

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

July 7, 2020

6:30 pm

Agenda

1. Adoption of Agenda

2. Minutes

- a. Meeting Minutes of June 2, 2020

3. Closed Meeting Session

4. Unfinished Business

Nil

5. Development Permit Applications

- a. Development Permit Application No. 2020-26
Whyat James Bruder
SE 12-5-29 W4M
Secondary Farm Residence
- b. Development Permit Application No. 2020-27
Dillon Rochon
Lot 2, Plan 9712282, SW 24-7-1 W5M
Moved-in Residential Building
- c. Development Permit Application No. 2020-32
Castle Mountain Resort
Lot 1, Block 3, Plan 9911497
Recreation Vehicle / Holiday Trailer Summer RV Use
- d. Development Permit Application No. 2020-34
Susan Casey
NW 21-3-29 W4M, 3325 Hwy. 6
Intensive Horticulture Operation (2 Greenhouses)
- e. Development Permit Application No. 2020-35B
Bryce Sackett
Lot 2, Block 1, Plan 1512257 (within NE 15-5-1 W5M)
Equipment Storage

6. Development Reports

- a. Development Officer's Report
 - Report for the month of June 2020

7. Correspondence

Nil

8. New Business

9. Next Regular Meeting – September 1, 2020; 6:30 pm

10. Adjournment

**Meeting Minutes of the
Municipal Planning Commission
June 2, 2020 6:30 pm, via Virtual Meeting
Municipal District of Pincher Creek No. 9 Administration Building**

ATTENDANCE

Commission: Reeve Brian Hammond, Councillors Quentin Stevick, Terry Yagos, Bev Everts, Rick Lemire, Member at Large Michael Gerrand and Chairman Jim Welsch

Staff: Director of Development and Community Services Roland Milligan, CAO Troy MacCulloch and Financial Services and Planning Clerk Joyce Mackenzie-Grieve

Planning
Advisors: ORRSC, Senior Planner Gavin Scott

Absent:

Chairman Jim Welsch called the meeting to order, the time being 6:30 pm.

1.

ADOPTION OF AGENDA

Councillor Quentin Stevick 20/017

Moved that the agenda be approved.

2. **ADOPTION OF MINUTES**

Councillor Bev Everts 20/018

Moved that the Municipal Planning Commission Meeting Minutes for May 5, 2020 be Amended, the amendments being:

- Change meeting from “June 2, 2020 6:00 pm” to “June 2, 2020 6:30 pm, via Virtual Meeting”.
- Remove “Chairman Jim Welsch requested recorded votes for all motions made during this conference call meeting.”

Carried

3. **CLOSED MEETING SESSION**

Councillor Rick Lemire 20/0019

Moved that the Municipal Planning Commission close the meeting to the public, under the authority of the *Municipal Government Act*, Section 197(2.1), the time being 6:34 pm.

Carried

Member at Large Michael Gerrand 20/020

Moved that the Municipal Planning Commission open the meeting to the public, the time being 6:43 pm.

Carried

4. **UNFINISHED BUSINESS**

There was no unfinished business to discuss.

5. **DEVELOPMENT PERMIT APPLICATIONS**

- a. **Development Permit Application No. 2020-18
CNC Pro-Motion Inc.
Lot 23, Block 17, Plan 7610822 Lundbreck
Industrial Machine Sales**

Member at Large Michael Gerrand 20/021

Moved that Development Permit No. 2020-18, for the Industrial Machine Sales be approved as presented:

Condition(s):

1. **That this development meets the minimum provisions as required in Land Use Bylaw 1289-18.**

Carried

6. **DEVELOPMENT REPORT**

- a. Development Officer's Report

Councillor Quentin Stevick 20/022

Moved that the Development Officer's Report, for the period May 2020, be received as information.

Carried

7. **CORRESPONDENCE**

Nil

MINUTES
Municipal Planning Commission (MPC)
Municipal District of Pincher Creek No. 9
June 2, 2020

8. NEW BUSINESS

Nil

9. NEXT MEETING – July 7, 2020; 6:30 pm.

10. ADJOURNMENT

Councillor Terry Yagos

20/023

Moved that the meeting adjourn, the time being 6:45 pm.

Carried

Chairperson Jim Welsch
Municipal Planning Commission

Director of Development and Community
Services Roland Milligan
Municipal Planning Commission

Recommendation to Municipal Planning Commission



TITLE: DEVELOPMENT PERMIT NO. 2020-26 Applicant: Whyat Bruder Location: SE 12-5-29 W4M Division: 1 Size of Parcel: 63.8 ha (157.6 Acres) Zoning: Agriculture - A Development: Secondary Farm Residence	
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PREPARED BY: Roland Milligan	DATE: June 25, 2020
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DEPARTMENT: Planning and Development

Signature: 	ATTACHMENTS: 1. Development Permit Application No. 2020-26
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APPROVALS:

_____ Roland Milligan	2020/06/30 Date	_____ Troy MacCulloch CAO	30 June, 2020 Date
Department Director			

RECOMMENDATION:

That Development Permit No. 2020-26, for a Secondary Farm Residence, be approved, subject to the following Condition(s) and Variance(s):

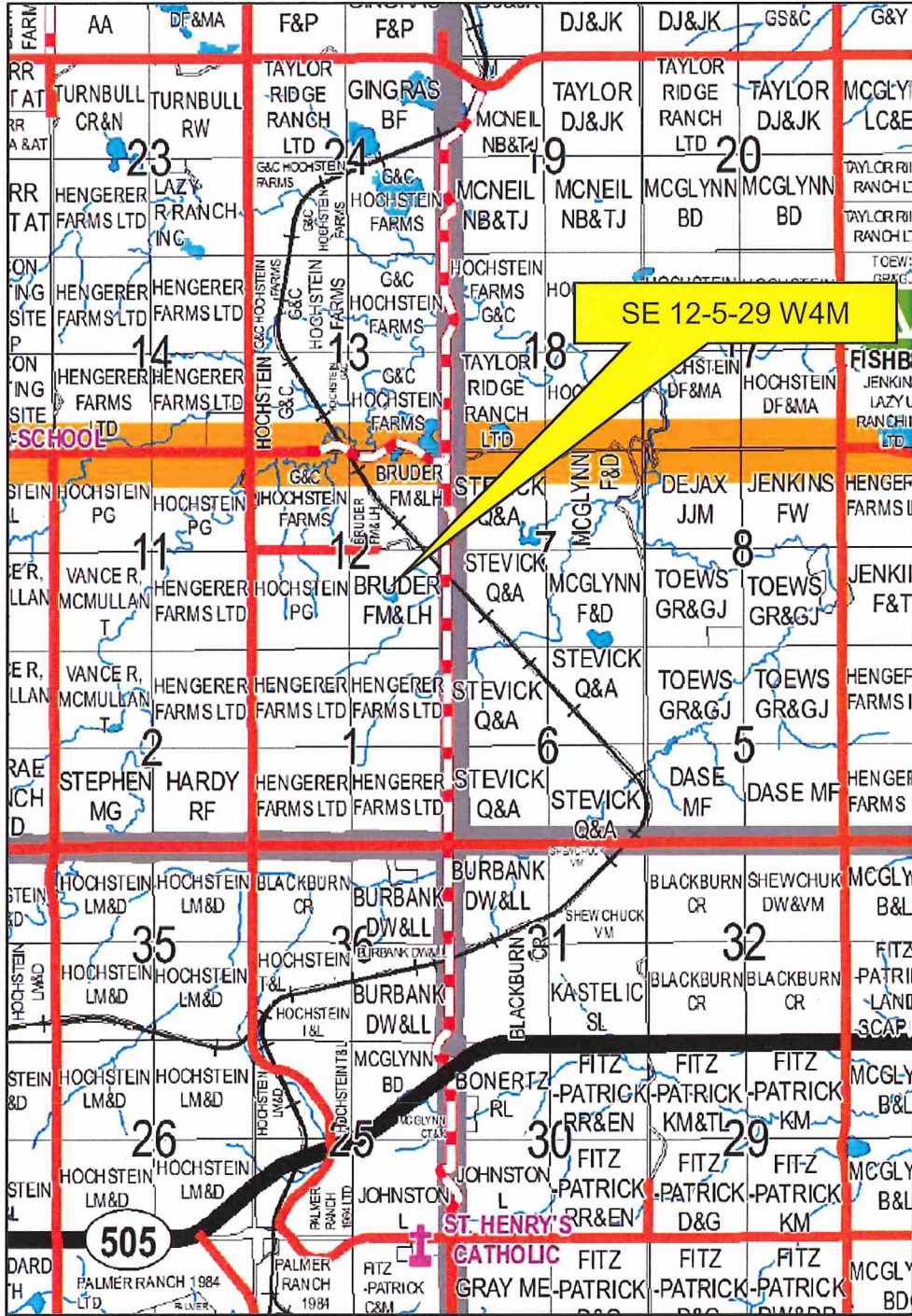
- Condition(s):**
1. That this development meets the minimum provisions as required in Land Use Bylaw 1289-18.

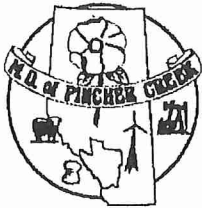
BACKGROUND:

- On June 1, 2020, Whyat Bruder submitted Development Permit Application No. 2020-26 for the placement of a new manufactured home as a Secondary Farm Residence (*Attachment No. 1*).
- This application is in front of the MPC because:
 - Within the Agriculture – A land use district, Secondary Farm Residence is a Discretionary Use.
- There are two exiting residences on the parcel, the original small farmhouse and a manufactured home.
- The proposed location meets all setback requirements of the land use district.
- The application was forwarded to the adjacent landowners for comment, with no responses returned at the time of preparing this report.

Recommendation to Municipal Planning Commission

Location of Proposed Development





DEVELOPMENT PERMIT APPLICATION

All grey areas will be completed by the Planning Authority

DEVELOPMENT PERMIT APPLICATION NO. 2020-26

Date Application Received June 1, 2020

PERMIT FEE ^{\$100 Permitted} ^{\$150 Discretionary} XX

Date Application Accepted 2020/06/04

RECEIPT NO. 44933

Tax Roll # 1569.000

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: Whyatt James Bruder

Address: _____

Telephone: _____

Email: _____

Owner of Land (if different from above):

LORNE BRUDER

Address: _____

Telephone: _____

Interest of Applicant (if not the owner): _____

SECTION 2: PROPOSED DEVELOPMENT

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

A brief description of the proposed development is as follows:

Modular Home 20 ft by 76 ft (6.1m x 23.2m)
SECONDARY FARM RESIDENCE 140.3 m² (1,520 ft²)

Legal Description: Lot(s) _____

Block _____

Plan _____

Quarter Section SE 12-5-29 W4M

Estimated Commencement Date: June 5 - 2020

Estimated Completion Date: _____

SECTION 3: SITE REQUIREMENTS

Land Use District: AGRICULTURE - A Division: 1

Permitted Use Discretionary Use

SECONDARY FARM RESIDENCE

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	638 ha	N/A	—
(2) Area of Building	141 m ²	N/A	—
(3) %Site Coverage by Building (within Hamets)	N/A	—	—
(4) Front Yard Setback Direction Facing: <u>NORTH</u>	40m	30m	YES
(5) Rear Yard Setback Direction Facing: <u>SOUTH</u>	760m	7.5m	YES
(6) Side Yard Setback: Direction Facing: <u>EAST (RAILWAY)</u>	450m	40m	YES
(7) Side Yard Setback: Direction Facing: <u>WEST</u>	160m	7.5m	YES
(8) Height of Building	3.5m	N/A	—
(9) Number of Off Street Parking Spaces	N/A	—	—

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

ACCESSORY BUILDING	Proposed	By Law Requirements	Conforms
(1) Area of Site			
(2) Area of Building			
(3) % Site Coverage by Building (within Hamlets)			
(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: May 27-2020

Walt Burt
Applicant

Sandra Buder
Registered Owner

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



Twp. RD. 5-1A

160m

450m

PROPOSED
RESIDENCE

ORIGINAL
FARM HOUSE

MANUFACTURED
HOME

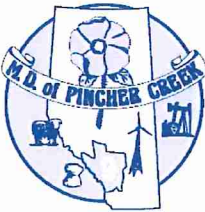
SE 12-5-29 WAM

760m

50 0 50 100 150 200 Meters


1:5000

Recommendation to Municipal Planning Commission

TITLE: DEVELOPMENT PERMIT NO. 2020-27 Applicant: Dillon Rochon Location: Lot 2, Plan 971 2282, Castle River Ranch Subdivision Division: 4 Size of Parcel: 6.04 ha (14.93 Acres) Zoning: Grouped Country Residential Development: Moved-In Residential Building	
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PREPARED BY: Roland Milligan	DATE: June 25, 2020
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DEPARTMENT: Planning and Development

Signature:		ATTACHMENTS:
		<ol style="list-style-type: none"> 1. Development Permit Application No. 2020-27 2. House Plan 3. House Photos 4. Site Plan

APPROVALS:

<u>Roland Milligan</u>	<u>2020/07/01</u>	<u>Troy MacCulloch</u>	<u>02 July 2020</u>
Department Director	Date	CAO	Date

RECOMMENDATION:
<p>That Development Permit No. 2020-27, for a Moved-In Residence, be approved, subject to the following Condition(s) and Variance(s):</p> <p>Condition(s):</p> <ol style="list-style-type: none"> 1. That this development meets the minimum provisions as required in Land Use Bylaw 1289-18.

BACKGROUND:
<ul style="list-style-type: none"> - On May 29, 2020 the MD received Development Permit Application No. 2020-27, for the development of a Moved-In residence onto Lot 2, Plan 971 2282, within the Castle River Ranch subdivision. - This application is in front of the MPC because: <ul style="list-style-type: none"> - Within the Grouped Country Residential – GCR land use district, Moved-In Residence is a Discretionary Use. - The proposed location of the residence meets the setback requirements of the land use district. - The application was forwarded to the adjacent landowners for comment, with one response returned at the time of preparing this report. The respondent had no issues with proposed development.



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

DEVELOPMENT PERMIT APPLICATION

All grey areas will be completed by the Planning Authority
DEVELOPMENT PERMIT APPLICATION NO. 2020-27
Date Application Received May 29, 2020 PERMIT FEE ^{\$100 Permitted} \$150 Discretionary
Date Application Accepted June 10, 2020 RECEIPT NO. 45813
Tax Roll # 3531.030

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: Dillon Rochon
Address: [Redacted]
Telephone: [Redacted] Email: [Redacted]
Owner of Land (if different from above): [Redacted]
* Address: _____ Telephone: _____
Interest of Applicant (if [Redacted])

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 an existing house onto the property. Build a new foundation to hold the existing house.

Legal Description: Lot(s) 2
Block -
Plan 9712282
Quarter Section SW 24

Estimated Commencement Date: July 28, 2020
Estimated Completion Date: September 30, 2020

SECTION 3: SITE REQUIREMENTS

Land Use District: GCR 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	6.02ha	> 30c	YES
(2) Area of Building	293262	N/A	YES
(3) %Site Coverage by Building (within Hamets)	N/A	—	—
(4) Front Yard Setback Direction Facing: west	160m	30m	YES
(5) Rear Yard Setback Direction Facing: East	100m	15m	YES
(6) Side Yard Setback: Direction Facing: south	152m	7.5m	YES
(7) Side Yard Setback: Direction Facing: north	28m	7.5m	YES
(8) Height of Building	1 story	N/A	—
(9) Number of Off Street Parking Spaces	2-4	7/2	YES

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

floor plan of proposed residence. Photos of proposed residence

ACCESSORY BUILDING	Proposed	By Law Requirements	Conforms
(1) Area of Site			
(2) Area of Building			
(3) % Site Coverage by Building (within Hamlets)			
(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 : None

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.

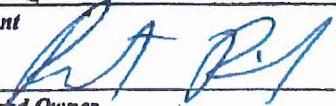
I also consent to an authorized person designated by the municipality to enter upon the subject land and buildings for the purpose of an inspection during the processing of this application.

DATE: 2020-05-28



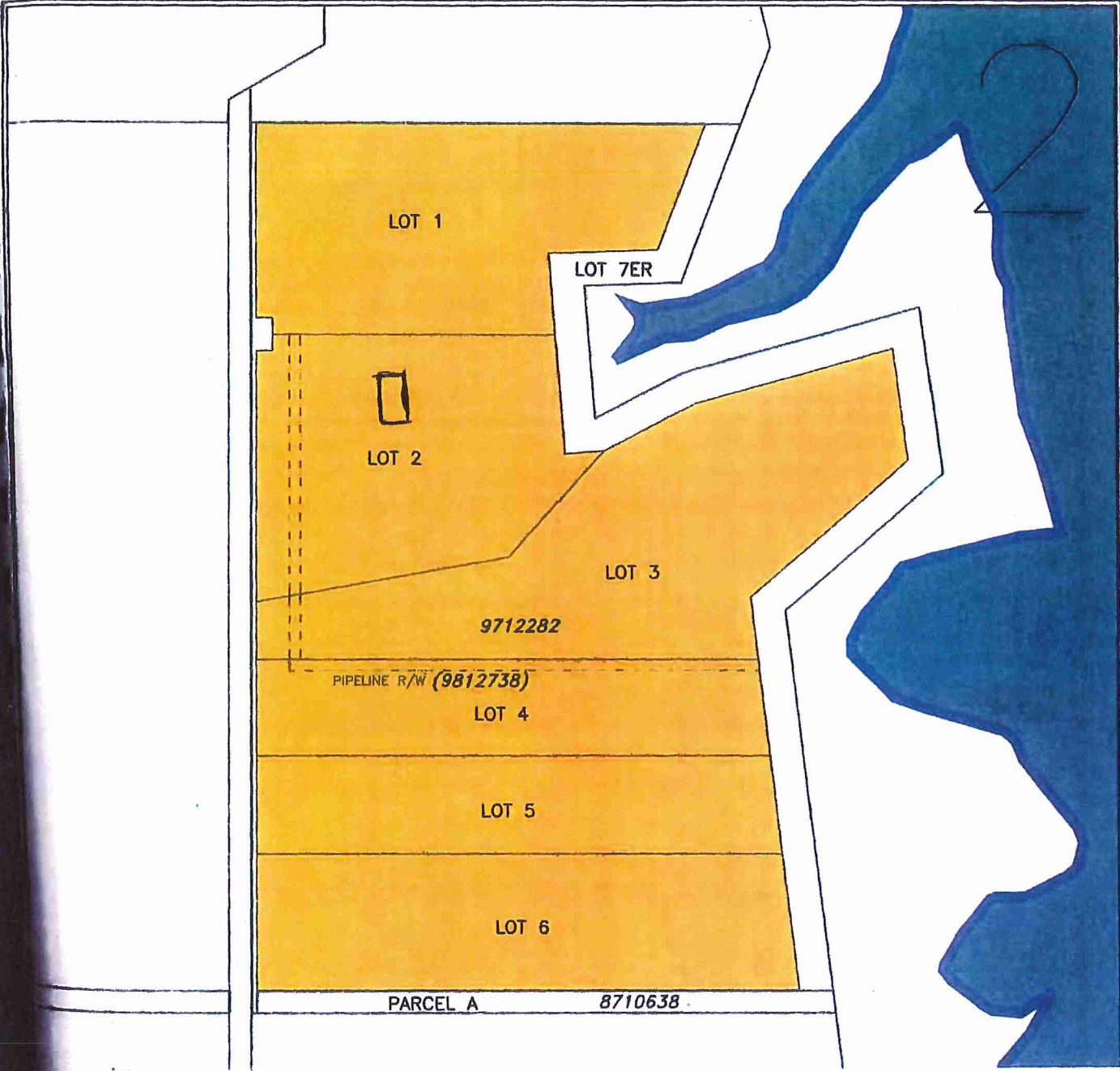
Applicant

*



Registered Owner

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



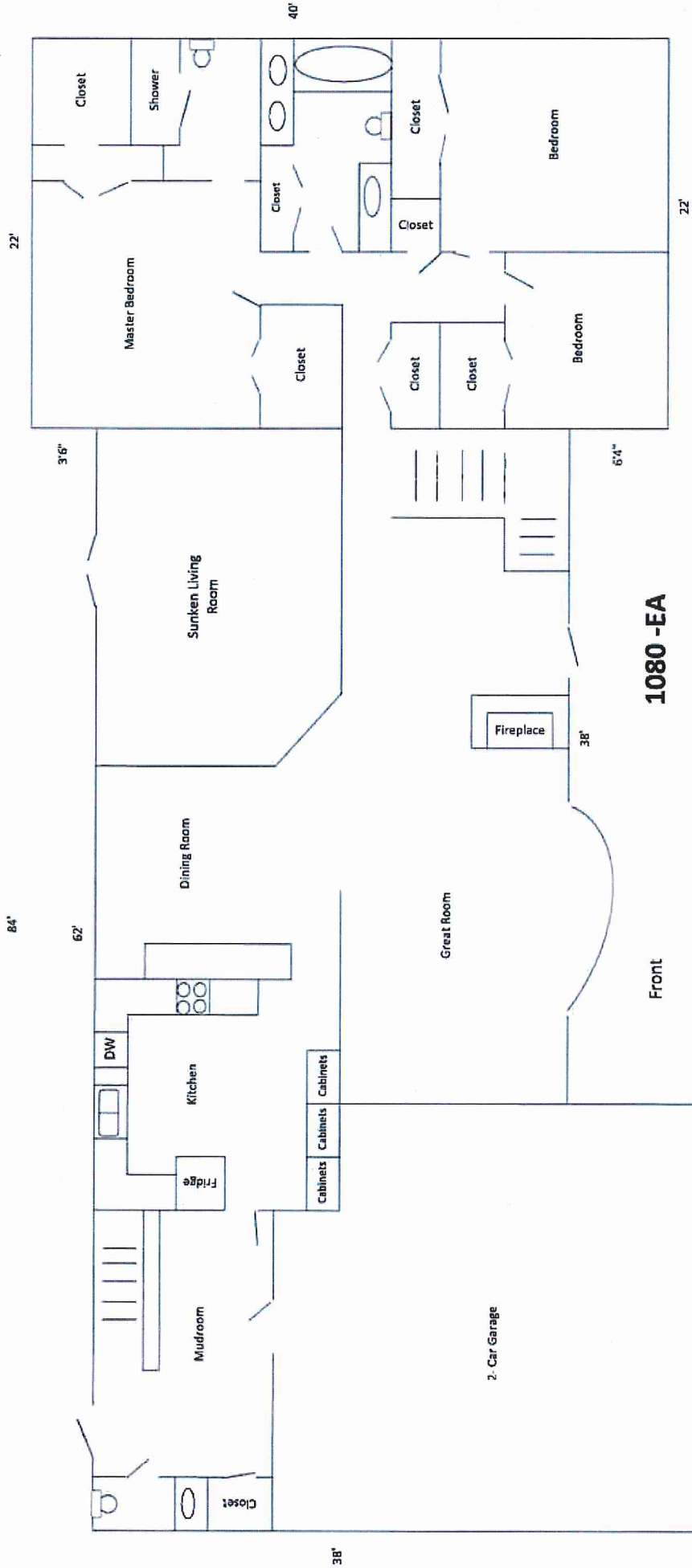
MAP A-15 OF PINCHER CREEK No. 9
LAND USE DISTRICT MAP
Ordinance No. 1140-08, March 11, 2008
S 1/4 SEC 24, TWP 7, RGE 1, W 5 M

- Agriculture 'A'
- Grouped Country Residential 'GCR'

MAP A-15



Attachment No. 2



These measurements are approximate only. DO NOT build off of this, as they are for planning and new foundation quoting only. Your contractor will confirm actual unit dimensions.

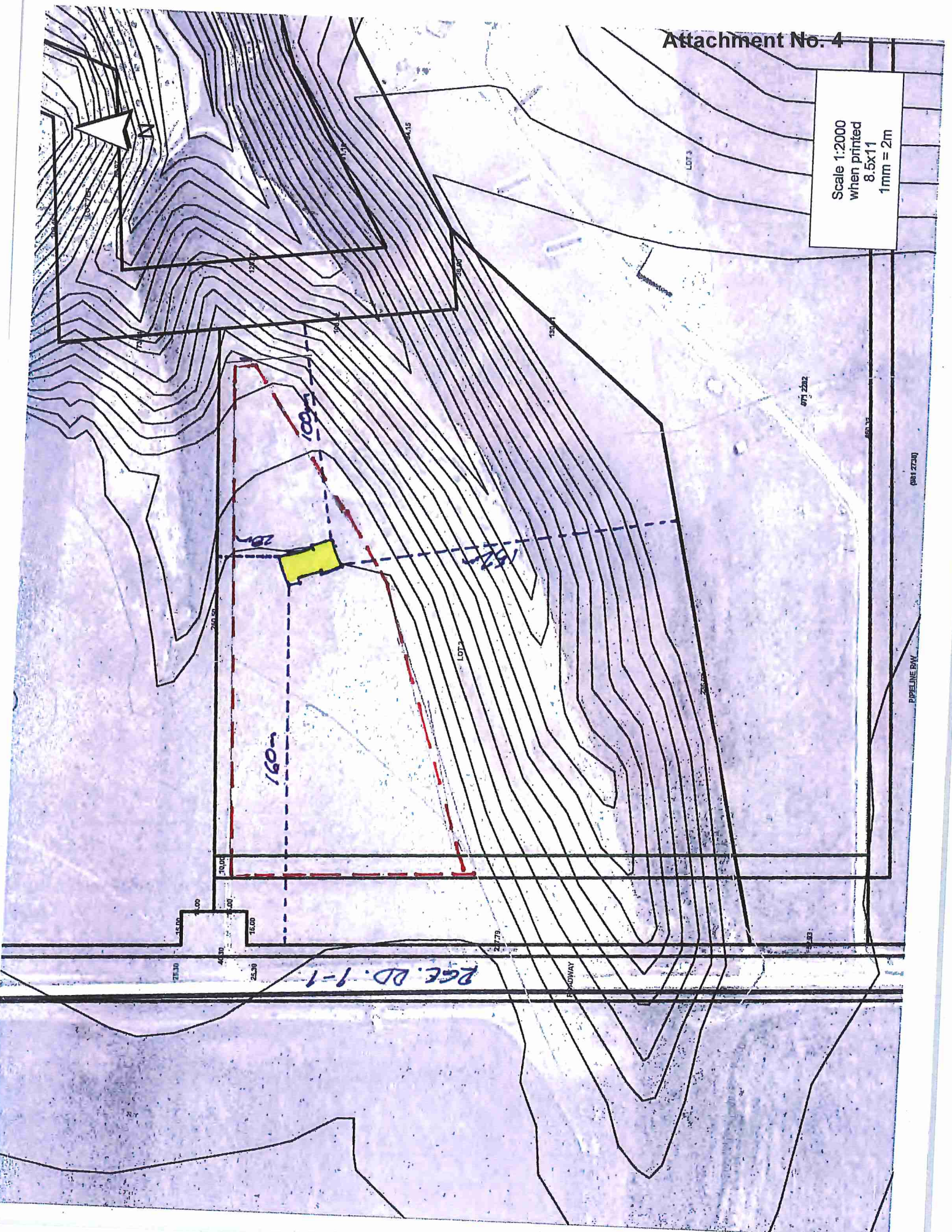


Attachment No. 3

Photos of Moved-In Residence in Previous/Current Setting




Scale 1:2000
when printed
8.5x11
1mm = 2m



P&E. PD. 1-1

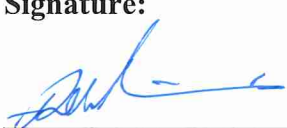
PIPELINE RW (981.2720)

Recommendation to Municipal Planning Commission

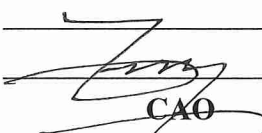
TITLE: DEVELOPMENT PERMIT NO. 2020-32 Applicant: Castle Mountain Resort Inc. Location Lot 1, Block 3, Plan 9911497 Division: 3 Size of Parcel: 11.2 ha (27.8 acres) Zoning: Castle Mountain Resort Medium Density Residential Development: Recreational Vehicle / Holiday Trailer Summer RV Use	
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PREPARED BY: Roland Milligan	DATE: June 30, 2020
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DEPARTMENT: Planning and Development

Signature: 		ATTACHMENTS: 1. Development Permit Application No. 2020-32 2. Additional Information from Applicant 3. CMR RV Lot Map
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APPROVALS:

	2020/07/01	 CAO	02 July 2020
Department Director	Date		Date

RECOMMENDATION:

That Development Permit No. 2020-32, for Summer RV Use (Recreational Vehicle / Holiday Trailer Park) for the existing RV Park be approved, subject to the following Condition(s):

Condition(s):

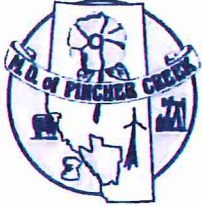
- 1. That this development meets the minimum provisions as required in Land Use Bylaw 1289-18.**

BACKGROUND:

- On June 11, 2020, the MD received Development Permit Application No. 2020-32 seeking approval for the establishment of a Recreational Vehicle / Holiday Trailer Park for Summer RV Use at the Castle Mountain Resort (*Attachment No. 1*).
- This application is in front of the MPC because:
 - Within the Castle Mountain Resort Medium Density Residential Land Use District, Recreation Vehicle / Holiday Trailer Park is a Discretionary Use.
- The applicant has provided additional information for the application (*Attachment No. 2*).

Recommendation to Municipal Planning Commission

- CMR is proposing to use the existing long-term winter use RV sites that have been vacated, for the summer use (*Attachment No. 3*).
- All sites are serviced with electricity and there is a washhouse to provide showers and toilets.
- No new development is required to utilize the existing RV Park for this proposal.
- Notification letters were sent to the adjacent neighbours. At the time of preparing this report, one response was received from an adjacent leaseholder, in favour of the development.



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

DEVELOPMENT PERMIT APPLICATION

All grey areas will be completed by the Planning Authority

DEVELOPMENT PERMIT APPLICATION NO. 2020-32

Date Application Received June 11, 2020

PERMIT FEE ^{\$100 Permitted} _{\$150 Discretionary}

Date Application Accepted June 11, 2020

RECEIPT NO. 45181

Tax Roll # 6088.000

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: Castle Mountain Resort - Jason Crawford

Address: PO Box 610, Pincher Creek, AB, T0K1W0

Telephone: 403-627-5101 x 223 or 403-563-9558 Email: jason.crawford@skicastle.ca

Owner of Land (if different from above): _____

Address: _____ Telephone: _____

Interest of Applicant (if not the owner): _____

SECTION 2: PROPOSED DEVELOPMENT

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

A brief description of the proposed development is as follows:

To operate our existing Seasonal Winter Campground as Year Round Campground, no changes to the current layout or number of RV's.

Legal Description: Lot(s) 1

Block 3

Plan 9911437

Quarter Section 24

Estimated Commencement Date: _____

Estimated Completion Date: _____

ACCESSORY BUILDING	Proposed	By Law Requirements	Conforms
(1) Area of Site			
(2) Area of Building			
(3) % Site Coverage by Building (within Hamlets)			
(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 thi

DATE: June 11th, 2020

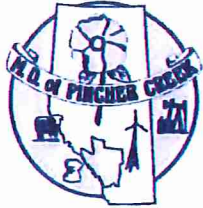


Applicant

Director of Mountain Operations
Castle Mountain Resort Inc.

Registered Owner

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



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. 2020-32

Date Application Received June 11, 2020

PERMIT FEE \$100 Permitted
\$150 Discretionary

Date Application Accepted June 11, 2020

RECEIPT NO. 45181

Tax Roll # 6088.000

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SECTION 1: GENERAL INFORMATION

Applicant: Castle Mountain Resort - Jason Crawford

Address: PO Box 610, Pincher Creek, AB, T0K1W0

Telephone: 403-627-5101 x 223 or 403-563-9558 Email: jason.crawford@skicastle.ca

Owner of Land (if different from above): _____

Address: _____ Telephone: _____

Interest of Applicant (if not the owner): _____

SECTION 2: PROPOSED DEVELOPMENT

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

A brief description of the proposed development is as follows:

To operate our existing Seasonal Winter Campground as Year Round Campground, no changes to the current layout or number of RV's.

Legal Description: Lot(s) 1

Block 3

Plan 9911437

Quarter Section 24

Estimated Commencement Date: _____

Estimated Completion Date: _____

SECTION 3: SITE REQUIREMENTS			
Land Use District:	CMMDR CMR Medium Density Residential	Division:	1
<input type="checkbox"/> Permitted Use	<input checked="" type="checkbox"/> Discretionary Use		

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

Yes No

Is the proposed development below a licenced dam?

Yes No

Is the proposed development site situated on a slope?

Yes No

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

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

Yes No Don't know Not required

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

Yes No Don't think so

PRINCIPAL BUILDING	Proposed	By Law Requirements	Conforms
(1) Area of Site			
(2) Area of Building			
(3) %Site Coverage by Building (within Hamets)			
(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)

RV Site Plan of Existing Sites - Additional Information Sheet

ACCESSORY BUILDING	Proposed	By Law Requirements	Conforms
(1) Area of Site			
(2) Area of Building			
(3) % Site Coverage by Building (within Hamlets)			
(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 thi

DATE: June 11th, 2020


 Director of Mountain Operations
 Castle Mountain Resort Inc.

Applicant

Registered Owner

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

IMPORTANT NOTES:

THE DEVELOPMENT OFFICER MAY REFUSE TO ACCEPT AN APPLICATION FOR A DEVELOPMENT PERMIT WHERE THE INFORMATION REQUIRED HAS NOT BEEN SUPPLIED OR WHERE THE QUALITY OF SUCH INFORMATION IS INADEQUATE TO PROPERLY EVALUATE THE APPLICATION.

1. In addition to completing this application form in its entirety, an application for a development permit shall be accompanied by the following information, where relevant:
 - (a) a lot plan at scale to the satisfaction of the Development Officer showing the size and shape of the lot, the front, rear and side yards, any provision for off-street loading and vehicle parking, access to the site, and the location of public utility lines, waterbodies and treed areas;
 - (b) a scaled floor plan and elevations where construction is proposed;
 - (c) at the discretion of the Development Officer, a Real Property Report as proof of location of existing development and a copy of the Duplicate Certificate of Title indicating ownership and encumbrances;
 - (d) if the applicant is not the registered owner, a written statement, signed by the registered owner consenting to the application and approving the applicant as the agent for the registered owner.
2. A non-refundable processing fee of an amount determined by Council shall accompany every application for a development permit.
3. Failure to complete the application form fully and supply the required information, plans and fee may cause delays in processing the application.
4. All development permits shall contain the following informative:

“ANY DEVELOPMENT CARRIED OUT PRIOR TO THE EFFECTIVE DATE OF THE APPROPRIATE DEVELOPMENT PERMIT IS DONE SOLELY AT THE RISK OF THE APPLICANT AND/OR LANDOWNER.”
5. In accordance with the *Municipal Government Act*, a development authority must, within 20 days after the receipt of an application for a development permit, determine whether the application is complete.

A decision on a completed application must be made within 40 days. After the 40-day period the applicant may deem the application refused and file an appeal within 21 days, of the expiry of the decision date.
6. Every approach to a residence is entitled to a civic address sign, supplied by the municipality. If your location does not already have a sign, please contact the MD Administration Office to make arrangements as soon as your approach has been constructed.



Additional information for Development Permit for summer use of RV Park.

June 11th, 2020

The RV Park has always been a component of Castle Mountain Resorts development strategy and business model. Our goal is to provide recreational opportunities to groups and individuals in a mountain setting. Utilization of the RV park in summer months allows for multi day stays where self-directed activities such as hiking, fishing and biking are offered. The close proximity to the Castle Provincial Park and the Castle Wildland Park is an added benefit. This summer we are hoping to have the Pub/restaurant opened Friday through Sunday to support individuals visiting or staying overnight. We will also hope to have our Guest Service area in the Day lodge open 7 days a week as an information Kiosk.

The existing RV sites have been used for long term winter use and the users have been allowed to store their units on their site throughout the summer and we have had requests to make these available through the summer months. Many people do remove their units and this allows for new and existing users to utilize the site for summer use. All sites are serviced with electricity and there is a wash house provided for showering and toilets.

The RV Park is located in the Castle Mountain Resort Medium Density Residential land use district (CMMDR) and Recreational Vehicle Park is included as a discretionary use. No new development is required to utilize this existing RV park for summer use. We continue to make plans to develop a new RV Park in a new location.

Jason Crawford
Director of Mountain Operations
Castle Mountain Resort

CASTLE MOUNTAIN RESORT

BOX 610, PINCHER CREEK, AB.

INFO@SKICASTLE.CA

403.627.5101

Castle Mountain Resort

Existing RV Campground

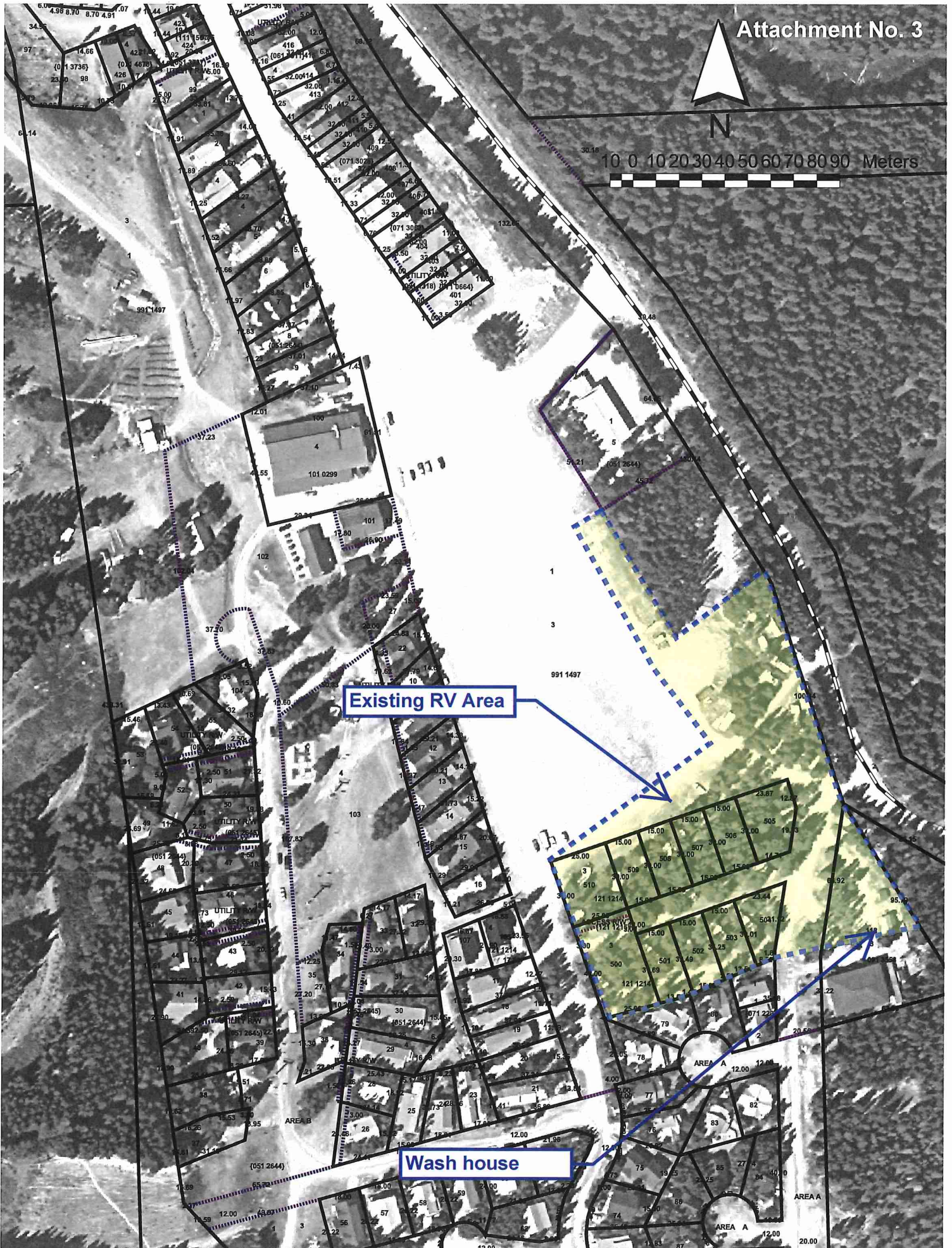
Legend

- Castle Mountain Resort
- Existing RV Campground
- Guest Services
- SaniDump
- T-Bar Pub & Grub
- Washhouse





10 0 10 20 30 40 50 60 70 80 90 Meters



Existing RV Area

Wash house


AREA A

AREA B

AREA A

AREA A

Recommendation to Municipal Planning Commission

TITLE: DEVELOPMENT PERMIT NO. 2020-34 Applicant: Susan Casey and Kevin Turner Location: NW 10-4-29 W4M Division: 1 Size of Parcel: 18.38 ha (45.41 Acres) Zoning: Agriculture - A Development: Intensive Horticultural Operation (2 Greenhouses)	
PREPARED BY: Roland Milligan	DATE: June 26, 2020
DEPARTMENT: Planning and Development	
Signature: 	ATTACHMENTS: 1. Development Permit Application No. 2020-34 2. Site Plan 3. Location Plan
APPROVALS:	
_____ Roland Milligan	_____ Troy MacCulloch
_____ Department Director	_____ CAO
2020/07/01 Date	02 July 2020 Date

RECOMMENDATION:

That Development Permit No. 2020-34, for an Intensive Horticultural Operation use, consisting of two 209.4 m² (2254ft²) greenhouses be approved, subject to the following Condition(s) and Variance(s):

Condition(s):

1. That this development meets the minimum provisions as required in Land Use Bylaw 1289-18.

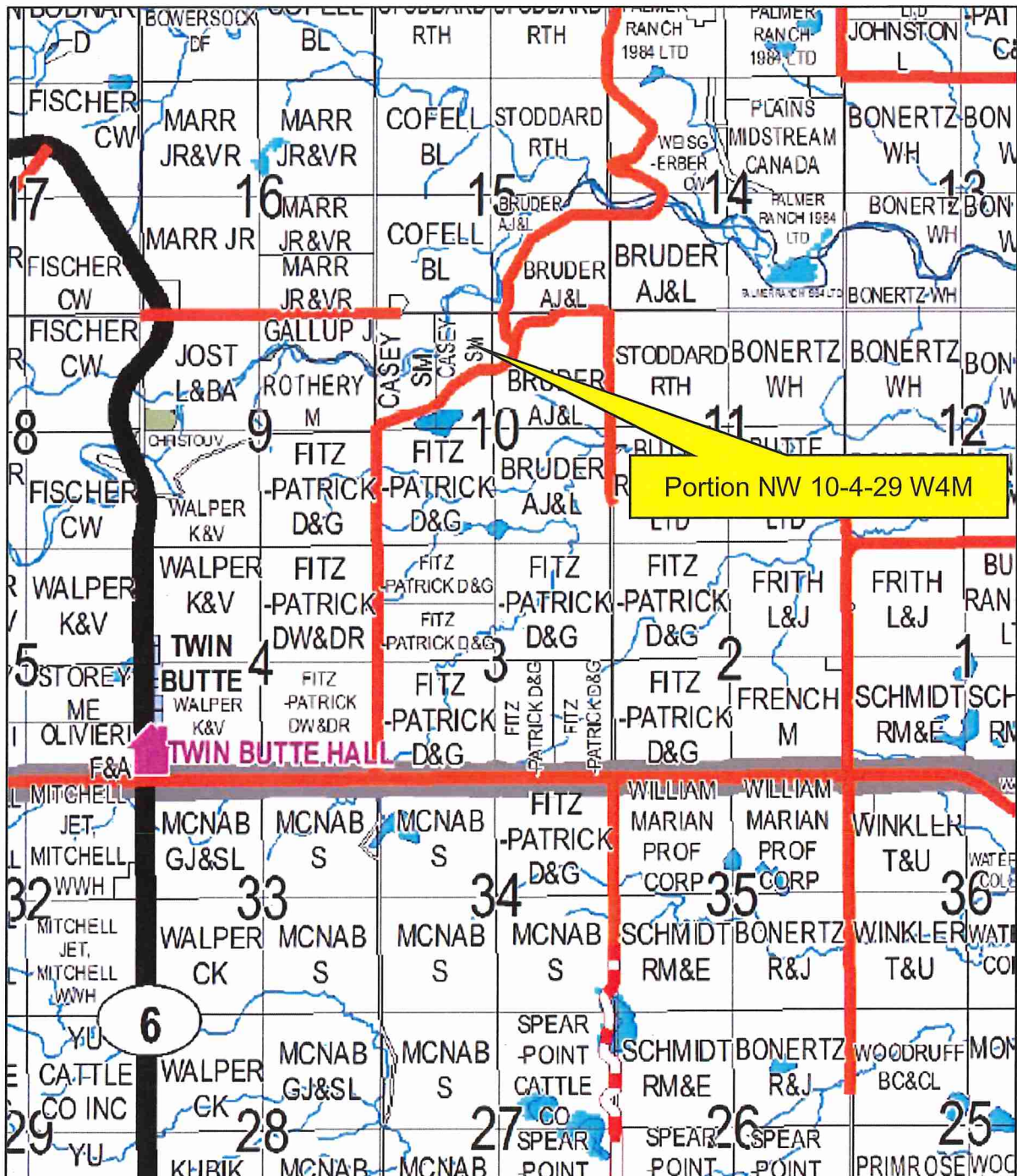
BACKGROUND:

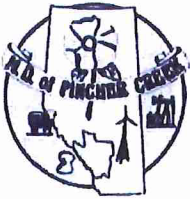
- On June 17, 2020, the MD received Development Permit Application No. 2020-34 from Susan Casey and Kevin Turner for two greenhouses on their parcel (*Attachment No. 1*).
- The applicants are proposing to develop two 209.4m² (2254ft²) greenhouses to grow vegetables.
- The greenhouses will not be open to the public.
- Pursuant to Section 15.1(q) of the LUB, any greenhouse greater than 46.4m² (500ft²) requires a development permit.
- The use is defined as an Intensive Horticultural Operation within the Land Use Bylaw:
- This application is in front of the MPC because:
 - Within the Agriculture – A land use district, Intensive Horticulture is a Discretionary Use.
- The location of the two greenhouses meets the setback requirements of the land use district.

Recommendation to Municipal Planning Commission

- The application was forwarded to the adjacent landowners for comment, with no responses returned at the time of preparing this report.

Location of Proposed Development





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

DEVELOPMENT PERMIT APPLICATION

All grey areas will be completed by the Planning Authority

DEVELOPMENT PERMIT APPLICATION NO. 2020-34

Date Application Received JUNE 17/20

PERMIT FEE \$100 Permitted / \$150 Discretionary

Date Application Accepted 2020/06/17

RECEIPT NO. 453516

Tax Roll # 1381.000

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: Susan Casey , Kevin Turner

Address: [Redacted]

Telephone: [Redacted] Email: [Redacted]

Owner of Land (if different from above): Susan Casey

Address: _____ Telephone: [Redacted]

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:

Erect 2 Greenhouses 23' X 98"X13'

Legal Description: Lot(s) _____

Block _____

Plan _____

Quarter Section NW 1/4 Sec10 TWSP 04 Range 29 W4

Estimated Commencement Date: September 2020

Estimated Completion Date: October 2020

SECTION 3: SITE REQUIREMENTS

Land Use District: AG 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 <u>18.3 ha</u>	200' X 200'	<u>N/A</u>	<u>-</u>
(2) Area of Building	2254 sq ft ea.	<u>>500 sq ft</u>	<u>PERMIT REQ'D</u>
(3) %Site Coverage by Building (within Hamets)	<u>N/A</u>	<u>-</u>	<u>-</u>
(4) Front Yard Setback Direction Facing: <u>SOUTH</u>	<u>200m</u>	<u>30m</u>	<u>YES</u>
(5) Rear Yard Setback Direction Facing: <u>NORTH</u>	<u>150m</u>	<u>30m</u>	<u>YES</u>
(6) Side Yard Setback: Direction Facing: <u>EAST</u>	<u>115m</u>	<u>7.5m</u>	<u>YES</u>
(7) Side Yard Setback: Direction Facing: <u>WEST</u>	<u>275m</u>	<u>7.5m</u>	<u>YES</u>
(8) Height of Building	13'	<u>N/A</u>	<u>-</u>
(9) Number of Off Street Parking Spaces	<u>N/A</u>	<u>-</u>	<u>-</u>

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

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

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

SECTION 4: DEMOLITION

Type of building being demolished : _____

Area of size: _____

Type of demolition planned: _____

SECTION 5: SIGNATURES (both signatures required)

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

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

DATE: June 17, 2020

Susan Casey
Applicant

Susan Casey
Registered Owner

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

IMPORTANT NOTES:

THE DEVELOPMENT OFFICER MAY REFUSE TO ACCEPT AN APPLICATION FOR A DEVELOPMENT PERMIT WHERE THE INFORMATION REQUIRED HAS NOT BEEN SUPPLIED OR WHERE THE QUALITY OF SUCH INFORMATION IS INADEQUATE TO PROPERLY EVALUATE THE APPLICATION.

1. In addition to completing this application form in its entirety, an application for a development permit shall be accompanied by the following information, where relevant:
 - (a) a lot plan at scale to the satisfaction of the Development Officer showing the size and shape of the lot, the front, rear and side yards, any provision for off-street loading and vehicle parking, access to the site, and the location of public utility lines, waterbodies and treed areas;
 - (b) a scaled floor plan and elevations where construction is proposed;
 - (c) at the discretion of the Development Officer, a Real Property Report as proof of location of existing development and a copy of the Duplicate Certificate of Title indicating ownership and encumbrances;
 - (d) if the applicant is not the registered owner, a written statement, signed by the registered owner consenting to the application and approving the applicant as the agent for the registered owner.
2. A non-refundable processing fee of an amount determined by Council shall accompany every application for a development permit.
3. Failure to complete the application form fully and supply the required information, plans and fee may cause delays in processing the application.
4. All development permits shall contain the following informative:

“ANY DEVELOPMENT CARRIED OUT PRIOR TO THE EFFECTIVE DATE OF THE APPROPRIATE DEVELOPMENT PERMIT IS DONE SOLELY AT THE RISK OF THE APPLICANT AND/OR LANDOWNER.”
5. In accordance with the *Municipal Government Act*, a development authority must, within 20 days after the receipt of an application for a development permit, determine whether the application is complete.

A decision on a completed application must be made within 40 days. After the 40-day period the applicant may deem the application refused and file an appeal within 21 days, of the expiry of the decision date.
6. Every approach to a residence is entitled to a civic address sign, supplied by the municipality. If your location does not already have a sign, please contact the MD Administration Office to make arrangements as soon as your approach has been constructed.

Proposed Greenhouse Structures

Both Greenhouses will be erected on private land. They will be utilized to grow vegetables.

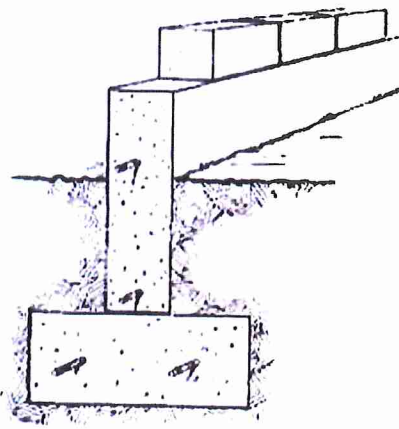
Greenhouses will be erected on poured concrete footings (8' wide X 24' deep) that are illustrated in the attached drawing from the manufacturer. These are required to anchor the greenhouse.

These greenhouses are not open to the public.

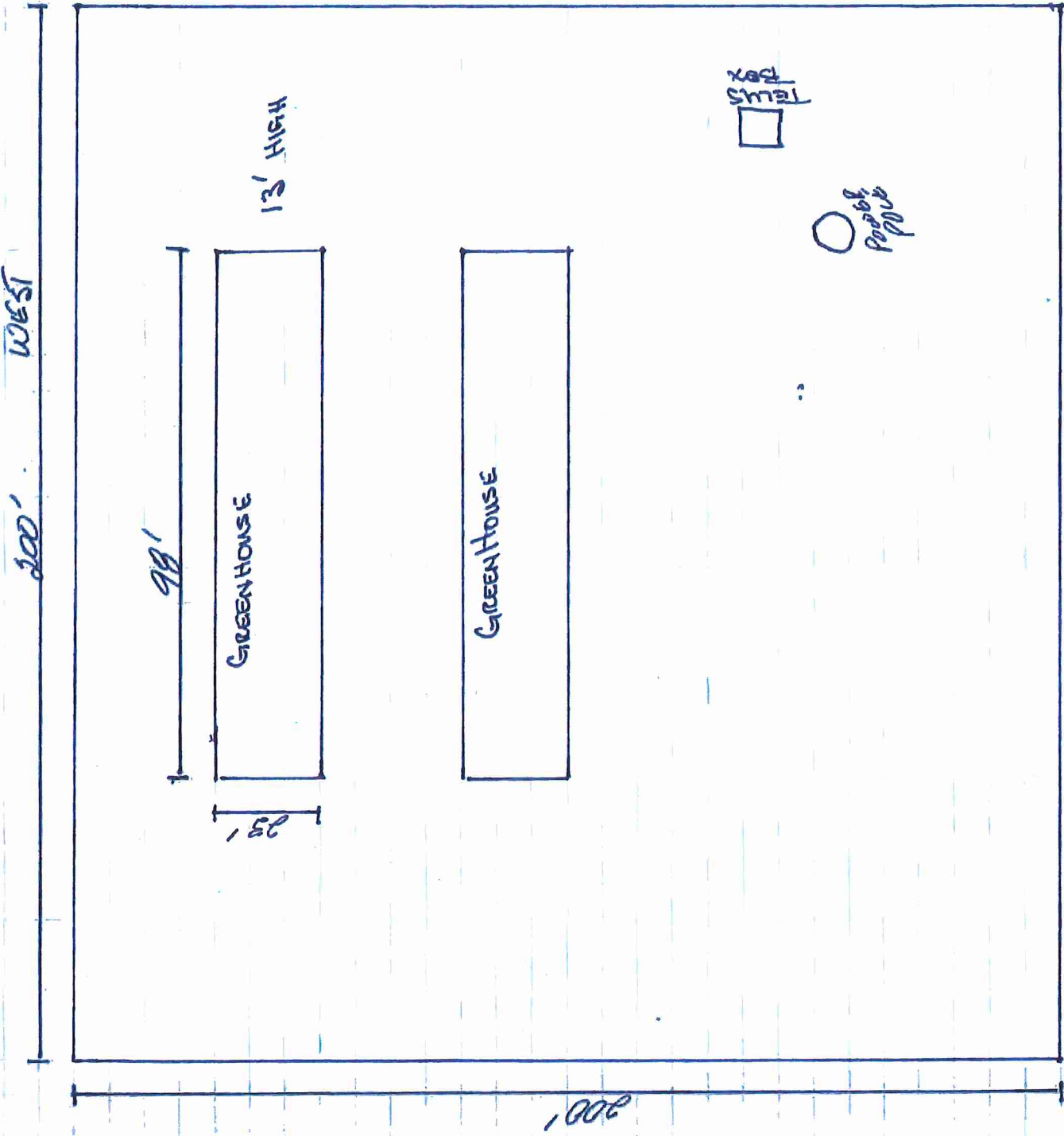
Attachment No. 1





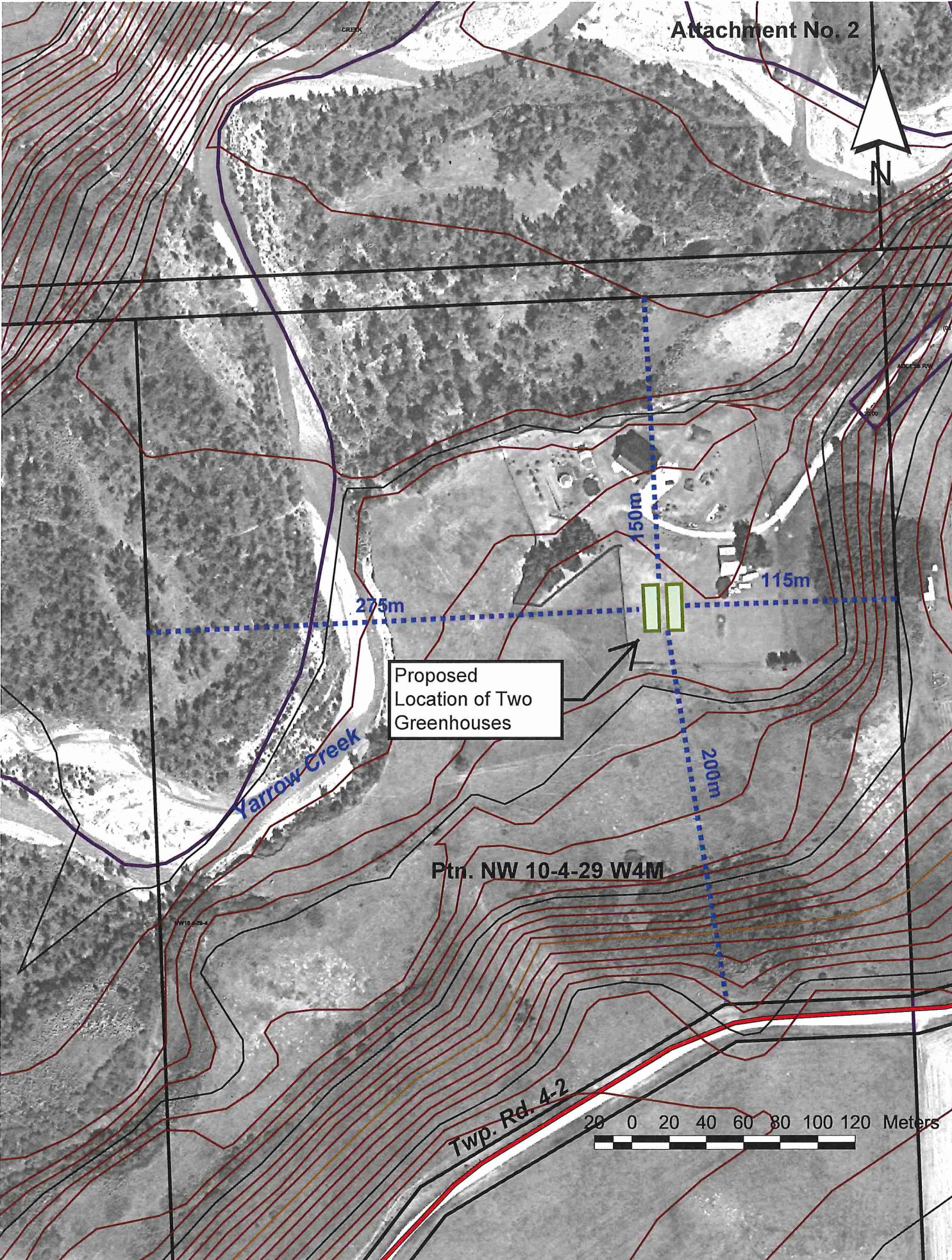


NORTH



EAST

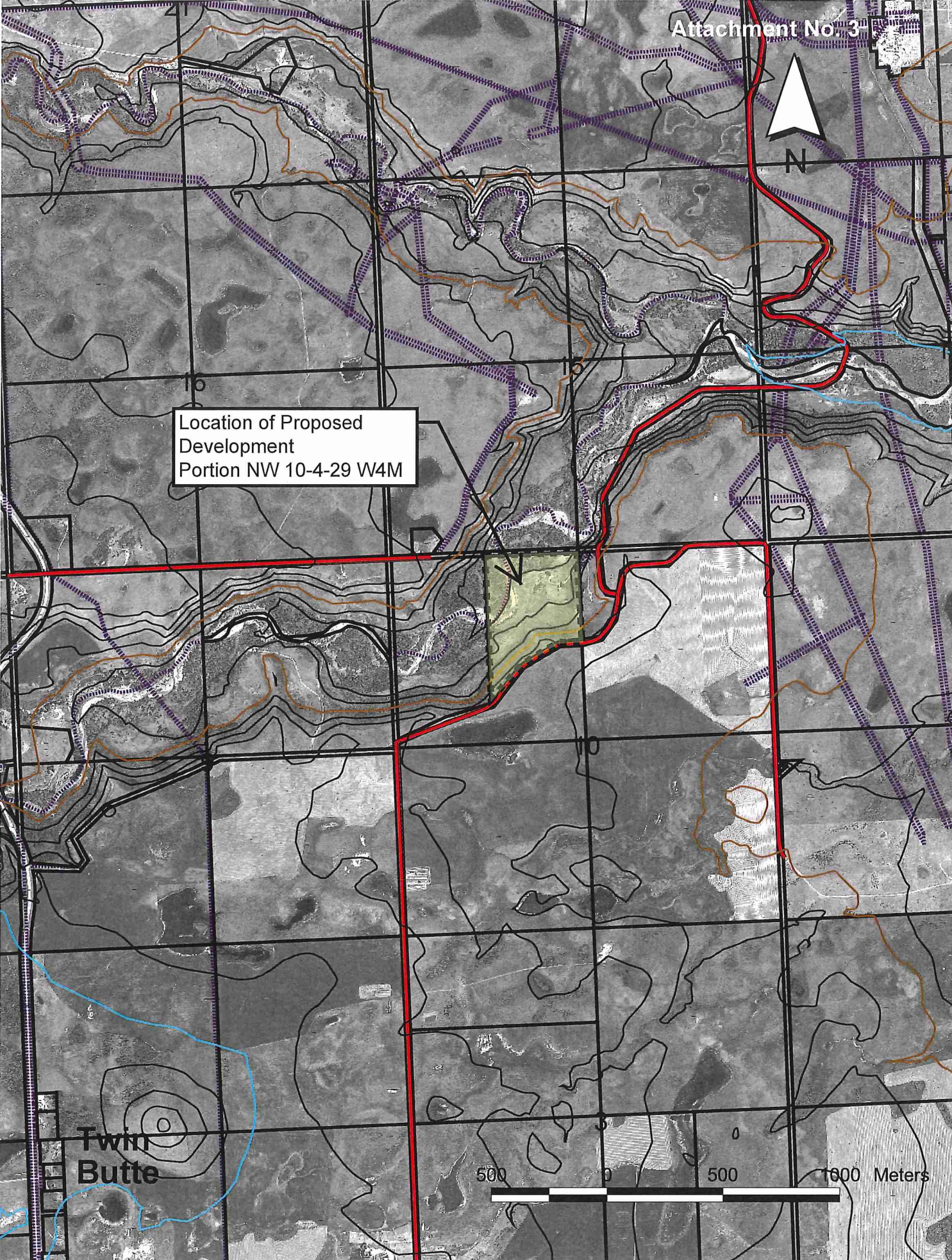
SOUTH





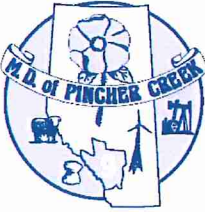
Location of Proposed
Development
Portion NW 10-4-29 W4M

Twin
Butte



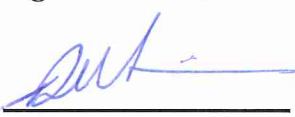
Recommendation to Municipal Planning Commission

5e

TITLE: DEVELOPMENT PERMIT NO. 2020-35B Applicant: Bryce Sackett Location: Lot 2, Block 1, Plan 151 2257 (within NE 15-5-1 W5M) Division: 3 Size of Parcel: 6.67 ha (16.5 Acres) Zoning: Agriculture - A Development: Outdoor Storage	
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PREPARED BY: Roland Milligan	DATE: June 25, 2020
-------------------------------------	----------------------------

DEPARTMENT: Planning and Development

Signature: 	ATTACHMENTS: 1. Development Permit Application No. 2020-35B with Emails from Applicant 2. Photos 3. Aerial showing adjacent parcels 4. Aerial of Parcel 5. List of Equipment
--	--

APPROVALS:

<u>Roland Milligan</u>	<u>2020/07/01</u>	<u>Troy MacCulloch</u>	<u>02 July 2020</u>
Department Director	Date	CAO	Date

RECOMMENDATION:

That Development Permit No. 2020-35B, for Outdoor Storage Use, be approved, subject to the following Condition(s) and Variance(s):

Condition(s):

1. That this development meets the minimum provisions as required in Land Use Bylaw 1289-18.

BACKGROUND:

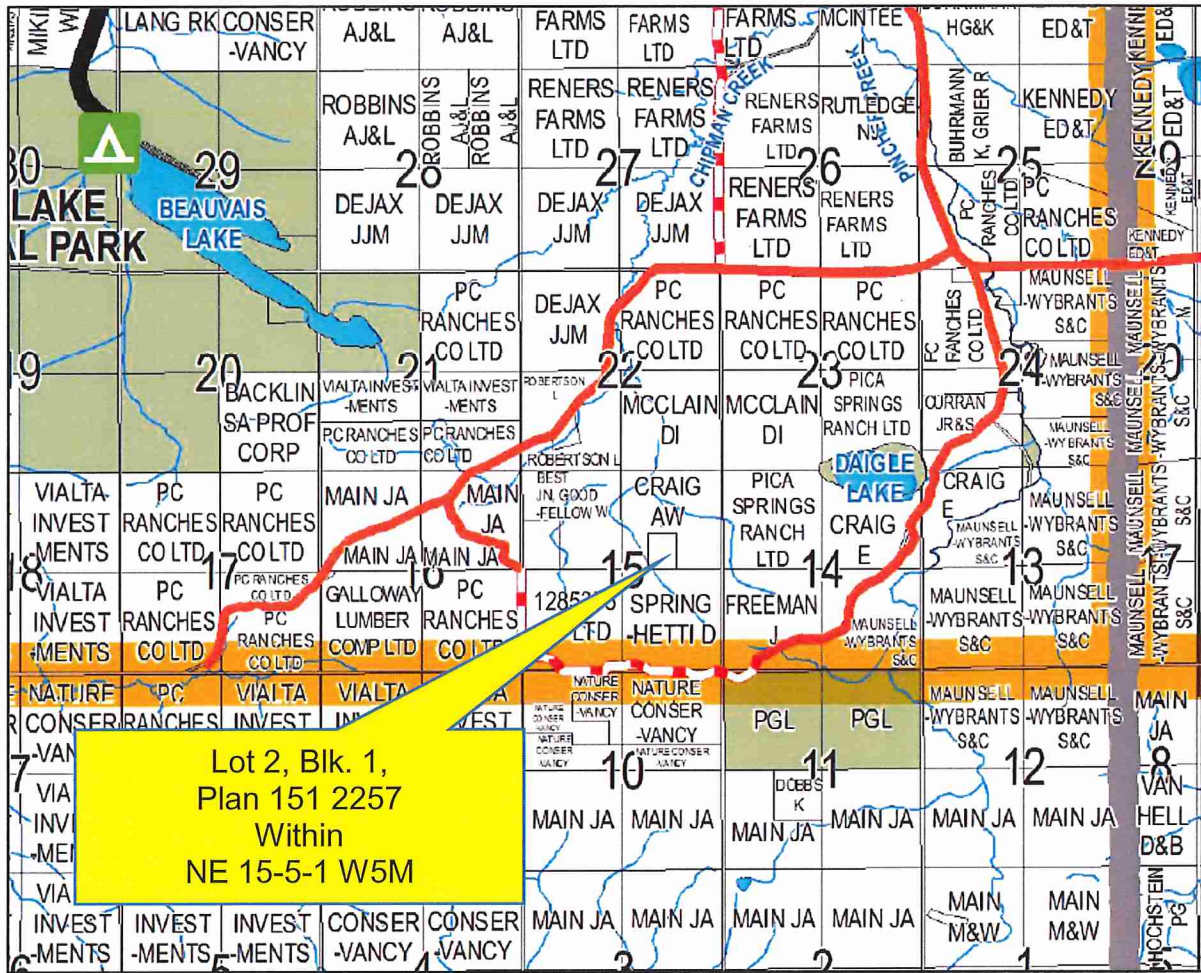
- On June 11, 2020, the MD received Development Permit Application No. 2020-35 from Bryce Sackett for the use of the existing shop/office and yard for equipment storage and administrative work located on his property (*Attachment No. 1*).
- The applicant has been utilizing the shop and yard for his business since 2015, shortly after the property was purchased.
- Prior to the current use of the parcel, the previous owner operated a construction company from the location.
- Due to the nature of the development, the permit application has been split into two separate parts. The first being for the Home Occupation portion, 2020-35A, and the second being the Outdoor Storage Use, 2020-35B.

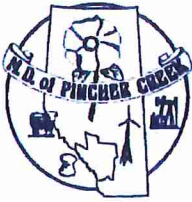
Recommendation to Municipal Planning Commission

- After a review of Section 47 Home Occupations of the LUB, it was determined that the Home Occupation of Administrative work from the office in the shop meets the intent of the LUB and Permitted Use Development Permit 2020-35A was issued on June 23, 2020 for the use.
- The second portion of the development, Outdoor Storage, is being presented as a separate use.
- This application is in front of the MPC because:
 - Within the Agriculture - A land use district, Outdoor Storage is a Discretionary Use.
- A site inspection was performed on June 15, 2020. Included are photos taken on that day (*Attachment No. 2*). The locations where the photos were taken are shown on the two aerials *Attachment No. 3* and *Attachment No. 4*.
- The applicant has supplied a list of the various equipment that is on site. The highlighted items are the items that would normally stored outside (*Attachment No. 5*).
- The application was forwarded to the adjacent landowners for comment. At the time of preparing this report, the MD was aware of one adjacent landowner wishing to comment, but nothing had yet been received.

Recommendation to Municipal Planning Commission

Location of Proposed Development





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

DEVELOPMENT PERMIT APPLICATION

All grey areas will be completed by the Planning Authority

DEVELOPMENT PERMIT APPLICATION NO. _____

2020-35A
2020-35B

Date Application Received JUNE 11/20

PERMIT FEE ^{\$100 Permitted} ~~\$150 Discretionary~~

Date Application Accepted JUNE 17/20

RECEIPT NO. 45400

Tax Roll # 3074.010

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

SECTION 1: GENERAL INFORMATION

Applicant: Bryce Sackett and Cassandra Matters

Address: _____

Telephone: _____ Email: _____

Owner of Land (if different from above): _____

Address: _____ Telephone: _____

Interest of Applicant (if not the owner): _____

SECTION 2: PROPOSED DEVELOPMENT

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

A brief description of the proposed development is as follows:

Using existing shop/office and yard for equipment storage and administrative work

(PART A - HOME OCCUPATION, PART B - OUTDOOR STORAGE)

Legal Description: Lot(s) 2

Block 1

Plan 1512257

Quarter Section NE Sec 15 TWP 5 Range 1 Meridan 5

Estimated Commencement Date: Aug 2015

Estimated Completion Date: Aug 2015

SECTION 3: SITE REQUIREMENTS

Land Use District: A Division: 3
 Permitted Use Discretionary Use

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

Yes No

Is the proposed development below a licenced dam?

Yes No

Is the proposed development site situated on a slope?

Yes No

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

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

Yes No Don't know Not required

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

Yes No Don't think so

<u>PRINCIPAL BUILDING</u>	Proposed	By Law Requirements	Conforms
(1) Area of Site	5700 m2	N/A	—
(2) Area of Building	497.9 m2	N/A	—
(3) %Site Coverage by Building (within Hamets)	8.7	N/A	—
(4) Front Yard Setback Direction Facing:	100 m East	7.5 m	YES
(5) Rear Yard Setback Direction Facing:	255 m West	7.5 m	YES
(6) Side Yard Setback: Direction Facing:	45 m North	7.5 m	YES
(7) Side Yard Setback: Direction Facing:	25 m South	7.5 m	YES
(8) Height of Building	4.26 m	N/A	—
(9) Number of Off Street Parking Spaces	N/A	—	—

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

Google Map Image Attached

Setback shown is the shop to property borders

ACCESSORY BUILDING	Proposed	By Law Requirements	Conforms
(1) Area of Site			
(2) Area of Building			
(3) % Site Coverage by Building (within Hamlets)			
(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 : N/A

Area of size: N/A

Type of demolition planned: N/A

SECTION 5: SIGNATURES (both signatures required)

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

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

DATE: June 10 2020


Applicant

Registered Owner

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

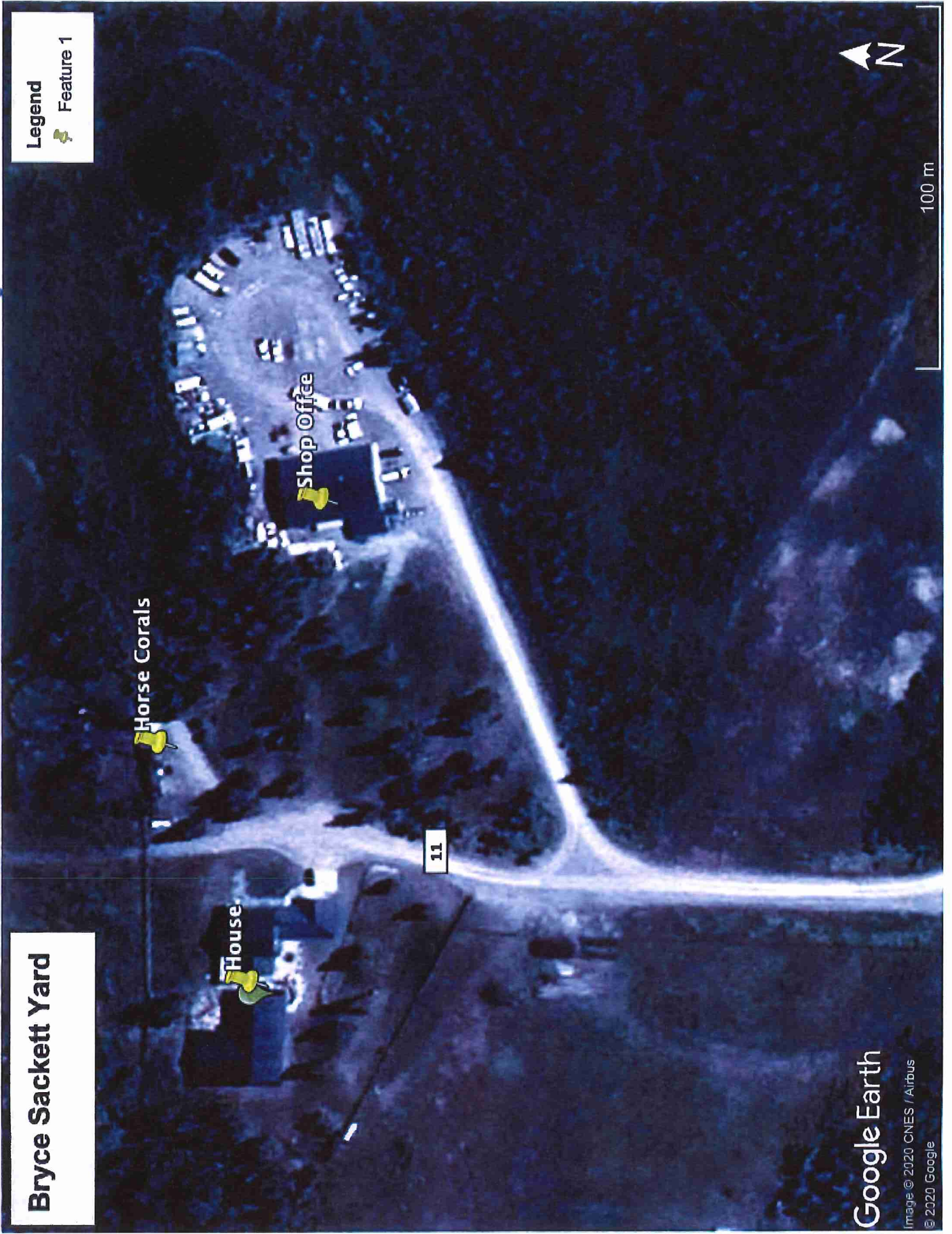
IMPORTANT NOTES:

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 - (a) a lot plan at scale to the satisfaction of the Development Officer showing the size and shape of the lot, the front, rear and side yards, any provision for off-street loading and vehicle parking, access to the site, and the location of public utility lines, waterbodies and treed areas;
 - (b) a scaled floor plan and elevations where construction is proposed;
 - (c) at the discretion of the Development Officer, a Real Property Report as proof of location of existing development and a copy of the Duplicate Certificate of Title indicating ownership and encumbrances;
 - (d) if the applicant is not the registered owner, a written statement, signed by the registered owner consenting to the application and approving the applicant as the agent for the registered owner.
2. A non-refundable processing fee of an amount determined by Council shall accompany every application for a development permit.
3. Failure to complete the application form fully and supply the required information, plans and fee may cause delays in processing the application.
4. All development permits shall contain the following informative:

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5. In accordance with the *Municipal Government Act*, a development authority must, within 20 days after the receipt of an application for a development permit, determine whether the application is complete.

A decision on a completed application must be made within 40 days. After the 40-day period the applicant may deem the application refused and file an appeal within 21 days, of the expiry of the decision date.
6. Every approach to a residence is entitled to a civic address sign, supplied by the municipality. If your location does not already have a sign, please contact the MD Administration Office to make arrangements as soon as your approach has been constructed.



Bryce Sackett Yard

Legend

Feature 1

Horse Corals

House

Shop Office

11

Google Earth

Image © 2020 CNES / Airbus
© 2020 Google

100 m

Attachment No. 1

MUNICIPAL ADDRESS: N.E.1/4 SEC. 15; TWP. 5; RGE. 1; W.5M.
MUNICIPAL DISTRICT OF PINCHER CREEK No. 9



Alberta Land Surveyor's Real Property Report

NOTE: This plan is Page 2 of a Real Property Report and is ineffective if it is detached from Page 1.

PROPERTY DESCRIPTION

PLAN	151 2257
BLOCK	1
LOT	2

- Property is subject to:
 Covenant Re: Development Agreement Instrument No. 021 242 998
 Release of Dower Rights Instrument No. 041 423 954
 Mortgage Instrument No. 071 607 618
 Easement Instrument No. 111 023 510
 Covenant Re: Agreement Charging Land Instrument No. 111 141 176
 Covenant Re: Agreement Charging Land Instrument No. 121 019 862
 Utility Right-of-Way Instrument No. 121 272 731
 Utility Right-of-Way Instrument No. 121 272 732
 Easement Instrument No. 131 328 735
 Easement Instrument No. 131 326 737
 Certificate of Lis Pendens Instrument No. 141 133 093
 Easement Instrument No. 151 128 527
 Covenant Re: Purchasers Interest Instrument No. 151 140 134
 Covenant Re: Purchasers Interest Instrument No. 151 172 747
 Vint Instrument No. 151 198 002
 Covenant Re: Development Agreement Instrument No. 151 189 503

LEGEND

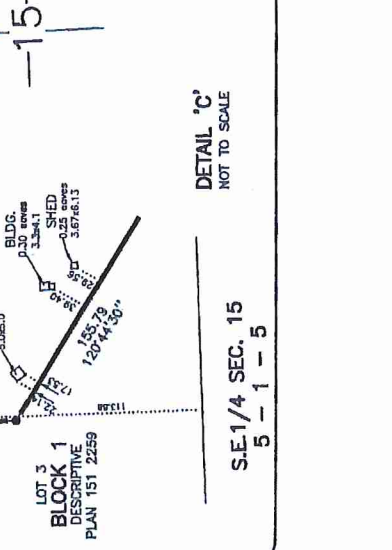
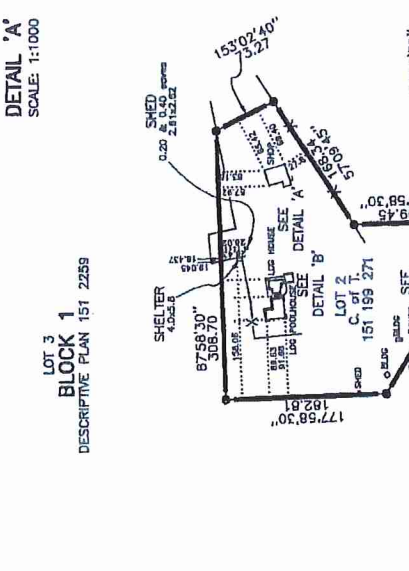
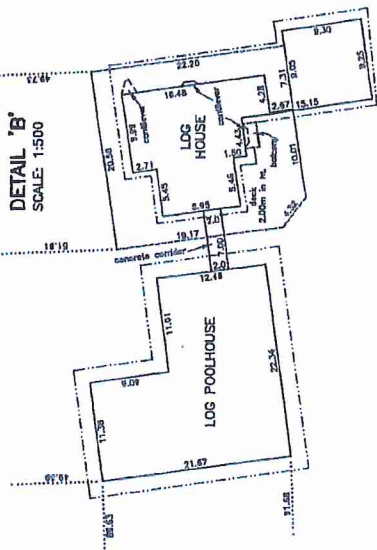
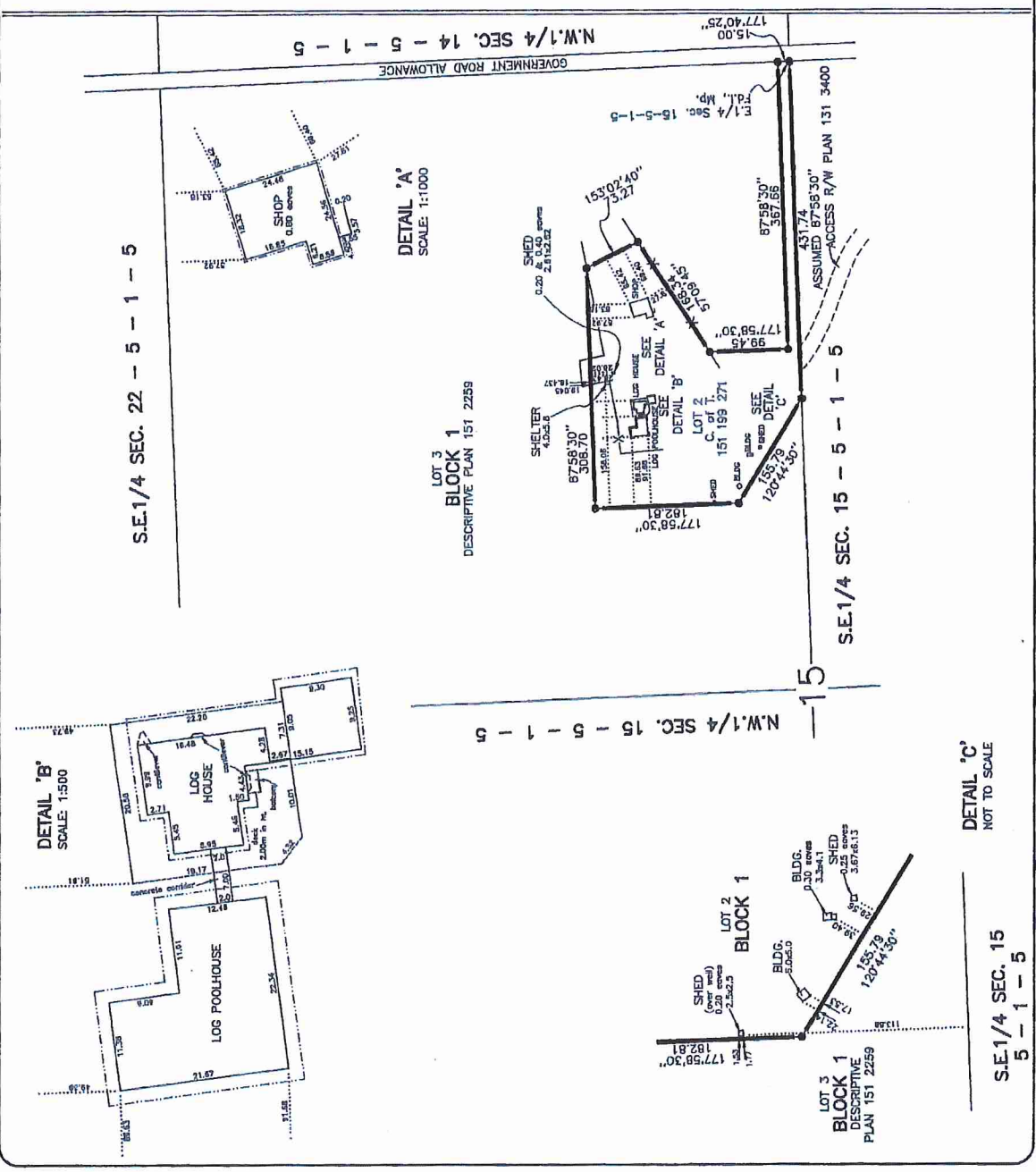
Property boundaries shown thus thus thus
 Distances from property boundaries are shown to siding
 Eaves dimensioned to the line of the fascia.
 Statutory Iron Posts shown thus... found
 Fences are shown thus... X

T. C. Penner, Alberta Land Surveyor, 2015



brown okamura & associates ltd.
 P.O. Box 653 - 514 Stanford Drive N., Lethbridge, Alberta T1J 3Z4
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Scale:	1:5000	(metric)
File:	367-94	Ref. file: 13-11728
Drawn:	cjb	Date:
Date:	SEPT. 3/15	



S.E.1/4 SEC. 15
5 - 1 - 5

Attachment No. 1

From: [Bryce](#)
To: [Roland Milligan](#)
Subject: Bryce Sackett Application
Date: June 11, 2020 2:37:30 PM
Attachments: [367-94.pdf](#)
[Bryce Sackett Cass Matters Development Permit Application .pdf](#)
[Bryce Cass Yard.pdf](#)

Hi Roland,

As per our conversation, Attached is the application and map of the area. I strongly believe that we easily fall under home occupation section 47 provisions.

For your information and consideration for the process, the shop and yard out here are for storage of equipment. We do not have or own heavy trucks. The biggest truck would be of the 5500 series. All other vehicles are 1/2 ton to 1 ton pickups. We have a variety of cargo trailers. C-can for storage, light flat decks, office trailers, RV and horse trailers. We have tracked skid steers out here as well for snow removal. I also keep a 2 ton water truck rigged up with pumps and hoses for fire season. We have been out here since Fall of 2015.

There is no full time employees that work out here. We have a office and small workshop in town for this part of the business.

Cass and I will work out of the shop/office when needed, for Covid this has been great. Traffic wise, 90% of the traffic is personal use, friends, some neighbours. Besides the covid lockdown, Cass and I work mostly from our town office.

This shop/yard was used before me by a construction company. They ran heavy trucks, dozers, excavation equipment and such.

Please call me if you have any question or need further information.

[REDACTED]

Thanks,

Bryce Sackett

[REDACTED]

Attachment No. 1

From: [Bryce](#)
To: [Roland Milligan](#)
Cc: [Joyce Mackenzie-Grieve](#); [Cass Matters](#)
Subject: Re: Bryce Sackett Application
Date: June 17, 2020 12:14:43 PM
Attachments: [Dexter Assets Major Feb 2020 Updated..xlsx](#)

Hi Roland,

Our work is very seasonal, busy in late spring to fall, then slower in winter months. The equipment moves as we get calls, some equipment doesn't leave at all. In the past few years, we donate lighting equipment to various events in town, rodeo, runs, street gatherings etc. as the local oil field has slowed up considerably.

The main use of shop is 1/3 storage for air quality equipment, the other 2/3 is service bays or maintenance of equipment. In winter, mostly storage.

I would guess 60 business 40 personal use for the shop. As i indicated before the road traffic year round is 90% personal for Cass and I, friends, and some neighbours.

I have attached a equipment list, highlighted is what is usually out in the yard.

Please call anytime for questions, [REDACTED]

Thanks,

Bryce,

On Jun 17, 2020, at 11:51 AM, Roland Milligan
<AdminDirDev@mdpincercreek.ab.ca> wrote:

Hello Bryce,

I am gathering information for the report I will be preparing for the Municipal Planning Commission.

I had the opportunity of driving out there on Monday and did a circle through the yard.

Our planner suggested that we get an inventory of the equipment and how often it comes and goes from the property. Also, what is the main use of the shop, is it the business or is it personnel use? Percentage wise.

Regards,

Roland Milligan

Director of Development and Community Services

M.D. of Pincher Creek No. 9

1037 Herron Avenue

PO Box 279, Pincher Creek, AB T0K 1W0

Ph: 403.627.3130 Fx: 403.627.5070 Mobile: 403.627.7448

rmilligan@mdpincercreek.ab.ca

Attachment No. 1

From: Bryce [REDACTED]
Sent: June 11, 2020 2:36 PM
To: Roland Milligan <AdminDirDev@mdpincercreek.ab.ca>
Subject: Bryce Sackett Application

Hi Roland,

As per our conversation, Attached is the application and map of the area. I strongly believe that we easily fall under home occupation section 47 provisions. For your information and consideration for the process, the shop and yard out here are for storage of equipment. We do not have or own heavy trucks. The biggest truck would be of the 5500 series. All other vehicles are 1/2 ton to 1 ton pickups. We have a variety of cargo trailers. C-can for storage, light flat decks, office trailers, RV and horse trailers. We have tracked skid steers out here as well for snow removal. I also keep a 2 ton water truck rigged up with pumps and hoses for fire season. We have been out here since Fall of 2015. There is no full time employees that work out here. We have a office and small workshop in town for this part of the business. Cass and I will work out of the shop/office when needed, for Covid this has been great. Traffic wise, 90% of the traffic is personal use, friends, some neighbours. Besides the covid lockdown, Cass and I work mostly from our town office.

This shop/yard was used before me by a construction company. They ran heavy trucks, dozers, excavation equipment and such.

Please call me if you have any question or need further information.

[REDACTED]

Thanks,

Bryce Sackett

[REDACTED]



PHOTO 1
Entering yard/shop area, looking east northeast



PHOTO 2

Within yard, looking north northeast



PHOTO 3

Front of shop, looking west



PHOTO 4

Image of yard and shop from SE 22-5-1 W5M, looking south southwest

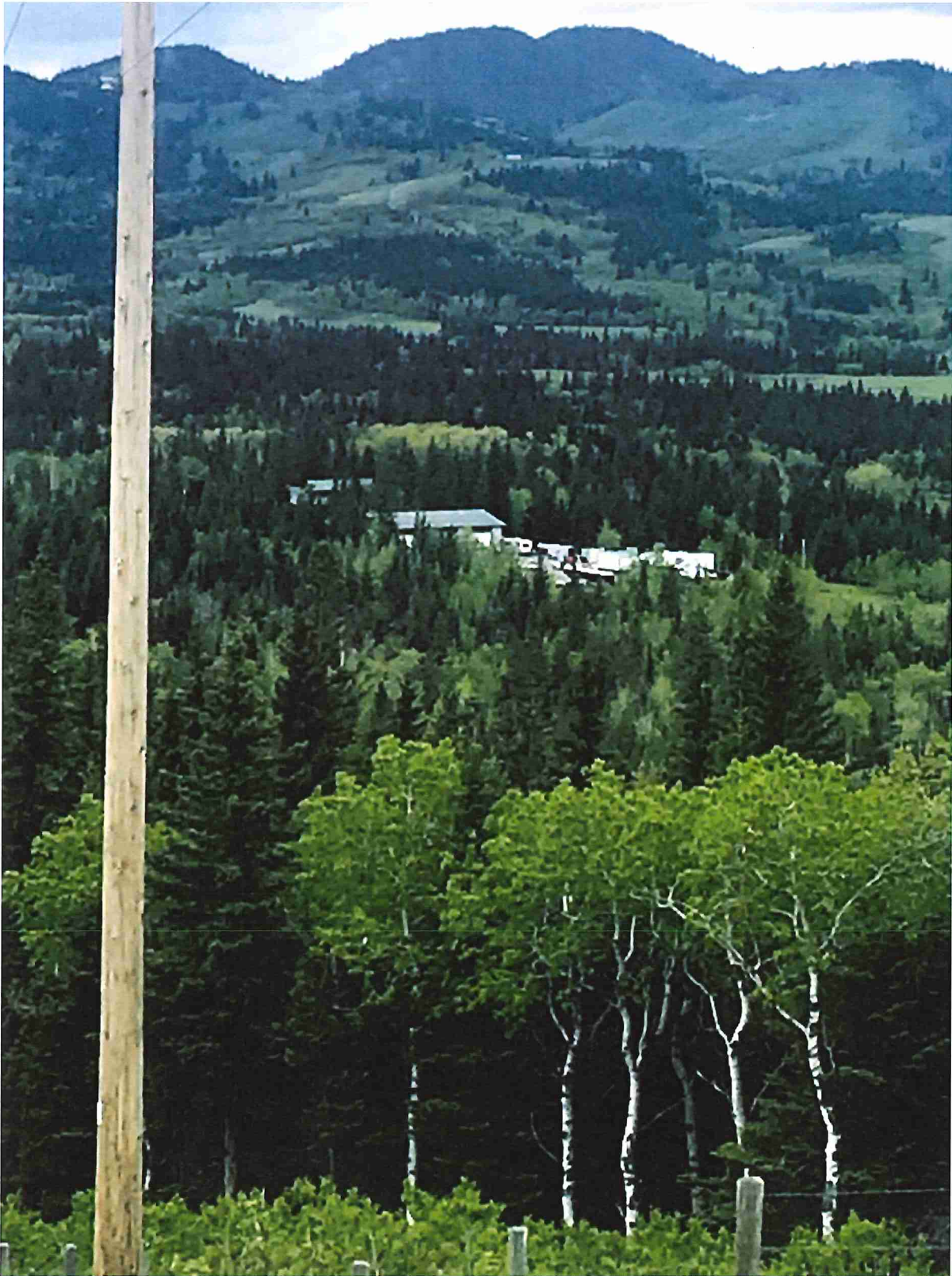


PHOTO 5
Photo Submitted by adjacent landowner,
SW 14-5-1 W5M



Photo 4



Shop and Yard
Lot 2, Blk. 1, Plan
151 2257



Photo 5



100 0 100 200 300 400 Meters





Scale 1:2000
when printed
8.5x11
1mm = 2m

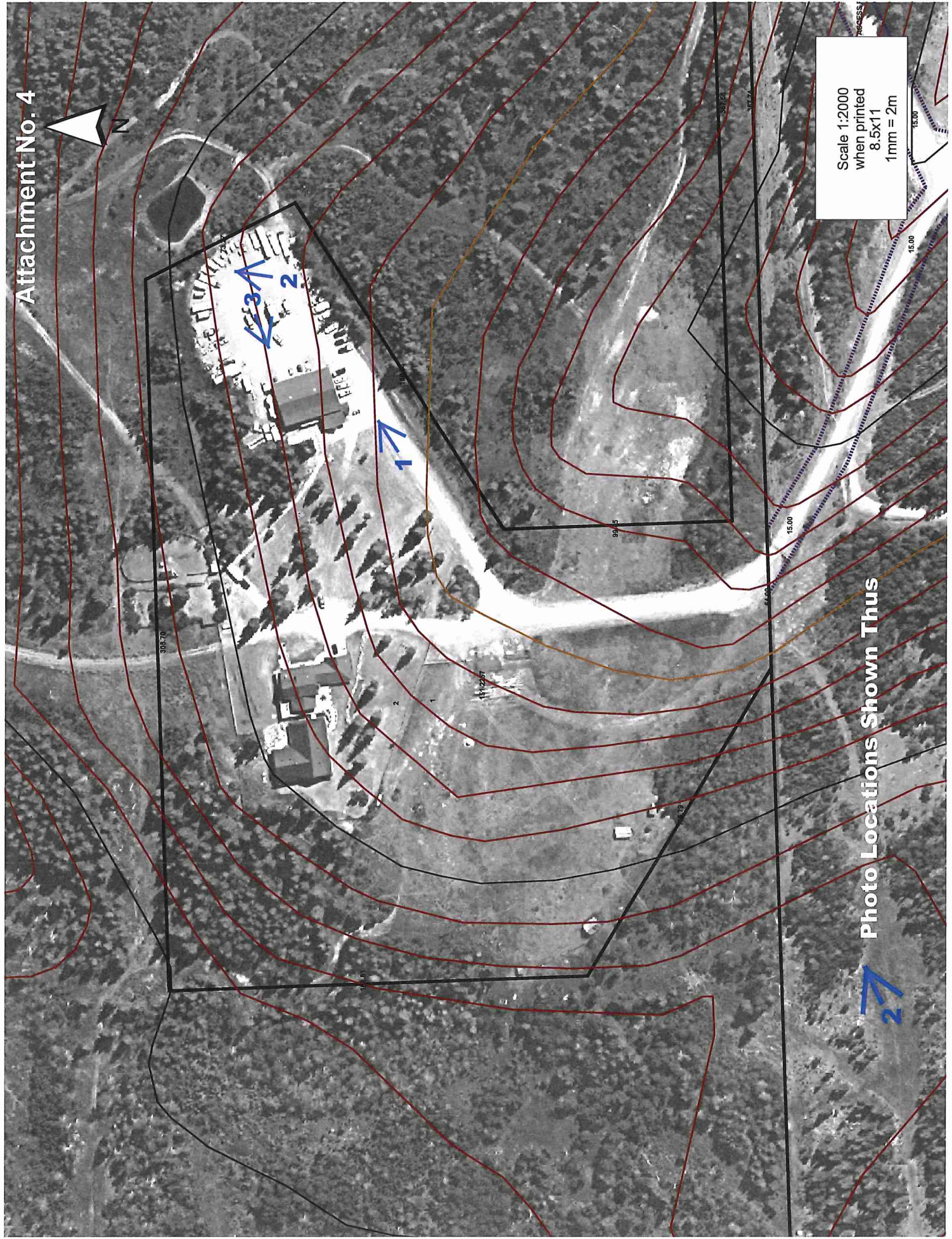


Photo Locations Shown Thus



Dexter Oilfield Major Assets

Unit #	Description	Year	Kms	S/N	
AS-03HP	Skid, High Pressure 4500psi	2007			
OT03	Office Trailer, 36 Foot Triple	2012	0		
	Ford F800 FIRE TRUCK	1989	8900		
TK11	GMC Crewcab service Truck	2006	128000		
OT02	H&H Project Trailer	2008			
LT303	Light Tower LT303	2007			
	Water Tanks, Steamer	2007			
	Fuel Vault	2007			
	Air Monitoring Van	2002			
	Sullair 210H Compressor	2007			
	Wells Cargo Safety Trailer	2007			
	Jordair Breathing Air compressor	2007			
PT02	GMC 5500 with Hiab 077	2007	54000		
ST03	Freighliner, steamer truck	2007	147000		
ST03	Hotsy Steamer	2008			
AV02	Air monitroing van 2, F350	2012	0		
	H2s, S02 Analyers for Unit 2	2012	0		
	Unit 2 temp, wind sensors	2012	0		
	Unit 2 DAS systems	2012	0		
	Unit 2 sampling systems	2012	1		
	Drager CMS Analyzer	2012			
	Safety shower unit, AMS	2012	0		
ST02	GMC 5500 , steamer unit	2005	163000		
TR02	Precision Flatdeck Trailer, 24'	2010	0		
AT02	Interstate Cargo, Safety Trailer	2008	0		
AT02	Breathing Air Bottles and	2008			
	Dump Trailer, PJ	2007	0		
	Flatdeck Trailer, Trailtech, 18'	2005	1		
	Flatdeck hiboy, Trailtech 32/	2001	1		
	Office Trailer 24' Travelair	2005	1		
	Cargo trailer, interstate, tool crib	2007	1		

Attachment No. 5

AT03	Cargo trailer, wells cargo	2011	1		
Airbot	Cargo trailer, Airbot	2013			
Airbot	Airbot DAS Envidas System	2013			
	Cold Jet Dry Ice Equipment	2010			
	Cargo trailer, Wells Cargo	2008			
AC02	SULLAIR 260 CFM	2003	151 HRS		
	HLA Jib	2013			
LT04	Amida, AL4000	2008	8055		
	CAT SWEEPER BA18	2003			
	CAT, A14B AUGER	2004			
	Schulte 7400 snowblower	2006			
	CONTERRA GRAPPLE	2011			
	BOBCAT, SNOWBLADE	2010			
	CAT, BUCKET	2003			
LT02	Terex AL5000	2009	997		
LT03	TEREX,AL4060D1-4MH	2006	6958		
	CCAN, 20 FOOT,	2014			
	CCAN 20 FOOT	2002			
	GMC 5500 with Hiab 077	2007			
	Ford F350	2011			
	Chevrolet 2500, Diesel	2007			
	Ford F150	2015			
	Chevrolet, Suburban	2005			
	Ford F150	2013			
	Dodge, Ram 5500 Crew, Diesel	2014			
	GMC Sierra 2500 HD, Gas	2011			
	Ford F350	2014			
	GMC Sierra 2500 HD, Gas	2014			
	Polaris Ranger 900 EPS	2014			
	Ford F 350 Super Duty	2017			
	Ford, F550 Super Duty, Steam	2017			
	Ford F550, Picker Truck	2013			
	Ford, F150 XLT	2015			

Attachment No. 5

	Ford F350	2015			
	CAT, 297C Skidsteer	2011			
	Sullair 185 Compressor	2008			
	Sullair 225H	2007			
	Magnum, light tower 20kw	2006			
	Magnum light tower 8Kw	2006			
	Trash Pumps, 2"	2008			
	Cat Skidsteer, 262	2010			
	Black Flatdeck Trailer	2011			
	Totals				

DIRECTOR OF DEVELOPMENT AND COMMUNITY SERVICES REPORT

June 1 to June 30, 2020

Development / Community Services Activities includes:

- June 2 Planning Session
- June 2 MPC and SA Meetings
- June 3 ASB Meeting
- June 4 Recycle Meeting
- June 9 Council Committee & Council Meetings
- June 16 Contractor Management Program Development Meeting
- June 18 PCREMO Emergency Management Agency Planning Meeting
- June 22 Staff Meeting
- June 23 Council Committee & Council Meetings
- June 24 Project Team Meeting PC Regional Rec. Master Plan

PLANNING DEPARTMENT STATISTICS

Development Permits Issued by the Director for June 2020

No.	Applicant	Division	Legal Address	Development
2020-25	Regier	4	18 Walking Plow Estates	Single Detached Residence w/garage
2020-28	Jackson	1	419 Hamilton Avenue	Modular Residence
2020-29	Lang	3	SW 17-6-1 W5	Modular Residence with Accessory Building (Shop)
2020-30	Marsh	3	Lot 1, Block 1, Plan 0111088 within NW 12-6-1 W5	Accessory Building (Pole Building)
2020-35A	Sackett	3	Lot 2, Block 1, Plan 1512257 within NE 15-5-1 W5	Home Occupation Office Administration
2020-36	Ward	5	Lot 16, Block 17, Plan 7610822 within SE 26-7-2 W5 (Site 8)	Accessory Structure (Deck with roof)

Development Permits Issued by Municipal Planning Commission June 2020

2020-18	CNC Pro-Motion Inc	3	Lot 23, Block 17, Plan 7610822, Hamlet of Lundbreck	Industrial Machine Sales
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TW

Development Statistics to Date

DESCRIPTION		2020 to Date (June)	2019	2018	2017
Dev Permits Issued	5 – Jan 3 – Feb 2 - April 8 – May 7- June	25 23 – DO 2 - MPC	54 45-DO 9-MPC	22 17-DO 5-MPC	65 45-DO 20-MPC
Dev Applications Accepted	6 – Jan 4 – Feb 1 – March 3 – April 10 – May 14 - June	38	57	24	63
Utility Permits Issued	0 – Jan 5 – Feb 2 – March 3 – April 1 – May 1 - June	12	33	14	22
Subdivision Applications Approved	1 – April 5 - May	6	12	4	3
Rezoning Applications Approved		0	1	0	2
Compliance Cert	1 – Jan 1 – Feb 1 – March 1 – April 5 – May 1 - June	10	22	5	22

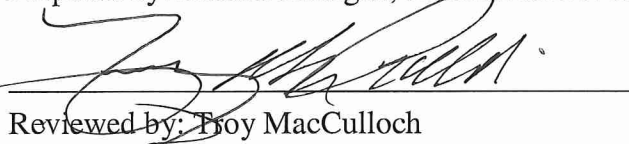
RECOMMENDATION:

That the report for the period ending June 30, 2020, be received as information.



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

Date: June 30, 2020



Reviewed by: Troy MacCulloch

Date: June 30, 2020

Submitted to: Municipal Planning Commission

Date: July 7, 2020