

**Municipal District of Pincher Creek No. 9
MUNICIPAL PLANNING COMMISSION**

June 2, 2020

6:30 pm

Agenda

1. Adoption of Agenda

2. Minutes

- a. Meeting Minutes of May 5, 2020

3. Closed Meeting Session

4. Unfinished Business

Nil

5. Development Permit Applications

- a. Development Permit Application No. 2020-18
CNC Pro-Motion Inc.
Lot 23, Block 17, Plan 761 0822, Hamlet of Lundbreck
Industrial Machine Sales

6. Development Reports

- a. Development Officer's Report
 - Report for the month of May 2020

7. Correspondence

Nil

8. New Business

9. Next Regular Meeting – July 7, 2020; 6:30 pm

10. Adjournment

**Meeting Minutes of the
Municipal Planning Commission
May 5, 2020 6:00 pm
Municipal District of Pincher Creek No. 9 Administration Building**

ATTENDANCE

Commission: Reeve Brian Hammond, Quentin Stevick, Terry Yagos, Bev Everts, Rick Lemire, Member Michael Gerrand and Chairman Jim Welsch

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

Planning Advisors: ORRSC, Senior Planner Gavin Scott

Absent: CAO Troy MacCulloch, Assistant Planners Hailey Winder and Max Kelly

Chairman Jim Welsch called the meeting to order, the time being 6:35 pm.

Chairman Jim Welsch requested recorded votes for all motions made during this conference call meeting.

1.

ADOPTION OF AGENDA

Councillor Quentin Stevick 20/010

Moved that the agenda be approved.

2.

ADOPTION OF MINUTES

Councillor Bev Everts 20/011

Moved that the Municipal Planning Commission Meeting Minutes for April 7, 2020 be approved as presented.

Carried

3.

CLOSED MEETING SESSION

Reeve Brian Hammond 20/0012

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 6:36 pm.

Carried

Councillor Bev Everts

20/013

Moved that the Municipal Planning Commission open the meeting to the public, the time being 6:57 pm.

Carried

4. **UNFINISHED BUSINESS**

There was no unfinished business to discuss.

5. **DEVELOPMENT PERMIT APPLICATIONS**

- a. **Development Permit Application No. 2020-09**
Angie Reimer / Michael Safranka
Lot 1, Block 1, Plan 1711156 (SE 06-07-01 W5)
Garden Suite

Councillor Bev Everts

20/014

Moved that Development Permit No. 2020-09, for the Garden Suite be approved as presented:

Condition(s):

1. **That this development meets the minimum provisions as required in Land Use Bylaw 1289-18.**
2. **Pursuant to Section 49.1(b) of the LUB, this permit is a temporary permit, being valid for five (5) years.**

Variance(s):

1. **A 19.5 meter variance of the 30 meter setback requirement from a municipal road is granted for a municipal road setback of 10.5 meters.**

Carried

6. **DEVELOPMENT REPORT**

- a. Development Officer's Report

Reeve Brian Hammond

20/015

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

Carried

7. **CORRESPONDENCE**

Nil

8. **NEW BUSINESS**

Nil

9. **NEXT MEETING** – June 2, 2020; 6:30 pm.

10. **ADJOURNMENT**

Councillor Terry Yagos

20/016


Moved that the meeting adjourn, the time being 7:00 pm.

Carried

Chairperson Jim Welsch
Municipal Planning Commission

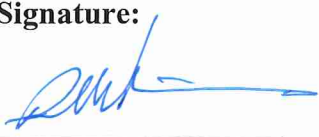
Director of Development and Community
Services Roland Milligan
Municipal Planning Commission

Recommendation to Municipal Planning Commission

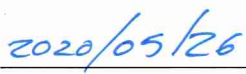

TITLE: DEVELOPMENT PERMIT NO. 2020-18 Applicant: CNC Pro-Motion Inc. Location: Lot 23, Block 17, Plan 761 0822, Hamlet of Lundbreck Division: 5 Size of Parcel: 0.22 ha (0.55 Acres) Zoning: Hamlet Highway Commercial - HHC Development: Industrial Machine Sales	
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PREPARED BY: Roland Milligan	DATE: May 26, 2020
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DEPARTMENT: Planning and Development

Signature:  <hr style="width: 100%;"/>	ATTACHMENTS: 1. Development Permit Application No. 2020-18
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APPROVALS:

<hr style="width: 100%;"/> Roland Milligan	 <hr style="width: 100%;"/>	<hr style="width: 100%;"/> Troy MacCulloch	 <hr style="width: 100%;"/>
Department Director	Date	CAO	Date

RECOMMENDATION:

That Development Permit No. 2020-18, for an Industrial Machines Sales use, be approved, subject to the following Condition(s) and Variance(s):

Condition(s):

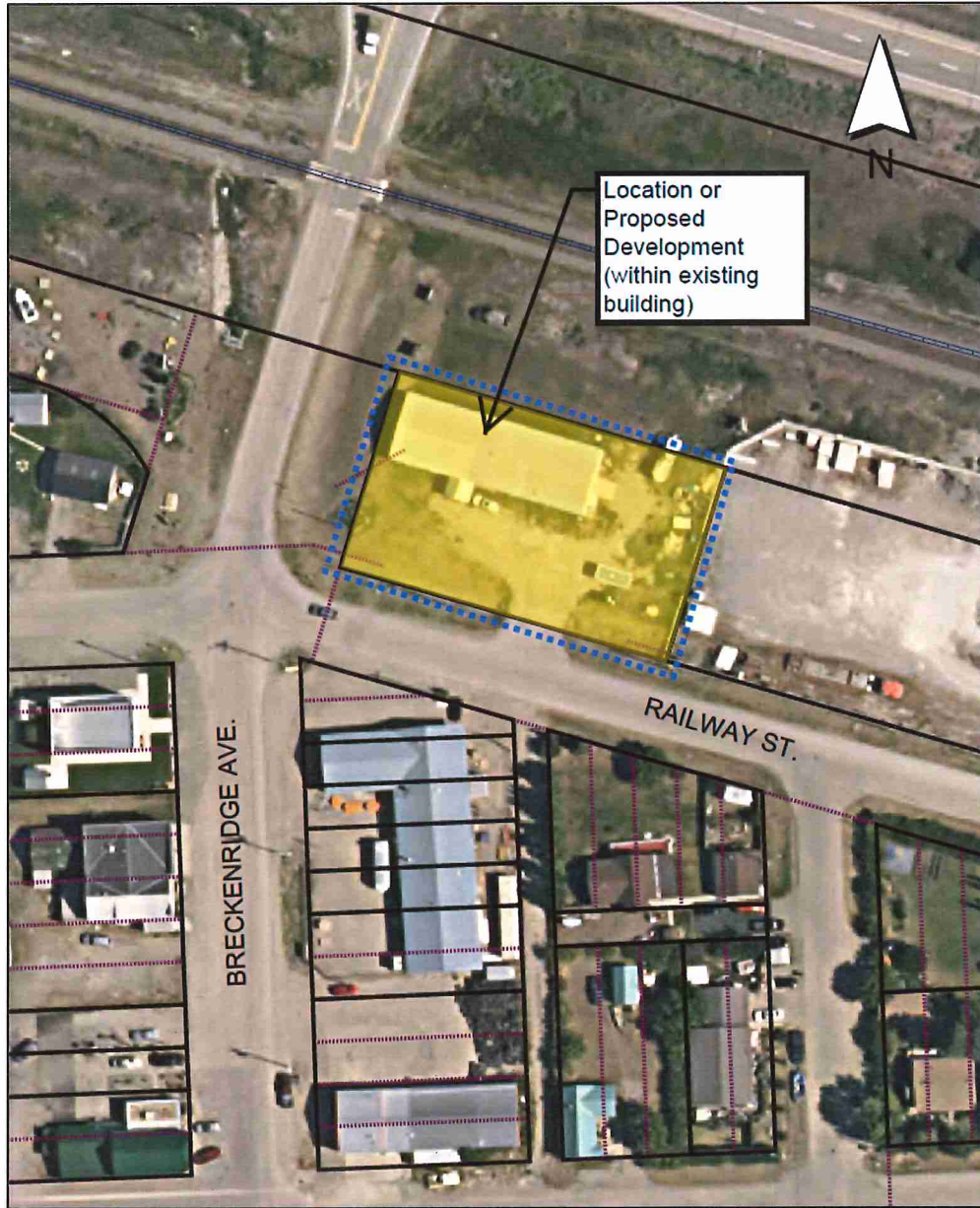
1. That this development meets the minimum provisions as required in Land Use Bylaw 1289-18.

BACKGROUND:

- On May 5, 2020, CNC Pro-Motion Inc. submitted Development Permit Application No. 2020-18 for the change in use of the existing building on the above parcel (*Attachment No. 1*).
- The building is to be used for the sale of CNC (Computer Numerical Control) Machinery, equipment, and parts. The applicant has stated that sales are to be predominately on-line.
- This application is in front of the MPC because:
 - Within the Hamlet Highway Commercial land use district, Industrial Machinery Sales is a Discretionary Use.
- A Retail Furniture Store approved by the MPC in 1995.
- Subsequently the building was used for a plumbing business.
- The application was forwarded to the adjacent landowners for comment, with no responses returned at the time of preparing this report.

Recommendation to Municipal Planning Commission

Location of Proposed Development



Recommendation to Municipal Planning Commission





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. DP 2020 - 18

Date Application Received 2020/05/08 PERMIT FEE \$100 Permitted / \$150 Discretionary

Date Application Accepted 2020/05/08 RECEIPT NO. 4426

Tax Roll # 0410.020

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: CNC PRO-MOTION INC

Address: 309 RAILWAY STREET Box 444

Telephone: 403-800-8407 Email: SUPPORT@CNC PROMOTION.COM

Owner of Land (if different from above): INSTALLATION C. PLAN INC

Address: 410 BRECKENRIDGE AVE Telephone: 403-333-8666

Interest of Applicant (if not the owner): SAME PERSON

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:

SELLING CNC MACHINES + PARTS
INDUSTRIAL MACHINE SPACES

Legal Description: Lot(s) PART 23

Block 17

Plan 7610822

Quarter Section _____

Estimated Commencement Date: MAY 15 2020

Estimated Completion Date: MAY 15 2020

SECTION 3: SITE REQUIREMENTS

Land Use District: Howard Highway Commercial - HHC 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> <u>EXISTING</u>	Proposed	By Law Requirements	Conforms
(1) Area of Site	23 928 FT ²		
(2) Area of Building	4800 FT ²		
(3) %Site Coverage by Building (within Hamets)	20%		
(4) Front Yard Setback Direction Facing:	South		
(5) Rear Yard Setback Direction Facing:	North		
(6) Side Yard Setback: Direction Facing:	EAST		
(7) Side Yard Setback: Direction Facing:	West		
(8) Height of Building	16'		
(9) Number of Off Street Parking Spaces	10		

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

site PLAN TAX NOTICE CERTIFICATE TITLE
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:			
(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: _____

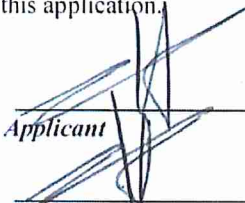
Type of demolition planned: _____

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: May 1 2020



 Applicant

Registered Owner

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

**DIRECTOR OF DEVELOPMENT AND COMMUNITY SERVICES REPORT
May 1 to May 31, 2020**

Development / Community Services Activities includes:

- May 1 PCREMO Command & General Staff Meeting
- May 4 AES & PW Summer / Seasonal Meeting
- May 5 PCREMO Meeting
- May 5 AEMA COVID19 DEM and DDEM Update Meeting
- May 6 PCREMO Command & General Staff Meeting
- May 8 PCREMO Command & General Staff Meeting
- May 8 Staff Meeting
- May 11 PCREMO Command & General Staff Meeting
- May 12 Council Committee Meeting
- May 13 PCREMO Command and General Staff Meeting
- May 13 EAC Meeting
- May 19 PCREMO – AHS Update Meeting
- May 20 PCREMO Command and General Staff Meeting
- May 20 Planning Session Coordinator Meeting
- May 20 CAOs PCREMO COVID-19 Meeting
- May 21 CMR Water and Roads Meeting
- May 21 SMT Meeting
- May 22 PCREMO Command and General Staff Meeting
- May 25 PCREMO Command and General Staff Meeting
- May 25 Rolls, Responsibilities and Public Announcements Meeting
- May 26 Council Committee Meeting
- May 26 Council Meeting

PLANNING DEPARTMENT STATISTICS

Development Permits Issued by the Director for May 2020

No.	Applicant	Division	Legal Address	Development
2020-16	Dawson	1	5102 Rge. Rd. 30-1	Single Detached Residence
2020-17	Riviere	1	30322 Twp. Rd. 4-1A	Manufactured Home
2020-19	Bonertz	4	1232 Twp. Rd. 5-3A	Single Detached Residence w/Attached Garage
2020-20	Francis	2	6331 Rge. Rd. 30-1	Single Detached Residence w/Attached Garage
2020-21	Prout	2	6013 Rge. Rd.. 29-3	Accessory Building
2020-22	320017 Alberta Ltd. (Rinaldi)	5	7129 Hwy 507	Single Detached Residence w/Attached Garage
2020-23	Banner Environmental	3	6004 Rge. Rd. 1-4	Beaver Mines Wastewater Facility
2020-24	7810903 Canada Inc. (Nuyt)	3	5411 Rge. Rd. 2-5	Accessory Building (Garage)

Development Permits Issued by Municipal Planning Commission May 2020

2020-09	Reimer	3	7002 Rge. Rd. 1-5	Garden Suite
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Development Statistics to Date

DESCRIPTION		2020 to Date (May)	2019	2018	2017
Dev Permits Issued	5 – Jan 3 – Feb 2 - April 8 - May	18 17 – DO 1 - MPC	54 45-DO 9-MPC	22 17-DO 5-MPC	65 45-DO 20-MPC
Dev Applications Accepted	6 – Jan 4 – Feb 1 – March 3 – April 10 - May	24	57	24	63
Utility Permits Issued	0 – Jan 5 – Feb 2 – March 3 – April 1 - May	11	33	14	22
Subdivision Applications Approved	1 - April	1	12	4	3
Rezoning Applications Approved		0	1	0	2
Compliance Cert	1 – Jan 1 – Feb 1 – March 1 – April 5 - May	9	22	5	22

RECOMMENDATION:

That the report for the period ending May 31, 2020, be received as information.

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

Date: May 26, 2020

Reviewed by: Troy MacCulloch *TM* ✓

Date: May 26, 2020

Submitted to: Municipal Planning Commission

Date: June 2, 2020