

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

June 5, 2018

6:30 pm

Agenda

- 1. Adoption of Agenda**
- 2. Minutes**
 - a. Minutes of April 3, 2018
- 3. In Camera**
- 4. Unfinished Business**
- 5. Development Permit Applications**
 - a. Development Permit Application No. 2018-22
Oldman River Brewing Ltd.
Lots 1-4, Block 2, Plan 2177S; Hamlet of Lundbreck
Extension of Operating Hours
 - b. Development Permit Application No. 2018-23
Bustard Holdings Ltd.
NE 26-4-1 W5M
Country Inn
- 6. Development Reports**
 - a. Development Officer's Reports
 - Report for the month of April 2018
 - Report for the month of May 2018
- 7. Correspondence**
- 8. New Business**
- 9. Next Regular Meeting – July 3, 2018; 6:30 pm**
- 10. Adjournment**

MD OF PINCHER CREEK

May 30, 2018

TO: Municipal Planning Commission
FROM: Roland Milligan, Development Officer
SUBJECT: Development Permit Application No. 2018-22

1. Application Information

Applicant: Oldman River Brewing Ltd.
Location: Lots 1-4, Block 2, Plan 2177S; Hamlet of Lundbreck
Division: 5
Size of Parcel: 21, 540 ft² / 2001 m²
Zoning: Hamlet Commercial - HC
Development: Extension of Operating Hours

Background

- The applicant was issued Development Permit No 2015-48B in October 2015, for the Tap Room / Retail / Entertainment Establishment.
- Condition No. 4 of Permit 2015-48B established the operating hours as 10:00 am to 8:00 pm.
- The applicant has submitted Development Permit Application No. 2018-22 to extend the operating hours until 10:00 pm.

2. Comment/Discussion

- Notification was sent to adjacent landowners, providing them with information regarding this application.
- At the time of preparing this report one repose from an adjacent landowner was received, stating that they had no concerns.

Recommendation No. 1:

That the report from the Director of Development and Community Services, regarding Development Permit Application No. 2018-22, to extend the operating hours of the Oldman River Brewing Tap Room be received;

And that Development Permit Application No. 2018-2261, be approved subject to the following Condition(s):

Condition(s):

1. That this development meets the minimum provisions as required in Land Use Bylaw 1140-08.

Recommendation No. 2:

That Development Permit Application No. 2018-22 be approved subject to any conditions as determined by the Municipal Planning Commission.

Recommendation No. 3:

That Development Permit Application No. 2018-22 be denied, with reasons for the denial.

3. Enclosures

Supporting Documents:

Enclosure No. 1 Development Permit Application No. 2018-22 and supporting documents

Roland Milligan



Municipal District of Pincher Creek
 P.O. Box 279
 Pincher Creek, 1 T0K 1W0
 Phone: 403.627.____) • ☎ 403.627.5070

DEVELOPMENT PERMIT APPLICATION

All grey areas will be completed by the Planning Authority

DEVELOPMENT PERMIT APPLICATION NO. _____

Date Applic _____
 Date Applic _____
 Tax Roll # _____

EE
 TNC

IMPORTANT: This information may also be shared with 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: Oldman River Brewing
 Address: _____
 Telephone: _____
 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:

We would like to extend our closing hours from 8pm to 10pm

Legal Description: Lot(s) 1-4
 Block C9
 Plan 21775
 Quarter Section _____

Estimated Commencement Date: May 10, 2018

Estimated Completion Date: _____

June 4, 2018

Attn Roland Milligan

MD Pincher Creek

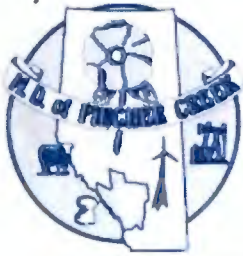
Re; permit application No. 2018-22

We do have some concerns and they are as follows:

1 – parking on Railway Street. This is the main route for trucks and is a very very busy street. The cement trucks are on the road daily as well as farm trucks and horse trailers etc., not to mention the regular drivers who love to take this route. There is absolutely no room for parking on this street. We have watched many vehicles parking along here and have seen big trucks such as cement trucks having difficulty getting by safely. This is also a busy pedestrian street especially in the spring, summer and fall. People every day walk with their dogs and children on this street. Children often by themselves as well. We posted no parking signs along our fence but they are generally ignored. Initially the brewery was told that they had to supply ample off street parking, we do not see this at all. It was stated that parking would be at Lundbreck plumbers lot and Lundbreck Tire, but we have not seen anything that would let patrons know that they are to park in these areas. There are no shoulders and steep ditches on both sides, so no room for parking. Signs would be a good idea.

2- closing time extended till 10 pm. This we can attest to, that already on a regular basis, patrons are there way past the closing time of 8pm, so we feel that 10pm will easily last come 1 am or later.

3- patio and building use. We feel that the 'patio' was basically going ahead without approval. When the brewery first started, only part of the building was being used as per the application. Only months in, we could clearly see that they were utilizing the entire building. We were not aware of any application for



to MD by May 15th

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. 2018-23

Date Application Received 2018/05/01
Date Application Accepted 2018/05/01
Tax Roll # 2982.000

PERMIT FEE \$100.00 permitted
\$150.00 discretionary
RECEIPT NO. 35304

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: BUSTARD HOLDINGS LTD (BRAD/CHRISTI BUSTARD)
Address: _____
Telephone: _____
Owner of Land (if different from above): EGERT FARMS
Address: _____
Interest of Applicant (if not the owner): LESSOR

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:

Country Inn service providing exquisite views & a unique country experience in an authentic log lodge providing food, upgraded facilities, nature walks & great home cooked food

Legal Description: _____ Lot(s) _____

Block _____

Plan _____

Quarter Section NE 64-1W

Estimated Commencement Date: May 1, 2018

Estimated Completion Date: _____

IMPORTANT NOTES:

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. **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.**
5. 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."
6. In accordance with the Municipal Government Act, 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 14 days of the expiry of the decision date.
7. Every approach to a residence is entitled to an approach number 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.

Alberta Health Services

Box 968, 1222 Bev McLachlin Drive Pincher Creek, AB T0K 1W0
Phone Number: 403-627-1230 Fax Number: 403-627-5275

FOOD SAFETY INSPECTION REPORT

Mail To: _____	Our File Number: 514-0005514-2
	Inspection Date: May 24, 2018
	Report Date: May 24, 2018
Attention: Christi Bustard	
Facility Inspected: Thanksgiving Ranch Facility Contact: Christi Bustard Site Phone: 403-	Site Address: SE 26-4-1-W5M M.D. of Pincher Creek, AB Legal Location: SE 26-4-1-W5M M.D. of Pincher Creek
Facility Category: Food - General, Restaurant	
Inspection Type: Initial Inspection: Approval	
Action(s) Taken: Approval Granted, Consultation, Inspection Report	
Delivery Method: Email	


An approval inspection was conducted with Christie Bustard.

The facility now complies with the Alberta Food Regulation and as such, is approved for operation on the condition that one staff member successfully completes an approved FoodSafe course before June 24, 2018. Furthermore, please ensure a water sample is submitted no later than May 29, 2018.

Water treatment system has been installed consisting of a NSF-certified 6 micron filter and NSF-certified UV light. Handwash sink with hot and cold running water has been installed in the kitchen.

If you have any questions regarding this report, please do not hesitate to contact me at 403-627-1230.

Should you



Michael Swain
Executive Officer

Michael Swain
Executive Officer

Legend: N/S = No Option Selected, YES = In Compliance, NO = Not In Compliance, CDI = Corrected During Inspection, N/O = Not Observed at Time of Inspection, N/A = Not Applicable

Alberta Health Services

Box 968, 1222 Bev McLachlin Drive Pincher Creek, AB T0K 1W0
Phone Number: 403-627-1230 Fax Number: 403-627-5275

BED & BREAKFAST HOUSING INSPECTION REPORT

Mail To:	Our File Number: 514-0005489-1
	Inspection Date: April 24, 2018
	Report Date: April 24, 2018
Attention: Christi Bustard	
Facility Inspected: Thanksgiving Ranch Facility Contact: Christi Bustard Site Phone:	Site Address: SE 26-4-1-W5M M.D. of Pincher Creek, AB Legal Location: SE 26-4-1-W5M M.D. of Pincher Creek
Facility Category: Housing - Bed & Breakfast, Bed & Breakfast	
Inspection Type: Demand Inspection: Other	
Action(s) Taken: Consultation	
Delivery Method: Email	

A pre-operational inspection was conducted on April 20, 2018.

At the time of inspection we discussed 2 different options for the facility. Below are Alberta Health Services Requirements for approval for each option.

1. Bed and Breakfast.

- install a water treatment system with filtration and UV light. The treatment system must be installed at the point of entry of the water to the house so all taps are supplied with potable water.

2. Commercial Facility.

- install a water treatment system with filtration and UV light. The treatment system must be installed at the point of entry of the water to the house so all taps are supplied with potable water.

- If needed, construct a secondary dry food storage area that is well maintained and pest proof.

- install a commercial dishwasher. We can also test the current dishwasher to determine if it would meet the requirements of the Food Regulation for sanitation.

- Install a handwash sink with hot and cold running water and supplies with paper towel and liquid handsoap

- discuss fire code with the fire inspector specifically around the range.

- Successfully complete a FoodSafe training course.

Once you decided how you want to proceed, please let me know so we can set up the required approval inspections.

Should you have any questions regarding this report, please do not hesitate to contact me at 403-627-1230.



Michael Swystun
Executive

**DIRECTOR OF DEVELOPMENT AND COMMUNITY SERVICES REPORT
May 2018**

Development / Community Services Activities includes:

- May 1 Joint Council Meeting with Village of Cowley
- May 1 Planning Session
- May 1 Subdivision Authority Meeting
- May 8 Council Committee Meeting
- May 8 Council Meeting
- May 9 Joint Health and Safety Meeting
- May 10 Staff Meeting
- May 10 Regional Council Meeting
- May 15 AEMA DEM Workshop
- May 22 Council Committee Meeting
- May 22 Council Meeting
- May 23 Planning Meeting
- May 24 Staff Meeting
- May 24 Public Works Week Event

PLANNING DEPARTMENT STATISTICS

Development Permits Issued by the Director for May 2018

No.	Applicant	Division	Legal Address	Development
2018-09	Eduardo Silva	2	Lot 1, Block 1, Plan 0212105; SE 34-5-28 W4M	Accessory Building – Garage
2018-24	Engleman Construction (for Natasha Pashak)	4	NW2-9-1 W5M	Modular Home

MPC did not meet in May

Development Statistics to Date

DESCRIPTION	May 2018	2018 to Date	May 2017	2017	2016
Dev Permits Issued	2 2-DO / 0-MPC	22 17-DO / 5-MPC	5 4-DO / 1-MPC	65 45-DO / 20-MPC	64 40-DO / 24-MPC
Dev Applications Accepted	3	24	6	63	66
Utility Permits Issued	5	14	1	22	25
Subdivision Applications Approved	1	4	1	3	12
Rezoning Applications Approved	0	0	0	2	1
Compliance Cert	1	5	2	22	27

RECOMMENDATION:

That the report for the period ending May 29, 2018, be received as information.

Prepared by: Roland Milligan, Director of Development and Communi

as Date: May 29, 2018

Submitted to: Municipal Planning Commission

Date: June 5, 2018