

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

1. Adoption of Agenda

2. Minutes

- a. Meeting Minutes of March 2, 2021
- b. Special Meeting Minutes of March 15 & 19, 2021

3. Closed Meeting Session

4. Unfinished Business

Nil

5. Development Permit Applications

- a. Development Permit Application No. 2021-13
Pincher Creek Seed Cleaning Cooperative Ltd.
Lots 1 thru 6, Block 5, Plan 1993N, Hamlet of Pincher Station
Shipping Container
- b. Development Permit Application No. 2021-15
Lucas, Richard
Lot 1, Block 20, Plan 201 2008, SW 10-6-2 W5M
Intensive Horticulture Use (Mushroom Farm)

6. Development Reports

- a. Development Officer's Report
 - Report for the month of March 2021

7. Correspondence

Nil

8. New Business

9. Next Regular Meeting – May 4, 2021; 6:30 pm

10. Adjournment

**Meeting Minutes of the
Municipal Planning Commission
March 2, 2021 6:30 pm, via Virtual Meeting
Municipal District of Pincher Creek No. 9 Administration Building**

ATTENDANCE

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

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

Planning Advisors: ORRSC, Senior Planner Gavin Scott

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

1. ADOPTION OF AGENDA

Councillor Quentin Stevick 21/008

Moved that the agenda be amended to include New Business of Bill 48 Red Tape Reduction Implementation Act 2020.

Carried

2. ADOPTION OF MINUTES

Councillor Bev Everts 21/009

Moved that the Municipal Planning Commission Meeting Minutes for February 2, 2021 be approved as amended.

Carried

3. CLOSED MEETING SESSION

Reeve Brian Hammond 21/010

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 6:38 pm.

Carried

Councillor Rick Lemire

21/011

Moved that the Municipal Planning Commission open the meeting to the public, the time being 6:46 pm.

Carried

4. **UNFINISHED BUSINESS**

There was no unfinished business to discuss.

5. **DEVELOPMENT PERMIT APPLICATIONS**

- a. Development Permit Application No. 2021-04
Mankee, Gyan & Jean
Lot 12 and S1/2 Lot 13, Block 11, Plan 2177S
Manufactured Home**

Councillor Terry Yagos

21/012

Moved that Development Permit No. 2021-04, for a Manufactured Home be approved as presented:

Condition(s):

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

Carried

- b. Development Permit Application No. 2021-12
Smyth, Glen & Vickie
Lot 3, Block 1, Plan 8811747 within SE 20-7-1 W5M
Secondary Farm Residence**

Councillor Bev Everts

21/013

Moved that Development Permit No. 2021-12, 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.

Waiver(s):

1. That Section 42.3 (a) of Land Use Bylaw 1289-18 be waived.

Carried

6. **DEVELOPMENT REPORT**

- a. Development Officer's Report

Councillor Rick Lemire

21/014

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

Carried

7. **CORRESPONDENCE**

Nil

8. **NEW BUSINESS**

Gavin Scott summarized the Amendments to the Municipal Government Act due to the implementation of Bill 48: Red Tape Reduction Implementation Act, 2020 (No. 2).

9. **NEXT MEETING** – April 6, 2021; 6:30 pm.

10. **ADJOURNMENT**

Councillor Terry Yagos

21/015

Moved that the meeting adjourn, the time being 7:19 pm.

Carried

Chairperson Jim Welsch
Municipal Planning Commission

Director of Development and Community
Services Roland Milligan
Municipal Planning Commission

**Meeting Minutes of the
Special Municipal Planning Commission
March 15, 2021 2:00 pm, via Virtual Meeting
Municipal District of Pincher Creek No. 9 Administration Building**

ATTENDANCE

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

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

Planning
Advisors: ORRSC, Senior Planner Gavin Scott

Chairman Jim Welsch called the meeting to order, the time being 2:00 pm.

1. ADOPTION OF AGENDA

Councillor Quentin Stevick 21/016

Moved that the agenda be approved as presented.

Carried

2. CLOSED MEETING SESSION

Reeve Brian Hammond 21/017

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 2:04 pm.

Carried

Councillor Rick Lemire 21/018

Moved that the Municipal Planning Commission open the meeting to the public, the time being 3:34 pm.

Carried

3. RECESS

Reeve Brian Hammond 21/019

Moved that Municipal Planning Commission declare recess of the Special Municipal Planning Commission meeting until Friday, March 19th, 2021 at 9:00 am, the time being 3:35 pm.

Carried

RECONVENE

Reeve Brian Hammond 21/020

Moved that Council declare the Special Council meeting reconvened, on Friday, March 19th, 2021 the time being 9:00 am with the following Commission/Staff members in attendance:

Commission: Chairman Jim Welsch, Reeve Brian Hammond, Councillors' Terry Yagos, Bev Everts, and Rick Lemire

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

Planning
Advisors: ORRSC, Senior Planner Gavin Scott

Carried

Absent: Councillor Quentin Stevick

Chairman Jim Welsch called the meeting to order, the time being 9:00 am.

4. CLOSED MEETING SESSION

Councillor Rick Lemire 21/021

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 9:00 am.

Carried

Councillor Terry Yagos 21/022

Moved that the Municipal Planning Commission open the meeting to the public, the time being 9:30 am.

Carried

5. DEVELOPMENT PERMIT APPLICATIONS

- a. **Development Permit Application No. 2021-09
Michelson Holdings Ltd. / Southwest Concrete Ltd.
Lot 24, Block 17, Plan 1010825
Concrete Plant**

Councillor Rick Lemire

21/023

Moved that Development Permit No. 2021-09, for a Concrete Plant Rebuild be approved as amended:

Condition(s):

1. That this development meets the minimum provisions as required in Land Use Bylaw 1289-18.
2. That the development be constructed as per the submitted plans.
3. That the developer adhere to conditions set forth within the required Alberta Transportation Roadside Development Permit, to be attached to and form part of this permit.
4. That the developer submit proof of valid registration with Alberta Environment as required under the Code of Practice for Concrete Producing Plants.
5. That the developer install either a concrete or asphalt apron from the gated entrance to the paved edge of Railway Street prior to commencement of plant operations.
6. That the developer install privacy slats, or similar screen technology, technology in the existing chain link fence adjacent to Railway Street to be approved by the development authority, and installed prior to plant operation.
7. That the developer plant a row trees or shrubs to the satisfaction of the Development Authority, within the north boulevard of Railway Street, to be completed within one (1) year of building occupancy.
8. Notwithstanding Bylaw No. 1256-14, being the Noise Bylaw, the developer shall restrict hours of operation to Monday to Saturday only, between the hours of 6:00am and 10:00pm. With the understanding that extended operating hours may be required for specific work, the developer shall contact the municipality and the adjacent landowners of any planned operation outside these established times.
9. That the developer maintain a comprehensive dust control program for the entire site with provisions for dry conditions regardless of the season, a copy of which be provided to the municipality prior to plant operation.
10. Prior to plant operation, the developer place a sign on the south facing fence for the purpose of providing the company contact information and the Alberta Environment and Parks 24-Hour Response Line (toll-free within Alberta 1-800-222-6514).

Variance(s):

1. A 4.72 meter variance of the 15.24 meter height requirement is granted for a silo height of 19.96 meters.

Informative(s):

1. The developer is encouraged to participate in further community engagement to enhance neighboring relationships.

6. **ADJOURNMENT**

Councillor Terry Yagos

21/024

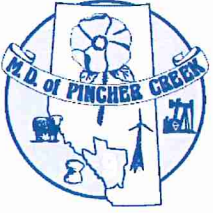
Moved that the meeting adjourn, the time being 9:32 am.

Carried

Chairperson Jim Welsch
Municipal Planning Commission

Director of Development and Community
Services Roland Milligan
Municipal Planning Commission

Recommendation to Municipal Planning Commission

TITLE: DEVELOPMENT PERMIT NO. 2021-13 Applicant: Pincher Creek Seed Cleaning Cooperative Ltd. Location: Lots 1 thru 6, Block 5, Plan 1993N, Hamlet of Pincher Station Division: 2 Size of Parcel: 2088m ² (22475m ²) Zoning: Hamlet General Industrial and Warehousing - HGIW Development: Shipping Container	
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PREPARED BY: Roland Milligan	DATE: March 23, 2021
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DEPARTMENT: Planning and Development

Signature: <hr style="width: 100%;"/>	ATTACHMENTS: 1. Development Permit Application No. 2021-13 2. Site Plan
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APPROVALS:			
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Roland Milligan	<i>2021/03/29</i>	Troy MacCulloch	<i>29 Mar. 2021</i>
Department Director	Date	CAO	Date

RECOMMENDATION:

That Development Permit No. 2021-13, for the placement of a Shipping Container, 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.
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.

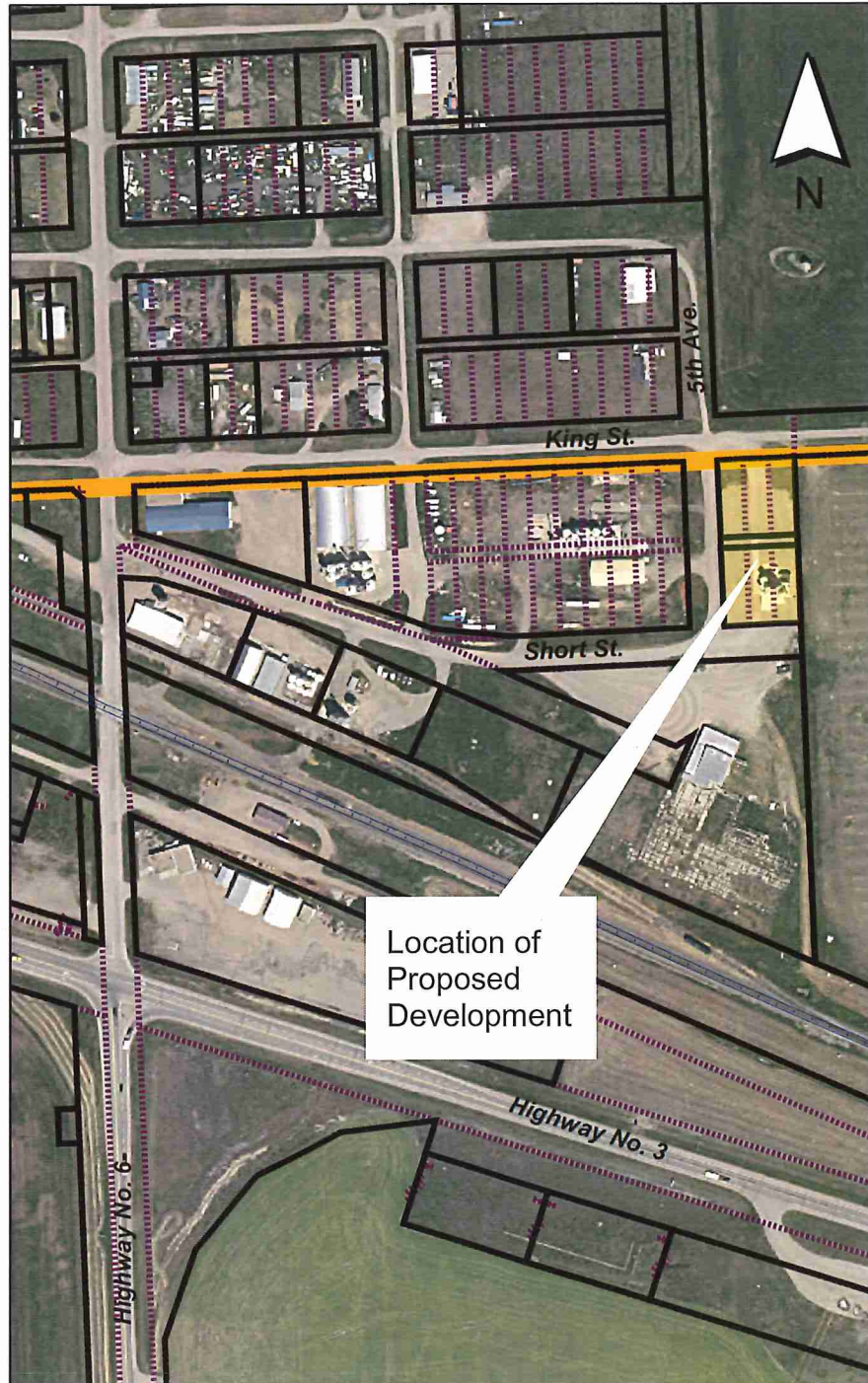
BACKGROUND:

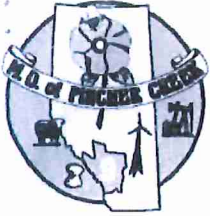
- On March 10, 2021 the MD received Development Permit Application No. 2021-13, for the placement of a Shipping Container onto Lot s 1-3, Block 5, Plan 1993N.
- This application is being placed in front of the MPC because:
 - Within the Hamlet General Industrial Warehousing - HGIW land use district, Shipping Containers are a Discretionary Use.
- The proposed location of the containers meets the setback requirements of the land use district.
- Shipping Containers are required to also meet the regulations outlined in Section 58 of the LUB.
- The location is within the rear yard of the parcel (Section 58.8).

Recommendation to Municipal Planning Commission

- The application was forwarded to the adjacent landowners for comment, no responses were received at the time of preparing this report.

Location of Proposed Development





DEVELOPMENT PERMIT APPLICATION

All grey areas will be completed by the Planning Authority

DEVELOPMENT PERMIT APPLICATION NO. 2021-13

Date Application Received MAR. 10/21

PERMIT FEE \$100 Permitted
\$150 Discretionary

Date Application Accepted 2021/03/11

RECEIPT NO. 48194

Tax Roll # 0086.010

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: Pincher Cree k Seed Cleaning Co-operative Ltd.

Address: Box 2952 Pincher Creek Ab. Tok 1W0

Telephone: [REDACTED] **Email:** [REDACTED]
MIKE SPANCA

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:

Purchase a sea container and place it North of buildings on wood planks to store supplies that are used for plant equipment. 8'x 20' or 8' by 40'

Required to reduce dust in plant to mitigate fire risk.

Legal Description: Lot(s) 146

PINCHER STN
605 SHORT ST.

Block 5

Plan 1993N

Quarter Section SW 01-7-30 W4

Estimated Commencement Date: April 5/2021

Estimated Completion Date: April 5/2021

SECTION 3: SITE REQUIREMENTS

Land Use District: HQ1W Division: K2

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			
(3) %Site Coverage by Building (within Hamets)			
(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)

ACCESSORY BUILDING	Proposed	By Law Requirements	Conforms
(1) Area of Site	22800	>15000 ft ²	YES
(2) Area of Building 8' by 20' or 8' by 40'	<i>SHIPPING CONTAINER</i>	—	—
(3) % Site Coverage by Building (within Hamlets)	N/A	—	—
(4) Front Yard Setback Direction Facing: SOUTH	≈ 3.8m	4.6m ^{15.1'}	YES
(5) Rear Yard Setback Direction Facing: NORTH	5m	3m ^{9.8'}	YES
(6) Side Yard Setback: Direction Facing: EAST	15.85m ^{52'}	3m ^{9.8'}	YES
(7) Side Yard Setback: Direction Facing: WEST	12.8m ^{42'}	3m ^{9.8'}	YES
(8) Height of Building	8'	15.2m ^{49.9'}	YES
(9) Number of Off Street Parking Spaces	0	N/A	—

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: Mar. 10/21 _____

M. S. [Signature]
Applicant

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.

DP 2021-13 SITE PLAN

KING ST.



LOTS 4-6
BLK 5
PLAN 1993N
(SEED CLEANING PLANT)

5TH AVENUE

CLOSED LINE
(M.D.) 46.33m

28.43m

15.5m

SHIPPING
CONTAINER
2.4 x 6.10
(8' x 20')

45.72m

45.72m

LOTS 1-3
BLOCK 5
PLAN 1993N
(SEED CLEANING PLANT)

36m




46.33m

SHORT ST.



1:500 METRIC

Recommendation to Municipal Planning Commission

TITLE: DEVELOPMENT PERMIT NO. 2021-15 Applicant: Richard Lucas Location: Lot 1, Block 20, Plan 201 2008, SW 10-6-2 W5M Division: 3 Size of Parcel: 4.00 ha (9.89 acres) Zoning: Agriculture - A Development: Intensive Horticulture Use (Mushroom Farm)	
PREPARED BY: Roland Milligan	DATE: March 23, 2021
DEPARTMENT: Planning and Development	
Signature: _____	ATTACHMENTS: 1. Development Permit Application No. 2021-15 2. Site Plan
APPROVALS:	
 _____ Roland Milligan	 _____ Troy MacCulloch
_____ Department Director	_____ CAO
_____ Date	_____ Date

RECOMMENDATION:

That Development Permit No. 2021-15, for the development of an Intensive Horticulture Use (Mushroom Farm), 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.
2. The applicant shall provide a copy of any license required by Federal (Canadian Food Inspection Agency) or Provincial (Alberta Agriculture and Forestry) that may be required for operation of the facility.

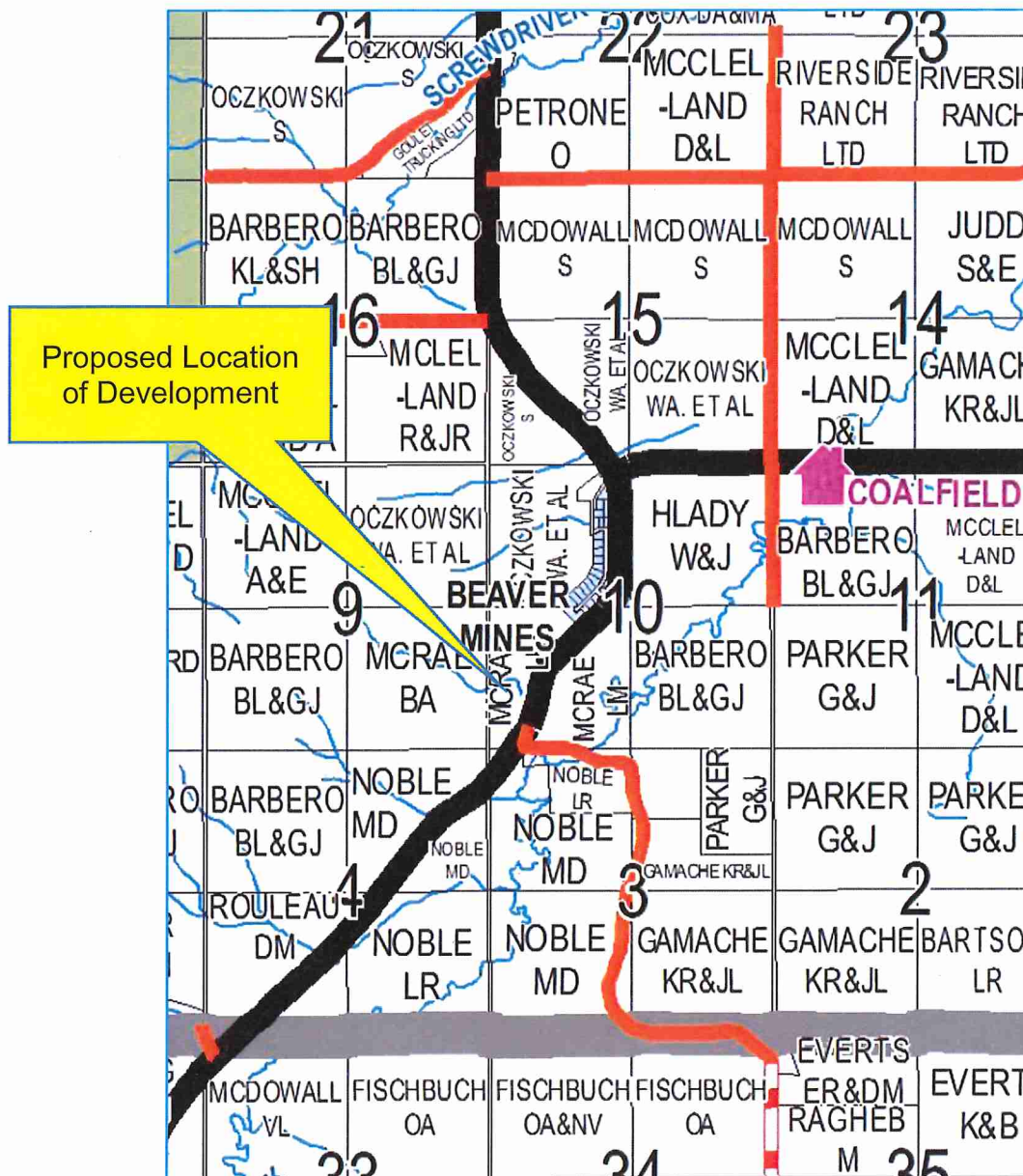
BACKGROUND:

- On March 11, 2021 the MD received Development Permit Application No. 2021-15, for the development of a Intensive Horticultural Use (Mushroom Farm) within Lot 1, Block 20, Plan 201 2008.
- This application is being placed in front of the MPC because:
 - Within the Agriculture – A land use district, Intensive Horticulture is a Discretionary Use.
- Part of the development is the construction of a 372 m² (4000 ft²) building in which to grow the produce.
- The traffic increase would be limited to a cube van taking produce approximately once a week.

Recommendation to Municipal Planning Commission

- The location of the proposed building meets all setbacks of the land use district.
- As the proposed building is within 300m of Highway No. 774, a Roadside Development Permit application has been submitted to Alberta Transportation. Application has been made, but no response has been received at the time of preparing this report.
- The application was forwarded to the adjacent landowners for comment, no responses were received at the time of preparing this report.
- An enquiry to Alberta Agriculture was made regarding provincial regulation requirements. In response, we were directed to the Canadian Food Inspection Agency (CFIA), as Alberta Agriculture does not regulate this type of use.

Location of Proposed Development



Joyce Mackenzie-Grieve

From: Roland Milligan
Sent: March 30, 2021 4:45 PM
To: Joyce Mackenzie-Grieve
Subject: FW: Mccrea's mushroom building

From: Jake Noble [REDACTED]
Sent: March 29, 2021 2:48 PM
To: Roland Milligan <AdminDirDev@mdpincercreek.ab.ca>
Subject: Mccrea's mushroom building

Hey Roland,

It's Jake noble here I have a few concerns about RJ's idea of this mushroom operation.

- with a 18 foot high building being 30 M from my fence there is going to be major drifting happening which will flatten fences
- we have a dug out which is located virtually 70 meters from the edge of his proposed building which feeds a well in are yard, and with an industrial building there is unknown materials/substances that are possible to leach into are dug out
- so my proposition is to have the building atleast 100 feet from are fence to midi gate any damage that will occur when we get major snow and wind, and to have proper drainage away from the building that is not going to damage one of are water sources

Thanks. Jake noble



DEVELOPMENT PERMIT APPLICATION

All grey areas will be completed by the Planning Authority

DEVELOPMENT PERMIT APPLICATION NO. 2021-15

Date Application Received 2021/03/03

PERMIT FEE \$100 Permitted
\$150 Discretionary

Date Application Accepted 2021/03/11

RECEIPT NO. 48161

Tax Roll # 4249.030

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: Richard Lucas

Address: Box 2439 Pincher Creek AB T0K1W0

Telephone: [REDACTED] Email: [REDACTED]

Owner of Land (if different from above): Barbara McRae

Address: _____ Telephone: [REDACTED]

Interest of Applicant (if not the owner): Business development on land
cl will inherit someday.

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: Intensive Horticulture Use
4000ft² building to commercially grow mushrooms.
gas power & water ran to building

Legal Description: Lot(s) 1

Block 20

Plan 201 2008

Quarter Section _____

Estimated Commencement Date: April 2021 upon approval

Estimated Completion Date: TBD

SECTION 3: SITE REQUIREMENTS

Land Use District: MD Pincher Creek (Beaver Mtn) 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? 55 degrees

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

Yes No Don't know Not required

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

Yes No Don't think so

PRINCIPAL BUILDING	Proposed	By Law Requirements	Conforms
(1) Area of Site <u>(9.89 ac)</u>	<u>4.00 ha.</u>	<u>N/A</u>	<u>—</u>
(2) Area of Building <u>4000 ft²</u>	<u>372 m²</u>	<u>N/A</u>	<u>—</u>
(3) %Site Coverage by Building (within Hamets)	<u>7%</u>	<u>N/A</u>	<u>—</u>
(4) Front Yard Setback Direction Facing: <u>HWY 774</u>	<u>east 50m</u>		<u>REPOSIDE DP REQ'D.</u>
(5) Rear Yard Setback Direction Facing:	<u>west 65m</u>	<u>7.5</u>	<u>YES</u>
(6) Side Yard Setback: Direction Facing:	<u>north 215m</u>	<u>7.5</u>	<u>YES</u>
(7) Side Yard Setback: Direction Facing:	<u>south 305m</u>	<u>7.5</u>	<u>YES</u>
(8) Height of Building	<u>16 ft max</u>	<u>N/A</u>	<u>—</u>
(9) Number of Off Street Parking Spaces	<u>6</u>		

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

over head

N/A

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 : none

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.

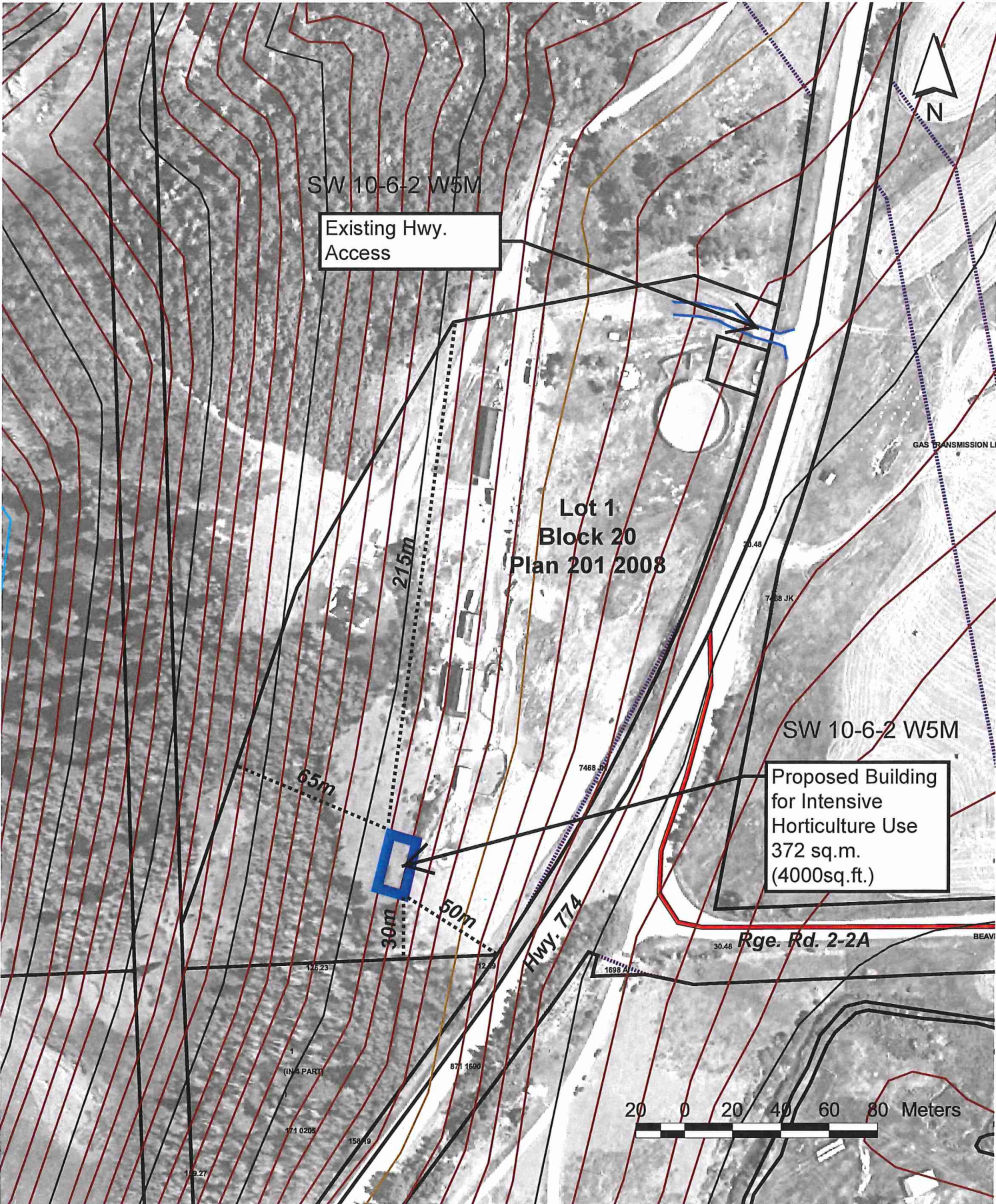
I also consent to an authorized person designated by the municipality to enter upon the subject land and buildings for the purpose of an inspection during the processing of this application.

DATE: March 4 21

[Signature]
Applicant
Barbara A. McKee
Registered Owner

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

SITE PLAN



DIRECTOR OF DEVELOPMENT AND COMMUNITY SERVICES REPORT

March 2021

Development / Community Services Activities includes:

- March 2 EAC Meetng
- March 2 Planning Session
- March 2 MPC Meeting
- March 3 ASB Meeting
- March 4 Dam Safety Review – Project Initialization Meeting
- March 4 Regional Recreation Meeting
- March 8 SMT Meeting
- March 8 EAC Meeting
- March 8 CNP and MD Ag Services Meeting
- March 9 Council Committee Meeting / Council Meeting
- March 11 Advisory Panel Meeting – Exploring Emerging Economic Opportunities
- March 11 Patton Park Spring Planning Meeting
- March 12 Staff/Safety Meeting
- March 15 Special MPC Meeting
- March 19 Reconvening of March 15 MPC Special Meeting
- March 22 AES Resume Review
- March 23 Council Committee Meeting / Council Meeting
- March 25 - 29 AES Interviews

PLANNING DEPARTMENT STATISTICS

Development Permits Issued by the Director for March 2021

No.	Applicant	Division	Legal Address	Development
2021-14	DLD Construction	1	33 Twin Butte NW4-4-29W4M	Outdoor Smokehouse Facility
2021-16	Bennen, Jan & Ida et al	2	Lot 64 Block 3 Plan 0012472 64 Twilight Rise CMR	Roof over existing deck
2021-18	Matheson, Mark & Alysha	2	NW 19-5-28 W4M 28523 Twp. Rd. 5-4	Single Detached Residence w/attached Garage

Development Permits Issued by Municipal Planning Commission March 2021

2021-04	Mankee, Gyan & Jean	5	316 Breckenridge Ave	Manufactured Home Replacement
2021-12	Smyth, Glen & Vicki	5	Lot 3 Block 1 Plan 8811747	Secondary Farm Residence
2021-09	Southwest Concrete	5	409 Railway Street	Concrete Plant Rebuild

Development Statistics to Date

DESCRIPTION		2021 To date (March)	2020	2019	2018
Dev Permits Issued	3 – Jan 5 – Feb 7 - Mar	15 11-DO 4-MPC	67 57 – DO 10 - MPC	54 45-DO 9-MPC	22 17-DO 5-MPC
Dev Applications Accepted	3 – Jan 9 – Feb 7 - Mar	19	67	57	24
Utility Permits Issued	2 – Jan 1 – Feb 8 - Mar	11	27	33	14
Subdivision Applications Approved	2 – Jan 2021	2	18	12	4
Rezoning Applications Approved		0	0	1	0
Compliance Cert	5 - Jan 3 – Feb 5 - Mar	12	24	22	5

RECOMMENDATION:

That the report for the period ending March 31, 2021, be received as information.



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

Date: March 31, 2021



Reviewed by: Troy MacCulloch, CAO

Date: March 31, 2021

Submitted to: Municipal Planning Commission

Date: April 6, 2021