

**Municipal District of Pincher Creek No. 9**  
**MUNICIPAL PLANNING COMMISSION**  
**October 6, 2020**  
**6:30 pm**  
**Agenda**

**1. Adoption of Agenda**

**2. Minutes**

- a. Meeting Minutes of July 7, 2020

**3. Closed Meeting Session**

**4. Unfinished Business**

Nil

**5. Development Permit Applications**

- a. Development Permit Application No. 2020-47  
John Lawson  
NW 7-5-29 W4M  
Moved-In Residential Building
- b. Development Permit Application No. 2020-49  
Richard Ettenhofer  
Lot 3, Block 1, Plan 0510429 Ptn. NE 16-6-30 W4M  
6228 Rge. Rd. 30-3  
Two Shipping Containers
- c. Development Permit Application No. 2020-51B  
Andrew & Betty Stone  
Lot 1, Block 1, Plan 8110749  
2003 Twp. Rd. 6-2  
Two Unit Cabin for Accommodation with new Bed & Breakfast

**6. Development Reports**

- a. Development Officer's Report
  - Report for the month of July to September 2020

**7. Correspondence**

Nil

**8. New Business**

**9. Next Regular Meeting – November 3, 2020; 6:30 pm**

**10. Adjournment**

**Meeting Minutes of the  
Municipal Planning Commission  
July 7, 2020 6:30 pm  
Municipal District of Pincher Creek No. 9 Administration Building**

**ATTENDANCE**

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

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

**1. ADOPTION OF AGENDA**

Councillor Quentin Stevick 20/024

Moved that the agenda be approved.

Carried

**2. ADOPTION OF MINUTES**

Councillor Rick Lemire 20/025

Moved that the Municipal Planning Commission Meeting Minutes for June 2nd, 2020 be approved as presented.

Carried

**3. CLOSED MEETING SESSION**

Councillor Terry Yagos 20/026

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 6:30 pm.

Carried

Councillor Quentin Stevick 20/027

Moved that the Municipal Planning Commission open the meeting to the public, the time being 7:29 pm.

Carried

4. **UNFINISHED BUSINESS**

There was no unfinished business to discuss.

5. **DEVELOPMENT PERMIT APPLICATIONS**

- a. Development Permit Application No. 2020-26**  
**Whyat James Bruder**  
**SE 12-5-29 W4M**  
**Secondary Farm Residence**

Councillor Quentin Stevick 20/028

Moved that Development Permit No. 2020-26, for a Secondary Farm Residence be approved as presented:

**Condition(s):**

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

Carried

- b. Development Permit Application No. 2020-27**  
**Dillon Rochon**  
**Lot 2, Plan 9712282 within SW 24-7-1 W5M**  
**Moved-in Residential Building**

Councillor Bev Everts 20/029

Moved that Development Permit No. 2020-27, for a Moved-In Residence, be approved as presented:

**Condition(s):**

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

Carried

**c. Development Permit Application No. 2020-32**  
**Castle Mountain Resort**  
**Lot 1, Block 3, Plan 9911497**  
**Recreation Vehicle / Holiday Trailer Summer RV Use**

Councillor Terry Yagos 20/031

Moved that Development Permit No. 2020-32, for a Summer RV Use (Recreation Vehicle / Holiday Trailer Park) for the existing RV Park, be approved as presented:

**Condition(s):**

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

Carried

**d. Development Permit Application No. 2020-34**  
**Susan Casey**  
**NW 21-3-29 W4M, 3325 Hwy. 6**  
**Intensive Horticulture Operation (2 Greenhouses)**

Reeve Brian Hammond 20/032

Moved that Development Permit No. 2020-34, for an Intensive Horticultural Operation use, consisting of two 209.4 m<sup>2</sup> (2,254 ft<sup>2</sup>) greenhouses be approved with the following conditions:

**Condition(s):**

1. Prior to commencement of construction, the applicant must provide confirmation that the water source meets provincial requirements for the proposed development.
2. That the development remain private access only and closed to the public.
3. Prior to commencement of construction the M.D. will inspect the current approach from the M.D. road to ensure that it meets M.D. safety standards.
4. That this development meets the minimum provisions as required in Land Use Bylaw 1289-18

Carried

**e. Development Permit Application No. 2020-35B**  
**Bryce Sackett**  
**Lot 2, Block 1, Plan 1512257 (within NE 15-5-1 W5M)**  
**Outdoor Storage**

Councillor Terry Yagos 20/033

Moved that Development Permit No. 2020-35B, for an Outdoor Storage use, be approved with the following conditions.

**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

20/034

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

Carried

7. **CORRESPONDENCE**

Nil

8. **NEW BUSINESS**

Nil

9. **NEXT MEETING** – September 1, 2020; 6:30 pm.

10. **ADJOURNMENT**

Councillor Terry Yagos

20/035

Moved that the meeting adjourn, the time being 7:34 pm.

Carried


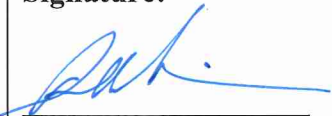
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Chairperson Jim Welsch  
Municipal Planning Commission

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Director of Development and Community  
Services Roland Milligan  
Municipal Planning Commission

## Recommendation to Municipal Planning Commission

<b>TITLE:</b> DEVELOPMENT PERMIT NO. 2020-47 <b>Applicant:</b> John Lawson <b>Location:</b> Lot 1, Block 1, Plan 051 2574 <b>Division:</b> 1 <b>Size of Parcel:</b> 5.11 ha (12.65 Acres) <b>Zoning:</b> Agriculture - A <b>Development:</b> Moved-In Residence			
<b>PREPARED BY:</b> Roland Milligan	<b>DATE:</b> September 29, 2020		
<b>DEPARTMENT:</b> Planning and Development			
<b>Signature:</b> 	<b>ATTACHMENTS:</b> 1. Development Permit Application No. 2020-47 2. Site Plan 3. House Photos		
<b>APPROVALS:</b>			
_____ Roland Milligan	_____ Troy MacCulloch	_____ Date	_____ Date
Department Director	Date	CAO	Date

**RECOMMENDATION:**

That Development Permit No. 2020-47, for the placement of Moved-In Residence, be approved, subject to the following Condition(s) and Variance(s):

**Condition(s):**

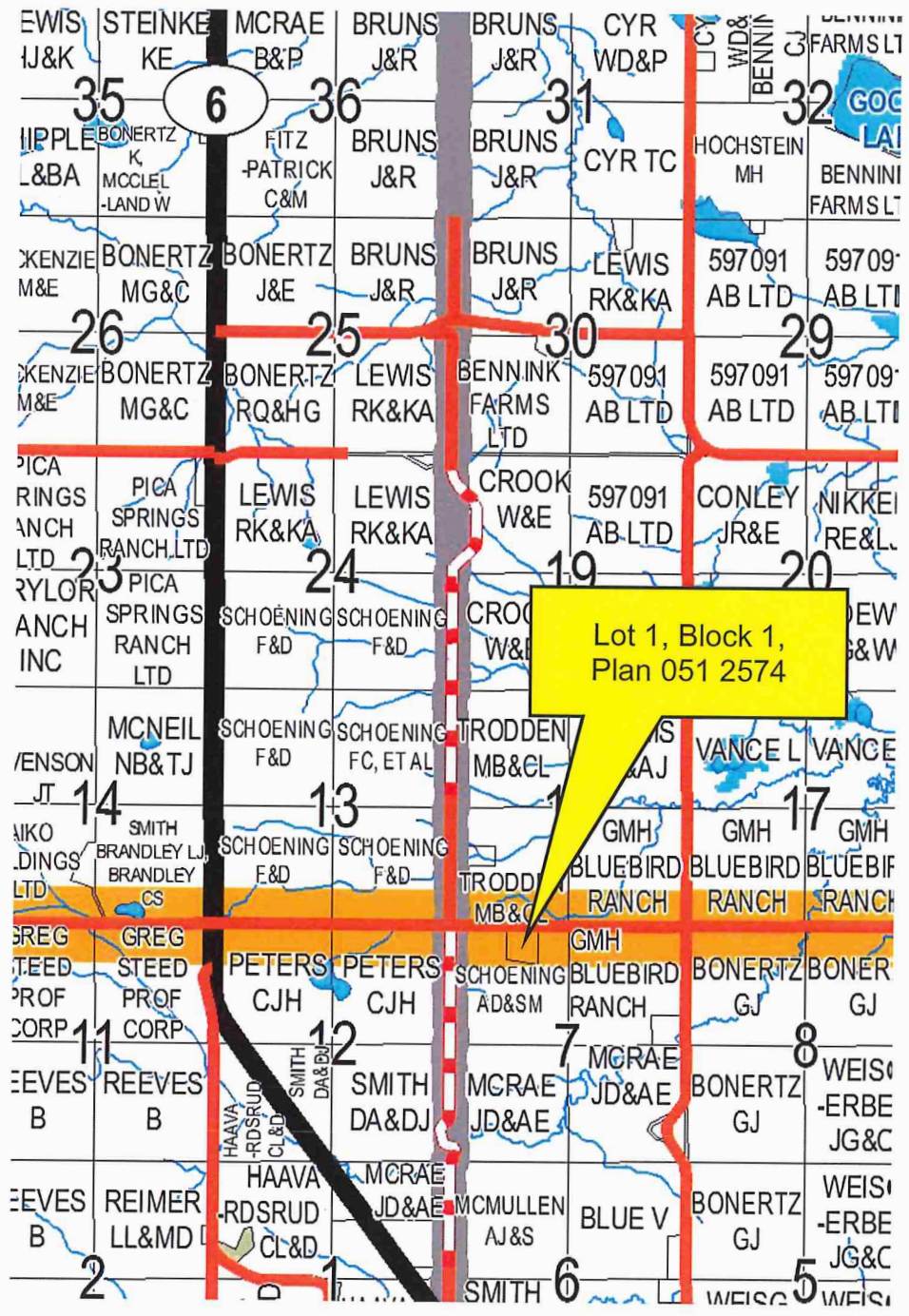
1. That this development meets the minimum provisions as required in Land Use Bylaw 1289-18.

**BACKGROUND:**

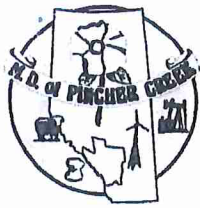
- On September 22, 2020 the MD received Development Permit Application No. 2020-47, for the placement of a Moved-In Residence onto Lot 1, Block 1, Plan 051 2574, within NW 7-5-29 W4M.
- This application is being placed in front of the MPC because:
  - Within the Agriculture – A land use district, Moved-In residence is a Discretionary Use.
- The Moved-In Residence is to be placed at the same location of the previously existing residence, which has been removed from the parcel.
- 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. One response indicating no concerns with the proposed development was received were received 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. 2020-47

Date Application Received SEP 22/20

PERMIT FEE \$130 Discretionary

Date Application Accepted 2020/09/22

RECEIPT NO. 40395

Tax Roll # 1551.010

*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: JAHN LAWREN

Address: [REDACTED]

Telephone: [REDACTED]

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:

HOME - MOVED IN RESIDENCE

Legal Description: Lot(s) 1 # 29521 Twp Rd 5-2

Block 1

Plan 051 2574

Quarter Section NW7-T5-R29-W4

Estimated Commencement Date: AUG/SEPTEMBER 2020

Estimated Completion Date: DECEMBER 2020



<b>ACCESSORY BUILDING</b>	<b>Proposed</b>	<b>By Law Requirements</b>	<b>Conforms</b>
(1) Area of Site	N/A		
(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.

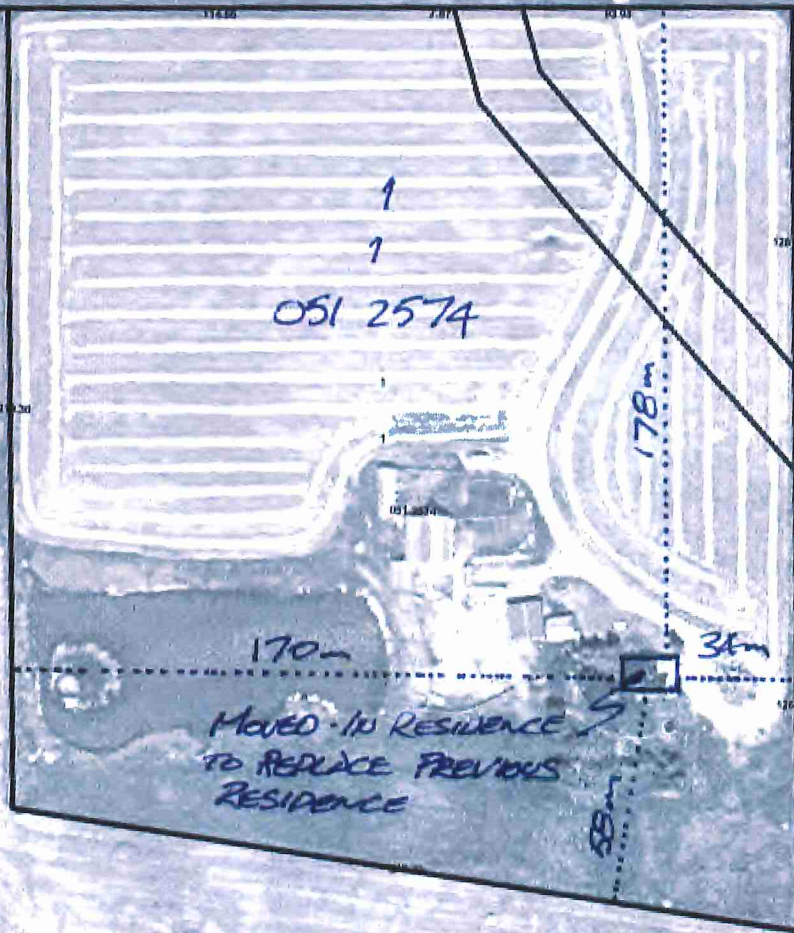
DATE: Aug. 13 2020

[Signature]  
 Applicant  
JOHN LAWSON  
 Registered Owner

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



TWP. RD. 5-2 (KEEL ROAD)



10 0 10 20 30 40 50 60 70 80 90 100 Meters


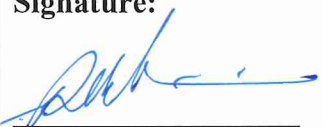


NW 7-5-29 WAIN

PHOTOS OF HOUSE



## Recommendation to Municipal Planning Commission

<b>TITLE:</b> DEVELOPMENT PERMIT NO. 2020-49 <b>Applicant:</b> Richard Ettenhofer <b>Location:</b> Lot 3, Block 1, Plan 051 0429 <b>Division:</b> 3 <b>Size of Parcel:</b> 3.03 ha (7.48 Acres) <b>Zoning:</b> Urban Fringe - UF <b>Development:</b> Placement of two (2) Shipping Containers			
<b>PREPARED BY:</b> Roland Milligan	<b>DATE:</b> September 30, 2020		
<b>DEPARTMENT:</b> Planning and Development			
<b>Signature:</b>  <hr style="width: 100%;"/>	<b>ATTACHMENTS:</b> 1. Development Permit Application No. 2020-49 2. Site Plan		
<b>APPROVALS:</b>			
<hr style="width: 100%;"/> <b>Roland Milligan</b>	<hr style="width: 100%;"/> <b>Troy MacCulloch</b>	<hr style="width: 100%;"/> <b>07 Oct. 2020</b>	
<b>Department Director</b>	<b>Date</b>	<b>CAO</b>	<b>Date</b>

**RECOMMENDATION:**

That Development Permit No. 2020-49, for the placement of two (2) Shipping Containers, 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.
2. That pursuant to Section 58.7 of the LUB, shipping containers shall be painted the color(s) of the principal building or to the satisfaction of the Development Authority.

**BACKGROUND:**

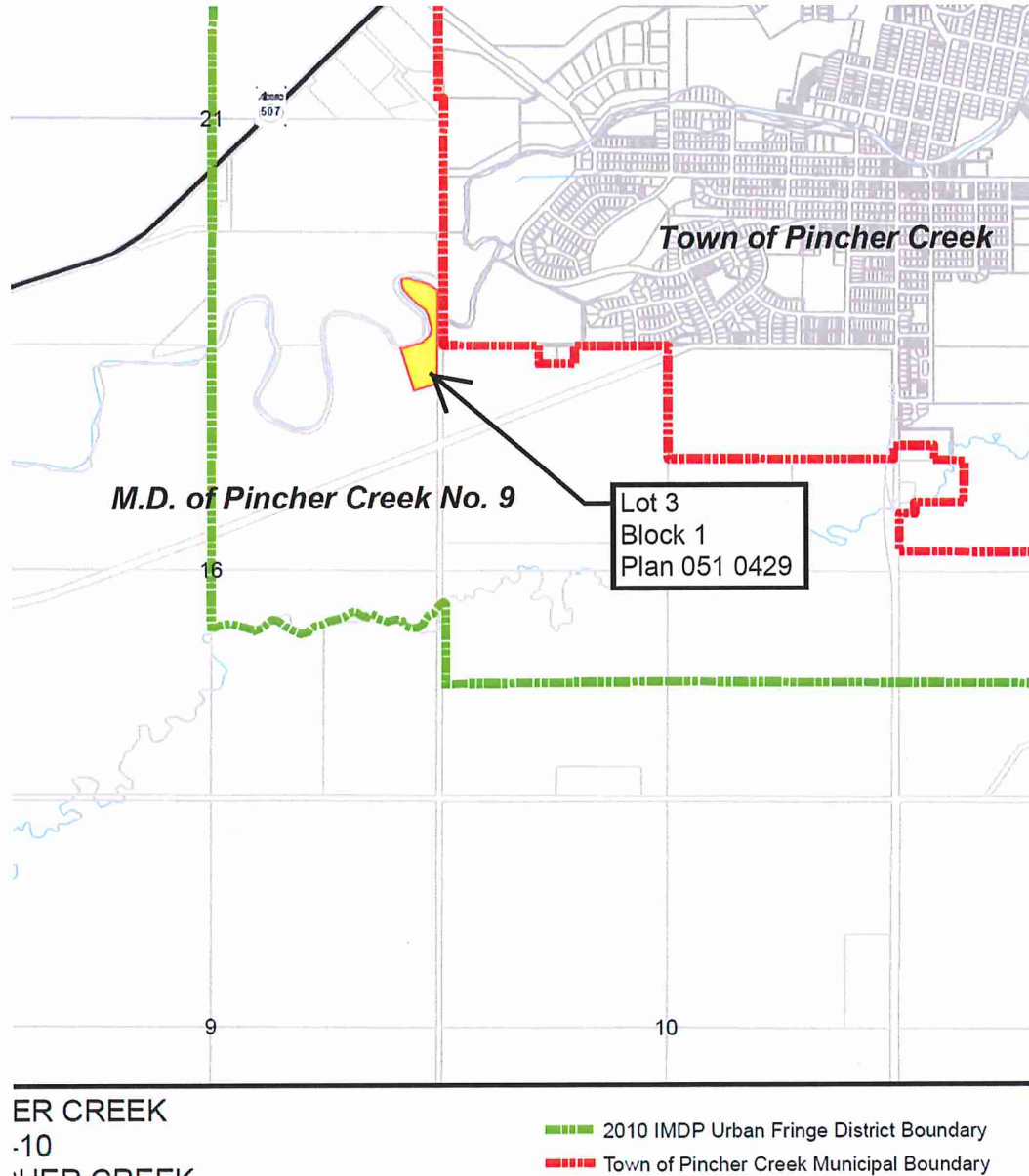
- On August 28, 2020 the MD received Development Permit Application No. 2020-49, for the placement of two (2) Shipping Containers onto Lot 3, Block 1, Plan 051 0429.
- This application is being placed in front of the MPC because:
  - Within the Urban Fringe - UF land use district, Shipping Containers are a Discretionary Use.
- The proposed location of the containers meets the setback requirements of the land use district.
- Shipping Containers are required to also meet the regulations outlined in Section 58 of the LUB.
- The location is within the side yard of the parcel (Section 58.8). The east portion adjacent to the road is deemed the front yard.
- The application was forwarded to the adjacent landowners for comment, no responses were received at the time of preparing this report.

## **Recommendation to Municipal Planning Commission**

- As the proposed development is a Discretionary Use and is within the Intermunicipal Urban Fringe District as established within Bylaw 1200-10, being the Intermunicipal Development Plan between the Town of Pincher Creek and MD of Pincher Creek No. 9, this proposed application was presented to the IMDP Committee on September 14, 2020 for comment.
- At that meeting the IMDP indicated they had no concerns with the proposed development.

# Recommendation to Municipal Planning Commission

## Location of Proposed Development







Municipal District of Pincher Creek No. 9  
 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. 2020-49

Date Application Received AUGUST 18/20

PERMIT FEE \$150 Discretionary

Date Application Accepted \_\_\_\_\_

RECEIPT NO. 46429

Tax Roll # 2620.010

*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: RICHARD ETTENHOFER

Address: \_\_\_\_\_

Telephone: \_\_\_\_\_

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:

2x SeaCan Placement on Gravel Pad, South of house. 1-40' x 8' x 9.5', 1-20' x 8' x 8.5' Storage.

Legal Description: Lot(s) 003

Block 01

Plan 0510429

Quarter Section NE-16-06-30 W4

Estimated Commencement Date: Sept 20, 2020

Estimated Completion Date: Sept 20, 2020

**SECTION 3: SITE REQUIREMENTS**

Land Use District: UF 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			
(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)

\_\_\_\_\_

\_\_\_\_\_

<b>ACCESSORY BUILDING</b>	Proposed	By Law Requirements	Conforms
(1) Area of Site (Existing gravel Pad)	40' x 60'		
(2) Area of Building	40' x 8' = 480m <sup>2</sup> 20' x 8' =		
(3) % Site Coverage by Building (within Hamlets)	N/A.		
(4) Front Yard Setback Direction Facing:	65 meters (east)	30m/98.4'	YES
(5) Rear Yard Setback Direction Facing:	12 meters (west)	7.5m/24.6'	YES
(6) Side Yard Setback: Direction Facing:	19 meters (south)	7.5m/24.6'	YES
(7) Side Yard Setback: Direction Facing:	12m (North)	7.5m	YES
(8) Height of Building	9.5'		
(9) Number of Off Street Parking Spaces	N/A.		

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

See attached air photo with Sea Can position.

**SECTION 4: DEMOLITION**

Type of building being demolished: N/A.

Area of size: \_\_\_\_\_

Type of demolition planned: \_\_\_\_\_

**SECTION 5: SIGNATURES (both signatures required)**

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

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

DATE: Aug 17, 2020

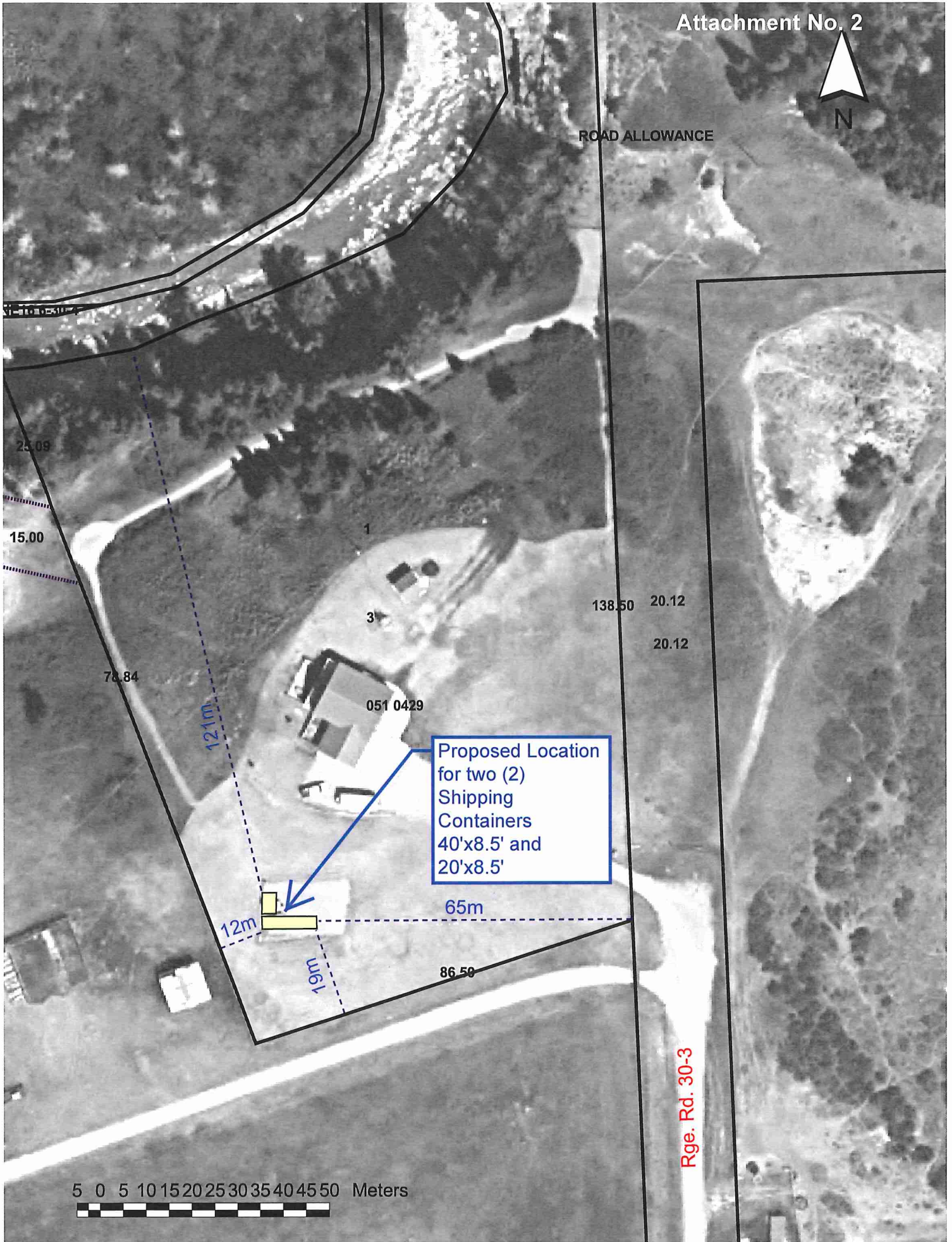
[Signature]  
Applicant

[Signature]  
Registered Owner

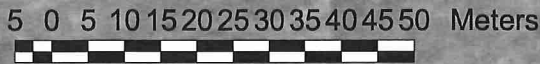
**Information on this application form will become part of a file which may be considered at a public meeting.**



ROAD ALLOWANCE




Proposed Location  
for two (2)  
Shipping  
Containers  
40'x8.5' and  
20'x8.5'



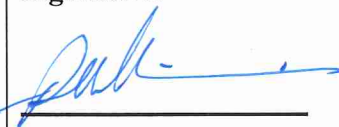
5 0 5 10 15 20 25 30 35 40 45 50 Meters

## Recommendation to Municipal Planning Commission

<b>TITLE:</b> DEVELOPMENT PERMIT NO. 2020-51B <b>Applicant:</b> Andrew and Betty Stone <b>Location</b> Lot 1 excepting thereout the northerly 124.5 m, Block 1, Plan 811 0749 <b>Division:</b> 3 <b>Size of Parcel:</b> 1.70 ha (4.21 Acres) <b>Zoning:</b> Grouped Country Residential - GCR <b>Development:</b> Duplex Cabin with Bed and Breakfast Facility	
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<b>PREPARED BY:</b> Roland Milligan	<b>DATE:</b> September 30, 2020
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<b>DEPARTMENT:</b> Planning and Development
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<b>Signature:</b> 	<b>ATTACHMENTS:</b> 1. Development Permit Application No. 2020-51B 2. Letter from Applicant 3. Building Plans 4. Site Plan
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**APPROVALS:**

_____ <b>Roland Milligan</b>	_____ <i>2020/10/01</i>	_____ <b>Troy MacCulloch</b>	_____ <i>01 Oct 2020</i>
<b>Department Director</b>	<b>Date</b>	<b>CAO</b>	<b>Date</b>

**RECOMMENDATION:**

That Development Permit No. 2020-51B, for the construction of a duplex cabin with a Bed and Breakfast 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:**

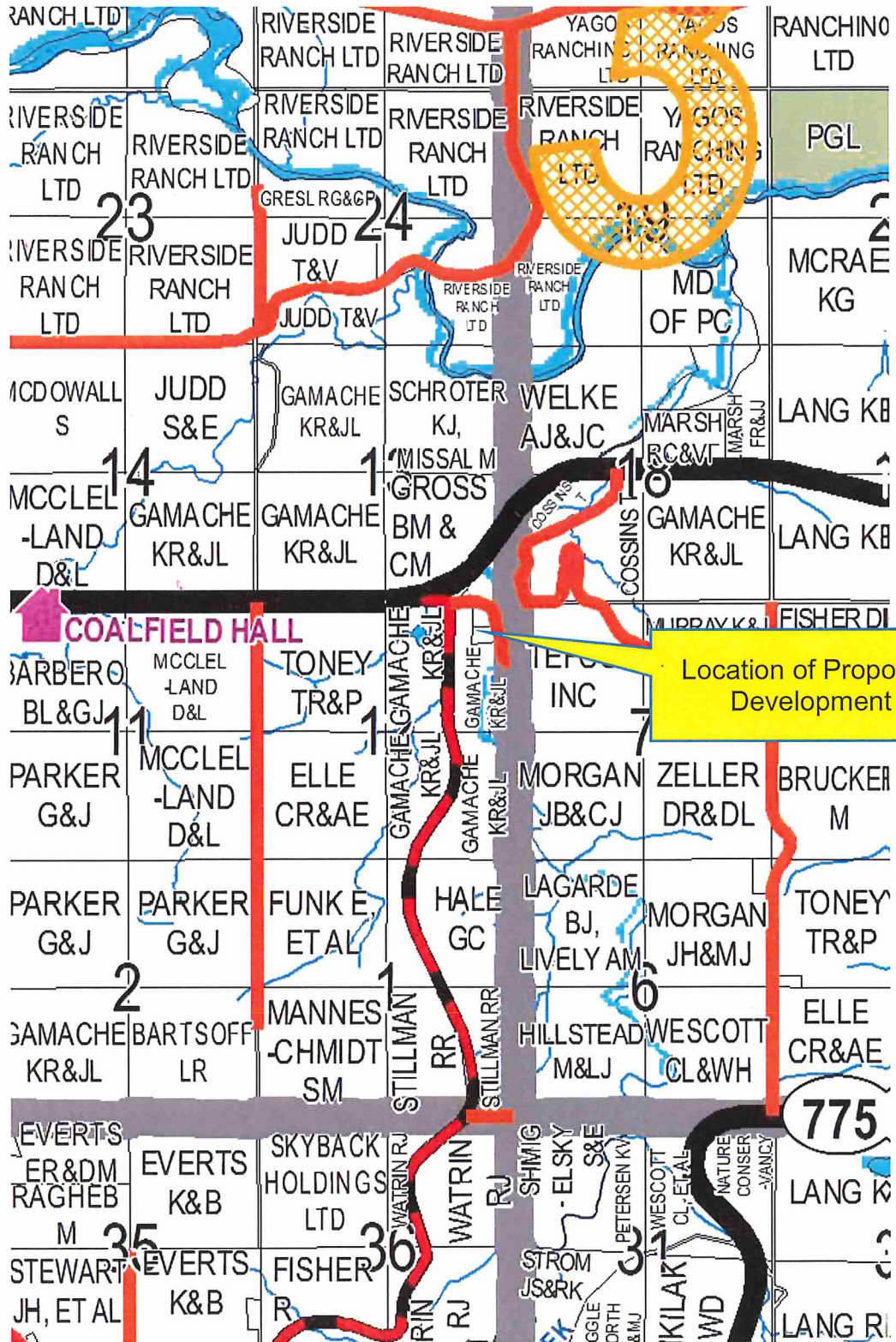
- On August 31, 2020 the MD accepted Development Permit Application No. 2020-51B, for a Bed and Breakfast use, including a duplex cabin as part of the use.
- This application is being placed in front of the MPC because:
  - Within the Grouped Country Residential - GCR land use district, Bed and Breakfast Facility is a Discretionary Use.
- The applicants have submitted a multifaceted development proposal. The entire proposal is to develop a B&B, with a two suite bunkhouse style cabin. The cabin will have one barrier free unit with the required parking and access (*Attachment No. 3*). The center section of the bunkhouse/cabin will have an office for private practice therapy.
- Within Section 47.15(b) of the LUB, a bed and breakfast operation may include a maximum of one (1) supplementary building, other than an accessory building, such supplementary building being an authorized supplementary residence.

## Recommendation to Municipal Planning Commission

- This application is for said new building to be part of the B&B application.
- In a letter submitted with the application (*Attachment No. 2*) the applicants describe their development proposal.
- The MD issued Development Permit No. 2020-51A for a Home Occupation, Mental Health Therapy, on September 3, 2020 (permitted use within the land use district).
- The portion of the permit application for the building and B&B use will require approval by the MPC.
- The proposed location of the new building meets the setback requirements of the land use district (*Attachment No. 4*).
- The application was forwarded to the adjacent landowners for comment, one response was received prior to preparing this report. The adjacent landowner stated concerns about guests who may be hunters and fishermen and the possibility of leaving animal attractants in the vicinity.

# Recommendation to Municipal Planning Commission

## Location of Proposed Development





## DEVELOPMENT PERMIT APPLICATION

All grey areas will be completed by the Planning Authority

<b>DEVELOPMENT PERMIT APPLICATION NO.</b> <u>2020-51B</u>	
<b>Date Application Received</b> <u>Aug 20/20</u>	<b>PERMIT FEE</b> <u>\$100 Base Fee / \$150 Discretionary</u>
<b>Date Application Accepted</b> <u>2020/09/31</u>	<b>RECEIPT NO.</b> <u>46450</u>
<b>Tax Roll #</b> <u>0491-010</u>	

*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:** ANDREW - BETTY STONE

**Address:** \_\_\_\_\_

**Telephone:** \_\_\_\_\_

**Owner:** \_\_\_\_\_

**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.

**BED + BREAKFAST**  
A brief description of the proposed development is as follows: One building built over existing dairy foundation.

A SINGLE Two bunkhouse style duplex cabins for guest accommodations, one will be built for barrier free design with handicapped parking, ramp, and access. Center section will include hobby room, mechanical room and office for private practice therapy by qualified owner/therapist

**Legal Description:** Lot(s) 1, EXCEPTING THEREOUT NORTHERLY 12.5m Betty Stone MSW RSW.

Block 1

Plan 8110749.

Quarter Section NE 1/4 12-6-2 W5th.  
#2003 TR 6-2.

**Estimated Commencement Date:** September 21st, 2020.

**Estimated Completion Date:** May, 2021.



**SECTION 3: SITE REQUIREMENTS**

Land Use District: GCR 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			
(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)

\_\_\_\_\_

\_\_\_\_\_

<b>ACCESSORY BUILDING</b>	Proposed	By Law Requirements	Conforms
(1) Area of Site	4.24AC 3042 sqft	3AC	YES
(2) Area of Building	2046 sqft		
(3) % Site Coverage by Building (within Hamlets)	N/A	—	—
(4) Front Yard Setback Direction Facing: EAST	56m	30m / 98.4'	YES
(5) Rear Yard Setback Direction Facing: WEST	92m	71.5m / 49.2'	YES
(6) Side Yard Setback: Direction Facing: NORTH	68m	7 7.5m / 24.6'	YES
(7) Side Yard Setback: Direction Facing: SOUTH	12.5m	7 7.5m / 24.6'	YES
(8) Height of Building	14 ft.	N/A	—
(9) Number of Off Street Parking Spaces	5 spaces.	5	YES

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

Architectural drawing plans, site plan with measurements.

**SECTION 4: DEMOLITION**

Type of building being demolished : n/a.

Area of size: \_\_\_\_\_

Type of demolition planned: \_\_\_\_\_

**SECTION 5: SIGNATURES (both signatures required)**

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

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

DATE: August 19/20

Betty Stone [Signature]  
Applicant  
Betty Stone [Signature]  
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.

## STONEHURST

Andrew & Betty Stone



This letter is a description of our proposed Bed and Breakfast and counselling business. We moved to our permanent home in the MD of Pincher Creek in January, 2016, and both work locally (Andrew at Superform; Betty, Clinical Supervisor and therapist for AHS Mental Health / private practice therapist).

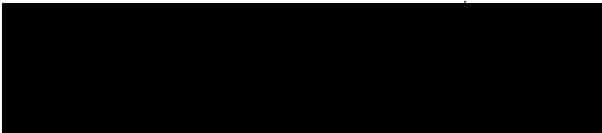
After owning a successful vacation home business in Coleman, we researched the need in the area for a barrier free (disabled access) cabin and have found that this is a required service.

We are offering a new 4-season facility in one bunk-house style building on quiet country lane by beautiful Mill Creek. The location is private and away from the road and neighbors. There is a Stonehurst Manor in Ardingly, Sussex, Andrew's hometown; "hurst" means "in a wooded area" so our registered business suits our name and location.

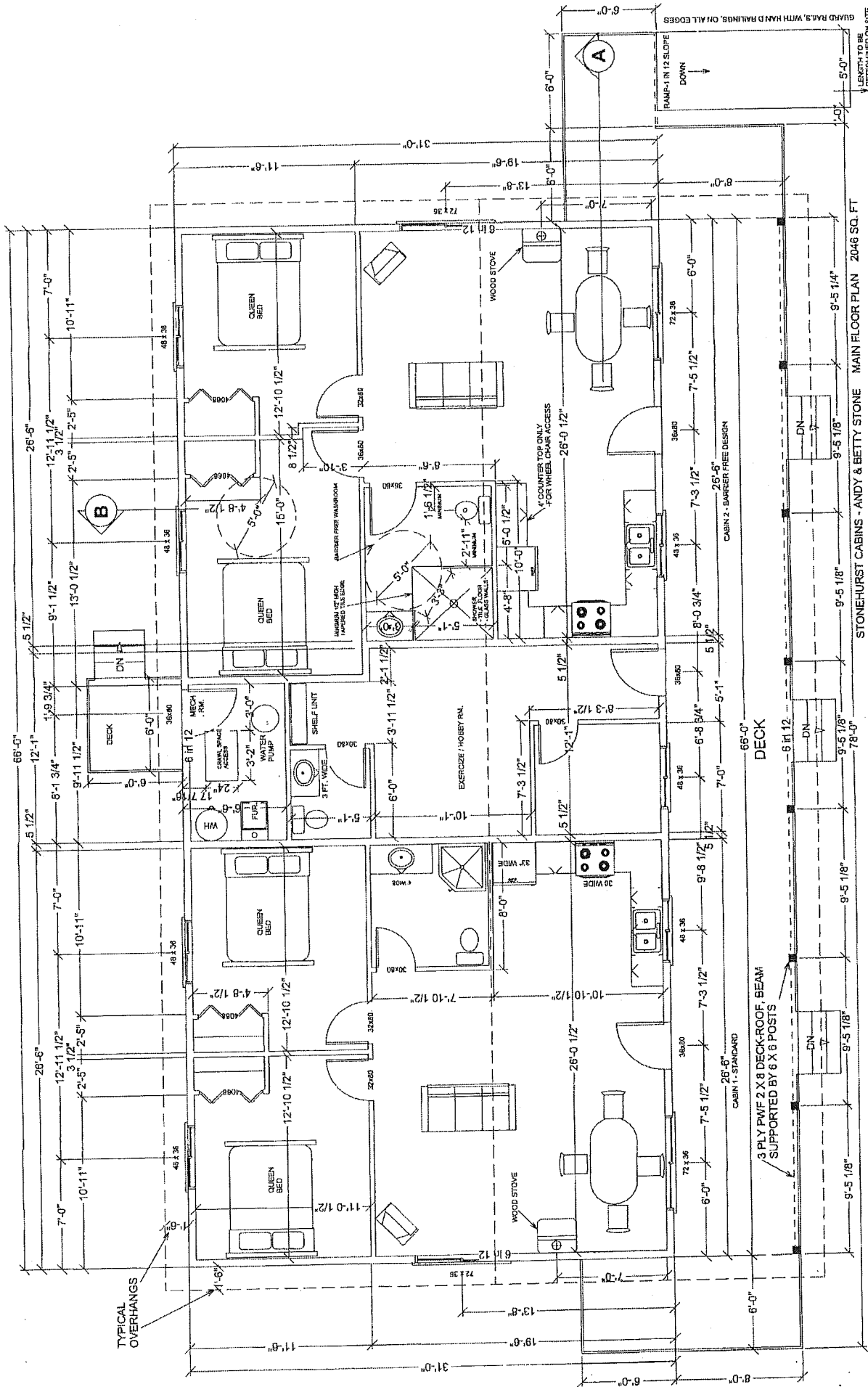
### Features:

- Two cabins with 2 bedrooms and open concept lounge/small kitchen, dining room. Cabins will be rented out for vacation or short-term stay.
- One cabin has barrier-free standards and with full disability access including: a ramp next to their parking space, large disabled bathroom and shower, wide doors, handrails, lower cabinets in kitchen and bathroom, mid-height plug-ins and switches, etc.
- In the center section there will be a hobby room, mechanical room, and an office which will be used for therapy sessions with a qualified therapist, one of the owners, Betty Stone, MSW, RSW.
- Covered veranda with private BBQ and seating area for each cabin with access through to each deck in case of friends/family staying on both sides.

Thank you for your consideration. Feel free to call us for any further information.

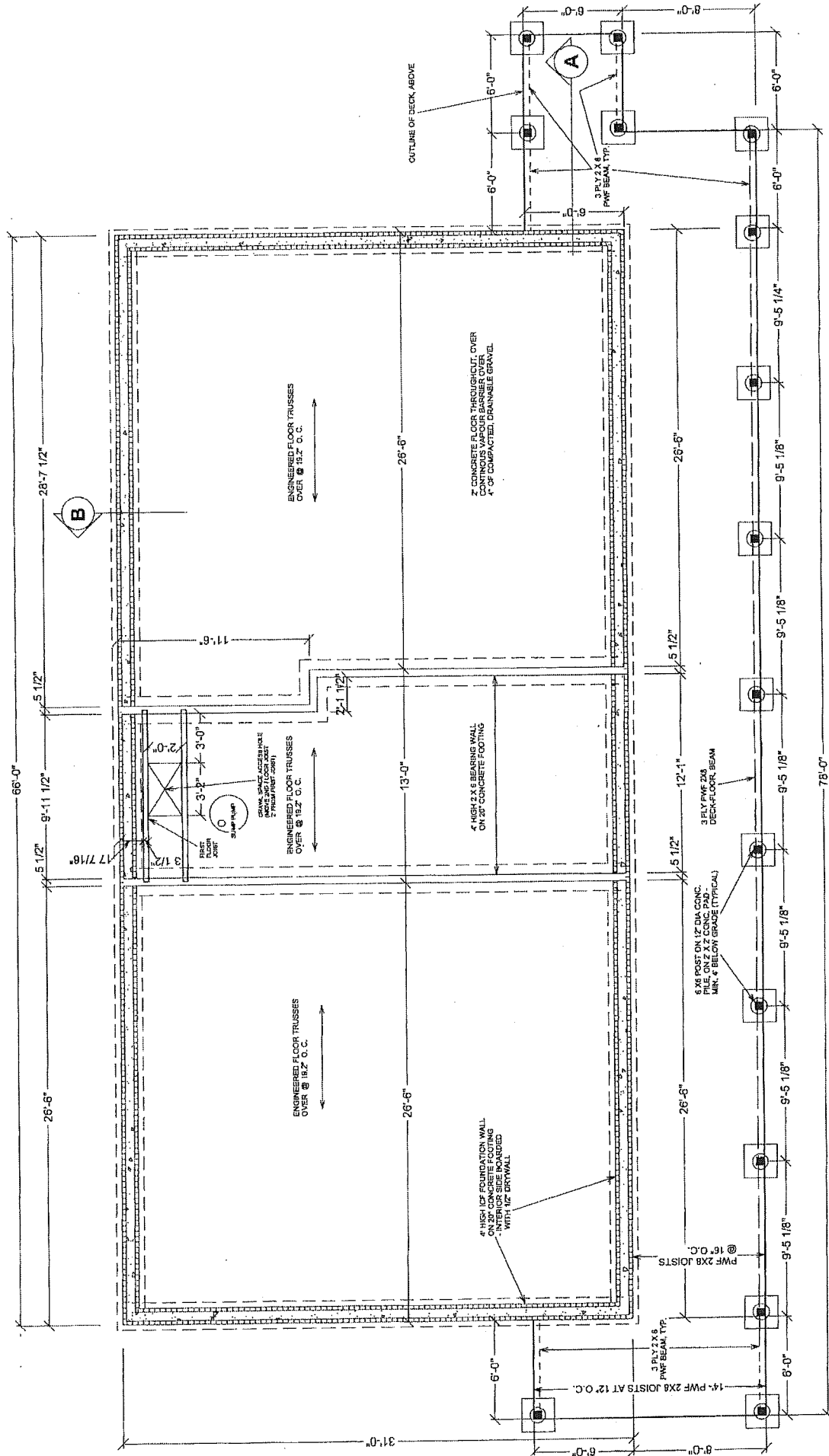


# Attachment No. 3

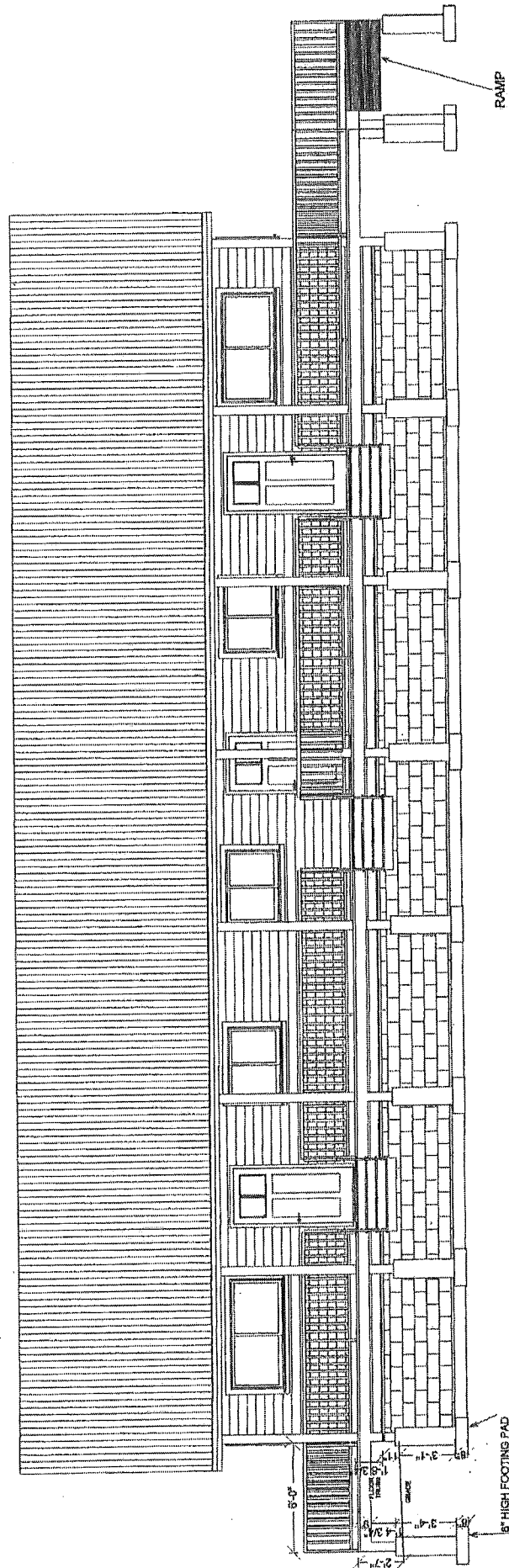


STONEHURST CABINS - ANDY & BETTY STONE MAIN FLOOR PLAN 2046 SQ. FT  
 DRAWN BY REIMER CONSTRUCTION LTD. SCALE 3/16" AUG. 17, 2020

# Attachment No. 3



STONEHURST CABINS - ANDY & BETTY STONE FOUNDATION PLAN 2046 SQ. FT  
 DRAWN BY REIMER CONSTRUCTION LTD. SCALE 3/16" = 1' AUG. 17, 2020



FRONT ELEVATION

SCALE 3/16" = 1'

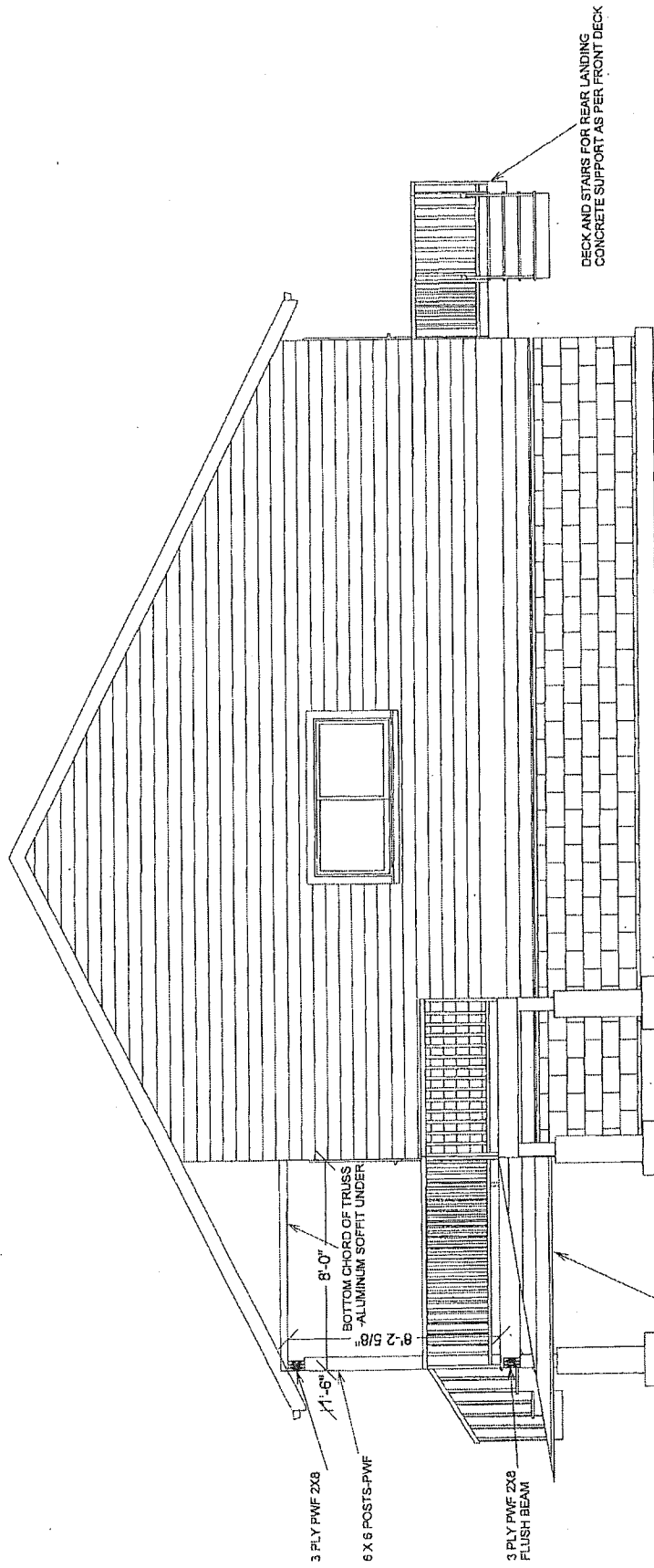
STONEHURST CABINS - ANDY & BETTY STONE

DRAWN BY REIMER CONSTRUCTION LTD.

AUG. 17, 2020

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Attachment No. 3



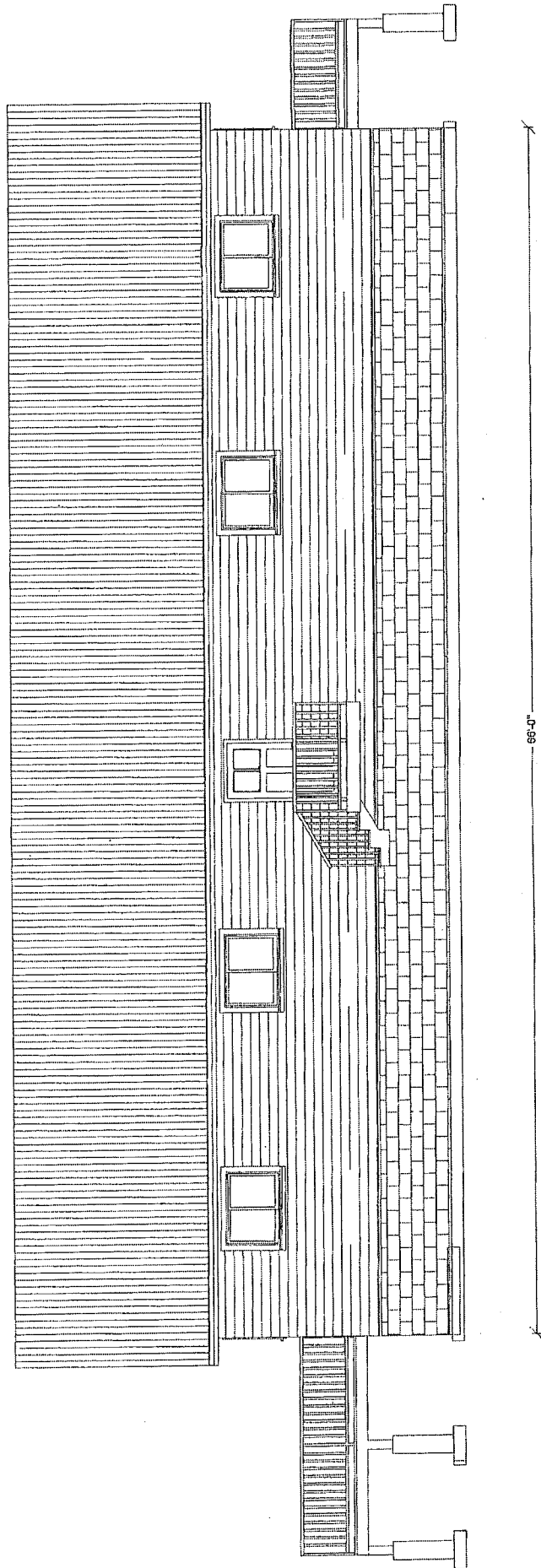
RIGHT ELEVATION Scale 1/4" = 1'

STONEHURST CABINS - ANDY & BETTY STONE  
DRAWN BY REIMER CONSTRUCTION LTD.

AUG. 17, 2020

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REAR ELEVATION

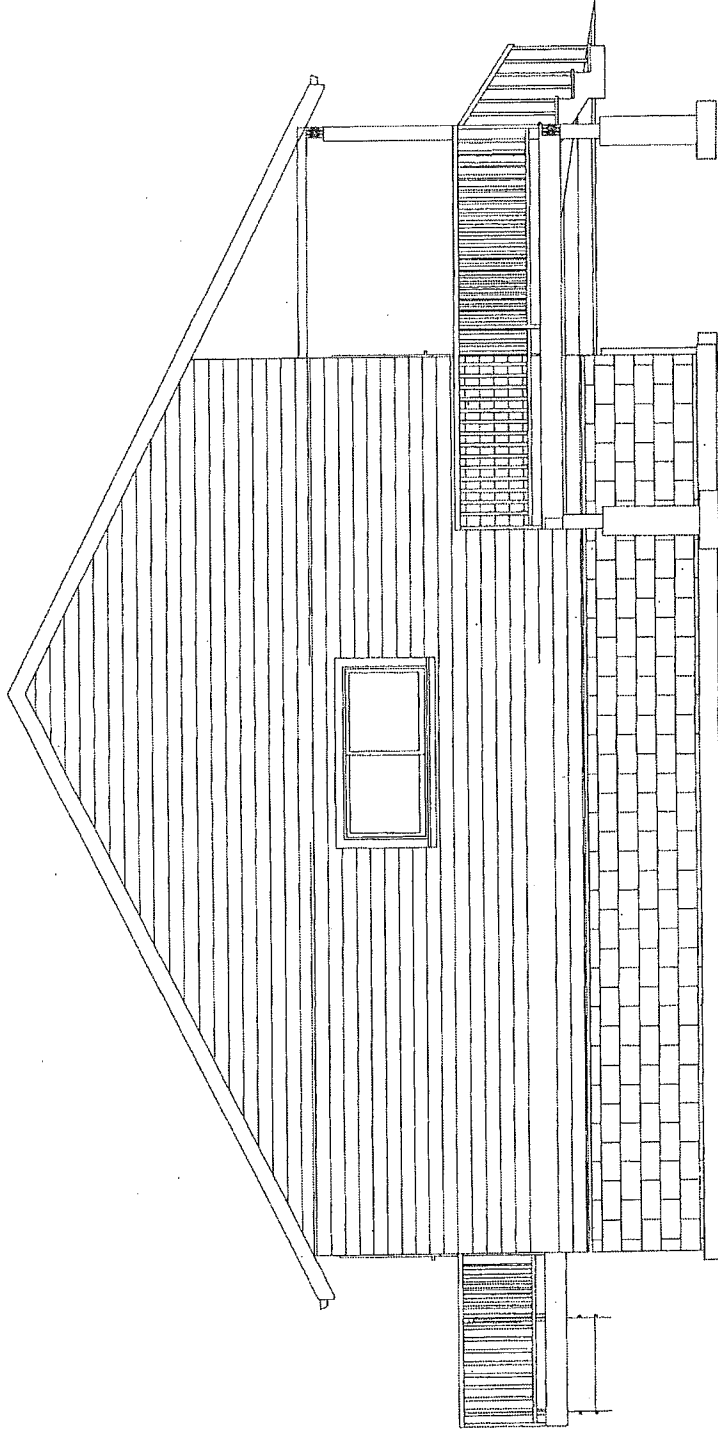
SCALE 3/16" = 1'

STONEHURST CABINS - ANDY AND BETTY STONE

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AUG. 17, 2020

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LEFT ELEVATION

SCALE 1/4" = 1'

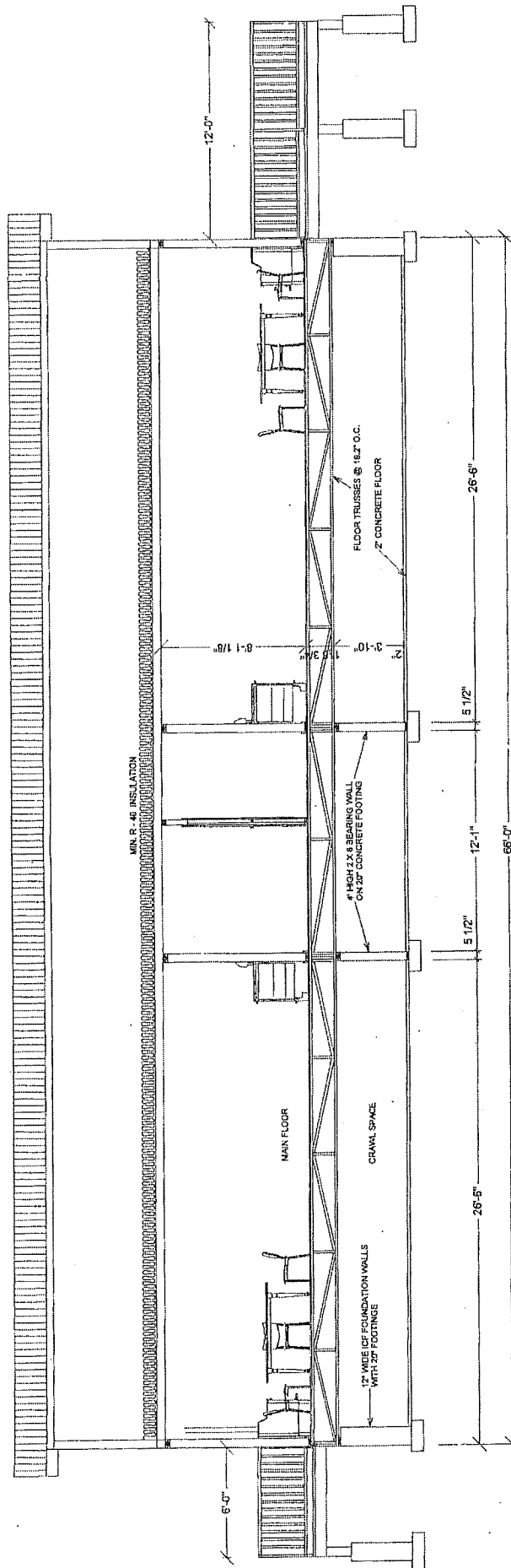
STONEHURST CABINS - ANDY AND BETTY STONE

DRAWN BY REIMER CONSTRUCTION LTD.

AUG. 17, 2020

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Attachment No. 3



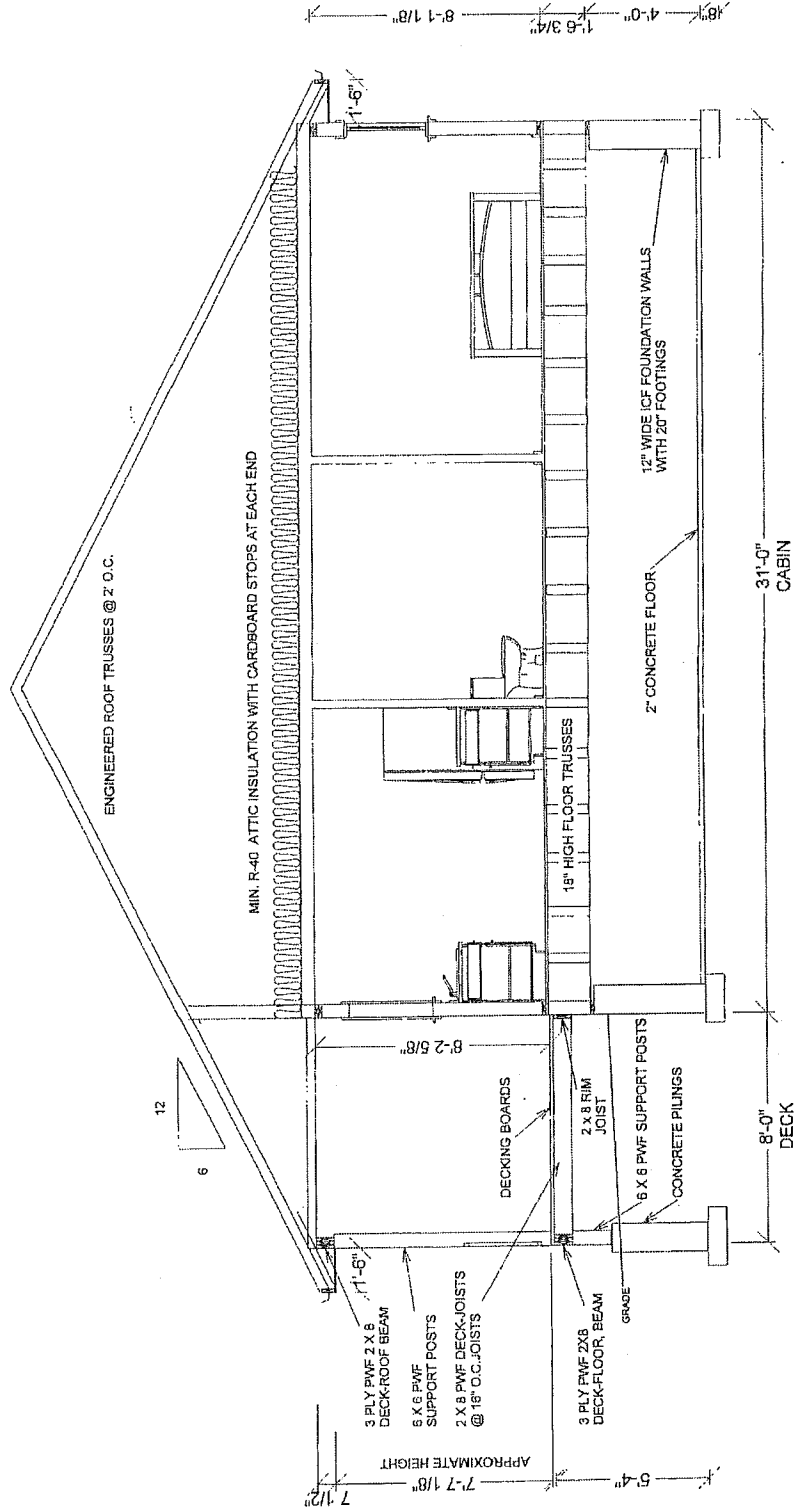
CROSS SECTION A SCALE 3/16" = 1'

STONEHURST CABINS - ANDY & BETTY STONE  
DRAWN BY REIMER CONSTRUCTION LTD.

AUG. 17, 2020

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Attachment No. 3



CROSS SECTION B SCALE 1/4" = 1' STONEHURST CABINS - ANDY & BETTY STONE  
 DRAWN BY REIMER CONSTRUCTION LTD.



21.19

55.03

811 0749

SOUTH PORTION  
OF  
LOT 1  
BLK 1  
PLAN 811 0749

68m

PROPOSED CABIN

56m

12.7

21.21 N

92m

185.26

125m

Scale 1:1000  
when printed  
8.5x11  
1mm=1m

# DIRECTOR OF DEVELOPMENT AND COMMUNITY SERVICES REPORT

July 1 to September 30, 2020

## Development / Community Services Activities includes:

- July 2 Cabin Hill Road Status Discussion
- July 2 Project Committee Meeting
- July 6 Senior Management Team Meeting
- July 7 Planning Session, SA Meeting, MPC Meeting
- July 8 ASB Meeting
- July 9 Project Committee Meeting, PC Regional Recreation Master Plan
- July 14 Council Committee & Council Meetings
- Aug 4 Subdivision Authority Meeting
- Aug 11 Council Committee & Council Meetings
- Aug 18 Senior Management Team Meeting
- Aug 19 Recreation Advisory Committee Master Plan Engagement Session
- Aug 20 PCREMO Director/Deputies Meeting
- Aug 24 Senior Management Team Meeting
- Aug 25 Council Committee & Council Meetings
- Aug 26 EAC Meeting
- Sept 1 Capital Budget – AES Kick Off
- Sept 1 Subdivision Authority Meeting
- Sept 2 Flood Hazard Meeting
- Sept 2 ASB Meeting
- Sept 8 Council Committee & Council Meetings
- Sept 11 Parks Presentation
- Sept 16 ASB Meeting
- Sept 22 Senior Management Team Meeting
- Sept 23 Recreation Master Plan
- Sept 29 Cabin Hill with Residents
- Sept 30 EAC Meeting

**PLANNING DEPARTMENT STATISTICS**

**Development Permits Issued by the Director for July to September 2020**

No.	Applicant	Division	Legal Address	Development
2020-31	Olivieri	5	NW 15-8-2 W5M 8225 Rge. Rd. 2-3	Single Detached Residence
2020-33	Spearpoint Cattle Co (Marr)	1	NW 21-3-29 W4 3325 Hwy. 6	Attached Garage
2020-37	Lowry	5	119 First Street, Lundbreck	Addition to Single Detached Residence
2020-38	Niedling	5	Lot 7, Blk 3, Plan 9110041 Ptn. NW 29-5-1 W5	Addition to Single Detached Residence
2020-39	Pritchard	1	26 Huckelberry Land, CMR	Addition to Single Detached Residence
2020-40	Lawson	5	NE 16-10-2 W5M	Single Detached Residence
2020-41	Nichols	5	NE 18-10-2 W5M 2411 Twp. Rd. 10-0A	Single Detached Residence with Attached Garage
2020-42	Tanner	3	NE 21-6-30 W4M 6321 Rge. Rd. 30-3A	Addition to Shed with Attached Carport
2020-43	Morgan	3	SW 7-6-1 W5M 6024 Rge. Rd. 1-5	Shop Containing Residence
2020-45	Clinton	3	NW 24-6-1 W5M 1029 Twp. Rd. 6-4	Addition to Single Detached Residence
2020-46	Hlady & Moller	3	NE 20-6-2 W5M 6122 Rge. Rd. 2-2	Single Detached Residence with Attached Garage
2020-48	Dejax	3	NW 22-5-1 W5 1218 Twp. Rd. 5-2A	Single Detached Residence and Shop
2020-50	Reimer	2	Lot 1, Blk 1, Plan 1311150 Ptn. NE 7-6-29 W4M 29507 Hwy. 507	Accessory Building, Unserviced Small Cabin
2020-51A	Stone	3	Lot 1, Block 1, Plan 8110749	Home Occupation, Therapy
2020-52	655682 Alberta Ltd. (Krupinski)	5	Lot 11, Blk 4, Plan 1210170 Ptn. SW 18-7-2 W5M 4 Villa Vega Estates	Single Detached Residence (Cabin)
2020-53	DLD Construction o/a Twin Butte Country Store	1	NW 4-4-29 W4M 33 Twin Butte	Enclosure of Existing Patio
2020-55	Riviere	1	SW 21-4-1 W5M 1321 Twp. Rd. 4-3A	Manufactured Home
2020-56	Anderson	5	Blk C, Plan 5510AL Ptn. NE 24-4-4 W5M 3018 Hwy. 3	Accessory Building, Dry Storage
2020-58	Halibert	4	Lot 1, Blk 1, Plan 0912418 Ptn. NW 22-9-1 W5M	Home Occupation – Sporting Goods

### Development Permits Issued by Municipal Planning Commission July to September 2020

2020-26	Whyat Bruder	1	SE 12-5-29 W4M	Secondary Farm Residence
2020-27	Dillon Rochon	4	Lot 2, Plan 9712282 Castle River Ranch Subdivision	Moved-In Residential Building
2020-32	Castle Mountain Resort	3	Lot 1, Block 3, Plan 9911497	Recreational Vehicle / Holiday Trailer Summer RV Use
2020-34	Susan Casey and Kevin Turner	1	NW 10-4-29 W4M	Intensive Horticultural Operation (2 Greenhouses)
2020-35B	Bryce Sackett	3	Lot 2, Block 1, Plan 151 2257 Ptn. NE 15-5-1 W5M)	Outdoor Storage

### Development Statistics to Date

DESCRIPTION		2020 to Date (September)	2019	2018	2017
Dev Permits Issued	5 – Jan 3 – Feb 2 – April 12 – May 8- June 10 – July 7 – August 7 – Sept.	54 47 – DO 7 - MPC	54 45-DO 9-MPC	22 17-DO 5-MPC	65 45-DO 20-MPC
Dev Applications Accepted	6 – Jan 3 – Feb 1 – March 3 – April 10 – May 13 – June 4 – July 8 – August 7 - September	55	57	24	63
Utility Permits Issued	0 – Jan 4 – Feb 1 – March 3 – April 1 – May 1 – June 3 – July 5 – August 1 - September	20	33	14	22



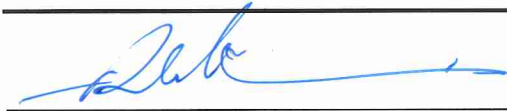
**Development Statistics to Date**

<b>DESCRIPTION</b>		<b>2020 to Date (September)</b>	<b>2019</b>	<b>2018</b>	<b>2017</b>
Subdivision Applications Approved	2 – May 5 – June 2 – July 6 - September	15	12	4	3
Rezoning Applications Approved		0	1	0	2

**RECOMMENDATION:**

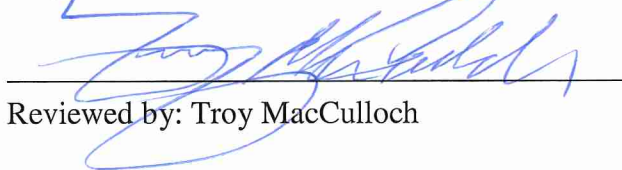
That the report for the period ending September 30, 2020, be received as information.

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

Date: Sept. 30, 2020



Reviewed by: Troy MacCulloch

Date: Sept. 30, 2020

Submitted to: Municipal Planning Commission

Date: Oct 6, 2020