



**SPECIAL MPC MEETING
MONDAY APRIL 27, 2020
TOWN HALL
COUNCIL CHAMBERS
10:00 A.M.**



TOWN OF REDCLIFF MUNICIPAL PLANNING COMMISSION

MONDAY APRIL 27, 2020 – 10:00 AM

AGENDA

Pg.	Agenda Item
	1. <u>CALL TO ORDER</u>
	2. <u>ADOPTION OF AGENDA</u>
	3. <u>DEVELOPMENT PERMIT APPLICATION(S) FOR MPC DECISION</u>
2	A) Development Permit Application 20-DP-021 Genesis Chemicals Ltd. Lot 7, Block 1, Plan 1611860 (1451 Highway Avenue SE) Change of Use - to Warehouse <ol style="list-style-type: none">ApplicationBackground reportProcedure<ol style="list-style-type: none">Presentation of Development OfficerPresentation of ApplicantPresentation of Interested PartiesMPC Discussion (Note, MPC may go in camera for discussion)Decision of MPC
	4. <u>ADJOURNMENT</u>



DEVELOPMENT PERMIT APPLICATION

Application #: 20-DP-021

APPLICANT INFORMATION					
Applicant Genesis Chemicals Ltd.			Property Owner (if different) Meadowlands Development Corporation		
Phone 403-504-9010			Phone 403-526-4500		
Email aaron@ecomaxservices.com			Email cpresber@mlands.ca		
Mailing Address 602 - 13th Street SE			Mailing Address 201 - 46 Carry Drive SE		
City Medicine Hat	Province AB	Postal Code T1A 1X3	City Medicine Hat	Province AB	Postal Code T1B 1X3

LOCATION OF DEVELOPMENT			
Civic Address	1451 Hwy Avenue Redcliff Alberta		
Legal Address	Lot 7	Block 1	Plan 1611860

DESCRIPTION OF DEVELOPMENT	
Proposed Development: Change of use to Warehouse. 	
Proposed Application: <input type="checkbox"/> New Residential <input type="checkbox"/> Commercial/Industrial <input type="checkbox"/> Home Occupation <input type="checkbox"/> Permit to Stay <input type="checkbox"/> Addition <input checked="" type="checkbox"/> Change of Use <input type="checkbox"/> Sign <input type="checkbox"/> Accessory Building <input type="checkbox"/> Deck <input type="checkbox"/> Demolition <input type="checkbox"/> Other (please specify) _____	Proposed Setbacks: Front: <u>n/a</u> Left: <u>n/a</u> Back: <u>n/a</u> Right: <u>n/a</u> Land Use District C-HWY Value of Development N/A Estimated Completion Date N/A



DEVELOPMENT PERMIT APPLICATION

1. Failure to fully complete this form and/or supply the required information may result in a delay of the application process.
2. Development Permit fees must accompany this application prior to its review.
3. A Development Permit does not become effective until the appeal period has expired or until any made appeal has been heard and a decision rendered.
4. If a decision has not been issued within 40 days of the date the application is deemed refused. An appeal of the refusal may be made to the Subdivision and Development Appeal Board within 14 days.
5. A Development Permit shall be void after 12 months of no progress.
6. A Development Permit is NOT a Building Permit or Business License. Any approvals granted regarding this application does not excuse the applicant from complying with Federal, Provincial, or other Municipal requirements.
7. The Development Permit does not override conditions of any easement, restrictive covenant, architectural controls, or agreement affecting the building and/or lands. The Applicant is still responsible to comply with any and all of these conditions.
8. An authorized person designated by the municipality is allowed to enter subject land and buildings for the purpose of an inspection with respect to this application only. The time and date of inspection to be mutually agreed upon by both parties.

I have read, understood, and agree to the above information. The information I have provided is true, and to the best of my knowledge and abilities, is accurate and complete.

NAME (please print): Aaron Bowal

SIGNATURE: 

DATE: April 22/20

FOR OFFICE USE ONLY		Date: April 22/20	
Received by: Brian		Designated Use: Change of Use - Warehouse.	
<input type="checkbox"/> Permitted Use	<input type="checkbox"/> Discretionary Use – Development Officer	Date Issued:	
<input checked="" type="checkbox"/> Discretionary Use - MPC			
Receipt # 315894	Fee: 400.00		
<input type="checkbox"/> Current Certificate of Title		Roll # 0244200	
Notes:			

Personal information collected on this form is collected in accordance with Sections 683, 685, and 686 of the Alberta Municipal Government Act and Section 33(c) of the Freedom of Information and Protection of Privacy Act. Please note that such information may be made public. If you have any questions about the collection of information, please contact the Town of Redcliff's FOIP Coordinator at 403.548.3618.

April 22, 2020

Town of Redcliff
1 – 3rd Street NE
Redcliff AB T0J 2P0

Attention: Brian Stehr – Development Officer

Dear Sir:

RE: Development Permit Application
1451 – Hwy Avenue, Redcliff AB
Plan 1611860 Block 1 Lot 7

With respect to the above noted Development Permit Application, and pursuant to an Offer to Purchase contract, Meadowlands Development Corporation, as Owner of the subject property, approves and allows Genesis Chemicals Ltd. to make an application to the Town of Redcliff to amend the change of use for this property to the following use: Warehouse.

We trust the within is satisfactory for your purposes.

Yours truly,



Curtis Presber
Chief Operating Officer
Meadowlands Development Corporation

Traffic Analysis

Small vehicles (per 5 day work week) – cars, trucks, couriers

12 employees (1 visit per day) x 5 days = 60 visits per week

Mail delivery – 1 per day x 5 days = 5 visits per week

Couriers – 2 per day x 5 days = 10 visits per week

Total small vehicles = **75 visits per week**

Big Trucks (per 5 day work week) – We typically receive raw material orders each morning (7:30 am to 11:00 am) and ship out our orders each afternoon (2:30 pm to 4:00 pm). A typical week may look like the following.

Raw Material Receiving (flat deck truck) = 1 per week

Raw Material Receiving (20' – 24' van style delivery truck) – 2 per day x 5 days = 10 per week

Raw Material Receiving (24'-53' van style truck) = 2 per week

Raw Material Receiving (bulk liquid truck) = 1 per week

Total Receiving Trucks = **14 per week**

Customer Pick ups (flat deck to 24' Van) = 1 per day x 5 days = 5 pick ups per week

Shipping (20' – 24' van style trucks) = 2 per day x 5 days = 10 trucks per week

Shipping (24' – 53' van style truck) = 2 per week

Total Shipping Trucks = **17 trucks per week**

Total vehicles (small and large) delivering and shipping per week = **106 visits per week**



Medicine Hat Fire Service

1303 Trans Canada Way SE, Medicine Hat, AB, T1B 1J1

Phone (403) 529 8282 Fax (403) 529 8184

2019-09-26 14:01:58

Inspection/Violation Report

Building Name: **GENESIS CHEMICALS**

Address: **602 13 ST. SE, MEDICINE HAT, AB**

Date of Inspection: **2019-09-26**

Inspection Class: **LSC F - MED HAZARD INDUSTRIAL**

Assignee: **C-PLATOON**

Inspector: **Nolan Osadczuk**

Inspection Result: **Satisfactory**

Property Contacts

Name: **ALFRED STRICHER**

Type: **BLDG OWNER**

Phone 1: **(403)548-4283**

Phone 2:

Phone 3:

Name: **BRADY BOWAL**

Type: **EMERG CONTACT**

Phone 1: **(403)866-0960**

Phone 2:

Phone 3:

Name: **AARON BOWAL**

Type: **EMERG CONTACT**

Phone 1: **(403)504-9010**

Phone 2:

Phone 3:

Inspection Items

Item: **105. MEANS OF EGRESS**

Status: **Satisfactory**

Notes:

Item: **115. EXIT & EMERGENCY LIGHTING**

Status: **Satisfactory**

Notes:

This inspection assumes no responsibility for the facility. The owner or their authorized agent shall be responsible for carrying out the provisions of the Alberta Fire Code"



Medicine Hat Fire Service

1303 Trans Canada Way SE, Medicine Hat, AB, T1B 1J1
Phone (403) 529 8282 Fax (403) 529 8184

2019-09-26 14:01:58

Item: **120. FIRE SEPARATIONS**

Status: **Satisfactory**

Notes:

Item: **125. FIRE HAZARDS**

Status: **Satisfactory**

Notes:

Item: **130. EMERGENCY PLANNING**

Status: **Satisfactory**

Notes:

Item: **135. FIRE DEPARTMENT ACCESS**

Status: **Satisfactory**

Notes:

Item: **140. DANGEROUS GOODS**

Status: **Satisfactory**

Notes:

Item: **145. FIRE EXTINGUISHER**

Status: **Satisfactory**

Notes: Aug 2019

Item: **150. FIRE ALARM**

Status: **Satisfactory**

Notes:

Item: **160. WATER BASED FIRE PROTECTION**

Status: **Satisfactory**

Notes:

Images

This inspection assumes no responsibility for the facility. The owner or their authorized agent shall be responsible for carrying out the provisions of the Alberta Fire Code"



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Phone (403) 529 8282 Fax (403) 529 8184

2019-09-26 14:01:58

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Phone (403) 529 8282 Fax (403) 529 8184

2019-09-26 14:01:58

"The inspection/violations have been explained to me – receipt of this report is acknowledged. I understand that any deficiencies are my responsibility to correct."

Received By: **Aaron**

Signature: 

Inspection Result: **Satisfactory**

If your inspection result was satisfactory, there is no further action required on your part.

If your inspection result was unsatisfactory, you are required to correct the deficiencies that have been identified. Once all of the deficiencies have been corrected, complete the verification of compliance section below and forward a copy of this report to us by emailing fireprevention@medicinehat.ca or via fax 403.529.8184

Verification of Compliance

I declare that the deficiencies noted in this report have been corrected as per the Alberta Fire Code.

Date: _____ Title: _____ Name: _____ Signature: _____

Building Name: **GENESIS CHEMICALS**

Address: **602 13 ST. SE, MEDICINE HAT, AB**

Date of Inspection: **2019-09-26**

Inspection Class: **LSC F - MED HAZARD INDUSTRIAL**

Assignee: **C-PLATOON**

Inspector: **Nolan Osadczuk**

This inspection assumes no responsibility for the facility. The owner or their authorized agent shall be responsible for carrying out the provisions of the Alberta Fire Code"

MUNICIPAL PLANNING COMMISSION

Planning & Engineering Report

April 23, 2020

Development Permit Application:	20-DP-021 – Accessory Building
Applicant:	Genesis Chemicals Ltd.
Owner:	Meadowlands Development Corporation
Property Address:	1451 Highway Avenue SE
Legal Address:	Lot 7, Block 1, Plan 1611860
Land Use:	C-HWY – Highway Corridor Commercial District
Development Officer:	Brian Stehr

1. BACKGROUND:

On April 22, 2020 Stringam LLP submitted a Development Permit Application for a Change of Use – Warehouse at 1451 Highway Avenue SE.

The existing building was constructed in approximately 2003. The last known use of the property was an Oil & Gas Servicing Industry.

The original approved parking plan indicated 30 parking stalls on the site. Under the Town's Land Use Bylaw Parking Regulations, a warehouse is to provide 1 parking stall per 65 m² or 12 parking stalls. A site visit verified that there are adequate parking stalls for the proposed use.

There is a freestanding sign on the property. The Applicant has stated that they will not be increasing the current signage that is currently on the property.

The Applicant has submitted the anticipated amount of traffic that will be generated by the operation of the business.

2. PLANNING & ENGINEERING COMMENTS

The Land Use Bylaw (1198/2011) Section 93 – **C-HWY HIGHWAY CORRIDOR COMMERCIAL DISTRICT** lists a Warehouse as a Discretionary Use – Commission. As such, Development Permit Application 20-DP-021 is being forwarded to you for decision.

3. ADDITIONAL PLANNING & ENGINEERING COMMENTS

With respect to the MDP, LUB, and other statutory documents, Planning & Engineering offers the following concerns and opinions in regards to the development permit application:

1. The proposed development conforms to the Town of Redcliff's Municipal Development Plan, and any other Statutory Plans;
2. The proposed development conforms to all other Town of Redcliff Land Use Bylaw requirements.

4 RECOMMENATION:

1. MPC member _____ moved that Development Permit Application 20-DP-021 for a change of use - warehouse be approved with the following conditions:
 1. The provisions of the Town of Redcliff's Land Use Bylaw (1698/2011);
 2. Approval by the Development Authority does not exclude the need and/or requirements of the Applicant to obtain any and all other permits as may be required by this or any other legislation, bylaw, or regulation;
 3. The Development Authority may, by notice in writing, suspend a Development Permit where development has occurred in contravention to the terms and conditions of the permit and /or Land Use Bylaw;
 4. The Applicant apply for and receive a Business License from the Town of Redcliff;
 5. The Applicant shall submit and receive approval from the Development Officer prior to the signage to be installed in the existing free standing sign.