

Municipal District of Pincher Creek No. 9
MUNICIPAL PLANNING COMMISSION
June 1, 2021, via virtual meeting
6:30 pm
Agenda

- 1. Adoption of Agenda**
- 2. Minutes**
 - a. Meeting Minutes of May 4, 2021
- 3. Closed Meeting Session**
- 4. Unfinished Business - Nil**
- 5. Development Permit Applications**
 - a. Development Permit Application No. 2021-19
Chaz Vance
NW 2-5-29 W4M
Moved-in Residence
- 6. Development Reports**
 - a. Development Officer's Report
- Report for the month of May 2021
- 7. Correspondence**

Nil
- 8. New Business**
- 9. Next Regular Meeting – July 6, 2021; 6:30 pm**
- 10. Adjournment**

**Meeting Minutes of the
Municipal Planning Commission
May 4, 2021 6:30 pm, via Virtual Meeting
Municipal District of Pincher Creek No. 9 Administration Building**

ATTENDANCE

Commission: Chairman Jim Welsch, Reeve Brian Hammond, Councillors' Terry Yagos, Bev Everts, Rick Lemire, Quentin Stevick and Member At Large Jeff Hammond

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

Planning
Advisors: ORRSC, Senior Planner Gavin Scott

Absent: CAO Troy MacCulloch

Chairman Jim Welsch called the meeting to order, the time being 6:33 pm.

1. ADOPTION OF AGENDA

Councillor Quentin Stevick 21/035

Moved that the agenda be approved as presented.

Carried

2. ADOPTION OF MINUTES

Councillor Rick Lemire 21/036

Moved that the Municipal Planning Commission Meeting Minutes for April 6, 2021 be approved as presented.

Carried

3. CLOSED MEETING SESSION

Member At Large Jeff Hammond 21/037

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

MINUTES
Municipal Planning Commission (MPC)
Municipal District of Pincher Creek No. 9
May 4, 2021

Councillor Quentin Stevick 21/038

Moved that the Municipal Planning Commission open the meeting to the public, the time being 7:02 pm.

Carried

4. **UNFINISHED BUSINESS**

There was no unfinished business to discuss.

5. **DEVELOPMENT PERMIT APPLICATIONS**

- a. **Development Permit Application No. 2021-20**
Bjorn Anderson and Allison Anderson,
Kenny Olson and Shelly Olson,
Kjell Anderson and Alexis Hagg,
Doug Rawling and Robin Rawling

NW 24-9-3 W5M
Secondary Farm Residence

Councillor Bev Everts 21/039

Moved that Development Permit No. 2021-20, 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.
2. That the home be finished from the floor level to the ground within 90 days of placement. All finish material shall either be factory fabricated or of equivalent quality, so that the design and construction complements the dwelling to the satisfaction of the development authority.
3. That the home be placed on a permanent foundation (e.g. grade beam), or a basement which satisfies the requirements of the Alberta Safety Code.

Carried

**b. Development Permit Application No. 2021-24
Scott and Sarah Baillie
Lot 7, Block 4, Plan 961 0758
Accessory Building, Detached Garage**

Councillor Terry Yagos

21/040

Moved that Development Permit No. 2021-25, for a Singlewide Manufactured Home be approved as presented:

Condition(s):

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

Variance(s):

1. A 7.0 meter variance of the 30 meter setback requirement from a municipal road is granted for a municipal road setback of 23.0 meters.

Carried

**c. Development Permit Application No. 2021-25
Linda Ykema
Lot 1-3, Block 14, Plan 2177S
401 Robinson Ave., Hamlet of Lundbreck
Singlewide Manufactured Home**

Reeve Brian Hammond

21/041

Moved that Development Permit No. 2021-25, for a Singlewide Manufactured Home be approved as presented:

Condition(s):

1. That this development meets the minimum provisions as required in Land Use Bylaw 1289-18.
2. That the home be finished from the floor level to the ground within 90 days of placement. All finish material shall either be factory fabricated or of equivalent quality, so that the design and construction complements the dwelling to the satisfaction of the development authority.
3. That the home be placed on a permanent foundation (e.g. grade beam), or a basement which satisfied the requirements of the Alberta Safety Code.

Carried

**d. Development Permit Application No. 2021-29
Stone Developments Inc.
Lot 98, Block 4, Plan 051 736
427 & 428 Starlight Way, Castle Mountain Resort
Duplex**

Councillor Bev Everts

21/042

Moved that Development Permit No. 2021-29, for a Duplex be approved as presented:

Condition(s):

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

Variance(s):

1. A 0.57 meter variance of the 2.5 meter setback requirement from the south property boundary for the building is granted for a rear yard setback of 2.44 meters (2.5 % variance).
2. A 2.44 meter variance of the 2.50 meter setback requirement from the south property boundary is granted for the second storey deck for a rear yard setback of 0.061 meters (97.5 % variance).

Carried

6. DEVELOPMENT REPORT

a. Development Officer's Report

Councillor Rick Lemire

21/043

Moved that the Development Officer's Report, for the period April 2021, be received as information.

Carried

7. CORRESPONDENCE

Nil

8. NEW BUSINESS

None

9. NEXT MEETING – June 1, 2021; 6:30 pm.

MINUTES
Municipal Planning Commission (MPC)
Municipal District of Pincher Creek No. 9
May 4, 2021

10. **ADJOURNMENT**

Councillor Terry Yagos

21/044


Moved that the meeting adjourn, the time being 7:07 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. 2021-19 (Amendment) Applicant: Chaz Vance Location: NW 2-5-29 W4M Division: 1 Size of Parcel: 64.7 ha (159.8 Acres) Zoning: Agriculture - A Development: Moved-In Residence	
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PREPARED BY: Roland Milligan	DATE: May 27, 2021
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DEPARTMENT: Planning and Development

Signature: <hr style="width: 100%;"/>	ATTACHMENTS: 1. Development Permit Application No. 2021-19 2. House Photos
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APPROVALS:			
 <hr style="width: 80%;"/> Roland Milligan	2021/05/27 <hr style="width: 80%;"/> Date	 <hr style="width: 80%;"/> Troy MacCulloch CAO	27 May 2021 <hr style="width: 80%;"/> Date
Department Director		CAO	

RECOMMENDATION:

That Development Permit No. 2021-19 as Amended, 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.

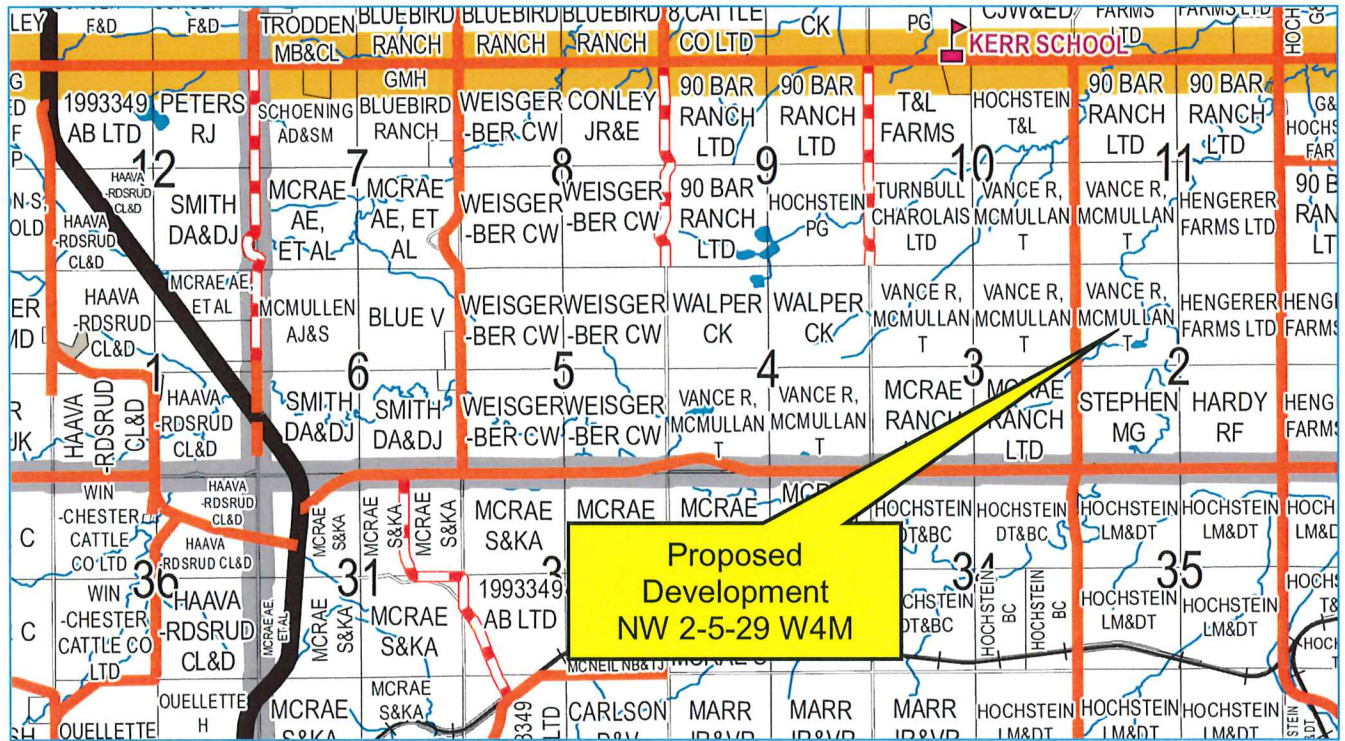
BACKGROUND:

- On March 31, 2021 the MD issued the applicant a Development Permit Application No. 2021-19, for the q new residence within the NW 2-5-29 W4M.
- In May the applicant has applied to amend the permit to allow for the placement of a Moved-In Residence instead of constructing a new residence (*See Attachment No 1*).
- 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 MD has received the full payment required for a discretionary use permit.
- The applicant has supplied photos of the residence to be moved onto the parcel (*See Attachment No 2*).
- The Moved-In Residence is to be placed at the same location of the previously approved residence.
- The proposed location of the residence meets the setback requirements of the land use district.

Recommendation to Municipal Planning Commission

- The application was forwarded to the adjacent landowners for comment. Two responses indicating no concerns with the proposed development were received 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. 2021-19

Date Application Received MAR 30/21
Date Application Accepted 2021/05/15
Tax Roll # 1527.000

PERMIT FEE \$150
RECEIPT NO. 48296

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: CHAZ Vance.
Address: [Redacted]
Telephone: [Redacted] Email: [Redacted]
Owner of Land (if different from above): TODD Vance.
Address: [Redacted] Telephone: [Redacted]
Interest of Applicant (if not the owner): Son.

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:

Moved-IN RESIDENCE 1104 sq.ft.
re.

Legal Description: Lot(s) _____
Block _____
Plan _____
Quarter Section NW 2 5 29 w yth.

Estimated Commencement Date: End of April /21
Estimated Completion Date: 9-12 month from start.

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

PRINCIPAL BUILDING	Proposed	By Law Requirements	Conforms
(1) Area of Site		N/A	—
(2) Area of Building <u>160.5m² 1728 ft²</u>	<u>24' x 72'</u>	N/A	—
(3) %Site Coverage by Building (within Hamets)		N/A	—
(4) Front Yard Setback Direction Facing: <u>WEST</u>	<u>≈ 6.15m</u>	<u>3.0m</u>	<u>YES</u>
(5) Rear Yard Setback Direction Facing: <u>EAST</u>	<u>≈ 1.75m</u>	<u>7.5m</u>	<u>YES</u>
(6) Side Yard Setback: Direction Facing: <u>NORTH</u>	<u>≈ 1.80m</u>	<u>7.5m</u>	<u>YES</u>
(7) Side Yard Setback: Direction Facing: <u>SOUTH</u>	<u>≈ 3.10m</u>	<u>7.5m</u>	<u>YES</u>
(8) Height of Building	<u>14'</u>	N/A	—
(9) Number of Off Street Parking Spaces	<u>N/A</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 <i>80.2m² 864ft² Future Garage</i>	<i>24 x 36</i>		
(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	<i>14'</i>		
(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: *Old Out/Medical/Bank House*
 Area of size: *100' x 200'*
 Type of demolition planned: *Done*

SECTION 5: SIGNATURES (both signatures required)

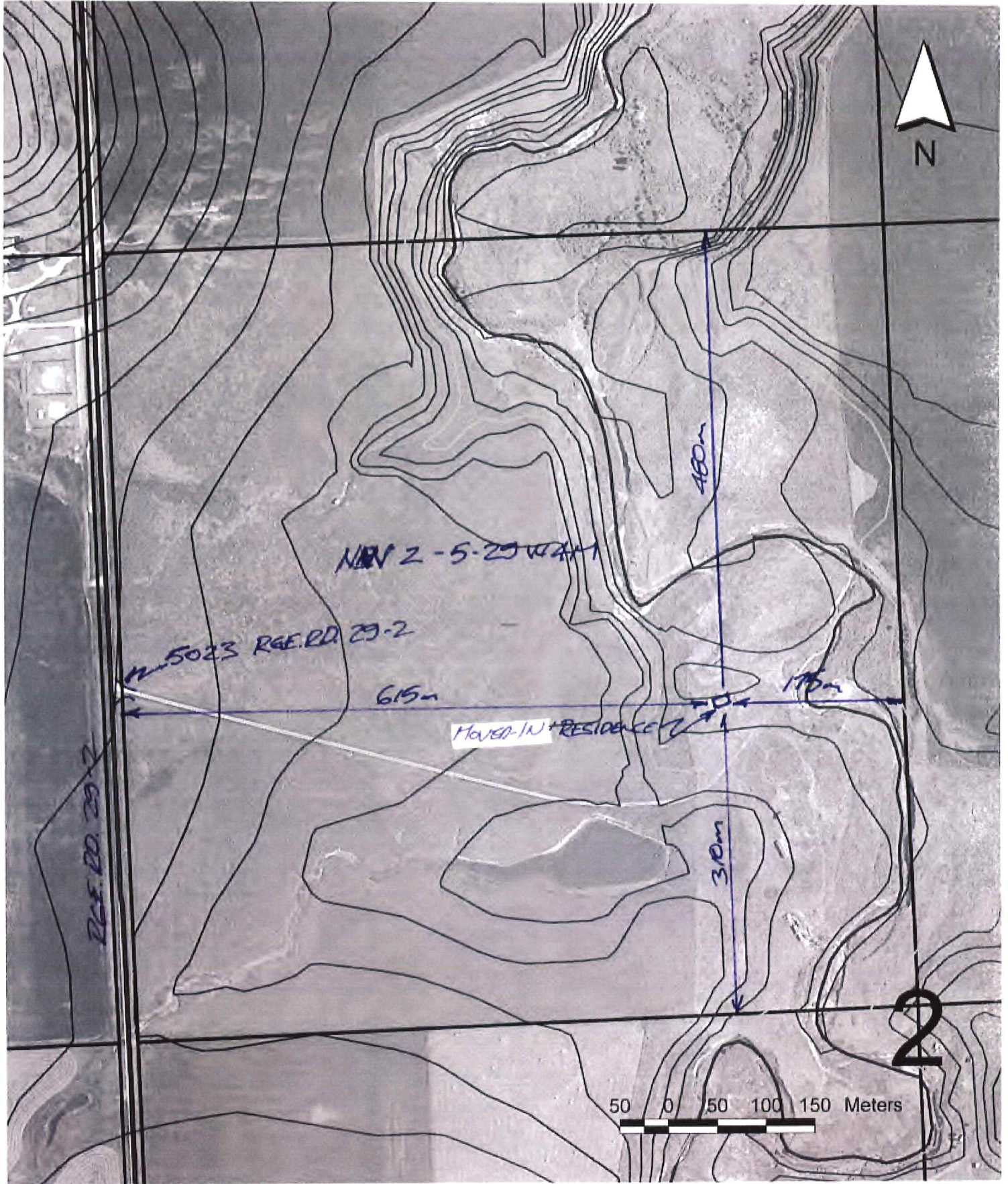
The information given on this form is full and complete and is, to the best of my knowledge, a true statement of the facts in relation to this application for a Development Permit.

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: *March 15/21*

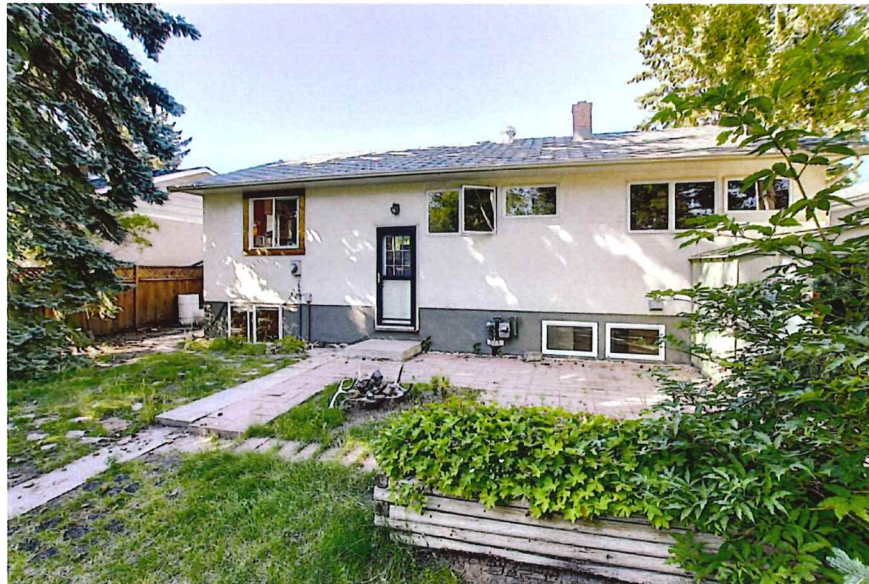
[Signature]
 Applicant
[Signature]
 Registered Owner

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

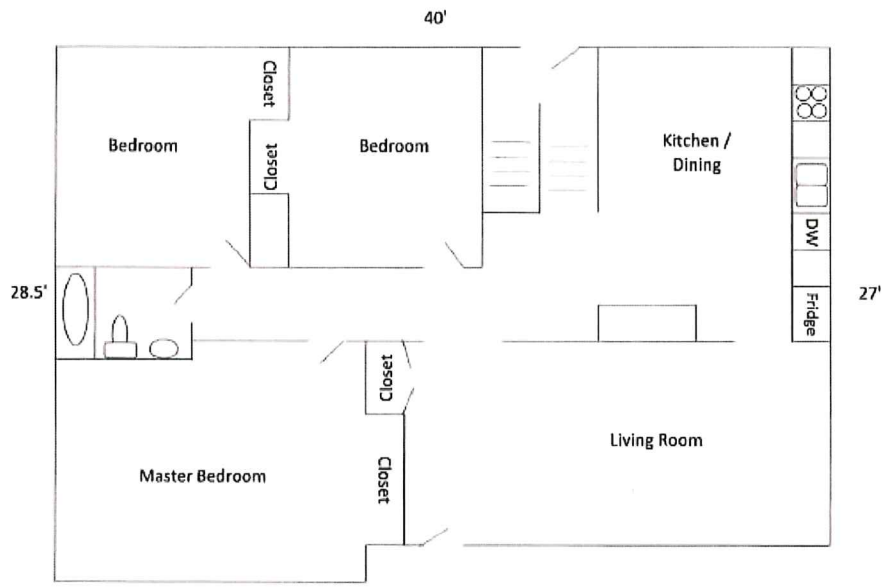




Photos of Residence



Attachment No. 2



Front

DIRECTOR OF DEVELOPMENT AND COMMUNITY SERVICES REPORT

May 2021

Development / Community Services Activities includes:

- May 4 Planning Session
- May 4 Subdivision Meeting/MPC Meeting
- May 10 Review of Dam Safety Proposals
- May 11 Council Committee Meeting / Council Meeting
- May 17 SMT Meeting
- May 17 EAC Meeting
- May 25 Council Committee Meeting / Council Meeting
- May 26 SMT Meeting
- May 26 Castle Meridian Wind Power Project Meeting
- May 26 Municipal Energy Project Lead Committee Meeting

PLANNING DEPARTMENT STATISTICS

Development Permits Issued by the Director for May 2021

No.	Applicant	Division	Legal Address	Development
2021-28	Siegl, George	3	Lot 5, Block 3, Plan 9110041 Beauvais Lake	Addition to Single Detached Residence
2021-30	Wade, Richard	1	SE 15-4-28 W4M 4115 Rge. Rd. 29-0	Single Detached Residence
2021-32	Tarnava, Rea	5	SW 1-9-3 W5M 9015 Rge. Rd. 3-1	Modular Home
2021-33	Hurlburt, Jessie	5	NE 8-9-2 W5M 2411 Twp. Rd. 9-2	Single Detached Residence
2021-34	Hawthorn, Kirk	4	Lot 4 Plan 9712282 5 Castle Ridge Ranch	Accessory Building
2021-35	Carlier, Louise Paule	3	NW 19-5-2 W5M 5322 Rge. Rd. 2-5	Addition to Single Detached Residence

Development Permits Issued by Municipal Planning Commission May 2021

2021-24	Baillie, Scott	5	Lot 7, Block 4, Plan 961 0758 5 Villa Vega	Detached Garage
2021-25	Ykema, Linda	5	Lots 1 to 3, Block 14, Plan 2177S, 401 Robinson Ave	Manufactured Home
2021-29	Stone Developments Inc.	1	Lot 98, Block 4, Plan 0513736 Castle Mountain Resort	Duplex

Development Statistics to Date

DESCRIPTION		2021 To date (May)	2020	2019	2018
Dev Permits Issued	3 – Jan 5 – Feb 6 – Mar 9 - April 11 – May	34 25-DO 9-MPC	67 57 – DO 10 - MPC	54 45-DO 9-MPC	22 17-DO 5-MPC
Dev Applications Accepted	3 – Jan 9 – Feb 7 – Mar 8 - April 8 – May	35	67	57	24
Utility Permits Issued	2 – Jan 1 – Feb 8 – Mar 1 – April 1 - May	13	27	33	14
Subdivision Applications Approved	1 – Jan 2021 1 – Feb 2021 2 – April 2021 2 – May 2021	6	18	12	4
Rezoning Approved		0	0	1	0
Compliance Cert	5 - Jan 3 – Feb 5 – Mar 1 – Apr 2 - May	16	24	22	5

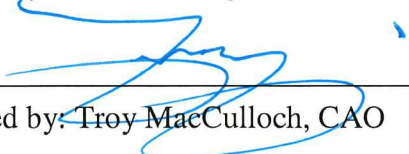
RECOMMENDATION:

That the report for the period ending May 27, 2021, be received as information.



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

Date: May 27, 2021



Reviewed by: Troy MacCulloch, CAO

Date: May 27, 2021

Submitted to: Municipal Planning Commission

Date: June 1, 2021