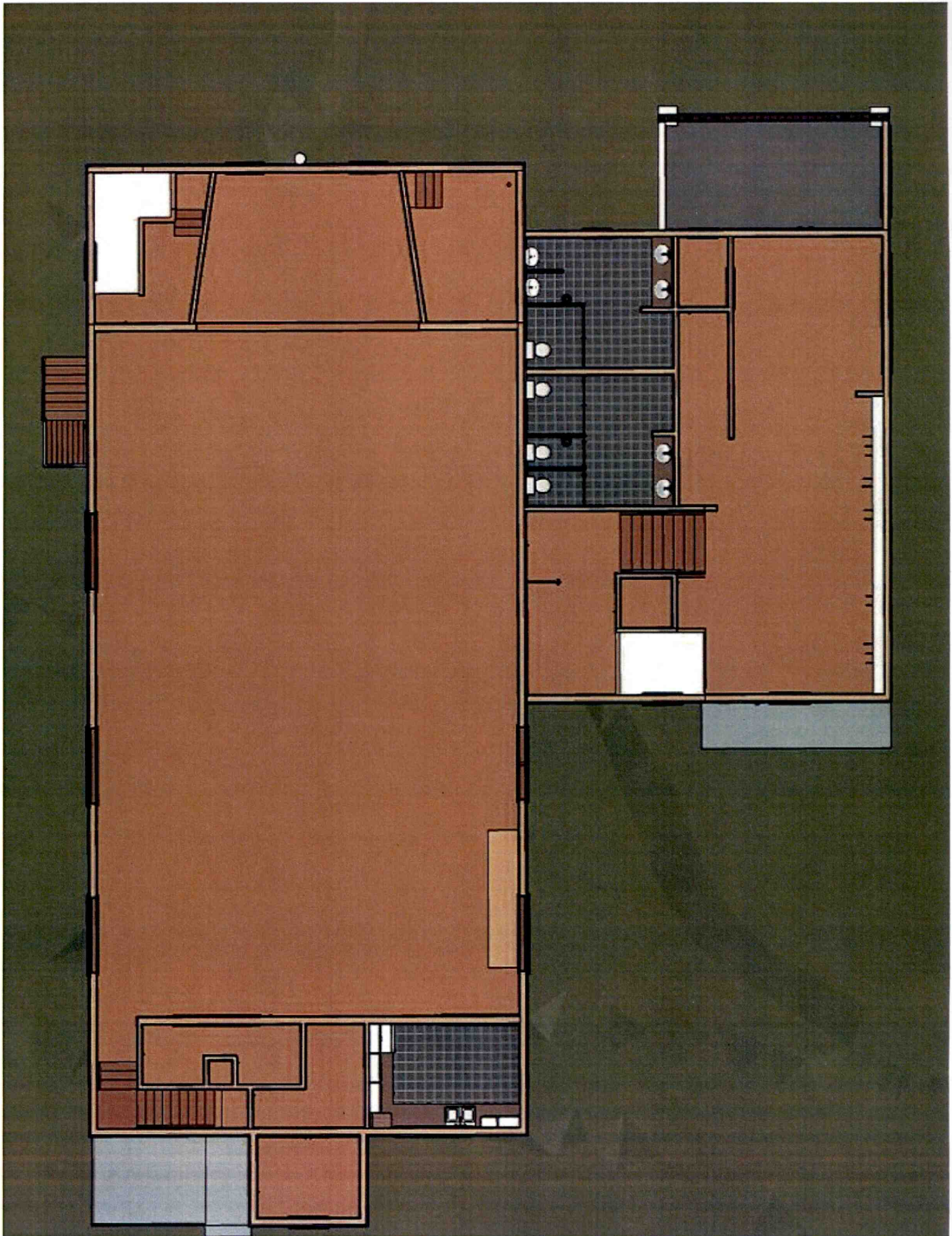
Meridian 4 Range 29 Twnshp 4 Section 4

Scale: 1 : 200

16 01 25 Plan Version Please refer to existing Alberta Land Surveyors Real Property Report by BOA Lethbridge, dated May 21st, 2014 for detailed existing site information





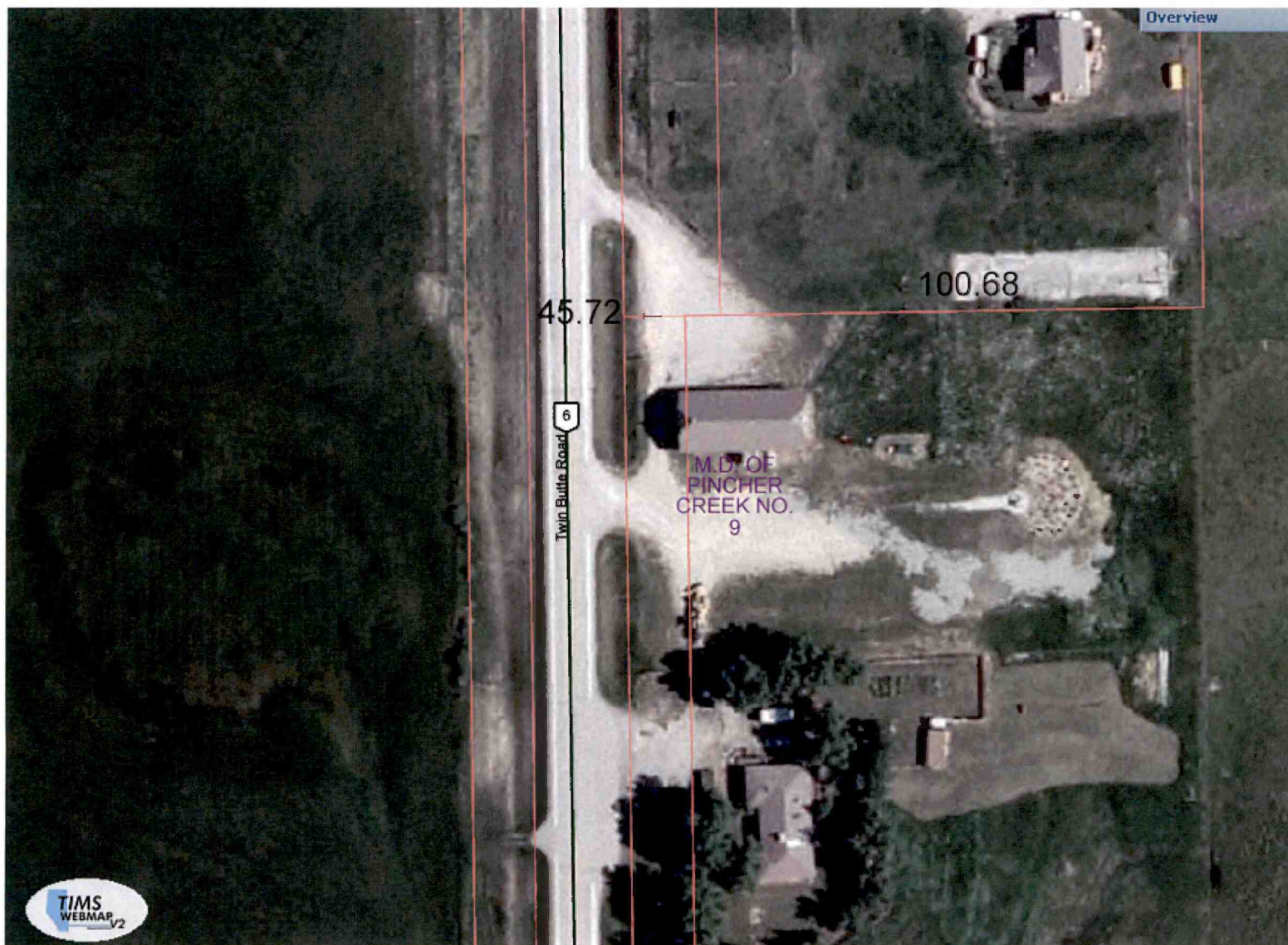


Roland Milligan

From: Leah Olsen <leah.olsen@gov.ab.ca>
Sent: Wednesday, March 9, 2016 3:34 PM
To: Roland Milligan
Cc: Tara Cryderman
Subject: Twin Butte Community Hall

Hello Roland,

Yes we are aware that the community hall encroaches into the highway right-of-way.
Are they proposing the addition on the east side?? If so, Alberta Transportation would have no concerns.



MD OF PINCHER CREEK

April 26, 2016

TO: Municipal Planning Commission
FROM: Roland Milligan, Development Officer
SUBJECT: Development Permit Application No. 2016-19

1. Application Information

Applicant: 1769677 AB Ltd. – Kristy Brewerton
Location NE 31-6-2 W5M
Division: 3
Size of Parcel: 58.4 hectares (144.38 acres)
Zoning: Agriculture
Development: Accessory Building - Shop

2. Background/Comment/Discussion

- On April 12, 2016, the MD received Development Permit Application No. 2016-12 for the construction of an Accessory Building – Shop for this parcel.
- The setbacks listed on this application required setback waivers, but these distances were within the 10 % variance authority provided to the Development Officer, under Section 16.16 of the Land Use Bylaw.
- Subsequently, Development Permit 2016-12 was issued on March 30, 2016.
- During the site preparation for the Shop, it was determined that the approved setback distance were not feasible and further setback variances were required.
- Due to the steepness of the terrain the developers dug into the hillside and constructed a retaining wall to provide a suitable development site.
- These new distances are beyond the variance authority provided to the Development Officer, therefore, Development Permit Application No. 2016-19 was submitted.
- This application is in front of the MPC because:
 - Within the Agriculture Land Use District of Land Use Bylaw 1140-08, the setback distance requirement from a MD Road is 50 m. The proposed location for the Shop is 43.42 m from Township Road 7-0 and 37.94 m from Range Road 2-5, therefore, requiring a setback variance. This variance must be provided by the MPC.
- The application was circulated to the adjacent landowners, at the time of preparing this report no comments were received.
- The application was circulated to the Public Works Superintendent for comment.

Recommendation No. 1:

That Development Permit Application No. 2016-19, for the construction of an Accessory Building – Shop, be approved subject to the following Condition(s), Waiver(s) and Informative(s):

Condition(s):

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

Waiver(s):

- 1. That a 6.58m Setback Variance be granted, from the minimum 50 m Setback Distance from a MD Road, for a 43.42 m Front Yard Setback distance from Township Road 7-0.
- 2. That 12.06 m Setback Variance be granted, from the minimum 50 m Setback Distance from an MD Road, for a 37.94 m Front Yard Setback distance from Range Road 2-5.

Informative(s):

- 1. That Development Permit 2016-12, issued March 30, 2016, is now voided.

Recommendation No. 2:

That Development Permit Application No. 2016-19 be approved subject to any conditions as determined by the Municipal Planning Commission.

Recommendation No. 3:

That Development Permit Application No. 2016-19 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. 2016-19 and supporting documents

Respectfully Submitted,

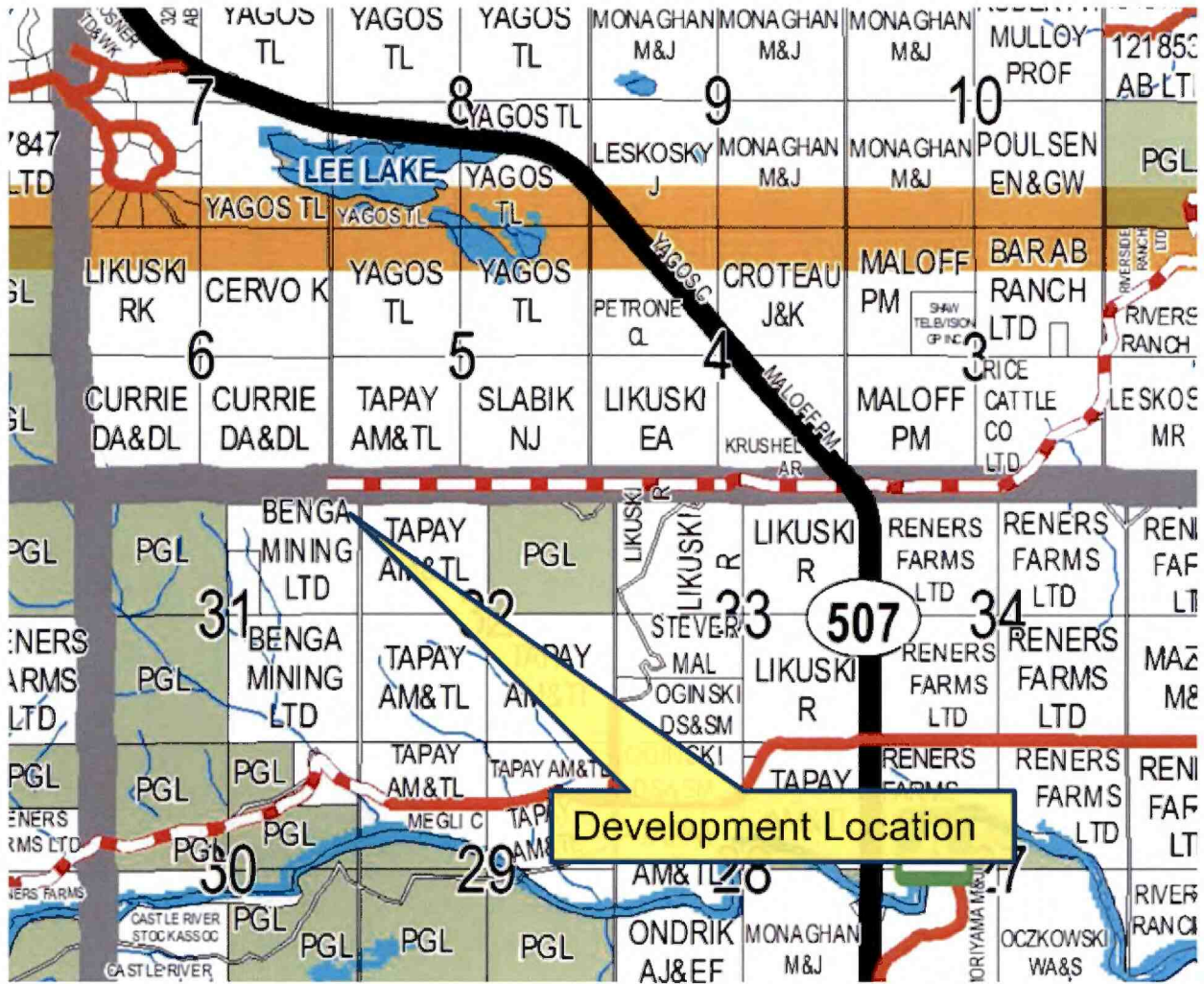


Roland Milligan

Reviewed by: Wendy Kay, CAO

W. Kay April 28, 2016

Location of Proposed Development Within Portion of NE 31-6-2 W5M



PHOTOS



Photo 1 – Southwest from Twp. Rd. 7.0



Photo 2 – South from Twp. Rd. 7-0



Photo 3 – Northwest at building site



DEVELOPMENT PERMIT APPLICATION

All grey areas will be completed by the Planning Authority

DEVELOPMENT PERMIT APPLICATION NO. 2016-19

Date Application Received 2016/04/12

PERMIT FEE _____

Date Application Accepted 2016/04/12

RECEIPT NO. _____

Tax Roll # 4368.000

653a Range Road 2-5

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: 1769677 AB. Ltd. - Kristy Brewerton.

Address: 32 Sunset Road, County of Lethbridge T1J 4R9

Telephone: 403.593.8431 Email: kristybrewerton@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:

New shop

Legal Description: Lot(s) _____

Block _____

Plan _____

Quarter Section NE 31 - 6 - 2 - W5

Estimated Commencement Date: May 9, 2016

Estimated Completion Date: September 30, 2016

SECTION 3: SITE REQUIREMENTS

Land Use District: Agriculture Division: 3

Permitted Use Discretionary Use
Waivers Req'd

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

Yes No

Is the proposed development below a licenced dam?

Yes No

Is the proposed development site situated on a slope?

Yes No

If yes, approximately how many degrees of slope? _____ 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>312 sq. meters</u>	<u>3360 sq. ft.</u>		
(3) %Site Coverage by Building			
(4) Front Yard Setback Direction Facing: <u>EAST</u>	<u>37.94m</u>	<u>50m</u>	<u>WAIVER REQ'D.</u>
(5) Rear Yard Setback Direction Facing: <u>WEST</u>	<u>7.10m</u>	<u>7.5m</u>	<u>YES</u>
(6) Side Yard Setback: Direction Facing: <u>NORTH</u>	<u>43.42m</u>	<u>50m</u>	<u>WAIVER REQ'D.</u>
(7) Side Yard Setback: Direction Facing: <u>SOUTH</u>	<u>7.40m</u>	<u>7.5m</u>	<u>YES</u>
(8) Height of Building			
(9) Number of Off Street Parking Spaces			

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

site plan

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: _____

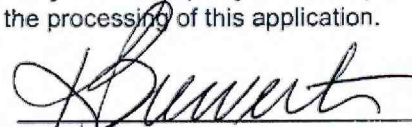
Type of demolition planned: _____

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: April 11, 2016



 Applicant



 Registered Owner

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

Kristy and Lee Brewerton

32 Sunset Road • Lethbridge, AB T1J 4R9
Phone: 403-327-9695 • Mobile: 403-593-8432 • E-Mail: leebrewerton@gmail.com

Date: April 20, 2016

Roland Milligan
Director of Development and Community Services
Municipal District of Pincher Creek No. 9

RECEIVED

APR 20 2016

M.D. OF PINCHER CREEK

Dear Roland:

We recently submitted application for the waiver of development set back distances on the property of NE 31-6-2-W5M on April 13, 2016. Currently, this quarter section is vacant land. We are proposing the building of a shop-garage within the NE corner of the quarter section. Our request is for waiver of municipality set back requirements to the corners of the proposed structure, which despite our best efforts have not been able to conform to the 50m guidelines. It was our plan at the onset of this project to conform completely to the set back requirements. To our disappointment, it has not been possible. The waiver request is with respect to the end of a township road and a completely undeveloped road allowance. The greatest challenge to the proposed shop is topography. Virtually no other flat building sites large enough exist on this property. One small site at the west side of the property is flat, where we hope to build a small cabin at some point, but it is not large enough for the shop and is not suitable because of full exposure to extreme SW winds. Despite our proposed building site being the only suitable location, it is still situated adjacent to a hill with a steep grade on the west side. We have already excavated a significant amount at the bottom of the hill and installed a retaining wall, but still fall short of the 50m set back. The options to overcome this are extremely limited, really only being to cut deeper into the bank of the hill. In that scenario the grade of the hill further steepens requiring a retaining wall of extreme, unsafe height and would necessitate the excavation of numerous mature trees. It would be an enormous undertaking that we believe in consultation with numerous contractors is unsatisfactory. In summary, we don't think we have any realistic solution apart from appealing to you for this waiver. Please consider our predicament. We appreciate your time in this assessment. Thank you.

Sincerely,



Kristy & Lee Brewerton



BUILDING STAKEOUT


IN
N.E. 1/4 SEC. 31, TWP.6, RGE.2, W.5 M.
M.D. OF PINCHER CREEK

CLIENT: STONEGATE DESIGN BUILD INC.
MUNICIPAL AUTHORITY: M.D. OF PINCHER CREEK

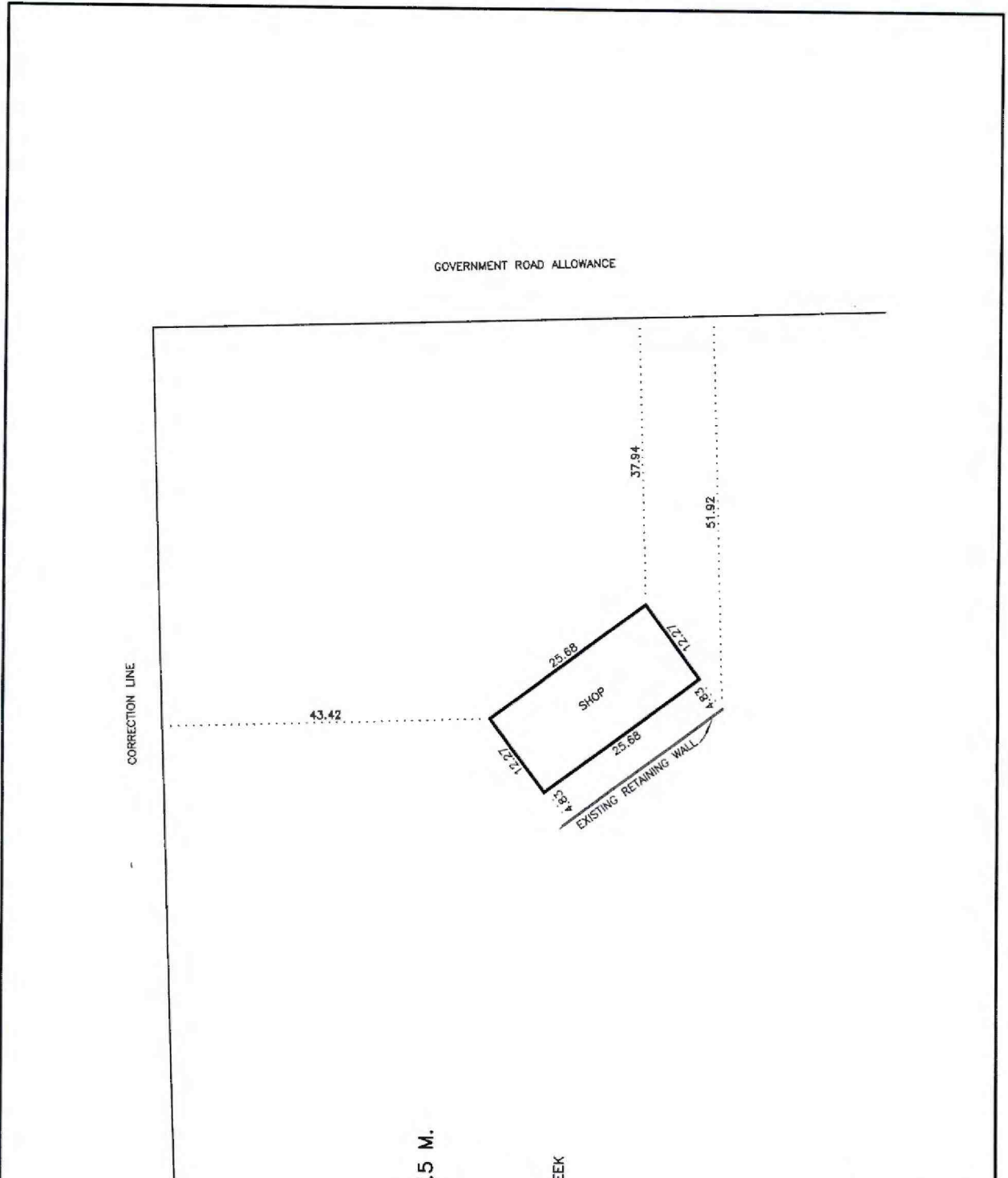
The shop was staked on April 5th., 2016.

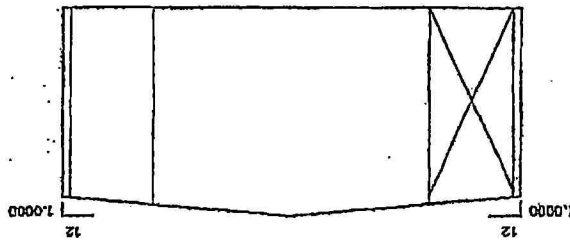
Signed this 12th. day of April, 2016


T.C. Penner, A.L.S.

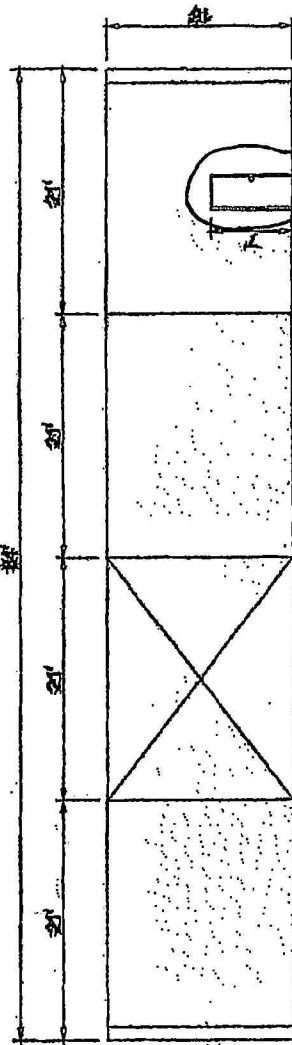
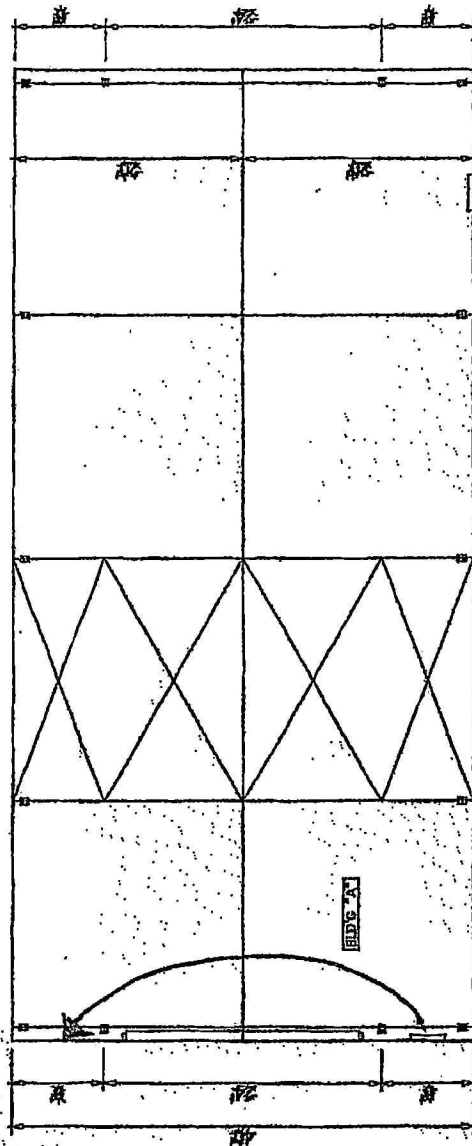
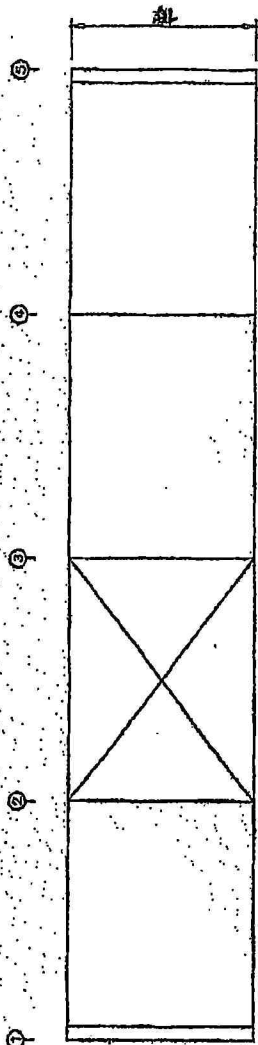
 brown okamura & associates ltd. Professional Surveyors 514 Stafford Drive, Lethbridge, Alberta
--

Job 3330 SCALE 1:500 (metric)

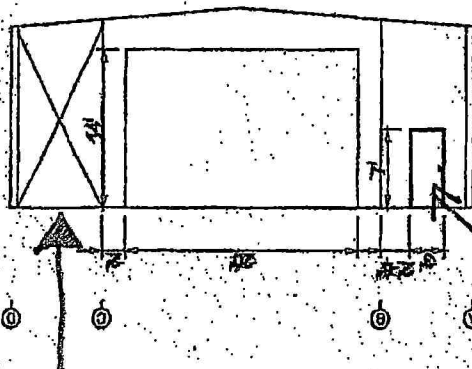




★ Please center this man door 18 feet from the rear of the building

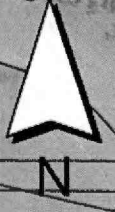


18 feet



PLEASE SIGN

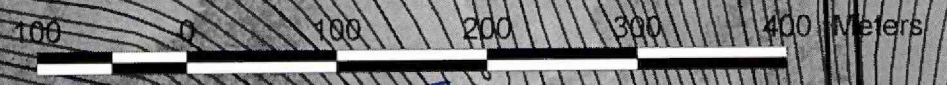
This man door should be on the other side of



34
379

NE 1/4 31 - 6.2 W54

31



1:5000



TWP. RD 7-0



NEW APPROACH

43.4m



37.9m

RETAINING WALL

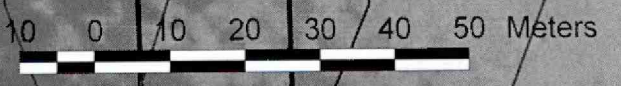


UNDEVELOPED ROAD PULLOFF



PHOTO LOCATIONS SHOWN THIS

1:1000



DIRECTOR OF DEVELOPMENT AND COMMUNITY SERVICES REPORT
April 2016

Development / Community Services Activities includes:

- April 5 Strategic Planning Meeting
- April 5 Subdivision Authority Meeting
- April 5 Municipal Planning Commission Meeting
- April 12 Policy and Plans Meeting
- April 12 Council Meeting
- April 13 Joint Health and Safety Meeting
- April 14 Staff Meeting
- April 14 Meeting with Staff Sergeant Harrison
- April 20 ICS300 Refresher
- April 21 Linear Footprint Workshop
- April 26 Policy and Plans Meeting
- April 26 Council Meeting
- April 28 Staff Meeting

PLANNING DEPARTMENT STATISTICS

Development Permits Issued by the Director for April 2016

No.	Applicant	Division	Legal Address	Development
2016-14	Betty Neil and Andrew Stone	3	Lot 1, Block 1, Plan 8110749; NE 12-6-2 W5M	Residential Additions
2016-15	Ryan Bell	4	Lot 2, Block 1, Plan 9711425; SE 6-8-29 W4M	Single Detached Residence
2016-16	Bruce and Stacey Christie	4	SW 6-9-1 W5M	Modular Home
2016-20	Lyle Hewitt and Rylee Osadezuk	4	SE 24-8-1 W5M	Manufactured Home
2016-21	Michael and Christine Bennink	2	NW 32-5-29 W4M	Addition to Residence

Development Permits Issued by Municipal Planning Commission for April 2016

No.	Applicant	Division	Legal Address	Development
2016-10	Tom Kovac and Hiroko Masuda	3	NE 28-6-2 W5M	Bring Existing Development on Parcel into Compliance / Relocate Accessory Building - Garage

Development Statistics to Date

DESCRIPTION	March 2016	2016 to Date	April 2015	2015	2014
Dev Permits Issued	6 5-DO /1-MPC	18 12-DO /6-MPC	7 6-DO / 1-MPC	70 54-DO /16-MPC	68 47 - DO /21- MPC
Dev Applications Accepted	10	21	6	78	73
Utility Permits Issued	0	2	4	31	23
Subdivision Applications Approved	1	5	1	12	8
Rezoning Applications Approved	0	0	1	1	2
Seismic / Oil / Gas	1	5	4	19	0
Compliance Cert	4	7	0	21	28

RECOMMENDATION:

That the report for the period ending April 28, 2016, be received as information.

Prepared by: Roland Milligan, Director of Development and
R. Milligan Community Services
 Reviewed by: Wendy Kay, CAO *W. Kay*
 Submitted to: Municipal Planning Commission

Date: April 28, 2016
 Date: *April 28, 2016*
 Date: May 3, 2016