

THE MUNICIPAL DISTRICT OF WILLOW CREEK NO. 26

#26-Hwy 520, Claresholm Industrial Area, Box 550, Claresholm, Alberta T0L 0T0

Phone: (403) 625-3351 Fax: (403) 625-3886

Email: development@mdwillowcreek.com

NOTICE OF MUNICIPAL PLANNING COMMISSION MEETING

Form B

Application No. 005-18

TO: Adjacent Landowners

Notice is hereby given that an application is being made for a development permit with regard to the following:

NAME OF APPLICANT: Robert and Gail Gatto

TYPE OF DEVELOPMENT:

Construct a 16,000 sq. ft. riding arena for personal use only; and also, a 2,400 sq. ft. attached barn.

LEGAL DESCRIPTION OF SITE: SE 28-08-26- W4M

PLACE OF MEETING: Municipal Administration Building, Claresholm

TYPE OF MEETING: Regular Municipal Planning Commission

DATE OF MEETING: Wednesday, February 21, 2018 at 9:00 a.m.


This development application and all associated information are available for viewing at the Municipal Office at the address shown above during normal hours of operation, or on our website at www.mdwillowcreek.com.

Any person affected by the said proposal has the right to present a written brief prior to the hearing and/or to be present and be heard at the meeting. Any information submitted will become available to the public and may also be shared with the applicant and appropriate government/other agencies and is subject to the provisions of the Freedom of Information and Protection of Privacy Act (FOIP). If you have any questions, please contact The Municipal District of Willow Creek No. 26.

Persons requesting to be heard at the meeting shall submit a written request to be heard to the development officer not later than:

February 16, 2018 (10 consecutive days from the date of this notice)

DATE: February 2, 2018 **SIGNED:**


Brenda Stockton
Development Officer
MD of Willow Creek No. 26

THE MUNICIPAL DISTRICT OF WILLOW CREEK NO. 26

Box 550, Claresholm, AB T0L 0T0

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www.mdwillowcreek.com

FOR OFFICE USE ONLY

APPLICATION FOR A DEVELOPMENT PERMIT

IMPORTANT: This information may also be shared with appropriate government/other agencies (e.g. Alberta Agriculture, Food and Rural Development; Alberta Environment; the regional health authority), 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 Willow Creek No. 26.

Form AAPPLICANT: Robert and ^(Susan) Gail Gatto

ADDRESS: _____

MUNICIPAL ADDRESS: 84036 Sec Hwy #10REGISTERED OWNER: Robert & Susan Gatto

LEGAL DESCRIPTION: Lot(s) _____ Block _____ Plan _____

OR: Quarter SE Section 28 Township 8 Range 26 W 4 M

EXISTING USE: _____

PROPOSED USE: Personal Riding ArenaPARTICULARS OF PROPOSED DEVELOPMENT: Personal Riding Arena

Additional information or clarification can be helpful in processing the application without delay. You may wish to use the back of this form, or attach a separate sheet with such information. **Please fill out the Right of Entry authorization on reverse.**

REGISTERED OWNER OR PERSON ACTING ON BEHALF OF:

I/we agree to the collection and sharing of this information contained in this application, and any other information that may be required to verify and evaluate this application as explained above. I have submitted particulars concerning the completion of the proposed development and agree to comply in all respects with any conditions that may be attached to any development permit that is issued and with any other bylaws that are applicable. I am aware that I may be required to pay for all local improvement costs, which include drainage, sidewalks, road construction, street lighting, water and sewer main extensions, utility connection fees and installation costs at the present established rate.

I have read and understand the terms noted on the reverse side of this form and hereby apply for permission to carry out the development described above and/or on the attached plans and specifications. I further certify that the registered owner(s) of the land described above is aware of this application.

DATE: Nov. 29 / 2017

SIGNED: _____

IMPORTANT: See Over

ADDITIONAL INFORMATION: _____

IMPORTANT:

1. Subject to the provisions of the Land Use Bylaw of The Municipal District of Willow Creek No. 26, the term "development" includes any change in the use of buildings or land.
2. Although the Development Officer is in a position to advise on the principle or details of any proposals, such advice must not be taken in any way as an official consent, and is without prejudice to the decision in connection with the formal application. It must be clearly understood that any development by the applicant within 14 days after receipt of a Development Permit is at his own risk.
3. Please submit a plan or drawing showing locations of existing and proposed buildings, roads, services, boundaries, etc. in sufficient detail to ensure proper consideration of the application. Measurements may be metric or imperial units. It is desirable that the plans and drawings should be on scale appropriate to the development, that is:

Site plans – ratio of 1:1000 or 1:1500
Other drawings – ratio of 1:100 or 1:200

or as required by the Development Officer. However, unless otherwise stipulated, it is not necessary for plans and drawings to be professionally prepared.
4. If a decision is not made within 40 days from the date of the receipt of the application in its complete and final form, the applicant may exercise his right of appeal as though he had been mailed a refusal at the end of the 40-day period unless an agreement for a time extension has been entered into with the municipality.

RIGHT OF ENTRY:

I hereby authorize representatives of The Municipal District of Willow Creek No. 26 to enter my land for the purpose of conducting a site inspection in connection with this application.

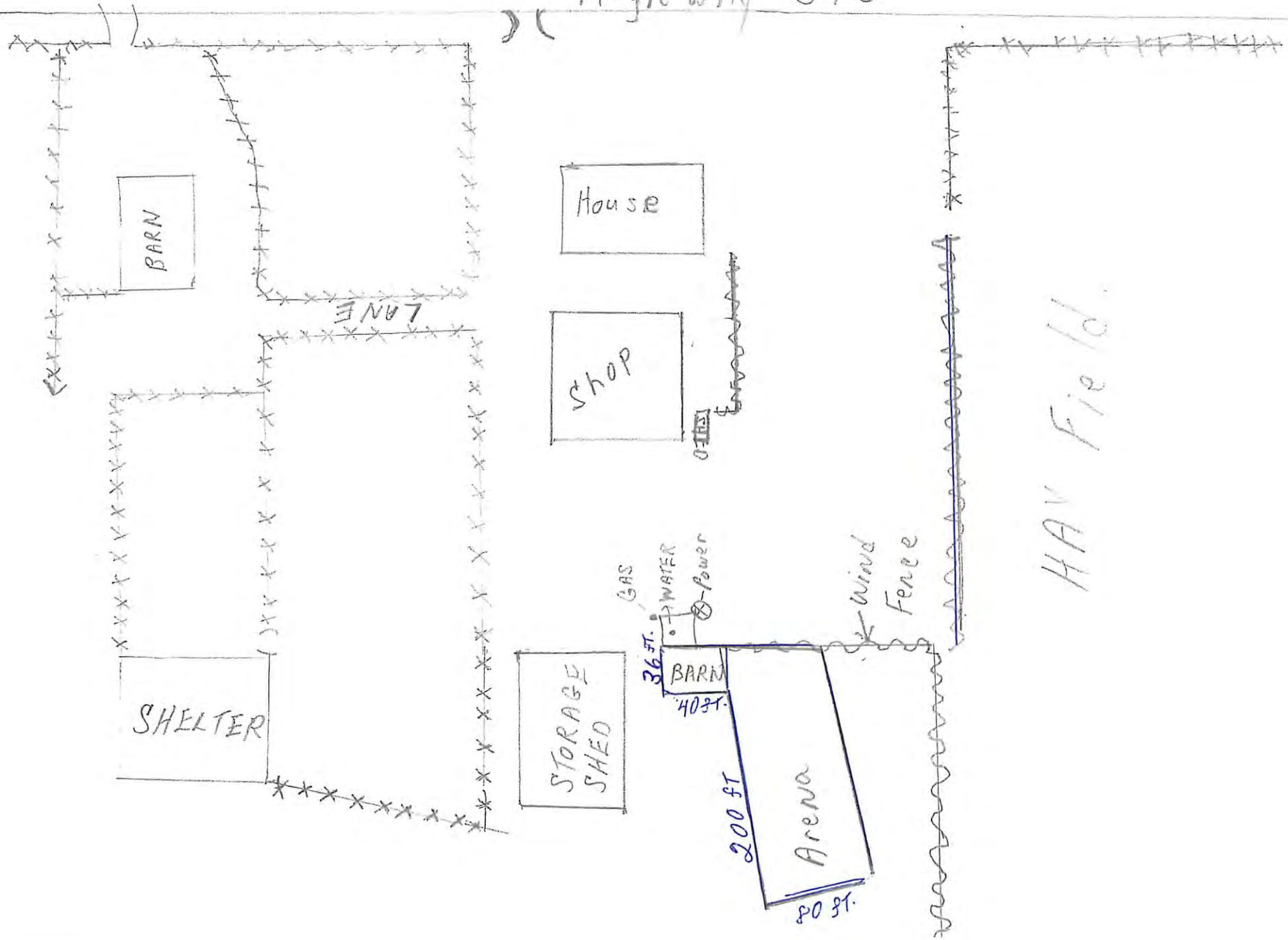
This right is granted pursuant to Section 542(1) of the *Municipal Government Act*.

DATE: Nov. 29/17

SIGNED: _____

Registered Landowner(s)

Highway 810



HAY Field.

DRAWING LIST	
S100	GENERAL NOTES/DETAILS
S101	MAN FLOOR PLAN
S102	ELEVATIONS
S103	TYPICAL DETAILS AND SECTIONS
S104	TYPICAL DETAILS AND SECTIONS
S105	ROOF BRACING PLAN
S106	TYPICAL BRACING METHODS
S107	PILE LAYOUT PLAN

DRAWING SPECIFICATIONS

1. GENERAL NOTES

- General Specifications - All construction to adhere to the latest edition of the National Building Code of Canada, as well as to local codes and bylaws, overriding any errors or omissions to these drawings.
- Typical details apply throughout, unless noted otherwise.
- All dimensions are imperial units.
- All trades responsible to check plans and notes prior to commencing construction and to report any discrepancies to designers.
- Construction Contractor is responsible for safety in and about the project site during construction, and the design and erection of temporary structures, from work, false work, shoring, temporary bracing, etc. required to complete this work (including sequencing and temporary bracing/bridging of roof trusses during erection).
- Mechanical/Electrical/Plumbing (by others) to be installed as per current codes.
- All window and door rough openings to be as per Manufacturers specs.

2. DISCREPANCIES AND MODIFICATIONS

- Report any discrepancies to the Consultant before proceeding with the work.
- Modifications or additions to the structure beyond its design will void these drawings.

3. GRAVEL

- Crushed Gravel to be clean, angular crusher run natural stone, free from silt, clay and organic matter.
- All gravel to be filled and compacted with 40mm crushed gravel.

4. METALS

- All bolts, nuts and washers to ASTM A308.
- All Wall and Roof Cladding to be Forma Steel FC36 29 ga. metal.

5. WOOD SPECIES

- All construction material to be SPF No. 1/Nor. 2 OR Hem-Fir No. 1/Nor. 2 or better - S.Dry, unless otherwise noted.
- All Oriented Strand Board (OSB) to be CSA CANS-043.70 M55.

6. WOOD TRUSSES

- Prefabricated wood trusses and joists to profiles, dimensions and loads shown on design drawings. Supplier to design trusses with due consideration of transportation, fabrication and erection, under Part 4 of the National Building Code. Shop drawings to bear seal of Professional Engineer.
- Design Loading on Prefabricated wood trusses to be approved by the Professional Engineer of Record.

7. LAMINATED POSTS

- Posts material to be PF No. 1/Nor. 2 OR Hem-Fir No. 1/Nor. 2 or better - S.Dry, unless otherwise noted.

8. STRUCTURAL LAMINATED VENEER LUMBER

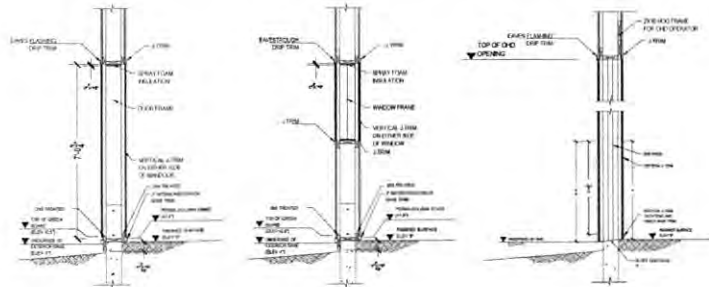
- All specified LVL Beams, Headers and columns to be manufactured by West Fraser LVL.
- All multiple member LVL beams to be nailed as per manufacturers specifications and details.

9. GRADING

- Final exterior grade to be finished below top of Elevation "D". Minimum 2% slope away from the building.
- Design assumes adequate soil bearing capacity and compaction strength.

10. VENTING

- Roof to be vented as per the latest edition of the National Building Code of Canada.
- Ventilation of the Attic to be Gable Vents, Ridge Venting and any mechanical vents required.

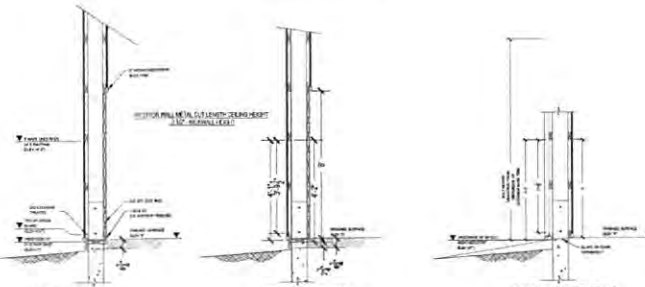


MANDOR TRIM
3/4"=1'

WINDOW TRIM
3/4"=1'

OHD DOOR TRIM
3/4"=1'

METAL CLADDING DETAILS



KICKWALL TRIM
3/4"=1'

KICKWALL TRIM
3/4"=1'

BI-FOLD DOOR TRIM
3/4"=1'

STRUCTURAL ASSEMBLIES

ROOF ASSEMBLIES

ROOF / CEILING (Metal Cladding)
-Forma Steel FC36 high tensile 29 ga. metal roof
-2x6 exterior strapping @ 24" o/c
-Pine-Eng. Trusses @ 48" o/c
-Insulation - min R40 - blown-in
-6 mil vapour barrier
-Forma Steel FC36 29 ga. metal ceiling

WALL ASSEMBLIES

EXTERIOR OF WALLS (Metal Clad)
-Forma Steel FC36 high tensile 29 ga. vertical metal siding
-2x4 exterior wall strapping 24" o/c
-Post and beam structure (as shown)
-Insulation - R28 friction fit - stapled

INTERIOR OF WALLS

-6 mil vapour barrier
-2x4 interior strapping @ 24" o/c
-Forma Steel FC36 high tensile 29 ga. vertical metal cladding

DESIGN/CLIMATIC LOADING

Design Includes Part 4 - Structural Design only as per the latest applicable Building Code

Importance Category: Low

Location: Fort Macleod, AB

Climatic/Design Loading:

Wind $q = 0.68 \text{ kPa}$

Snow $S = 0.85 \text{ kPa}$

NOTES
1. FOR GENERAL NOTES SEE DRAWING S100
2. DO NOT SCALE DRAWINGS

ENGINEERING FIRM



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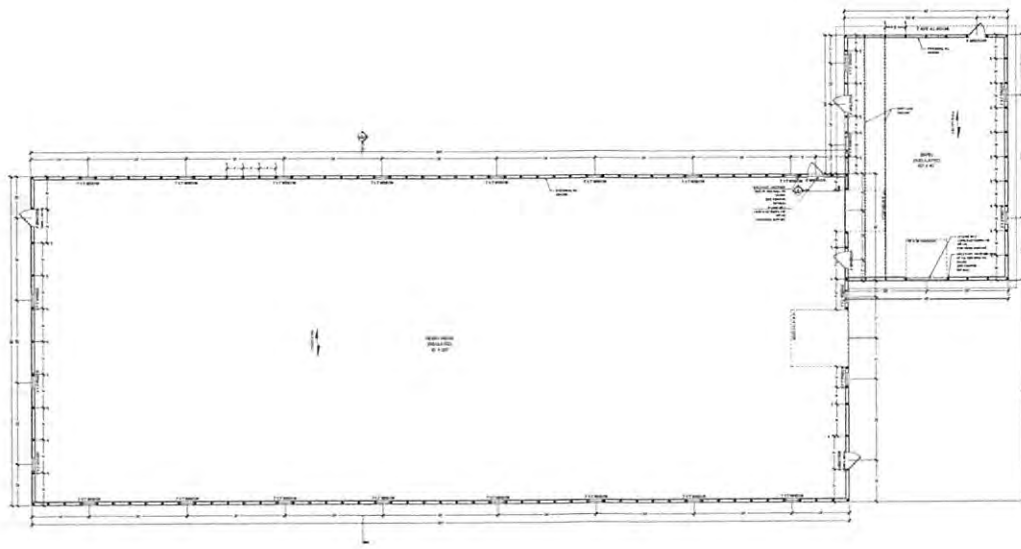
ENGINEERING FIRM

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ENGINEERING FIRM



1 MAIN FLOOR PLAN
S101 SCALE: 1/8" = 1'-0"

NOTES:
1. FOR GENERAL NOTES SEE DRAWING
2. DO NOT SCALE DRAWINGS



RECORD OF REVISION

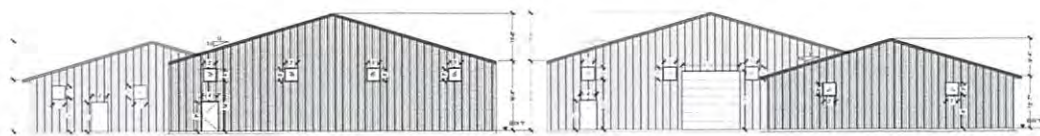
NO.	DATE	DESCRIPTION
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PROPOSED PROJECT
Big Coulee Ranching Inc.
Fort Macleod, AB



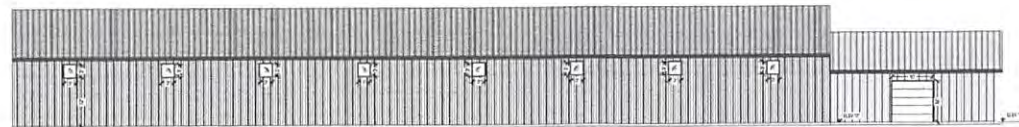
DRAWING DESCRIPTION

Main Floor Plan	
DATE 2017-02-08	JOB NUMBER INDUSTRY-11-47
CHECKED C.A.	DESIGNED M.L.
DRAWING NUMBER S101	REVISION 2

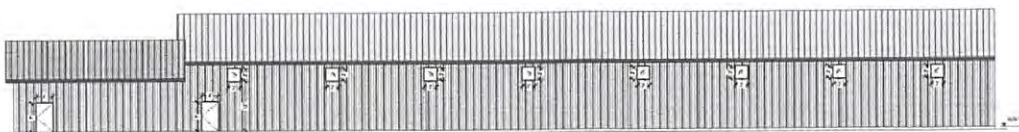


1 CABLE WALL ELEVATION
SCALE 1/8"=1'-0"

2 CABLE WALL ELEVATION
SCALE 1/8"=1'-0"



3 EYE WALL ELEVATION
SCALE 1/8"=1'-0"



3 EYE WALL ELEVATION
SCALE 1/8"=1'-0"

NOTES:
1. FOR GENERAL NOTES SEE DRAWING
2. DO NOT SCALE DIMENSIONS



ENCOMPASSING FIRM



READY FOR CONSTRUCTION

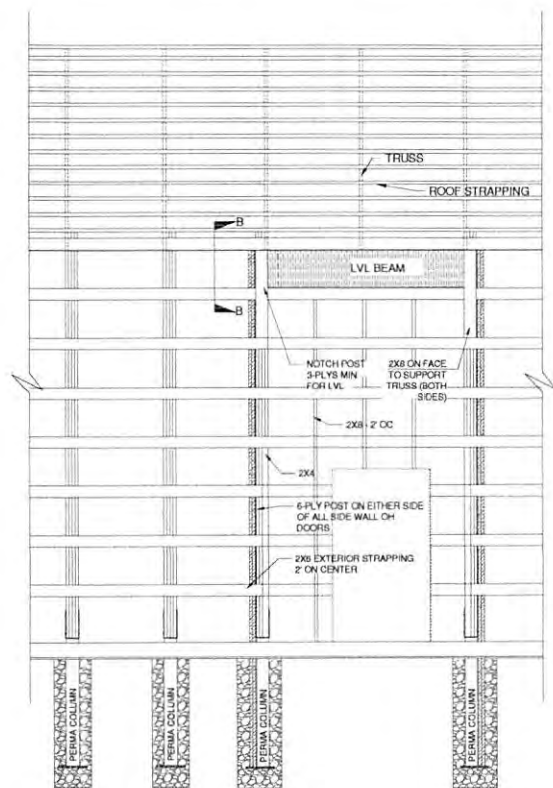
RECORD OF ISSUE
1. DESCRIPTION FOR REVIEW
2. DRAWING FOR CONSTRUCTION
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PROPOSED PROJECT
Big Coulee Ranching Inc.
Fort Macleod, AB

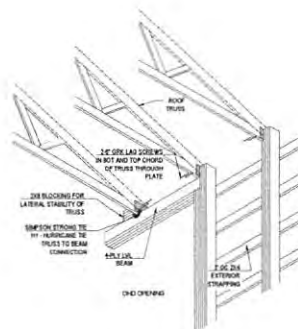


DRAWING DESCRIPTION
Elevations
DATE: 2017-03-08
DESIGNED: M.D.
CHECKED: C.A.
DRAWING NUMBER: 5102
REVISION: 2

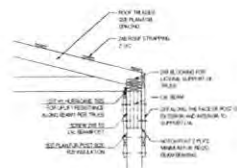
DATE: 2017-12-28	JOB NUMBER: MCO-IPS-17-477
CHECKED: CJR	DESIGNED: K.D.
DRAWING NUMBER: S103	REVISION: 2



A
S104
TYPICAL BEAM SECTION
SCALE 3/4"=1'



1
S104
TYPICAL BEAM SECTION
SCALE 3/4"=1'



B
S104
TYPICAL BEAM SECTION
SCALE 3/4"=1'

NOTES:
1. FOR GENERAL NOTES SEE DRAWING S100
2. DO NOT SCALE DRAWINGS

ENGINEERING FIRM



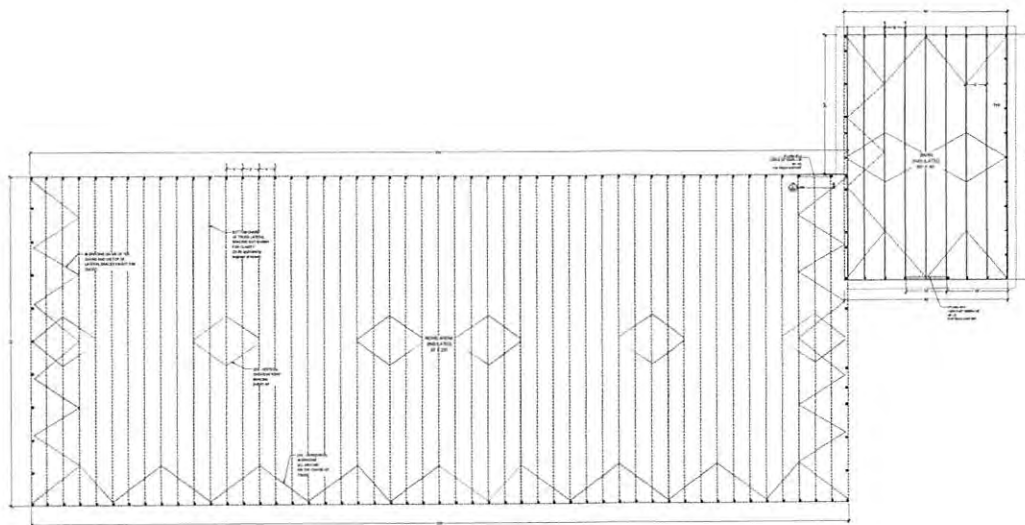
REGISTERED PROFESSIONAL ENGINEER

RECORD OF REVISION
1. REVISED FOR REVIEW
2. REVISED FOR CONSTRUCTION
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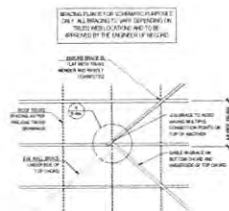
PROPOSED PROJECT
Big Coulee Ranching Inc.
Fort Macleod, AB



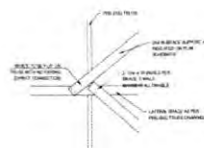
DRAWING DESCRIPTION	
Section and Details	
DATE 2017-02-08	JOB NUMBER MIDWEST-15-KIT
DRAWN S.P.	DESIGNED S.P.
CHECKING NUMBER S104	REVISION 2



1 ROOF PLAN
SCALE 1/4\"/>



2 ROOF BRACING BEST PRACTICES
SCALE 1/4\"/>



3 ROOF BRACE CONNECTION DETAILS
SCALE 1/4\"/>

NOTES
1. FOR GENERAL NOTES SEE DRAWING
S100
2. DO NOT SCALE DRAWINGS

ENGINEERING FIRM

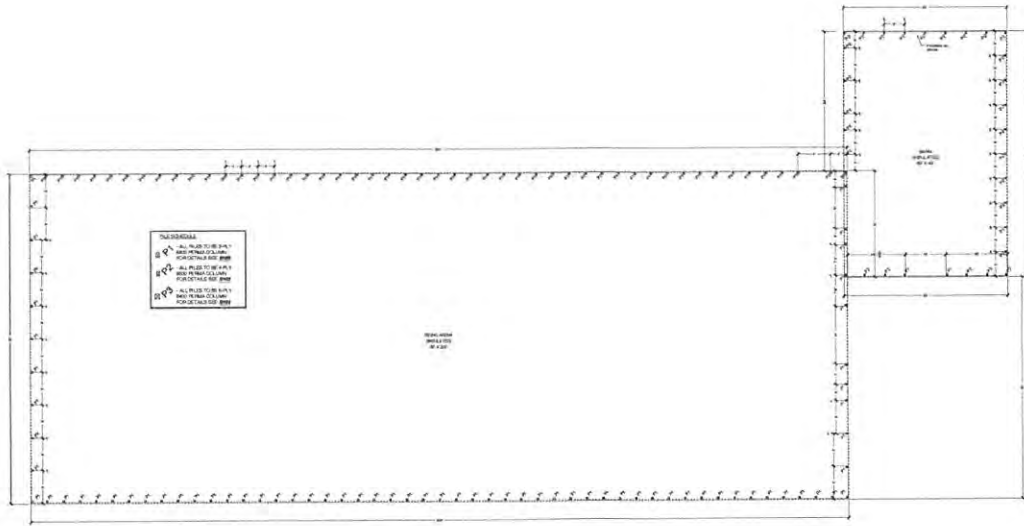



RECORD OF REVISION	
1	DATE: 10/10/18
2	REVISION: 1.1
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PROPOSED PROJECT
Big Coulee Ranching Inc.
Fort Macleod, AB



DRAWING DESCRIPTION	
Truss Bracing Plan	
DATE: 2018-10-08	JOB NUMBER: 480-PPS-17-427
DRAWN BY: S.A.	DESIGNED BY: S.A.
CHECKED BY: S105	REVISION: 2



1 PILING PLAN
S106 SCALE 1/4" = 1'

- NOTES
1. FOR GENERAL NOTES SEE DRAWING S106
 2. DO NOT SCALE DIMENSIONS
 3. FOUNDATION DESIGN ASSUMES ADEQUATE SOIL BEARING CAPACITY AND COMPACTION STRENGTH

ENGINEERING FIRM



REGISTERED CONTRACTOR



INTEGRITYBUILT.COM

RECORD OF ISSUE	
1	2017-02-01 FOR REVIEW
2	2017-02-01 FOR CONSTRUCTION
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PROPOSED PROJECT
Big Coulee Ranching Inc.
Fort Macleod, AB

ENGINEER/ARCHITECT SEAL



DRAWING DESCRIPTION
Piling Plan

DATE 2017-10-28	JOB NUMBER M01-075-11-107
DRAWN BY C.R.	DESIGNED BY K.S.
DRAWING NUMBER S107	REVISION 2