

Municipal District of Pincher Creek No. 9
MUNICIPAL PLANNING COMMISSION
Council Chambers
June 6th, 2023
6:30 pm
Agenda

- 1. Adoption of Agenda**
- 2. Minutes**
 - a. Meeting Minutes of May 2nd, 2023
- 3. Closed Meeting Session**
- 4. Unfinished Business**
- 5. Development Permit Applications**
 - a. Development Permit Application No. 2023-28
Guido Guerra
Lot 1, Block 1, Plan 9310136 within SE 30-5-2 W5
Accessory Building - Variance
 - b. Development Permit Application No. 2023-29
Michael Gerrand & Michelle Spencer
3,6; 24-5-1 W5
Garden Suite
- 6. Development Reports**
 - a. Development Officer's Report
- Report for May 2023
- 7. Correspondence**
- 8. New Business**
- 9. Next Regular Meeting – July 4th 2023**
- 10. Adjournment**

**Meeting Minutes of the
Municipal Planning Commission
May 2nd, 2023 6:30 pm
Council Chambers**

ATTENDANCE

Commission: Chairman Jim Welsch, Member at Large Jeff Hammond, Reeve Rick Lemire, Councillors Harold Hollingshead and John MacGarva, Dave Cox and Tony Bruder

Staff: CAO Roland Milligan and Development Officer Laura McKinnon

Planning
Advisor: ORRSC, Senior Planner Gavin Scott

Absent:

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

1. ADOPTION OF AGENDA

Councillor Dave Cox 23/021

Moved that the agenda for May 2nd, 2023, be approved as presented.

Carried

2. NEW BUSINESS

3. ADOPTION OF MINUTES

Reeve Rick Lemire 23/022

Moved that the Municipal Planning Commission Meeting Minutes for April 4th, 2023 be approved as presented.

Carried

4. CLOSED MEETING SESSION

Reeve Rick Lemire 23/023

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

Councillor Harold Hollingshead 23/024

Moved that the Municipal Planning Commission open the meeting to the public, the time being 7:32 pm.

Carried

5. **UNFINISHED BUSINESS**

6. **DEVELOPMENT PERMIT APPLICATIONS**

- a. **Development Permit Application No. 2022-17**
Carter Marr
NW 21-3-29 W4
Secondary Farm Residence

Councillor Tony Bruder

23/025

Moved that Development Permit No. 2023-17, 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 applicant adhere to the conditions set forth within the required Alberta Transportation Roadside Development Permit, to be attached to and form part of this permit.
3. That the existing manufactured home is removed from the property once occupancy occurs in the new residence.
4. That the current open discharge septic system be removed concurrently with the removal of the existing manufactured home. The applicant is responsible to notify the Development Officer of when removal occurs.

Carried

- b. **Development Permit Application No. 2023-18**
Ledcor Highways Ltd
SW 37-7-2 W5
Construction/Field/Work Camp

Councillor John MacGarva

23/026

Moved that Development Permit No. 2023-18, for a Construction/Field/Work Camp, be approved as presented.

Condition(s):

MINUTES
Municipal Planning Commission (MPC)
Municipal District of Pincher Creek No. 9
May 2, 2023

1. That this development meets the minimum provisions as required in the Land Use Bylaw 1289-18.
2. 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.
3. That all water must be drawn from potable water tanks.
4. That all septic disposal shall be hauled off site to an appropriate dumping site.
5. That the applicant must apply approved dust control product to affected Municipal roads to the site, as required, to the satisfaction of the Development Officer and Public Works Manager.
6. That this permit expires on August 1st 2023, which requires all trailers and accessory equipment to be removed upon expiry.

Carried

c. Development Permit Application No. 2023-19
Sophie LaRocque
Lot 1, Block 1, Plan 2201365 within SW 18-3-29 W4
Country Inn

Member at Large Jeff Hammond 23/027

Moved that Development Permit No. 2023-19, for the purpose of a Country Inn, be denied, as the development does not meet the definition of Country Inn. Section 6.39 under Land Use Bylaw 1289-18 requires that the use be an “owner-occupied establishment”. As this site is not owner occupied the MPC finds that Section 48.4 has not been met in that the existing use is not secondary to the intended principle development of a primary residence for the owner.

And further, the MPC having received letters of opposition has determined the proposed development would materially interfere with or affect the use, enjoyment or value of neighbouring parcels of land. The MPC base this determination due to insufficient information regarding Land Use Bylaw 1289-18 Section 48.6 “(b) the impact of the proposed use on the existing water and sewer systems; (d) potential traffic generation, and parking requirements; (e) buffering or other techniques design to limit any interference with other uses or the peaceful enjoyment of neighbouring parcel and consistency with other development in the surrounding area/land use districts in terms of nature and intensity of use.” Without this information, the MPC cannot determine whether the proposal is suitable for the location.

Carried

d. Development Permit Application No. 2023-21
Cam and Deanne Bertsch
Lots 1-7, Block 14, Plan 7850 within Beaver Mines
Moved-In Residential Building

Councillor Dave Cox 23/028

Moved that Development Permit No. 2023-21, for a Moved-In Residential Building, 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 adhere to conditions set forth within the required Alberta Transportation Roadside Development Permit, to be attached to and form part of this permit.
3. That the applicant adhere to the conditions set forth within the required Alberta Transportation Roadside Development Permit # 2023-0034271 – for the approach.
4. That the applicant comply with the Safety Codes Act, Alberta Edition for water and septic.

Carried

7. DEVELOPMENT REPORT

a. Development Officer's Report

Councillor Tony Bruder

23/029

Moved that the Development Officer's Report, for the period April 2023, be received as information.

Carried

8. CORRESPONDENCE

9. NEW BUSINESS

None

10. NEXT MEETING – June 6th, 2023; 6:30 pm.

11. ADJOURNMENT

Councillor Harold Hollingshead

23/030


Moved that the meeting adjourn, the time being 7:52 pm.

Carried

Chairperson Jim Welsch
Municipal Planning Commission

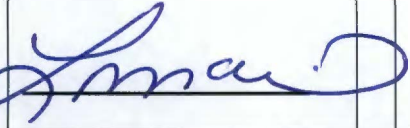
Development Officer
Laura McKinnon
Municipal Planning Commission

Recommendation to Municipal Planning Commission

TITLE: DEVELOPMENT PERMIT No. 2023-28 Applicant: Guido Guerra Location: Lot 1, Block 1, Plan 9310136 Within SE 30-5-2 W5 Division: 3 Size of Parcel: 1.54 ha (3.81 Acres) Zoning: Agriculture – A Development: Accessory Building– Setback Variance	
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PREPARED BY: Laura McKinnon	DATE: May 30, 2023
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DEPARTMENT: Planning and Development

Signature: 	ATTACHMENTS: 1. Development Permit Application 2023-28 2. Approved Development Permit 2023-05 3. GIS Site Plan 4. Accessory Building Drawing
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APPROVALS:			
		 _____ Roland Milligan	_____ 2023/06/01 Date
Department Director	Date	CAO	Date

RECOMMENDATION:

That Development Permit Application No. 2023-28, to build 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 26.48m (34.12 ft) Variance be granted from the Minimum Setback from Public Roadways of 30m (98.42ft) for a setback of 3.52m (12.1ft) to the East for the accessory building.
2. That a 9.41m (30.87 ft) Variance be granted from the Minimum Setback from Public Roadways of 30m (98.42ft) for a setback of 20.59m (67.55ft) to the North for the accessory building.

BACKGROUND:

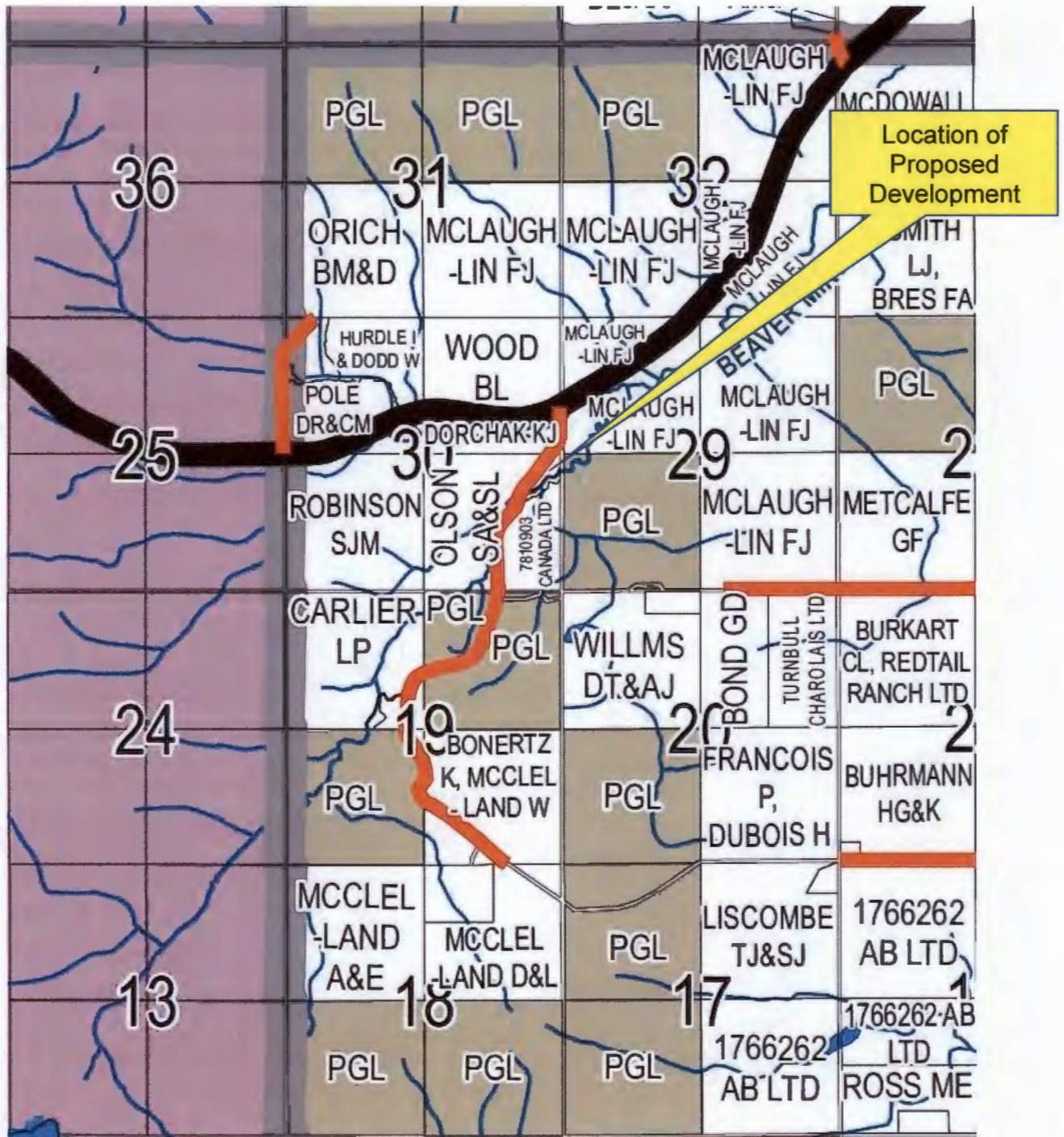
- On January 25, 2023, the MD accepted the Development Permit Application No. 2023-05 from applicant Guido Guerra. (*Attachment No. 1*).

Recommendation to Municipal Planning Commission

- The Municipal Planning Commission approved Permit 2023-05 at the March 7th meeting. (*Attachment No. 2*) The applicant later figured out that this is an unsuitable location due to soil type and topography.
- It was recommended to request another variance due to the significant change in location, more northerly on the property (*Attachment No. 3*). Administration used a Real Property Report surveyed in 2022 to determine the actual property lines, as the MRF programming is out of line at this site.
- This application is being placed in front of the MPC because:
 - Within the Agriculture – A Land Use District, a Setback Variance is a Discretionary Use.
- The accessory building will be used primarily for dry storage (*Attachment No. 4*).
- This parcel of land is a challenging area to develop on, with a significant marsh/swamp area to the south. Also, a municipal road allowance runs down the property line to the East and Range Road 2-5 to the West.
- 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





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. 2023-05

Date Application Received Jan 25/23

PERMIT FEE \$100 Permitted
\$150 Discretionary

Date Application Accepted Jan 25/23

RECEIPT NO. 56683

Tax Roll # _____

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: Guido Guerra

Address: [Redacted] Medicine Hat, ATTA

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:

lofted Barn garage 16x32 - 12 feet high.
Civic address - 5417 - rr 2-5

Legal Description: Lot(s) lot 1

Block Block 1

Plan 9310136

Quarter Section S.E. 30-05-02-W5

Estimated Commencement Date: June/2023

Estimated Completion Date: June/2023

SECTION 3: SITE REQUIREMENTS

Land Use District: Agricultural - A Division: 3

Permitted Use Discretionary Use

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

Yes No

Is the proposed development below a licenced dam?

Yes No

Is the proposed development site situated on a slope?

Yes No

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

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

Yes No Don't know Not required

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

Yes No Don't think so

<u>PRINCIPAL BUILDING</u>	Proposed	By Law Requirements	Conforms
(1) Area of Site	800 sq. ft.		
(2) Area of Building	512 sq. ft.		
(3) %Site Coverage by Building (within Hamets)	512 sq. ft.		
(4) Front Yard Setback Direction Facing: <u>N</u>	100 feet	.98.4'	yes
(5) Rear Yard Setback Direction Facing: <u>W</u>	90 100 feet	.98.4'	no yes
(6) Side Yard Setback: Direction Facing: <u>E</u>	40 feet	.98.4'	no
(7) Side Yard Setback: Direction Facing: <u>S</u>	100 feet	24.6'	yes
(8) Height of Building	12 feet		
(9) Number of Off Street Parking Spaces	<u>0</u>		

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

Approx. location on Map

<u>ACCESSORY BUILDING</u>	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: Jan 25 2023

Guido Guerra P. Guerra
Applicant

Guido Guerra P. Guerra
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.



MD of Pincher Creek No. 9
P.O Box 279
1037 Herron Avenue
Pincher Creek Alberta T0K 1W0
(403) 627-3130
Website: www.mdpinchercreek.ab.ca
Email: info@mdpinchercreek.ab.ca

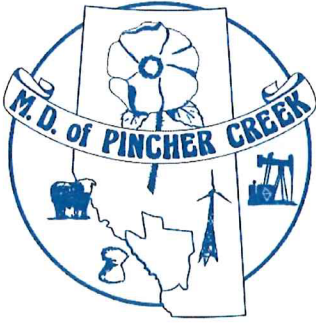
Guerra, Guido and Susan P.
2146 20th Avenue S.E.
Medicine Hat, AB T1A 3X9
Canada

PAYMENT RECEIPT

Receipt Number:	56683
Date:	1/25/2023
Initials:	KO
GST Registration #:	10747347RP

Receipt Type	Roll/Account	Description	QTY	Amount	Amount Owing
General	DEVE	Development Application Fees	N/A	\$150.00	\$0.00

Subtotal:		\$150.00
Discount		\$0.00
GST		\$0.00
Total Receipt:		\$150.00
Mastercard:		\$150.00
Total Amount Received:		\$150.00



1037 Herron Ave.
PO Box 279
Pincher Creek, AB
T0K 1W0
p. 403.627.3130 f. 403.627.5070

MUNICIPAL DISTRICT OF PINCHER CREEK NO. 9
DEVELOPMENT PERMIT
DEVELOPMENT PERMIT No. 2023-05

This development permit is hereby issued to:

NAME: **Guido Guerra**

ADDRESS: [REDACTED]

In respect of works consisting of: • **Accessory Building**
 Main Floor 47.56 m² (512 ft²)

On land located at: **Lot 1, Block 1, Plan 9310136 within SE 30-5-2 W5**

and as described on plans submitted by the applicant.

This permit refers only to works outlined in Development Application No. **2023-05**
and is subject to the Condition(s) contained herein:

Condition(s):

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

Waivers(s):

1. That a 10.4m (31.12ft) Variance be granted from the Minimum Setback from Public Roadways of 30m (98.42ft) for a setback of 19.06m (62.53ft) to the East for the accessory building.

This permit becomes effective the **8th day of March 2023**, unless an appeal pursuant to section 686(1) of the *Municipal Government Act* is lodged within twenty one (21) days.

SIGNED: 

Laura McKinnon
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.

NOTE: Information provided in this application or generated by this application may be considered at a public meeting.

Inspection Information

To obtain the necessary Safety Code permits, please contact:

Superior Safety Codes Inc.
Phone: (403) 320-0734
Toll Free: 1-877-320-0734
Fax: (403) 320-9969
www.superiorsafetycodes.com

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



BUY OR RENT TO OWN!

Lofted Barn ^{LB}



LB Floor Plan
STANDARD

Standard Features: 6'7" Under Loft Height, Two Reinforced Lofts Located on Opposite Ends of Interior, 70" Door Opening & Double Wooden Doors (Optional Fiberglass Doors Shown), Door Lock and Keys, High-End Durable Hinges, and Spring Latch Hooks Top and Bottom of Left Door Ensures Security.

Side Lofted Barn ^{SLB}



SLB Floor Plan
STANDARD

Standard Features: 6'7" Under Loft Height, Two Reinforced Lofts Located on Opposite Ends of Interior, Two 2'x3' Windows with Latches/Screens, 70" Door Opening & Double Wooden Doors, Door Lock and Keys, High-End Durable Hinges, Spring Latch Hooks Top and Bottom of Left Door Ensures Security.

Lofted Garage ^{LG}



LG Floor Plan
STANDARD

Standard Features: New Window and Door Configuration! Two 3'x3' Windows with Latches/Screens, One 36"x70" 4-Lite Outswinging Door, One 9'x7' Roll-Up Door, 6'7" Under Loft Height, Two 4' Reinforced Lofts Located on Opposite Ends of Interior, and Premier's New Premium 3/4" Flooring.

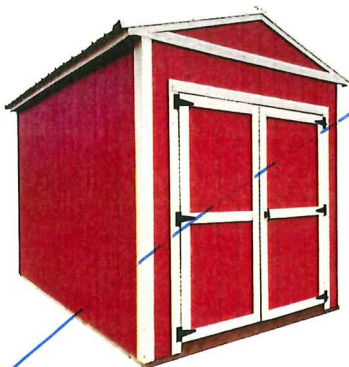
Garage ^G



G Floor Plan
STANDARD

Standard Features: Our Classic Low Pitched Gable Roof Garage with New Window and Door Configuration! Two 3'x3' Windows with Latches/Screens, One 36"x78" 4-Lite Outswinging Door, One 9'x7' Roll-Up Door, and Premier's New Premium 3/4" Flooring.

Utility - Standard Features ^{UTX}



U Floor Plan
STANDARD

Standard Features: Low Pitched Gable Roof, 7'9" Interior Wall Height, 70" Door Opening & Double Wooden Doors, Door Lock and Keys, High-End Durable Hinges, Spring Latch Hooks Top and Bottom of Left Door Ensures Security.

Side Utility ^{SUTX}



SU Floor Plan
STANDARD

Standard Features: Low Pitched Gable Roof, 7'9" Interior Wall Height, Two 2'x3' Windows with Latches/Screens, 70" Door Opening & Double Wooden Doors, Door Lock and Keys, High-End Durable Hinges, Spring Latch Hooks Top and Bottom of Left Door Ensures Security. Shown in optional Two Tone.

Recommendation to Municipal Planning Commission

TITLE: DEVELOPMENT PERMIT No. 2023-29 Applicant: Michael Gerrand & Michelle Spencer Location: 3,6; 24-5-1 W5 Division: 3 Size of Parcel: 3.51 ha (8.69 Acres) Zoning: Agriculture - A Development: Garden Suite			
PREPARED BY: Laura McKinnon	DATE: May 30, 2023		
DEPARTMENT: Planning and Development			
Signature: 	ATTACHMENTS: 1. Development Permit Application 2023-29 2. Garden Suite Layout 3. GIS Site Plan		
APPROVALS:			
	 _____ Roland Milligan		
	_____ 2023/06/01		
Department Director	Date	CAO	Date

RECOMMENDATION:

That Development Permit Application No. 2023-29, for 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.

Waiver(s):

1. That a variance be granted from Section 49.4 "The structure being proposed shall be shown to be readily moveable upon expiry of the approval period" and be constructed in an existing permanent structure.
2. That a 5.54m (18.17ft) Variance be granted from the Minimum Setback from Public Roadways of 30m (98.4ft) for a setback of 24.46m (80.24 ft) to the South for the Garden Suite.

Informative(s):

1. That this structure not be used for a secondary suite unless applied for in a separate development permit.

Recommendation to Municipal Planning Commission

BACKGROUND:

- On May 10 2023, the MD accepted the Development Permit Application No. 2023-29 from applicants Michael Gerrand and Michelle Spencer (*Attachment No. 1*).
- The application is to allow for a Garden Suite on an Agriculture parcel (*Attachment No. 2*).
- This application is being placed in front of the MPC because:
 - Within the Agriculture – A Land Use District, Garden Suite is a Discretionary Use.
- The proposed location of the garden suite meets all required setbacks, except for the variance required to the South to bring the building into compliance. (*Attachment No. 3*).
- The applicants would be renovating an existing structure without any major additions.
- The application was forwarded to the adjacent landowners for comment. At the time of preparing this report no responses had been received.



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. 2023-29

Date Application Received May 10/23

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

Date Application Accepted May 10/23

RECEIPT NO. 57264

Tax Roll # _____

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: MICHAEL GERRAND AND MICHELLE SPENCER
 Address: _____ PINCHER CREEK AB T0K1W0
 Telephone: _____ (403) 455-9 Email: _____
 Owner of Land (if different from above): N/A
 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:

RETROFIT AN EXISTING BUILDING ON OUR ACREAGE INTO A GARDEN SUITE FOR MICHELLE'S MUM, NO CHANGE TO FOOTPRINT WITH THE EXCEPTION OF REMOVING LEANTO ON S. SIDE & ADDING A LOW SUNDECK

Legal Description: Lot(s) _____

Block _____

Plan _____

Quarter Section PTN OF 3 & 6 24-5-W5

Estimated Commencement Date: SUMMER 2023

Estimated Completion Date: FALL 2025

SECTION 3: SITE REQUIREMENTS

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

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

Yes No

Is the proposed development below a licenced dam?

Yes No

Is the proposed development site situated on a slope?

Yes No

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

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

Yes No Don't know Not required

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

Yes No Don't think so

<u>PRINCIPAL BUILDING</u>	Proposed	By Law Requirements	Conforms
(1) Area of Site			
(2) Area of Building	660 SF		
(3) %Site Coverage by Building (within Hamets)			
(4) Front Yard Setback Direction Facing: N	119.4M	7.5M	Yes
(5) Rear Yard Setback Direction Facing: S	24.46m	30M (98.4ft)	No
(6) Side Yard Setback: Direction Facing: E	101.15M	7.5M	Yes
(7) Side Yard Setback: Direction Facing: W	152.1M	30M	Yes
(8) Height of Building			
(9) Number of Off Street Parking Spaces			

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

drawing of existing building
Real Property Report

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: (10' x 22') LEANTO ON S. OF BUILDING

Area of size: 10' x 22'


Type of demolition planned: MANUAL/HAND TOOLS

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: 10 MAY / 2023

MICHAEL GERRAND 
Applicant

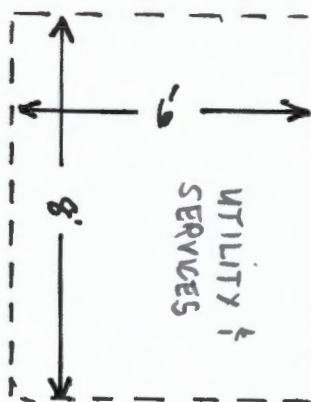
Registered Owner

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

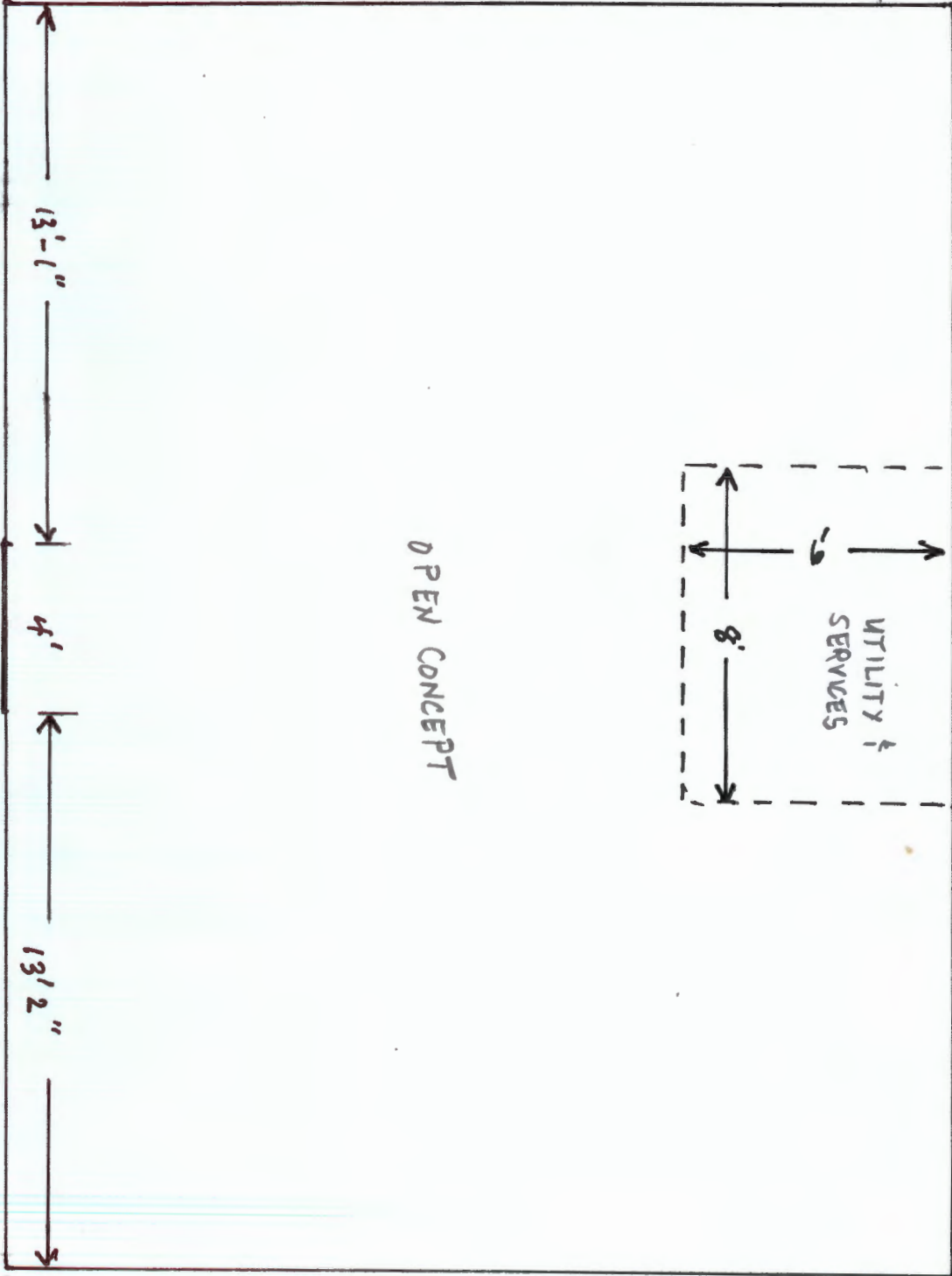
SOUTH

WEST

30'-3"



OPEN CONCEPT



22'-4"

NORTH

Low DECK

*WINDOWS TBD

EAST



DEVELOPMENT OFFICER REPORT

May 2023

Development / Community Services Activities includes:

- May 2 Municipal Planning Commission Meeting
- May 9 Council & Committee Meeting
- May 10 Site Inspection - Lundbreck
- May 12 SDO
- May 16 Inter-Municipal Development Plan Committee Meeting
- May 16 Planning Session
- May 17 U of A (Applied Land Use Planning) – Planning & Development Law
- May 22 General Holiday
- May 23 Council & Committee Meeting
- May 31 Pincher Creek Climate Resiliency Adaptation Planning – Economy Meeting
- June 2 Landowner Meeting – Beaver Mines
- June 3 Reuse & Recycle Fair Volunteer – Pincher Creek
- June 5 Riplinger Transmission Line Project ROW Planning Discussion

PLANNING DEPARTMENT STATISTICS

Development Permits Issued by the Development Officer for May 2023

No.	Applicant	Division	Legal Address	Development
2023-1	Alberta Rocks	5	Lot 14, Plan 9710740 within SE 18-7-2 W5	Natural Resource Extractive Use
2023-26	Scot Rayner	4	Lot 1, Block 1, Plan 981 3289 within NE 36-7-1 W5	Modular Home
2023-27	Mark & Sarah Amatto	5	Lot 12, Plan 9111895 within SW 7-7-2 W5	Accessory Building
2023-30	Sheldon Goodkey	5	Lot 1, Plan 9510045 within SE 10-10-2 W5	Accessory Building
2023-31	Lorraine Champagne	5	Lot 13, Block 3, Plan 1011592	Accessory Building

Development Permits Issued by Municipal Planning Commission May 2023

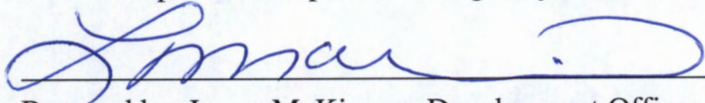
2023-17	Carter Marr	1	Within NW 21-3-29 W4	Single Detached Residence
2023-18	Ledcor Highways Ltd	5	Within SW 35-7-5 W5	Contractor Site
2023-21	Cam & Deanne Bertsch	3	Lot 1-7, Block 14, Plan 7850 AL	Moved In Residential Building

Development Statistics to Date

DESCRIPTION		2023 To date (June)	2022	2021	2020
Dev Permits Issued	8 - May	26 16 -DO 10 -MPC	48 29 - DO 19 - MPC	68 46-DO 19-MPC	67 57-DO 10-MPC
Dev Applications Accepted	8 - May	33	49	70	67
Utility Permits Issued	4 - May	16	12	31	27
Subdivision Applications Approved	0 - May	3	8	20	18
Rezoning		0	5	0	0
DESCRIPTION		2023 to Date (June)	2022	2021	2020
Compliance Cert	1 - May	8	32	41	24

RECOMMENDATION:

That the report for the period ending May 31, 2023, be received as information.



Prepared by: Laura McKinnon, Development Officer

Date: May 31, 2023

Respectfully Submitted to: Municipal Planning Commission