

Municipal District of Pincher Creek No. 9
MUNICIPAL PLANNING COMMISSION
Council Chambers
September 6th, 2022
6:30 pm
Agenda

1. Adoption of Agenda

2. Minutes

- a. Meeting Minutes of July 5th, 2022

3. Closed Meeting Session

4. Unfinished Business

5. Development Permit Applications

- a. Development Permit Application No. 2022-17
Denise Wall
Lot 1, Block, 1, Plan 9712391 within NE 12-7-3 W5
Accessory Building (Variance)
- b. Development Permit Application No. 2022-27
Mary Robinson
SE 1-9-3 W5
Moved In Residential Building
- c. Development Permit Application No. 2022-29
Trevor & Tia Doell
Lot 3, Block 2, Plan 9610044 within
Garden Suite
- d. Development Permit Application No. 2022-33
Mackenzie Strachan-Reed
SW 33-5-27 W4
Secondary Farm Residence
- e. Development Permit Application 2022-38
Aaron Martel
Lot 2, Block 11, Plan 9811884 within NW 27-7-2 W5
Double Wide Manufactured Home

6. Development Reports

- a. Development Officer's Report
 - Report for July & August 2022

7. Correspondence

Nil

8. New Business

9. Next Regular Meeting – October 4th 2022

10. Adjournment

**Meeting Minutes of the
Municipal Planning Commission
July 5th, 2022 6:30 pm
Municipal District of Pincher Creek No. 9 Administration Building**

ATTENDANCE

Commission: Chairman Jim Welsch, Reeve Rick Lemire, Councillors Harold Hollingshead and John MacGarva

Staff: Director of Development and Community Services and Interim CAO Roland Milligan,
Assistant Planning and Development Officer Laura McKinnon

Planning
Advisor: ORRSC, Senior Planner Gavin Scott and ORRSC, Staff Hailey Winder

Absent: Councillors Dave Cox and Tony Bruder, Member at Large Jeff Hammond

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

1. ADOPTION OF AGENDA

Councillor John MacGarva 22/027

Moved that the agenda for May 3rd, 2022, be approved as presented.

Carried

2. ADOPTION OF MINUTES

Councillor Harold Hollingshead 22/028

Moved that the Municipal Planning Commission Meeting Minutes for May 3rd, 2022 be approved as presented.

Carried

3. CLOSED MEETING SESSION

Reeve Rick Lemire 22/029

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 6:31 pm.

Carried

Councillor Harold Hollingshead 22/030

Moved that the Municipal Planning Commission open the meeting to the public, the time being 7:05 pm.

Carried

4. **UNFINISHED BUSINESS**

5. **DEVELOPMENT PERMIT APPLICATIONS**

- a. **Development Permit Application No. 2022-18
Vance & Erika Bekker
within SE 16-9-1 W5
SDR, Garage & Barn (Variance)**

Councillor Harold Hollingshead

22/031

Moved that Development Permit No. 2022-18, to place a Single Detached Residence, Detached Garage and Pole Barn, be approved as presented.

Condition(s):

1. That this development meets the minimum provisions as required in the Land Use Bylaw 1289-18.
2. That pursuant to Section 655(1)(b) of the *Municipal Government Act*, the applicant or owner or both enter into and comply with a Development Agreement with the M.D. of Pincher Creek No. 9 which shall be registered concurrently with the title being created.

Variance(s):

1. That a 22m (72.18 ft) Setback Variance be granted from the minimum Setback from Public Roadways 30m (98.42 ft) for a Setback of 8m (26.25 ft) to the East for the Single Detached Residence.
2. That a 22m (72.18 ft) Setback Variance be granted from the minimum Setback from Public Roadways 30m (98.42 ft) for a Setback of 8m (26.25 ft) to the East for the Detached Garage.
3. That a 15m (49.21 ft) Setback Variance be granted from the minimum Setback from Public Roadways 30m (98.42 ft) for a Setback of 15m (49.21 ft) to the North for the Barn.
4. That a 22m (72.18 ft) Setback Variance be granted from the minimum Setback from Public Roadways 30m (98.42 ft) for a Setback of 8m (26.25 ft) to the East for the Barn.

Carried

**b. Development Permit Application No. 2022-19
Twin Butte Country General Store & Restaurant
within NW 4-4-29 W4
Entertainment Establishment – Outdoor Live Music**

Councillor John MacGarva

22/032

Moved that Development Permit No. 2022-19, to host live music outdoors in The Smoke Shack area, be approved as presented.

Condition(s):

1. That this development meets the minimum provisions as required in Land Use Bylaw 1289-18.
2. Live performances outside shall only take place between the hours of 3pm and 9pm.

Carried

**c. Development Permit Application No. 2022-23
Ken and Charity McLeod
Within SW 21-6-29 W4
Garden Suite**

Reeve Rick Lemire

22/033

Moved that Development Permit No. 2022-23, to move a small cabin on a skid for a family member, be approved as presented.

Condition(s):

1. That this development meets the minimum provisions as required in the Land Use Bylaw 1289-18
2. That the applicant submit drawings of cabin before construction commences
3. That this development permit is re-evaluated after five years.

Carried

**d. Development Permit Application No. 2022-24
Mark & Eleanor Stephens
Within NW 15-6-30 W4
Shipping Container**

Councillor John MacGarva

22/034

Moved that Development Permit No. 2022-24, to move a shipping container for storage purposes, be approved as presented.

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.
3. That the shipping container is placed in Location 2 as depicted on the map.

Carried

**e. Development Permit Application No. 2022-25
Tom & Vivian Judd
SW 24-6-2 W5
Moved In Residential Building**

Reeve Rick Lemire

22/035

Moved that Development Permit No. 2022-25, to relocate a cabin from Beaver Mines to be a guest house 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 Harold Hollingshead 22/036

Moved that the Development Officer's Report, for the period May and June 2022, be received as information.

Carried

7. **CORRESPONDENCE**

Nil

8. **NEW BUSINESS**

None

9. **NEXT MEETING** – September 6th, 2022; 6:30 pm.

10. **ADJOURNMENT**

Councillor John MacGarva 22/037

Moved that the meeting adjourn, the time being 7:10 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. 2022-17 Applicant: Denise Wall Location Lot 7, Block 1, Plan 9712391 Within NE 12-7-3 W5 Division: 3 Size of Parcel: 2.34 ha (5.78 Acres) Zoning: Grouped Country Residential - GCR Development: Accessory Building – Setback Variance	
PREPARED BY: Laura McKinnon	DATE: August 29 2022
DEPARTMENT: Planning and Development	
Signature: 	ATTACHMENTS: 1. Development Permit Application 2011-37 2. Land Use Bylaw 1140-08 – GCR Setbacks 3. Development Permit Application 2022-17 4. GIS Site Plan 5. Applicant Letter to the MPC
APPROVALS:	
	 _____ Roland Milligan
	_____ Date
Department Director	CAO
	_____ Date
	_____ Date

RECOMMENDATION:

That Development Permit Application No. 2022-17, to place an accessory building, 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.

Waiver(s):

1. That a 1.4m (4.6 ft) Setback Variance be granted from the minimum Setback for Side Yards of 7.5m (24.6ft) for a Setback of 6.1m (20ft) to the East for the accessory building.

BACKGROUND:

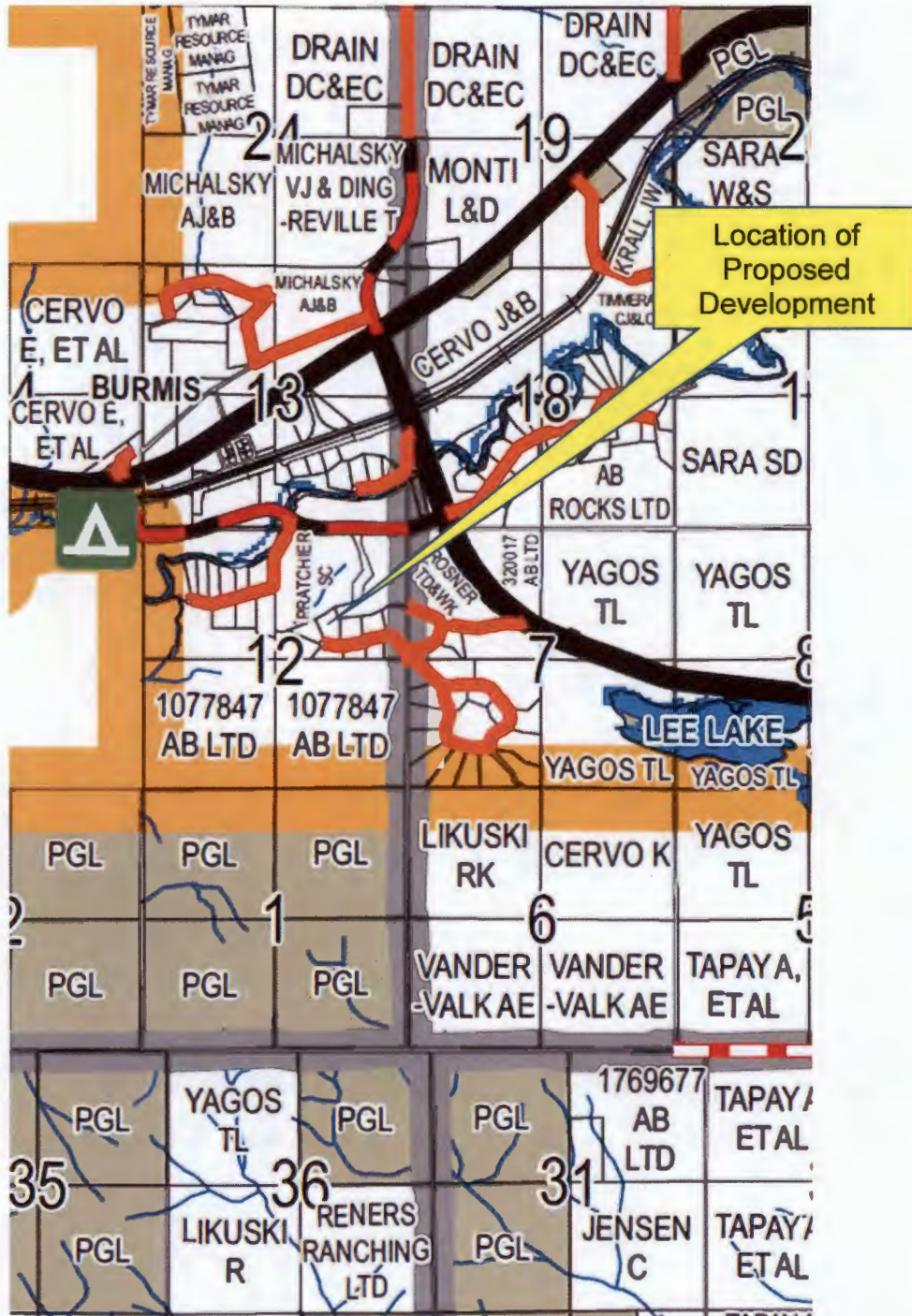
- On June 30, 2011, the MD accepted the Development Permit Application No. 2011-37 from applicant Denise Wall. (*Attachment No. 1*).
- Application No. 2011-37 was for an accessory building, proposed to be located south of the house. The location at the time was compliant with the Land Use Bylaw 1140-08. The accessory building was never built in this spot.
- In 2011, a concrete foundation was poured in a location east of the house that was not previously approved. This location did not meet the setback requirements with Land Use Bylaw 1140-08 (*Attachment No. 2*)

Recommendation to Municipal Planning Commission

- On July 14th 2022, the MD accepted the Development Permit Application No. 2022-17 from applicant Denise Wall (*Attachment No. 3*).
- This application is being placed in front of the MPC because:
 - Within the Grouped Country Residential – GCR Land Use District, a Setback Variance is a Discretionary Use.
- The proposed location for the accessory building is the unapproved location of the foundation poured in 2011. (*Attachment No. 4*).
- The applicant submitted a letter explaining the reasoning for the required variance, stating, “*As you can see the proposed building site would have been blocking my driveway, which is a problem for snow removal in the winter. I have very restricted area due to the topography of the lot..*” (*Attachment No. 5*).
- The application was forwarded to the adjacent landowners for comment; no responses were received at the time of this report being written.

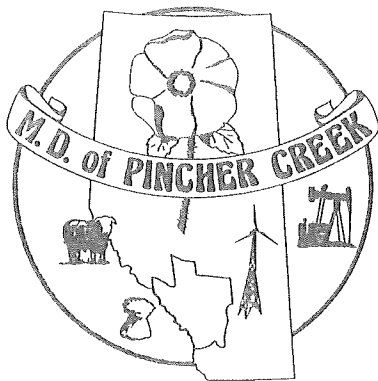
Recommendation to Municipal Planning Commission

Location of Proposed Development



Attachment No. 1

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



SCANNED

**MUNICIPAL DISTRICT OF PINCHER CREEK NO. 9
DEVELOPMENT PERMIT
DEVELOPMENT PERMIT No. 2011-37**

This development permit is hereby issued to:

NAME: **Denise Wall**
ADDRESS: **P.O. Box 296**
Stirling, AB T0K 2E0

In respect of works consisting of: • **Accessory Building - Garage**
(approx 62.80 m² / 676 ft²)

On land located at: **Lot 7, Block 1, Plan 9712391;**
NE 12-7-3 W5M

and as described on plans submitted by the applicant.

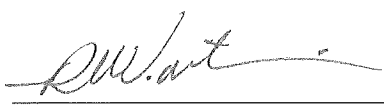
This permit refers only to works outlined in Development Application No. **2011-37**

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

Condition(s):

1. This development meet the minimum provisions as required in Land Use Bylaw 1140-08.

This permit becomes effective the **15th day of July, 2011**, unless an appeal pursuant to section 686(1) of the Municipal Government Act is lodged within fourteen (14) days.

SIGNED: 
Roland Milligan, Development Officer

IMPORTANT – See Attached

THIS IS NOT A BUILDING PERMIT

The development outlined above is subject to the following conditions:

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

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

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

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

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

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



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

DEVELOPMENT PERMIT APPLICATION

All grey areas will be completed by the Planning Authority

DEVELOPMENT PERMIT APPLICATION NO. 2011-37

Date Application Received 2011/06/30

PERMIT FEE 100.00

Date Application Accepted 2011/06/30

RECEIPT NO. 4254

Tax Roll # 5144.080

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: Dewise Wall
 Address: P.O. Box 296 Stirling T0K2E0
 Telephone: [REDACTED] Mail: [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:
To construct a plug garage on footings
26' x 26'

Legal Description: Lot(s) 7
 Block 1
 Plan 9712391
 Quarter Section NE 1/4 12-7-3-5
 Estimated Commencement Date: June 25 2011
 Estimated Completion Date: Aug 25 2011

SECTION 3: SITE REQUIREMENTS

Land Use District: BLC Division: 5

Permitted Use Discretionary Use

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

Yes No

Is the proposed development below a licenced dam?

Yes No

Is the proposed development site situated on a slope?

Yes No

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

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

Yes No Don't know Not required

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

Yes No Don't think so

<u>PRINCIPAL BUILDING</u> <i>n/a</i>	Proposed	By Law Requirements	Conforms
(1) Area of Site	1100 ^{2.35} H.		
(2) Area of Building	580 ft ²		
(3) %Site Coverage by Building	n/a		
(4) Front Yard Setback Direction Facing:	150 m south		
(5) Rear Yard Setback Direction Facing:	850 m north		
(6) Side Yard Setback: Direction Facing:	7.5 m east		
(7) Side Yard Setback: Direction Facing:	90 m.		
(8) Height of Building	15 ft		
(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	5.81 acres 26.26		
(2) Area of Building	26' x 26'		
(3) %Site Coverage by Building			
(4) Front Yard Setback Direction Facing: <u>SOUTH</u>	600 yd south	30m	YES
(5) Rear Yard Setback Direction Facing: <u>NORTH</u>	7.5 meters north	7.5m	YES
(6) Side Yard Setback: Direction Facing: <u>EAST</u>	7.5 meters east	7.5m	YES
(7) Side Yard Setback: Direction Facing: <u>WEST</u>	90 meters west	7.5m	YES
(8) Height of Building	20 ft	7.5m	YES
(9) Number of Off Street Parking Spaces	n/a		

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

SITE PLAN

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 21 / 2011

Denise Wall
Applicant

Denise Wall
Registered Owner

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

N.W. 1/4 SEC. 12 - 7 - 3 - 5

N.E. 1/4 SEC. 12 - 7 - 3 - 5

N.W. 1/4 SEC. 7 - 7 - 2 - 5

existing house site

R/W PLAN NO. 921 1953

No. 1835 H.X.

ROAD PLAN NO. 1835 H.X.

ALLOWANCE

ROAD PLAN NO. 861 H.C.

ROAD

GOVERNMENT

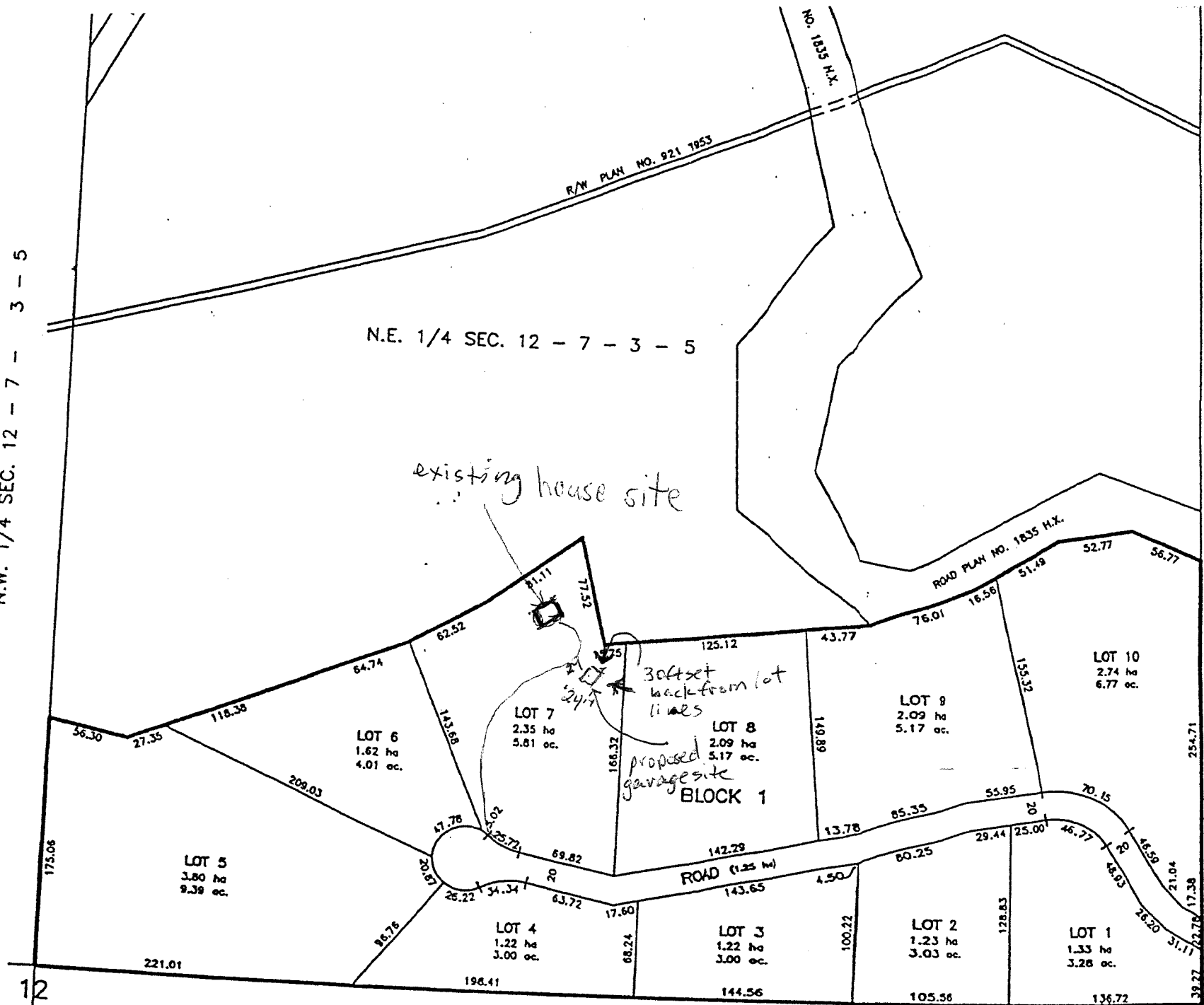
ROAD PLAN NO. 831 1041

BURMIS MTN. RD.

PLAN NO. 901 1377
LOT 14

N.E. 1/4 SEC. 1 - 7 - 3 - 5

12

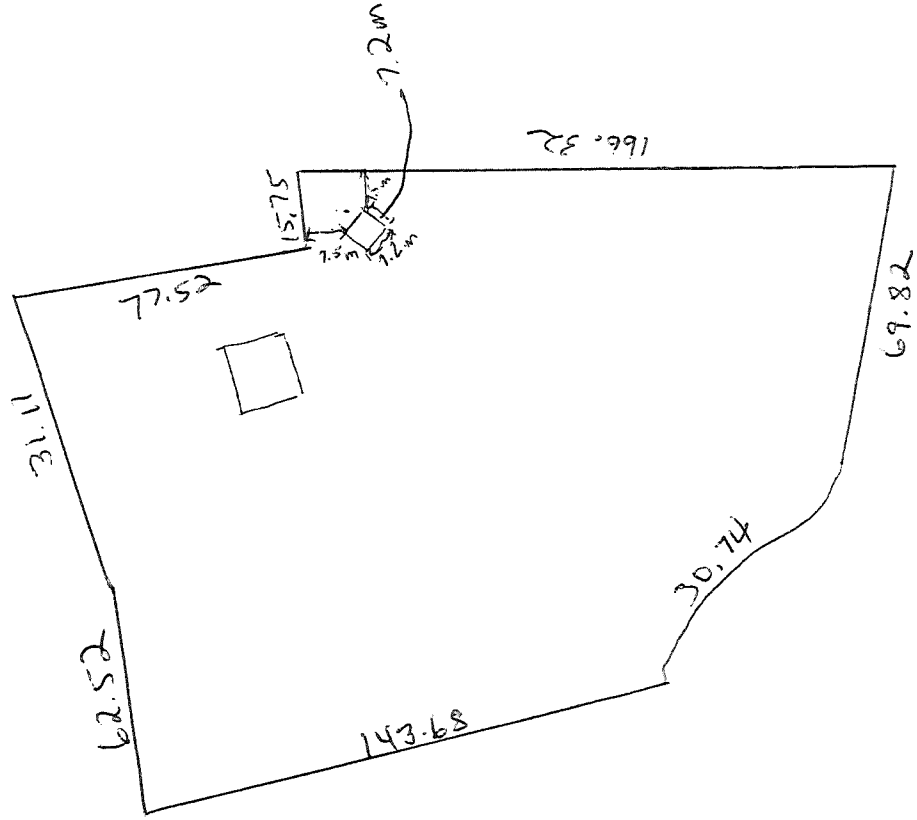


IMPORTANT NOTES:

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. **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.**
5. 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."
6. In accordance with the Municipal Government Act, 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 14 days of the expiry of the decision date.
7. Every approach to a residence is entitled to an approach number 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.

AK



GROUPED COUNTRY RESIDENTIAL – GCR

1. INTENT

The intent of the Grouped Country Residential (GCR) district is to accommodate grouped or multi-lot country residential development in accordance with the Municipal Development Plan.

2. USES

2.1 Permitted Uses

Accessory buildings and uses (see Section 32)
Home occupation (see Section 43)
Modular home
Single-detached residence

2.2 Discretionary Uses

Agricultural structures
Bed and breakfast facility (see Sections 43.13 - 43.16)
Child care service
Garden suite (see Section 45)
Manufactured home, singlewide and doublewide (see Section 50)
Moved-in residential building (see Section 50.6 - 50.9)
Public and institutional uses
Public park or recreation
Public utility
Secondary suite
Sign (see Section 51)
Small scale wind energy conversion system (see Section 53)
Specialty manufacturing / Cottage industry
Uses deemed similar in nature by the MPC

3. MINIMUM LOT SIZE AND DIMENSIONS

- 3.1 The minimum lot size for all uses shall be 1.2 ha (3 acres) or as required by the MPC in accordance with an area structure plan.
- 3.2 The maximum parcel size shall be 4.05 ha (10 acres).
- 3.3 The length and width of any lot shall be:
- (a) sufficient to ensure compliance with all yard dimensions and setback requirements,
 - (b) to the satisfaction of the MPC.

4. MINIMUM SETBACK REQUIREMENTS

Front yard internal setback:	30 m (98.4 ft.) (setback from public access or internal municipal roads that service multi-lot plans of subdivision)
Side yard setback:	7.5 m (24.6 ft.)
Rear yard setback:	15 m (49.2 ft.)



DEVELOPMENT PERMIT APPLICATION

All grey areas will be completed by the Planning Authority

DEVELOPMENT PERMIT APPLICATION NO. 2022-17

Date Application Received May 16/22

PERMIT FEE \$100 Permitted
\$150 Discretionary

Date Application Accepted July 14/22

RECEIPT NO. 53487

Tax Roll # 5144.080

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: Denise C Wall

Address: P.O. Box 233 Lundbreck TOK 1H0

Telephone: [Redacted] Email: [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:

26'x26' garage with storage area above

Legal Description: Lot(s) 7

Block 1

Plan 9712341

Quarter Section NE 12-7-3-5

Estimated Commencement Date: June 1, 2022

Estimated Completion Date: Sept, 2022

SECTION 3: SITE REQUIREMENTS

Land Use District: Grouped Country Residential Division: 5

Permitted Use Discretionary Use

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

Yes No

Is the proposed development below a licenced dam?

Yes No

Is the proposed development site situated on a slope?

Yes No

If yes, approximately how many degrees of slope? _____ 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 acres		
(2) Area of Building	36' x 27' 36' x 27'		
(3) %Site Coverage by Building (within Hamets)	.001		
(4) Front Yard Setback Direction Facing:	550' 550'		
(5) Rear Yard Setback Direction Facing:	900'		
(6) Side Yard Setback: Direction Facing:	50'		
(7) Side Yard Setback: Direction Facing:	300'		
(8) Height of Building	40'		
(9) Number of Off Street Parking Spaces	n/a		

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

see attached

ACCESSORY BUILDING	Proposed	By Law Requirements	Conforms
(1) Area of Site	6 acres		
(2) Area of Building	26 x 26'		
(3) % Site Coverage by Building (within Hamlets)	001		
(4) Front Yard Setback Direction Facing: south	500' 175'	98.4'	Yes
(5) Rear Yard Setback Direction Facing: north	175'	49.2'	Yes
(6) Side Yard Setback Direction Facing: south east	20'	24.6'	NO
(7) Side Yard Setback Direction Facing: west	350'	24.6'	Yes
(8) Height of Building	26'		
(9) Number of Off Street Parking Spaces	n/a		

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

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.

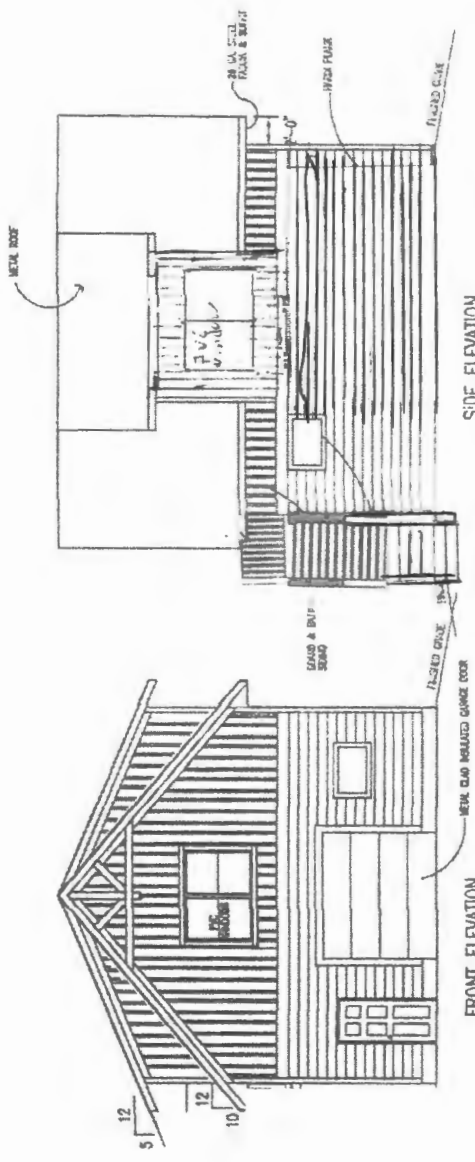
I also consent to an authorized person designated by the municipality to enter upon the subject land and buildings for the purpose of an inspection during the processing of this application.

DATE: May 16, 2022

Denise Wall
Applicant

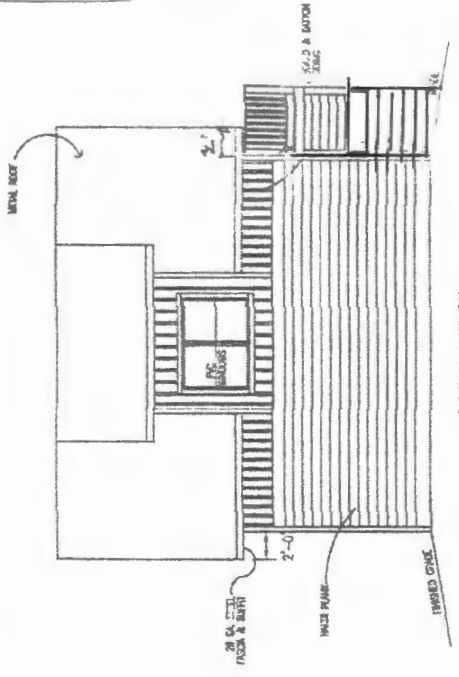
Denise Wall
Registered Owner

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



FRONT ELEVATION

SIDE ELEVATION

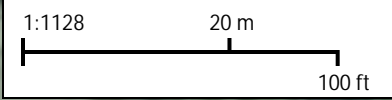


SIDE ELEVATION

2022-17 Wall - Accessory Building



All information depicted is subject to change, therefore the Municipal District Of Pincher Creek assumes no responsibility for discrepancies at time of use. Please note, average accuracy of the displayed data is: +/- 10m.



Current Concrete Foundation

2022-17 Proposed Location



2011-37 Permit Location


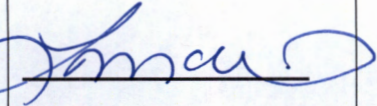
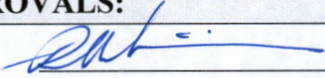
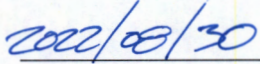


Development Permit july2022

The reason I am asking for a variance for this building is that in 2011 I had applied for a garage building permit for what was a recreational property. At that time the distance from a side yard was 4.5 metres.

As you can see the proposed building site would have been blocking my driveway, which is a problem for snow removal in the winter. I have very restricted area due to the topography of the lot, so in 2011, I constructed the foundation to east of my house at the then 2011 required 4.5 side yard. I did not complete the build. I moved permanently to this house in 2020 and now need a garage. The foundation is not within the 2022 side yard set back of 7.5 metres. As the foundation is already built I am asking for a variance for this building.

Recommendation to Municipal Planning Commission

TITLE: DEVELOPMENT PERMIT No. 2022-27 Applicant: Mary Robinson Location: SW 1-9-3 W5 Division: 3 Size of Parcel: 54.98 ha (135.85 Acres) Zoning: Agriculture - A Development: Moved In – Residential Buildings	
PREPARED BY: Laura McKinnon	DATE: August 29, 2022
DEPARTMENT: Planning and Development	
Signature: 	ATTACHMENTS: 1. Development Permit Application 2022-27 2. Photo of Moved In Building 3. GIS Site Plan
APPROVALS:	
	 Roland Milligan
	 2022/08/30
Department Director	Date
CAO	Date

RECOMMENDATION:

That Development Permit Application No. 2022-27, to move on a log home and garage, be approved subject to the following Condition(s):

Condition(s):

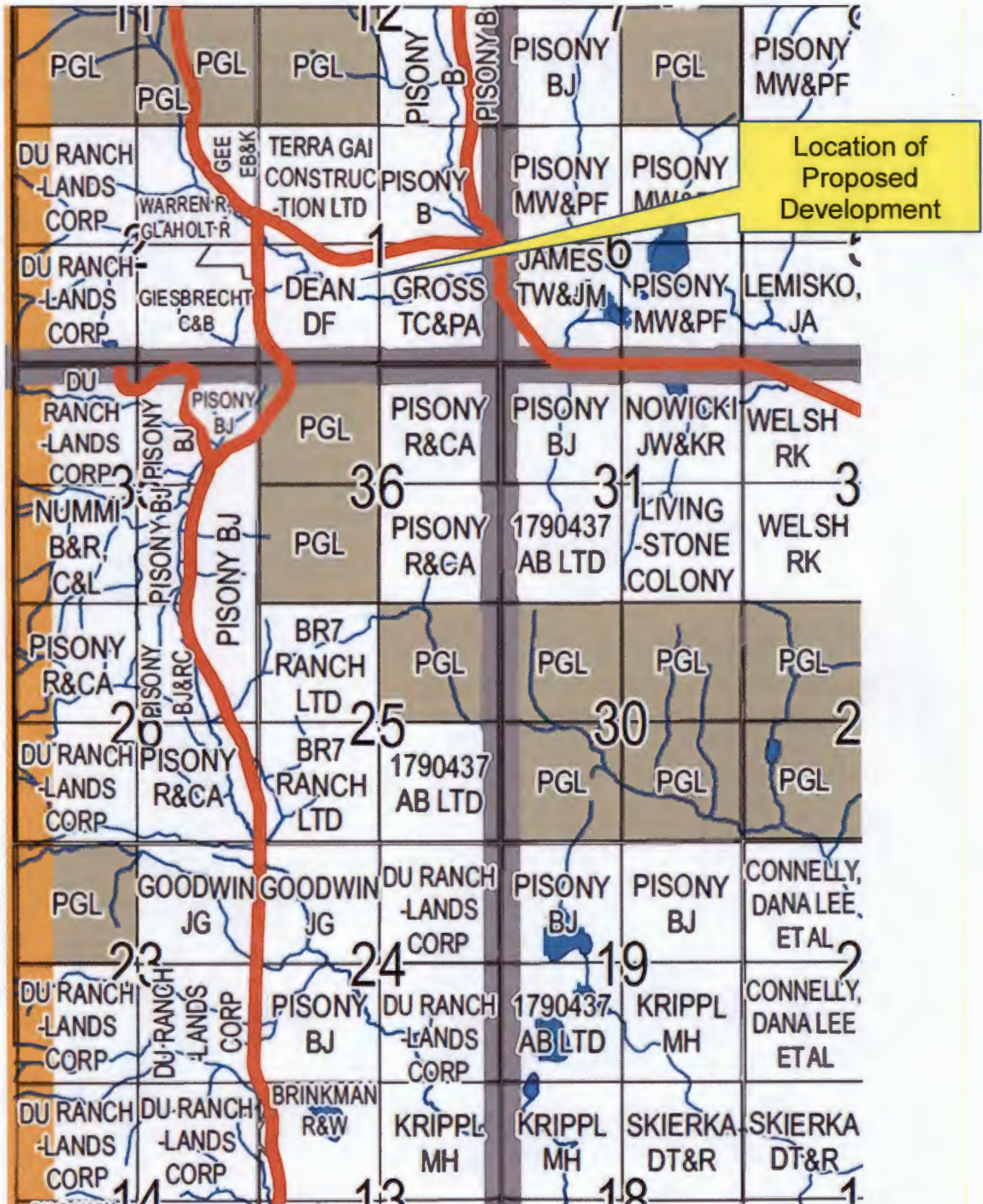
1. That this development meets the minimum provisions as required in Land Use Bylaw 1289-18.

BACKGROUND:

- On June 20, 2022, the MD accepted the Development Permit Application No. 2022-27 from applicant Mary Robinson. (*Attachment No. 1*).
- This application is being placed in front of the MPC because:
 - Within the Agricultural – A Land Use District, a Moved In – Residential Building is a Discretionary Use.
- Both buildings will be moved from Rocky View County and the house will be placed on a basement. (*Attachment No. 2*)
- The proposed location for the residence meets all setback requirements of the land use district (*Attachment No. 3*).
- The application was forwarded to the adjacent landowners for comment, at the time of writing the report, no responses have been received.

Recommendation to Municipal Planning Commission

Location of Proposed Development





Jaura
Scanned & sent
6/20/22

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. 2022-27

Date Application Received June 20, 2022

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

Date Application Accepted July 20, 2022

RECEIPT NO. 3474

Tax Roll # 5248.100

admundevasst@mdpinchercreek.ab.ca
A.D.C.

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: MARY ELLEN ROBINSON

Address: 42186 TWP. RD. 240 CALGARY T3Z2X8

Telephone: [REDACTED] Email: [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:

Move log home on to property at Chapel Rock. (already built)

Legal Description: Lot(s) S. ~~1/4~~ ^E 1/4 S. 1 TWP. 9 RANGE 3 W. of S

Block _____

Plan _____

Quarter Section _____

Estimated Commencement Date: AUG, ~~15th~~ 15th 2022

Estimated Completion Date: AUG, ~~20th~~ 20th 2022

SECTION 3: SITE REQUIREMENTS

Land Use District: Agriculture Division: 5
 Permitted Use Discretionary Use

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

Yes No

Is the proposed development below a licenced dam?

Yes No

Is the proposed development site situated on a slope?

Yes No

If yes, approximately how many degrees of slope? _____ 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	10 acres.		
(2) Area of Building	1500 sq ft		
(3) %Site Coverage by Building (within Hamets)	10/137		
(4) Front Yard Setback Direction Facing:	W 663M	30M	yes
(5) Rear Yard Setback Direction Facing:	E 88M	75M	yes
(6) Side Yard Setback: Direction Facing:	S 503M	30M	yes
(7) Side Yard Setback: Direction Facing:	N 150M	30M	yes
(8) Height of Building	14'		
(9) Number of Off Street Parking Spaces	/		

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

- see pictures

ACCESSORY BUILDING	Proposed	By Law Requirements	Conforms
(1) Area of Site	3 acres		
(2) Area of Building	592 sq. ft.		
(3) % Site Coverage by Building (within Hamlets)	$\frac{3}{137}$		
(4) Front Yard Setback Direction Facing:	W 690M	30M	yes
(5) Rear Yard Setback Direction Facing:	E 82M	7.5M	yes
(6) Side Yard Setback: Direction Facing:	S 525M	30M	yes
(7) Side Yard Setback: Direction Facing:	N 131M	30M	yes
(8) Height of Building	12'		
(9) Number of Off Street Parking Spaces	/		

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

Garage - to be moved -
- see pictures

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 18/22

Mary Ellen Robinson
Applicant
Mary Ellen Robinson
Registered Owner

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

2 PARCELS OF LAND, ROCKY VIEW COUNTY



VIEW OF THE RESIDENCE



VIEW OF THE RESIDENCE

2 PARCELS OF LAND, ROCKY VIEW COUNTY

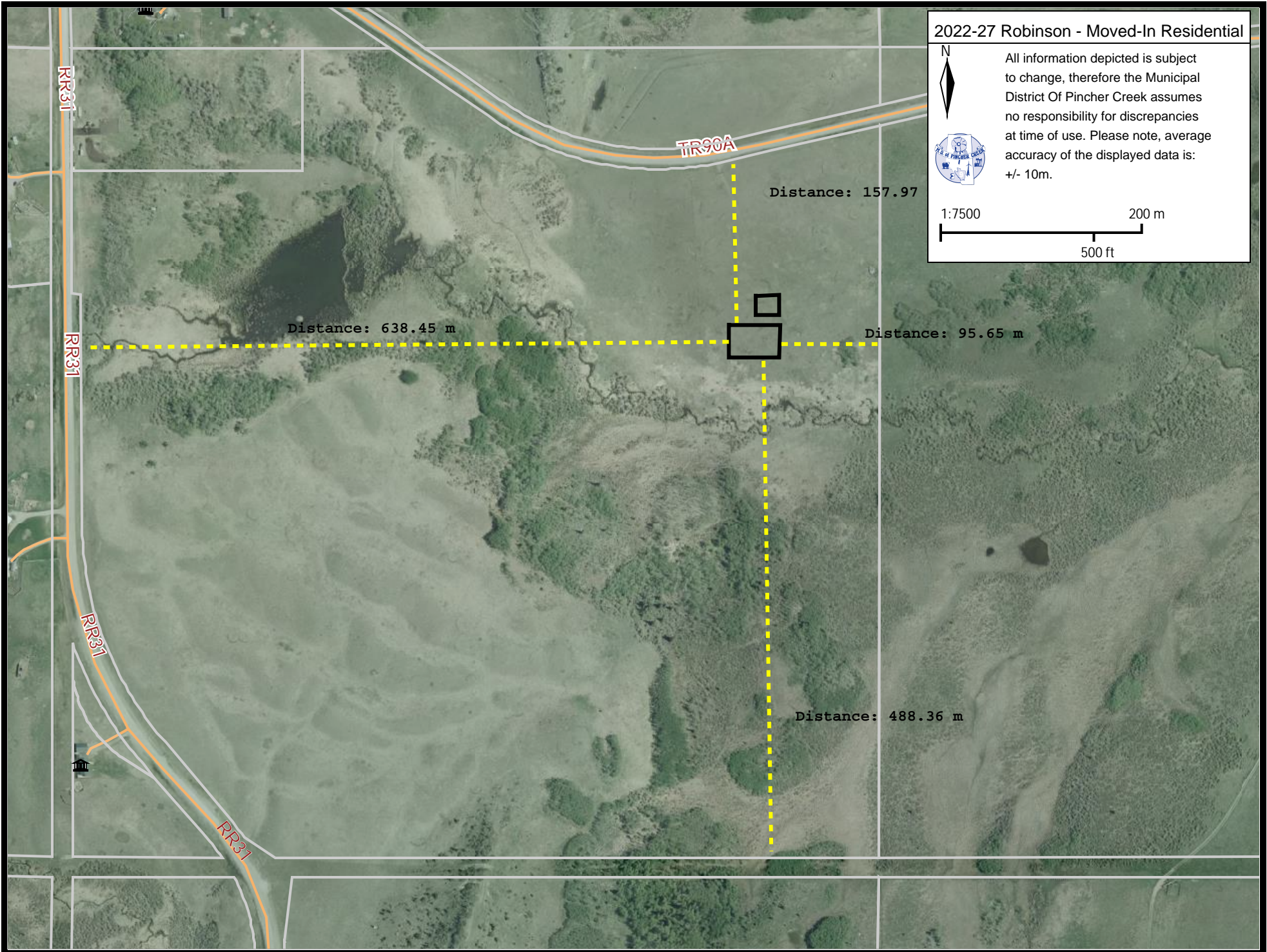
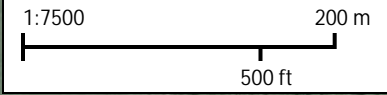


VIEW OF THE GARAGE NE-3

2022-27 Robinson - Moved-In Residential



All information depicted is subject to change, therefore the Municipal District Of Pincher Creek assumes no responsibility for discrepancies at time of use. Please note, average accuracy of the displayed data is: +/- 10m.



Distance: 638.45 m

Distance: 157.97

Distance: 95.65 m

Distance: 488.36 m

RR31

RR31

RR31

RR31

TR90A

Recommendation to Municipal Planning Commission

TITLE: DEVELOPMENT PERMIT No. 2022-29 Applicant: Trevor & Tia Doell Location: Lot 3, Block 2, Plan 9610044 Division: 2 Size of Parcel: 2.19 ha (5.43 Acres) Zoning: Hamlet Transitional Agriculture - HTA Development: Garden Suite	
PREPARED BY: Laura McKinnon	DATE: August 29 2022
DEPARTMENT: Planning and Development	
Signature: 	ATTACHMENTS: 1. Development Permit Application 2022-29 2. GIS Site Plan 3. Floor Plan of Garden Suite 4. Notes from August 25 2022 IMDP Meeting
APPROVALS:	
	 _____ Roland Milligan
_____ Department Director	_____ CAO
_____ Date	_____ Date

2022/08/30

RECOMMENDATION:

That Development Permit Application No. 2022-29, to build a tiny home as a garden suite, 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.
2. That this development permit is re-evaluated after five years.

BACKGROUND:

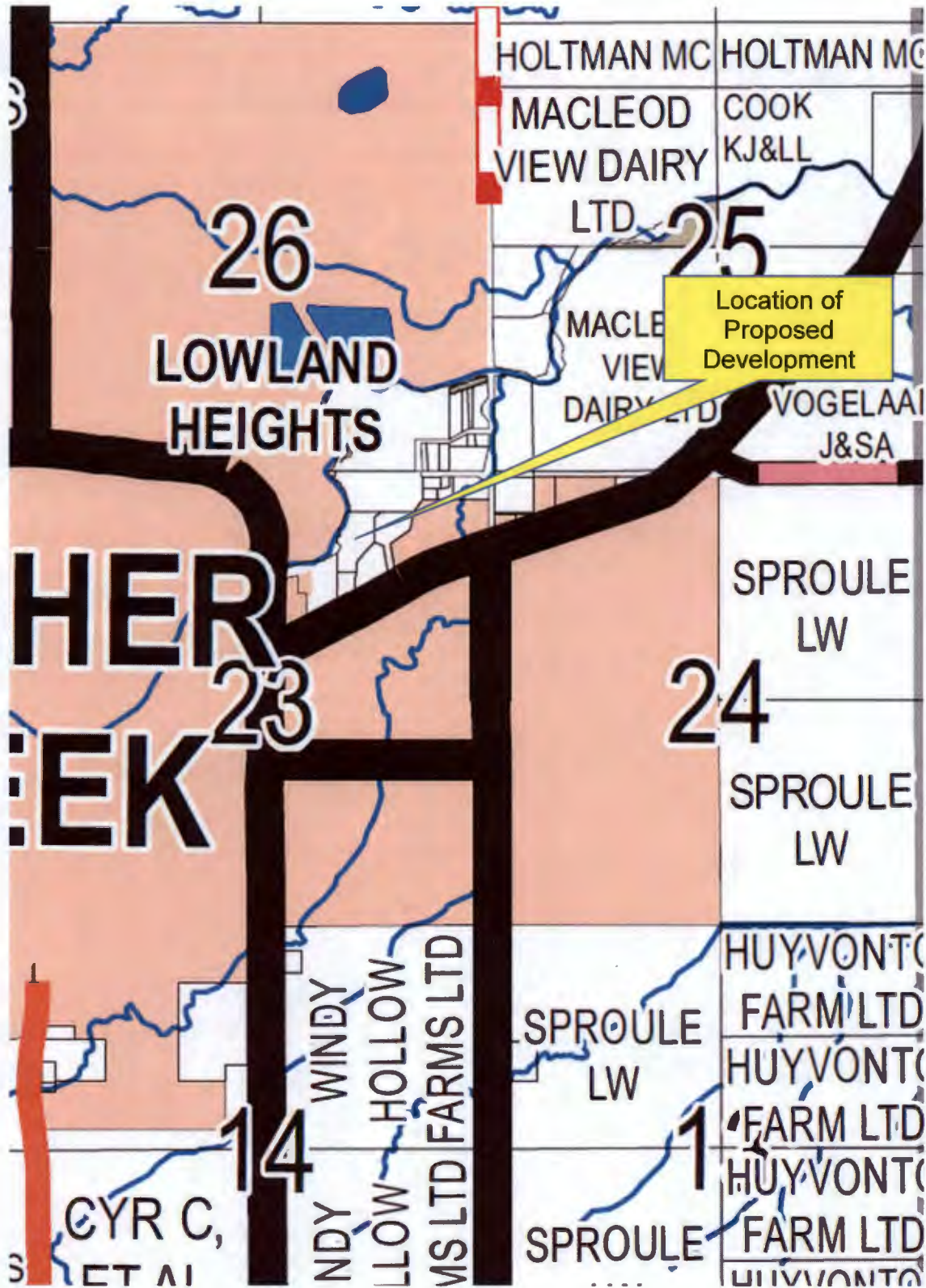
- On July 7, 2022, the MD accepted the Development Permit Application No. 2022-29 from applicants Trevor and Tia Doell. (*Attachment No. 1*).
- This application is being placed in front of the MPC because:
 - Within the Hamlet Transitional Agriculture – HTA Land Use District, a Garden Suite is a Discretionary Use.
- The Applicants parents own the property and the tiny home will be used as a garden suite.
- The proposed location for the residence meets all setback requirements of the land use district (*Attachment No. 2*).
- The floor plan shows a small open loft area above the kitchen and bathroom (*Attachment No. 3*).
- The structure being proposed shall be shown to be readily moveable upon expiry of the approval period, satisfying Section 49.4 of Land Use Bylaw 1289-18.

Recommendation to Municipal Planning Commission

- As the proposed development is a Discretionary Use and is within the Inter Municipal Urban Fringe District as established within Bylaw 1200-10, being the Inter Municipal 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 August 25, 2022 for comment.
- At that meeting, the IMDP indicated they had no concerns with the proposed development, following the conditions (*Attachment No. 4*).
- The application was forwarded to the adjacent landowners for comment. At the time of preparing this report no responses had been received.

Recommendation to Municipal Planning Commission

Location of Proposed Development

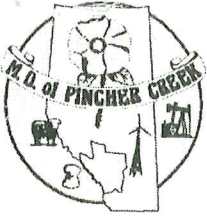


Municipal District of Pincher Creek

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. 2022-29

Date Application Received July 7 2022

PERMIT FEE \$100 Permitted / \$150 Discretionary

Date Application Accepted July 7 2022

RECEIPT NO. 55026

Tax Roll # 2651.030

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: Trevor Doell + Tia Doell

Address: Box 2815 Pincher creek AB + [redacted]

[redacted] Email: [redacted]

Owner of Land (if different from above): Don and Vicky Doell

Address: Box 2815 Pincher Creek AB Telephone: [redacted]

Interest of Applicant (if not the owner): Caretakers

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:

40x14 small home with a small yard (4,000 sq ft "yard" space)

Legal Description: Lot(s) 3

Block 2

Plan 9610044

Quarter Section

Estimated Commencement Date: Already begun Dec. 2021

Estimated Completion Date: Nov. August 2022

SECTION 3: SITE REQUIREMENTS

Land Use District: Hamlet Transitional Agriculture (HTA) Division: 2
 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	4,000 sqft		
(2) Area of Building	40 x 14.		
(3) %Site Coverage by Building (within Hamets)			
(4) Front Yard Setback Direction Facing: E	36.5M	7.5M	Yes
(5) Rear Yard Setback Direction Facing: W	84.9M	7.5M	Yes
(6) Side Yard Setback: Direction Facing: N	84.5M	7.5M	Yes
(7) Side Yard Setback: Direction Facing: S	47.9M	7.5M	Yes
(8) Height of Building			
(9) Number of Off Street Parking Spaces	2		

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 8, 2022



[Signature]
Applicant

[Signature]
Registered Owner

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

2022-29 Doell - Tiny Home

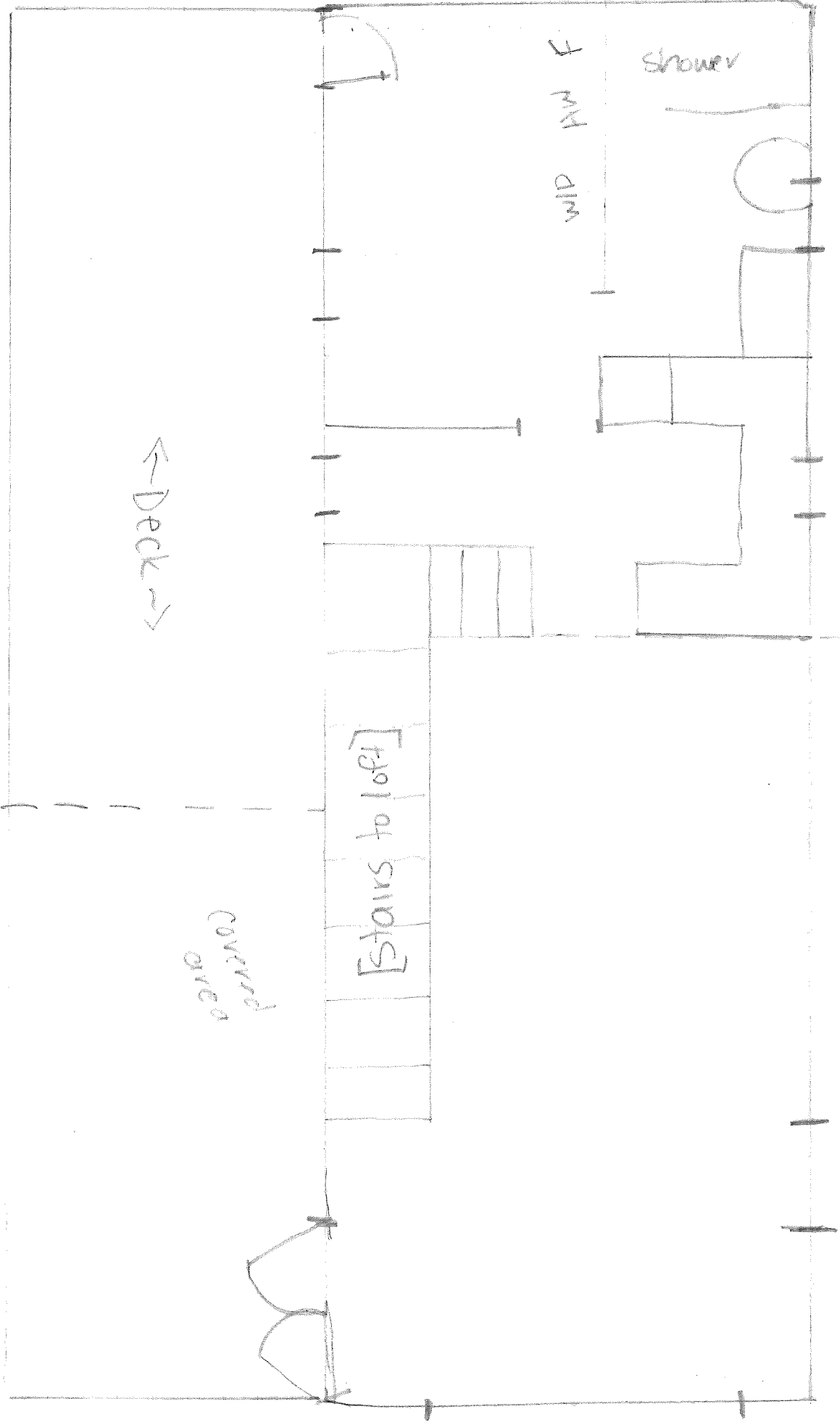
All information depicted is subject to change, therefore the Municipal District Of Pincher Creek assumes no responsibility for discrepancies at time of use. Please note, average accuracy of the displayed data is: +/- 10m.



1:2000 50 m

100 ft





← Deck →

Covered area

[Stairs to loft]

Shower

WIP P.W. F.

LOFT SIZES DOWN

[Loft area above this wall] [from SW + above back to] with window on South wall

NOTES
Municipal District of Pincher Creek No. 9
and
Town of Pincher Creek
Intermunicipal Development Plan Committee Meeting
Council Chambers – MD Administration Office
Thursday, August 25, 2022
9:30 am

Attendance:

Wayne Oliver	Councillor, Town of Pincher Creek
Mark Barber	Councillor, Town of Pincher Creek
Rick Lemire	Reeve, MD of Pincher Creek
Tony Bruder	Councillor, MD of Pincher Creek – VIA Go To Meeting
Roland Milligan	Chief Administrative Officer, MD of Pincher Creek
Laura McKinnon	Assistant Planning and Development Officer, MD of Pincher Creek
Gavin Scott	Senior Planner, ORRSC – VIA Go To Meeting

Reeve Rick Lemire called the meeting to order, the time being 9:46 am.

1. Adoption of Agenda

Councillor Mark Barber

Moved that the August 25, 2022 IMDP Agenda, be approved as presented.

Carried

2. Development Permit Application No. 2022-29

Trevor & Tia Doell

Lot 3, Block 2, Plan 9610044

Garden Suite

MD of Pincher Creek, Assistant Planning and Development Officer, Laura McKinnon introduced Development Permit Application No. 2022-24, and explained:

Trevor and Tia Doell applied to build a tiny home for garden suite purposes. The property is located within the Hamlet Transitional Agriculture – HTA Land Use District, which falls within the Urban Fringe. Therefore, an Inter Municipal Development Plan Committee meeting was called. The purpose is to obtain comments from The Town of Pincher Creek committee members.

The development is located to follow all required setbacks, and reviewed every five years for compliance reasons. The structure will also be shown to be readily moveable upon expiry of the approval period.

Senior Planner Gavin Scott held discussion regarding Section 49.1(a) “*not exceed one (1) storey in height*”, whether a waiver would be required to allow for the loft in the tiny home. MD staff and councillors agreed, confirming it will be brought up at the Municipal Planning Commission.

Chief Administrative Officer Roland Milligan explained the reasoning for Garden Suites to clear up any confusion.

Both Councillor Wayne Oliver and Councillor Mark Barber gave positive comments for the proposed development and expressed no concerns.

Councillor Wayne Oliver

Recommended that the documentation, and information, regarding Development Permit 2022-29, be received;

And that the Intermunicipal Development Plan Committee advises that they have no concerns with Development Permit Application No. 2022-29, and recommends approval.

Carried

3. Adjournment

Councillor Mark Barber

Moved that the meeting be adjourned, the time being 9:52 am.

Carried

Recommendation to Municipal Planning Commission

TITLE: DEVELOPMENT PERMIT No. 2022-33 Applicant: Mackenzie Strachan-Reed Location: SW 33-5-27 W5 Division: 2 Size of Parcel: 64.74 ha (160.08 Acres) Zoning: Agriculture - A Development: Secondary Farm Residence	
PREPARED BY: Laura McKinnon	DATE: August 29, 2022
DEPARTMENT: Planning and Development	
Signature: 	ATTACHMENTS: 1. Development Permit Application 2022-33 2. MD of Willow Creek Response 3. GIS Site Plan
APPROVALS:	
	 Roland Milligan
	 Date
Department Director	CAO

RECOMMENDATION:

That Development Permit Application No. 2022-33, to move on modular home as a secondary farm residence, 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:

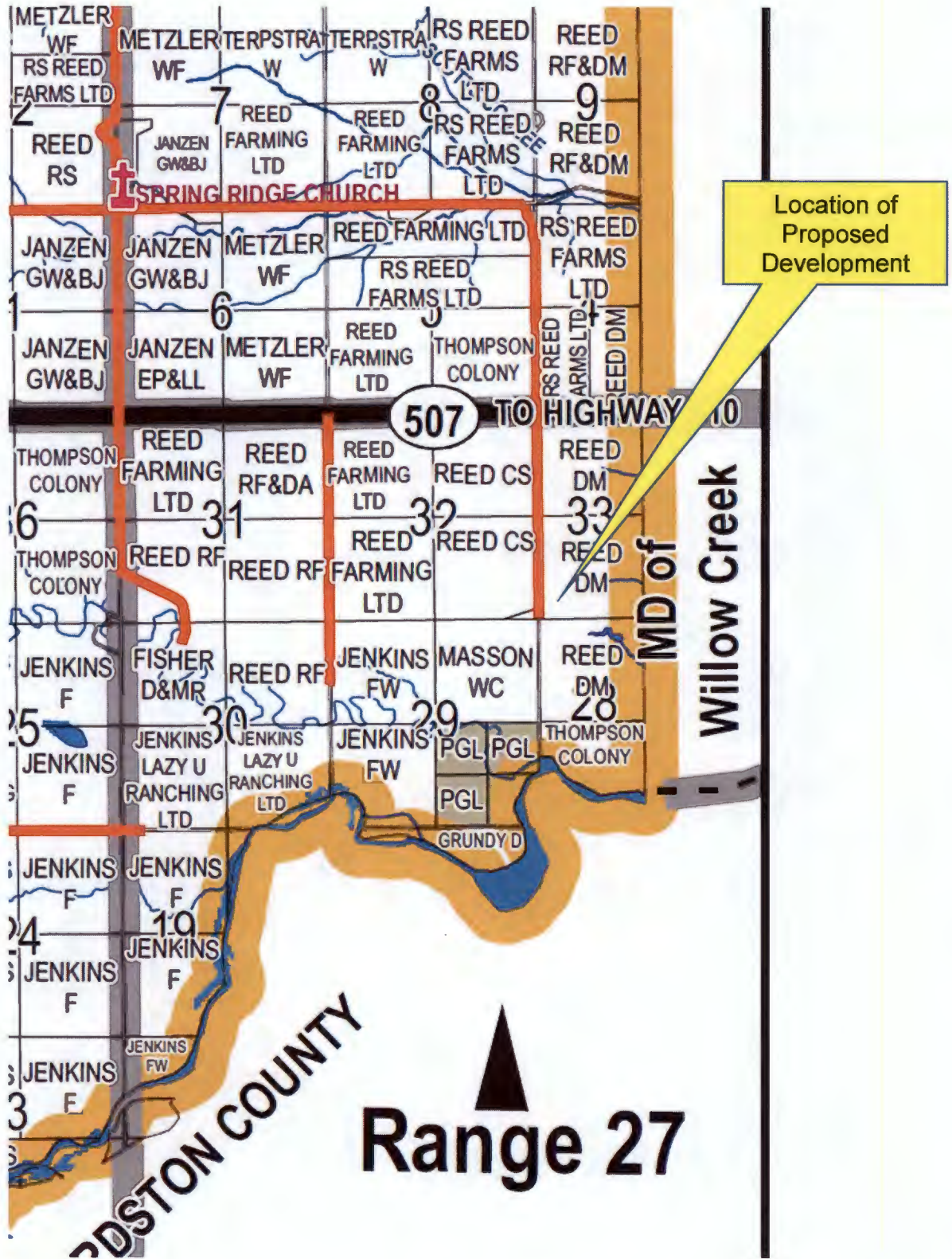
- On July 22, 2022, the MD accepted the Development Permit Application No. 2022-33 from applicant Mackenzie Strachan-Reed. (*Attachment No. 1*).
- This application is being placed in front of the MPC because:
 - Within the Agriculture – A Land Use District, a Secondary Farm Residence is a Discretionary Use.
- The Applicants grand-parents own the property and have given permission.
- As the proposed development is a Discretionary Use and is within the Inter Municipal Development Plan Area as established within Bylaw 1310-13, being the Inter Municipal Development Plan between the Municipal District of Willow Creek and Municipal District of Pincher Creek, this proposed application was presented to the MD of Willow Creek for comment complying with Section 4.2.18 of Bylaw 1310-13 on August 12 2022.
- The MD of Willow Creek responded on August 25 2022, with no concerns (*Attachment No. 2*).

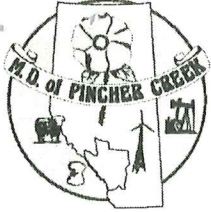
Recommendation to Municipal Planning Commission

- The proposed location for the residence meets all setback requirements of the land use district (*Attachment No. 3*).
- The application was forwarded to the adjacent landowners for comment. At the time of preparing this report no responses had 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. 2022-33

Date Application Received July 22/22

PERMIT FEE \$100 Permitted / \$150 Discretionary

Date Application Accepted July 22/22

RECEIPT NO. 55221

Tax Roll # 0542.000

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: Mackenzie STRACHAN-REED

Address: Box 2681 Pincher Creek AB T0K1W0

Telephone: [REDACTED] Email: [REDACTED]

Owner of Land (if different from above): boy's Diana Reed

Address: Box 1266 Pincher Creek AB Telephone: [REDACTED]

Interest of Applicant (if not the owner): Grand son of 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:

Build Modular home as a Secondary Farm Residence

Legal Description: Lot(s) _____

Block _____

Plan _____

Quarter Section SW33 S 27 W4

Estimated Commencement Date: July 22 / 2022

Estimated Completion Date: Oct 30 / 2022

SECTION 3: SITE REQUIREMENTS

Land Use District: Agriculture (A) Division: 2

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	160 Acres		
(2) Area of Building <u>64' x 20'</u>	1280 sqft		
(3) %Site Coverage by Building (within Hamets)	N/A		
(4) Front Yard Setback Direction Facing: <u>East</u>	<u>1/2 mile</u>	7.5M	yes
(5) Rear Yard Setback Direction Facing: <u>west</u>	<u>108 FT</u>	30M	yes
(6) Side Yard Setback: Direction Facing: <u>North</u>	<u>1 mile</u>	7.5M	yes
(7) Side Yard Setback: Direction Facing: <u>South</u>	<u>180 FT</u>	7.5M	yes
(8) Height of Building	<u>15'</u>		
(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			
(3) % Site Coverage by Building (within Hamlets)			
(4) Front Yard Setback Direction Facing:	N/A		
(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: July 20th 2022

✗ MS Reed
Applicant

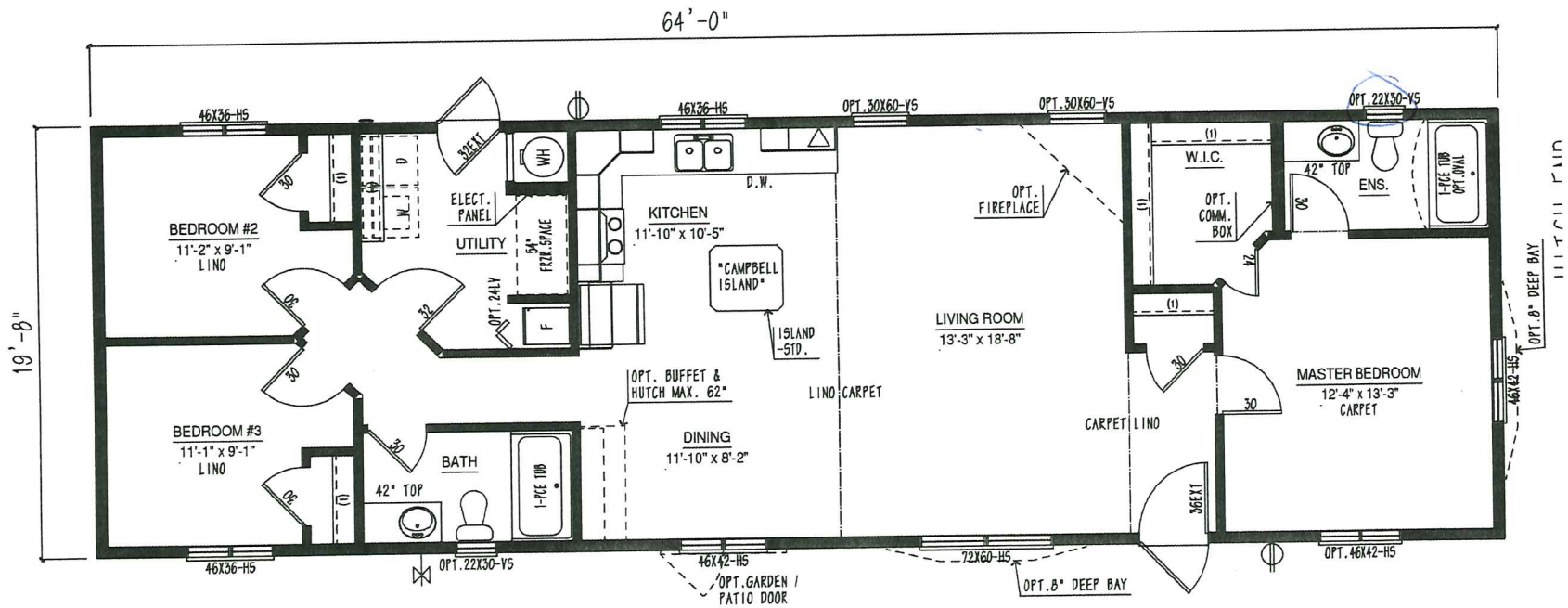
✗ Wm J Reed
Registered Owner

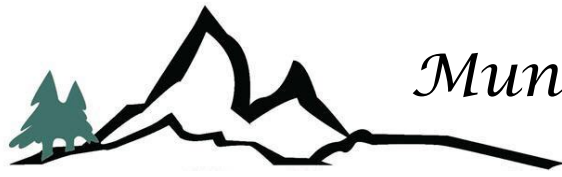
Diana M. Reed

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

MW2064-133-C-1

- 1280 sqft.
- 3 Bedroom
- 2 Bathroom





Municipal District of Willow Creek

Office of the Administrator

www.mdwillowcreek.com
273129 Secondary Highway 520
Claresholm Industrial Area
Box 550, Claresholm Alberta T0L 0T0

Office: (403) 625-3351
Fax: (403) 625-3886
Shop: (403) 625-3030
Toll Free: 888-337-3351

August 25, 2022

M.D. of Pincher Creek
1037 Herron Ave.
Box 279
Pincher Creek, AB
TOK 1W0
info@mdpincercreek.ab.ca

RE: Development Application No. 2022-033
Mackenzie Strachan-Reed – move on 2nd Residence
SW 33-05-27-W4M

In reference to the above, on August 23, 2022, the MD of Willow Creek No. 26 Council has reviewed the above noted development application and have no comments.

The M.D. of Willow Creek wish to thank you for the referral and the opportunity to comment. If you any questions, please call (403) 625-3351, extension 235 or via email at chisholm@mdwillowcreek.com.

Thank you

(VIA EMAIL ONLY)

Cindy Chisholm
Manager of Planning & Development

2022-33 Strachan-Reed - Setbacks



All information depicted is subject to change, therefore the Municipal District Of Pincher Creek assumes no responsibility for discrepancies at time of use. Please note, average accuracy of the displayed data is: +/- 10m.

1:7000

200 m

500 ft

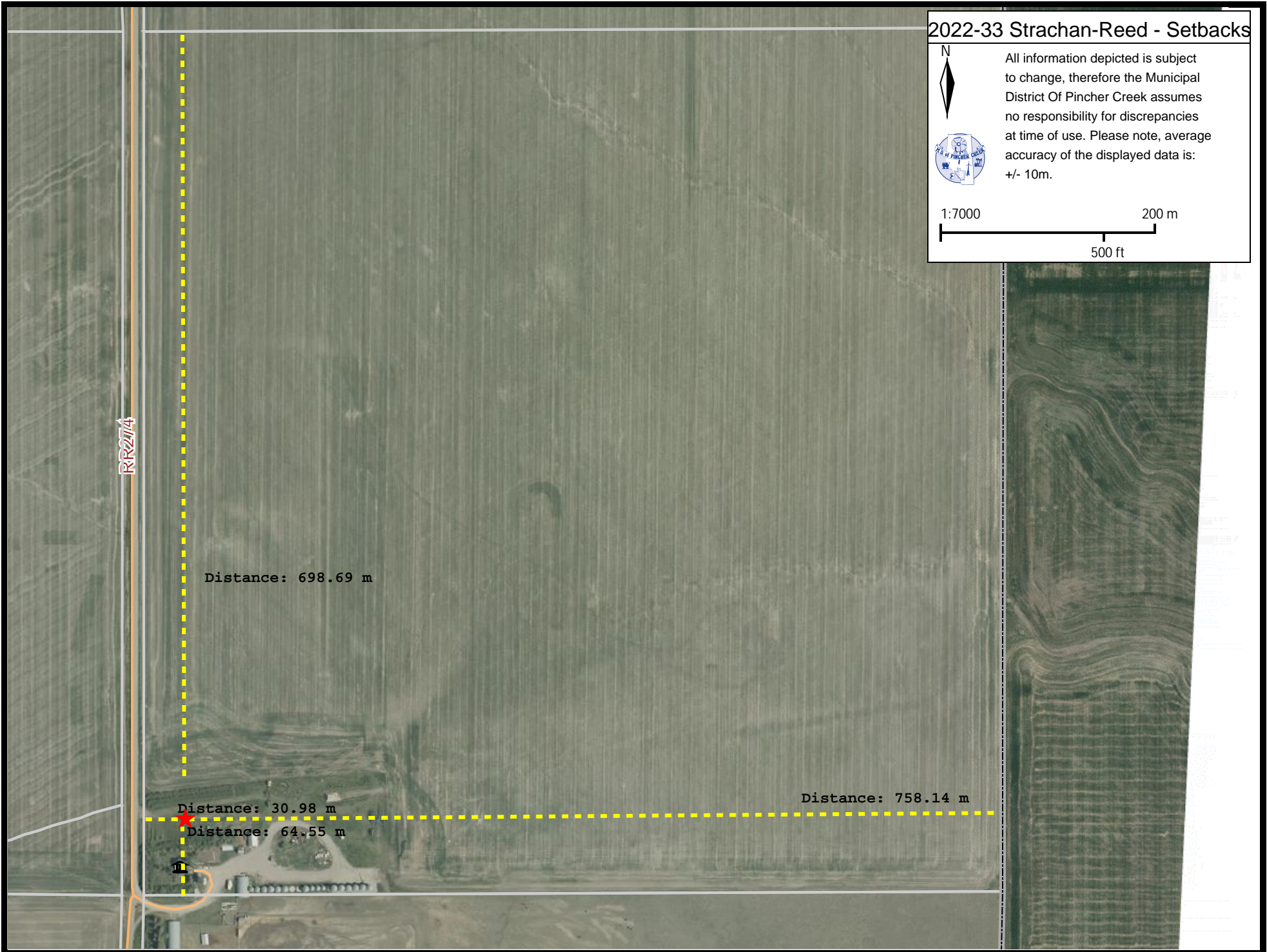
RR274

Distance: 698.69 m

Distance: 30.98 m

Distance: 64.55 m

Distance: 758.14 m



Recommendation to Municipal Planning Commission

TITLE: DEVELOPMENT PERMIT No. 2022-38 Applicant: Aaron Martel Location: Lot 2, Block 11, Plan 9811884 Within NW 27-7-2 W5M Division: 5 Size of Parcel: 3.56 ha (8.80 Acres) Zoning: Grouped Country Residential – GCR Development: Doublewide Manufactured Home	
PREPARED BY: Laura McKinnon	DATE: August 29, 2022
DEPARTMENT: Planning and Development	
Signature: 	ATTACHMENTS: 1. Development Permit Application 2022-38 2. Photo of Manufactured Home 3. GIS Site Plan 4. Roadside Development Permit
APPROVALS:	
	 _____ Roland Milligan
	 _____ Date
Department Director	CAO

RECOMMENDATION:

That Development Permit Application No. 2022-38, to place a Doublewide Manufactured Home, 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.
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.
4. That the applicant adhere to conditions set forth within the required Alberta Transportation Roadside Development Permit, to be attached to and form part of this permit.

BACKGROUND:

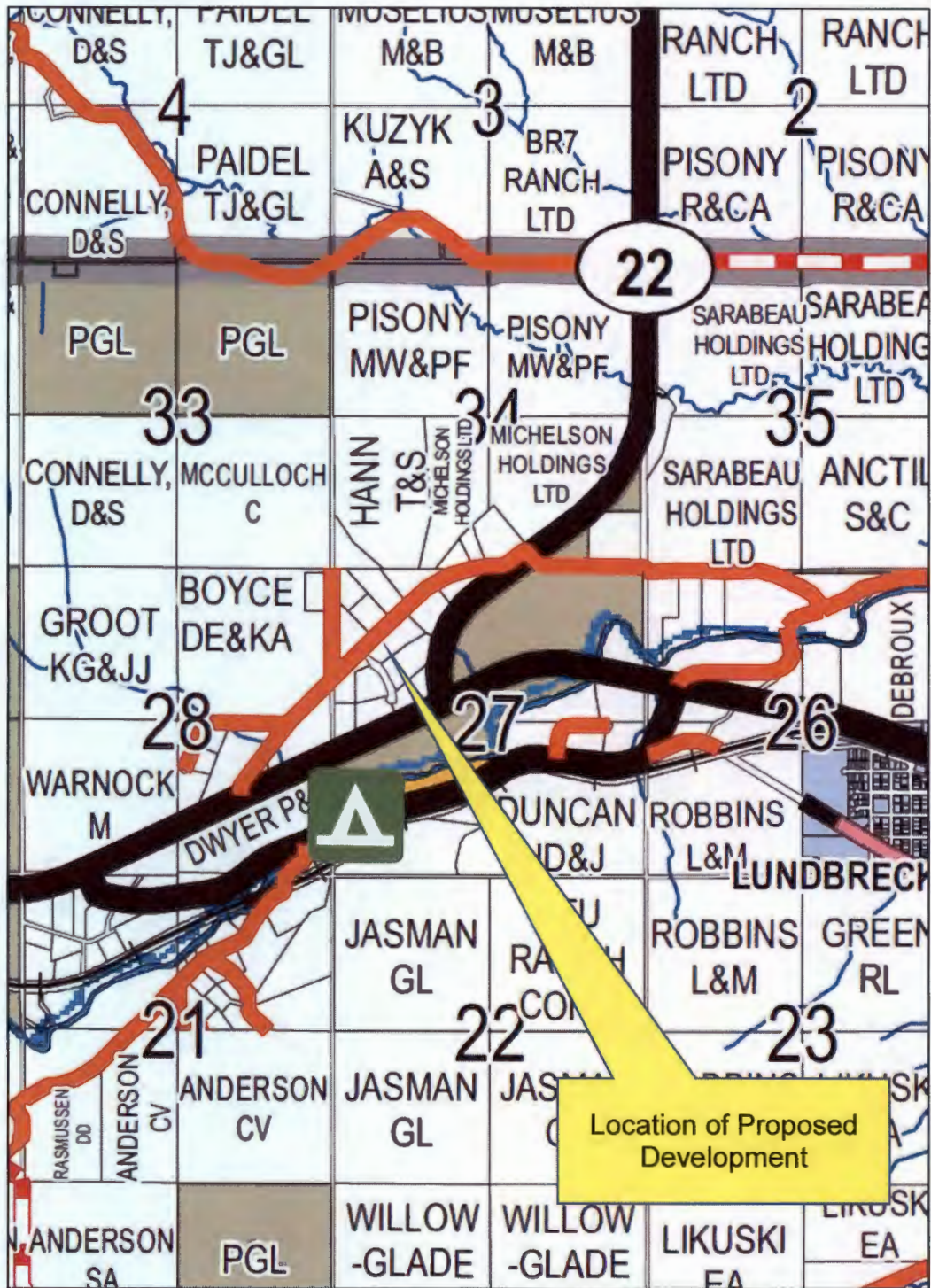
- On August 15, 2022, the MD accepted the Development Permit Application No. 2022-38 from applicant Aaron Martel (*Attachment No. 1*).
- The application is to allow for the placement of a doublewide manufactured home on a previously undeveloped Grouped Country Residential parcel (*Attachment No. 2*).

Recommendation to Municipal Planning Commission

- This application is being placed in front of the MPC because:
 - Within the Grouped Country Residential – GCR Land Use District, Doublewide Manufactured Home is a Discretionary Use.
- The proposed location for the residence meets all setback requirements of the land use district (*Attachment No. 3*).
- The application was forwarded to the adjacent landowners for comment. At the time of preparing this report no responses had been received, with exception of one respondent stating that they had no issues with the proposed development.
- As the proposed development is within 300m of a numbered highway and within 800m of the intersection of two numbered highways, a Roadside Development permit has been obtained from Alberta Transportation (*Attachment No. 4*).

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. 2022-38

Date Application Received Aug 15 / 2022

PERMIT FEE \$100 Permitted / \$150 Discretionary

Date Application Accepted Aug 15 / 2022

RECEIPT NO. 55174

Tax Roll # 4568.060

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: Aaron Martel

Address: #2 Chinook Springs, Md Pincher Creek, Alberta

Telephone: [REDACTED]

Email: [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:

Set up a double wide mobile home. In place for a primary residence.

Legal Description: Lot(s) 2

Block 11

Plan 9811884

Quarter Section NW 1/4-27

Estimated Commencement Date: Sept 1 2022

Estimated Completion Date: _____

SECTION 3: SITE REQUIREMENTS

Land Use District: Grouped Cntry Residential Division: 5
 Permitted Use Discretionary Use

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

Yes No

Is the proposed development below a licenced dam?

Yes No

Is the proposed development site situated on a slope?

Yes No

If yes, approximately how many degrees of slope? _____ 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	8.82acr		
(2) Area of Building	1056sq'		
(3) %Site Coverage by Building (within Hamets)	N/A		
(4) Front Yard Setback Direction Facing:	S SE 62m	7.5M	Yes
(5) Rear Yard Setback Direction Facing:	N NW 35.5m	30M	Yes
(6) Side Yard Setback: Direction Facing:	W SW 46.5m	30M	Yes
(7) Side Yard Setback: Direction Facing:	E NE over 100m	7.5M	Yes
(8) Height of Building	12'		
(9) Number of Off Street Parking Spaces	3		

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: _____

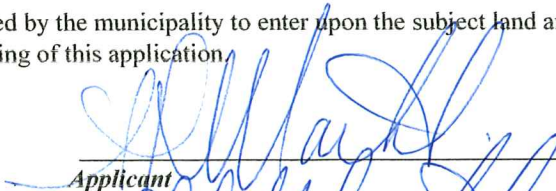
Type of demolition planned: _____

SECTION 5: SIGNATURES (both signatures required)

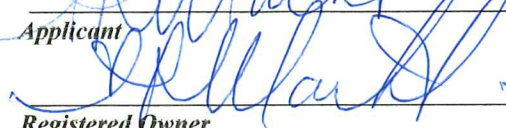
The information given on this form is full and complete and is, to the best of my knowledge, a true statement of the facts in relation to this application for a Development Permit.

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: 08/11/2022



 Applicant



 Registered Owner

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

Done

1 / 6

Attachment No. 2



2022-38 Martel - Setback Distances

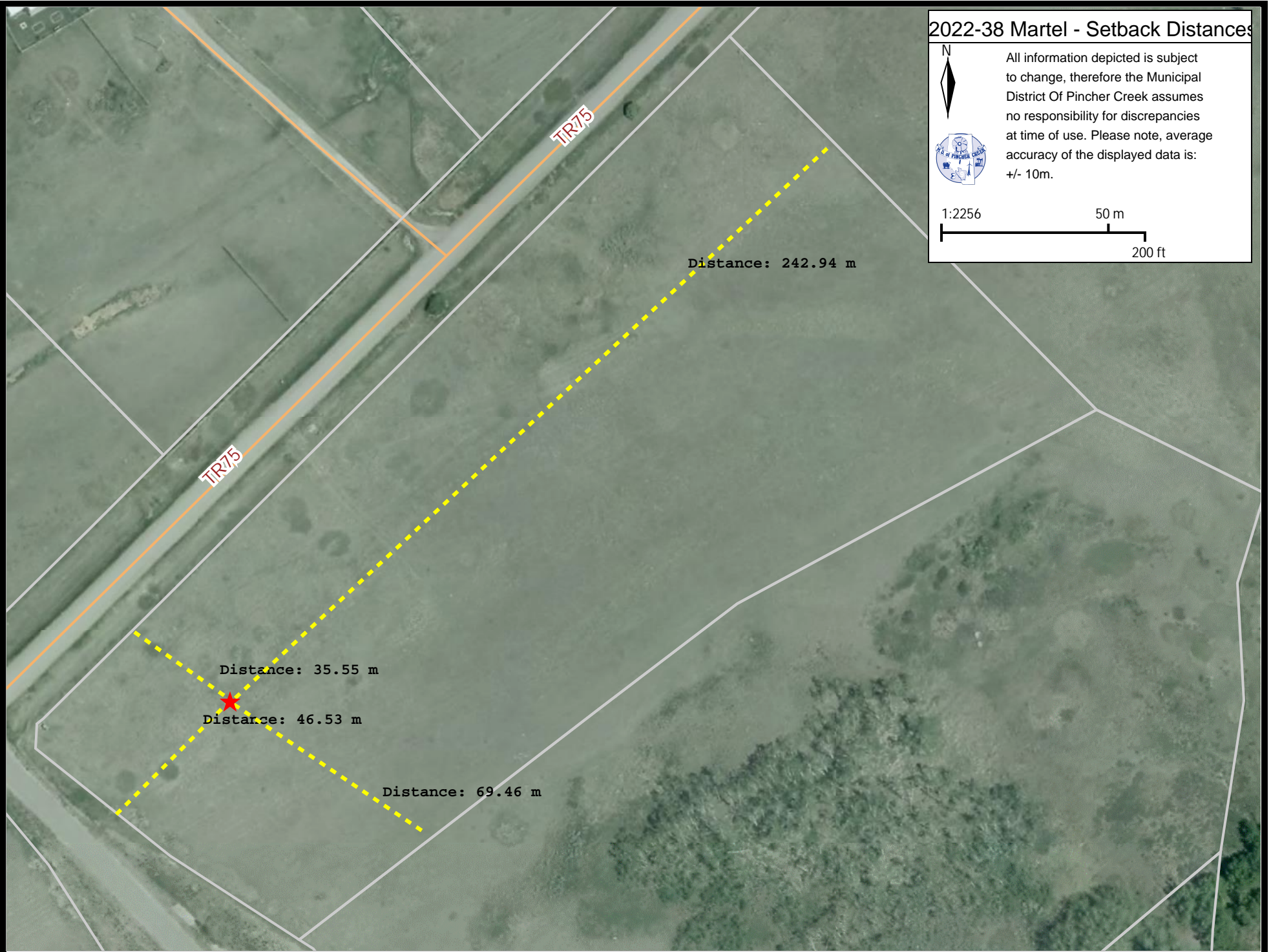


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1:2256

50 m

200 ft



Distance: 35.55 m

Distance: 46.53 m

Distance: 69.46 m

Distance: 242.94 m

TR75

TR75



Construction and Maintenance Division
 Southern Region; Lethbridge
 909 - 3 Avenue N. Administration Building (Lethbridge)
 Lethbridge AB T1H0H5
 (403) 388 3142
www.alberta.ca

Permit Number: 2022-0004755
 File Number: RPATH0004755

Municipal District of Pincher Creek No. 09

Subject: Alberta Transportation Development Permit

Description	General Location
<p>Move on a double wide manufactured home</p>	<p>The map displays several land parcels with identification numbers: 0026965567, 0017238255, 0015866890, 0027534081, 0027534073, 0026965575, 0017241639, 0038577574, 0038577574, 0021180583, 0038577566, 0038577608, 0038577582, 0038577590, and 0038577582. A cyan-colored parcel is highlighted and labeled '11'. The parcel is situated near a 'ROADWAY' and a '22' highway shield. The text 'QS NW Section 11 R2 W5M' is visible on the map.</p>

Alberta Transportation Permit No. **2022-0004755** is issued to the above named Permittee under authority of Section 14 of the *Highways Development and Protection Act* (the Act) authorizing the development(s) listed herein.

Alberta Transportation has the following additional comments and/or requirements with respect to this proposal:

1. This permit is subject to the provisions of Section 11-19 inclusive of the *Highways Development and Protection Act* (Chapter H-8.5 2004), amendments thereto, and *Highways Development and Protection Regulation* (Alberta Regulation 326/2009) and amendments thereto.
2. The permittee expressly waives any right to claim damages or compensation (including injurious affection) for development, signs or other encumbrances that are located in the area designated as required for future widening of the right of way for highway improvement purposes as shown on an attached plan, or within 40 metres of the existing highway right of way and within 70 metres of the centreline of the nearest highway driving lanes.
3. The proposed development shall be set back from the highway right of way as shown on the submitted plans.
4. This permit approves only the development contained herein, and a further application is required for any changes or additions
5. Alberta Transportation is under no obligation to reissue a permit if the development is not commenced before expiry of this permit
6. No new direct highway access will be permitted. Access shall be via the local municipal road or existing access.
7. Pursuant to Section 11(2) of the Highways Development and Protection Regulation, a permit for a sign is not required for a business identification sign for this development provided that the sign is located no closer to the highway than the proposed building or is no more than 30m from either side of the building. If a proposed sign does not meet these requirements the landowner shall submit a separate sign application.
8. Any yard lights, area lighting or other lights that are considered distracting to the motoring public and/or create a traffic hazard, are not permitted.
9. Pursuant to Section 11(2) of the Highways Development and Protection Regulation, a permit for a sign is not required for a business identification sign for this development provided that the sign is located no closer to the highway than the proposed building or is no more than 30m from either side of the building. If a proposed sign does not meet these requirements the landowner shall submit a separate sign application.
10. This permit is issued subject to any other municipal, provincial, or federal approvals that may be required. Issuance of a permit by Alberta Transportation does not guarantee the permittee will be able to obtain other required approvals.
11. Alberta Transportation accepts no responsibility for the noise impacts or other impacts of highway traffic upon any development or occupants thereof. Please be advised that noise mitigation, visual screening, or other features required to ensure compatibility of the proposed development in proximity of a provincial highway is the responsibility of the owner.

Failure to comply with the terms and conditions of this permit is an offense pursuant to Section 35 of the Highways Development and Protection Regulation (the Regulation), and may result in enforcement or penalties as described in Section 55 of the Act and Section 35-36 of the Regulation.

In consideration of the permit issued in respect to this development, the Permittee shall indemnify and hold harmless Alberta Transportation, its employees and agents from any and all claims, demands, actions and costs whatsoever that may arise, directly or indirectly from anything done or omitted to be done in the construction, maintenance, alteration or operation of the works authorized.

All works authorized by this permit shall be constructed, altered, maintained or operated at the sole expense of the Permittee. The Permittee consents to a person designated by Alberta Transportation to enter upon land during construction and again upon completion of construction for the purpose of inspection to ensure the terms and conditions of this permit are met.

This permit is valid for a period of two years from the date of issuance. If the work authorized by this permit has not commenced within this timeframe, the permit expires and the Permittee must submit a request for an extension, or reapply for a new permit, if they wish to proceed.

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

If you have any questions about the permit or any of the conditions, please contact the undersigned.

Yours truly,

Darren Davis
Darren.S.Davis@gov.ab.ca

DEVELOPMENT OFFICER REPORT

July & August 2022

Development / Community Services Activities includes:

- July 5 Planning Session, Subdivision Authority Meeting, Municipal Planning Commission Meeting
- July 12 Council and Committee Meeting
- July 14 Admin Staff Breakfast and Presentation by Energy Lead
- Aug 8 Inter Municipal Development Committee Meeting – Town Lead
- Aug 23 Council and Committee Meeting
- Aug 25 Inter Municipal Development Committee Meeting – MD Lead
- Aug 25 Rate Payer Meeting – Alberta Rocks
- Aug 31 JHSC Meeting
- Aug 31 EAC Meeting
- Sep 1 PCREMO Core Working Group Meeting

PLANNING DEPARTMENT STATISTICS

Development Permits Issued by the Director for July & August 2022

No.	Applicant	Division	Legal Address	Development
2022-28	Anna Welsch	4	NE 23-8-30 W4	Manufactured Home
2022-30	Windy Hollow Farms	2	SE 14-6-30 W4	Addition
2022-31	John MacGarva	5	Within NW 7-7-2 W5	Accessory Building
2022-32	Kirk Hawthorn	4	SW 24-7-1 W5	SDR and Detached Garage
2022-34	Robert Foster	5	SW 12-10-2 W5	Accessory Building
2022-36	Bjorn Anderson	5	SW 24-9-3 W5	Addition to SDR
2022-37	Sarah & Scott Baillie	5	Lot 7, Block 4, Plan 9610758	Addition to Accessory Building
2022-39	Southwest Design & Construction	4	Lot 1, Block 1, Plan 0710269	Addition & Accessory Building
2022-40	Renaee & Dave Kapala	4	Lot 1, Block 1, Plan 0715910	Addition

Development Permits Issued by Municipal Planning Commission July & August 2022

2022-18	Vance & Ericka Bekker	4	Within SE 16-7-1 W5	SDR, Detached Garage & Barn
2022-19	Twin Butte Store	1	Within NW 4-4-29 W4	Entertainment Establishment - Outdoor
2022-23	Ken & Charity McLeod	2	Within SW 21-6-29 W4	Garden Suite
2022-24	Mark & Eleanor Stephens	2	Within NW 15-6-30 W4	Shipping Container
2022-24	Tom & Vivian Judd	3	SW 24-6-2 W5	Moved In Residential Building

Development Statistics to Date

DESCRIPTION		2022 To date (Aug)	2021	2020	2019
Dev Permits Issued	14 – July & Aug	34 24 -DO 10 -MPC	68 46 – DO 19 - MPC	67 57-DO 10-MPC	54 45-DO 9-MPC
Dev Applications Accepted	18 – July & Aug	44	70	67	57
Utility Permits Issued	1 – July & Aug	8	31	27	33
Subdivision Applications Approved	3 – July & Aug	4	20	18	12
Rezoning		0	0	0	1
DESCRIPTION		2022 to Date (Aug)	2021	2020	2019
Compliance Cert	8 – July & Aug	21	41	24	22

RECOMMENDATION:

That the report for the period ending August 31, 2022, be received as information.

Prepared by: Roland Milligan, Chief Administrative Officer  Date: August 31, 2022

Submitted to: Municipal Planning Commission