

Municipal District of Pincher Creek No. 9
MUNICIPAL PLANNING COMMISSION
October 1, 2019
6:00 pm
Agenda

1. Adoption of Agenda

2. Minutes

- a. Meeting Minutes of September 3, 2019

3. Closed Meeting Session

4. Unfinished Business

Nil

5. Development Permit Applications

- a. Development Permit Application No. 2019-47
Greg & Barbara Hession
Lot 17 - 20, Block 2, Plan 7850AL
Accessory Building (Greenhouse made from shipping containers)

6. Development Reports

- a. Development Officer's Report
- Report for the months of September, 2019

7. Correspondence

Nil

8. New Business

9. Next Regular Meeting – November 5, 2019; 6:30 pm

10. Adjournment

**Meeting Minutes of the
Municipal Planning Commission
September 3, 2019, 6:30 pm
Municipal District of Pincher Creek No. 9 Administration Building**

ATTENDANCE

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

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

Absent: Councillor Quentin Stevick

Chairman Jim Welsch called the meeting to order, the time being 6:30 pm.

1. ADOPTION OF AGENDA

Reeve Brian Hammond 19/029

Moved that the Municipal Planning Commission Agenda for September 3, 2019, be approved as presented.

Carried

2. ADOPTION OF MINUTES

Councillor Rick Lemire 19/030

Moved that the Municipal Planning Commission Meeting Minutes for July 2, 2019, be approved as presented.

Carried

3. CLOSED MEETING SESSION

Councillor Bev Everts 19/031

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 6:31 pm.

Carried

Member Mike Gerrand 19/032

Moved that the Municipal Planning Commission open the meeting to the public, the time being 6:39 pm.

Carried

4. **UNFINISHED BUSINESS**

There was no unfinished business to discuss.

5. **DEVELOPMENT PERMIT APPLICATIONS**

- a. Development Permit Application No. 2019-37
Karina and William Cail
Lot 9, Block 17, Plan 7610822; Lundbreck
Addition to Residence with Secondary Suite

Councillor Terry Yagos 19/033

Moved that Development Permit No. 2019-37, for the Addition to Residence with Secondary Suite, be approved with the following conditions:

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

Carried

6. **DEVELOPMENT REPORT**

- a. Development Officer's Report

Concillor Rick Lemire 19/034

Moved that the Development Officer's Report, for the period ending August 2019, be received as information.

Carried

7. **CORRESPONDENCE**

Nil

8. **NEW BUSINESS**

Nil

MINUTES
Municipal Planning Commission (MPC)
Municipal District of Pincher Creek No. 9
September 3, 2019

9. **NEXT MEETING** – October 1, 2019; 6:30 pm.

10. **ADJOURNMENT**

Councillor Terry Yagos

19/035

Moved that the meeting adjourn, the time being 6:44 pm.

Carried

Chairperson Jim Welsch
Municipal Planning Commission

Director of Development and Community
Services Roland Milligan
Municipal Planning Commission

Recommendation to Municipal Planning Commission

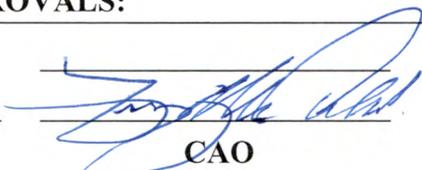
TITLE: DEVELOPMENT PERMIT NO. 2019-47 Applicant: Greg Hession Location: Lots 17-20, Block 2, Plan 7850AL, Hamlet of Beaver Mines Division: 3 Size of Parcel: 1,114.8 m ² (12,000 ft ²) Zoning: Hamlet Residential 1 (HR-1) Development: Moved-In Accessory Building (Greenhouse within Shipping Container)	
---	---

PREPARED BY: Roland Milligan	DATE: September 25, 2019
-------------------------------------	---------------------------------

DEPARTMENT: Planning and Development

Signature: <hr style="width: 100%;"/>		ATTACHMENTS: 1. Development Permit Application No. 2019-47 2. Letter from Applicant 3. Freight Farms Information 4. Sketch of Proposed Fence
---	--	---

APPROVALS:

 <hr style="width: 100%;"/>	2019/09/26 <hr style="width: 100%;"/>	 <hr style="width: 100%;"/>	26 Sept 2019 <hr style="width: 100%;"/>
Department Director	Date	CAO	Date

RECOMMENDATION:

That Development Permit No. 2019-47, to bring into compliance, a shipping container that is being used as a self-contained Greenhouse, be approved, subject to the following Condition(s):

Condition(s):

1. That this development meets the minimum provisions as required in Land Use Bylaw 1289-18.
2. That the 1.2m high screening fence proposed by the developer be installed within 3 months of the date of this permit.

BACKGROUND:

- On September 3, 2019, the MD received Development Permit Application No. 2019-47 (*Attachment No. 1*) to bring into compliance, a self-contained Greenhouse. The Greenhouse is housed within an insulated 12' x 40' (320 ft²) shipping container.

Recommendation to Municipal Planning Commission

- The structure is set below the grade of the adjacent dwelling on the parcel. A concrete block retaining wall has been constructed around the structure. The wall hides a large portion of the structure from view (*Photos 1 and 2*).
- In a letter submitted with the permit application (*Attachment No. 2*), the applicant states that the Greenhouse is a manufactured product called “The Leafy Green Machine”, built to grow leafy green vegetables.
- From the manufacturer’s website:

The Leafy Green Machine is a powerful tool that enables our customers to grow fresh food in any climate. Unlike traditional farming, the LGM requires only about twenty hours of labor per week to grow the same amount of food that you could produce on two acres of farmland inside a 320 square foot shipping container. The LGM also eliminates a lot of the risk and weather variability that traditional farmers face such as having not enough, or too much water and sunlight.

 - *Our hydroponic growing system provides a constant supply of nutrient-rich water that helps plants grow more consistently, using 90% less water than traditional agriculture.*
 - *The LED light strips will give your crops light from only the part of the spectrum that they need for photosynthesis, reducing energy waste.*
- More comprehensive information can be obtained on the company’s website: <https://www.freightfarms.com/blog/introduction-to-the-leafy-green-machine>
- Schematics and plans of the structure are attached (*Attachment No. 3*)
- This application is in front of the MPC because of a variety of reasons:
 - Within the Hamlet Single Detached Residential 1 Land Use District (HR-1), Shipping Container is not on the list of uses within the district.
 - A Moved-in Accessory Building is a Discretionary Use.
- However, within the LUB, Section 15 (q) states that greenhouses less than 14.16 m² (500 ft²), do not require a permit.
- The proposed development conforms to all setback, lot coverage, and height requirements for the HR-1 district.
- The developer is proposing to construct a 48” horizontal fence across the entire length of the structure further reducing the visual impact (*Attachment No. 4*).
- Notification letters were sent to the adjacent neighbours. At the time of preparing this report, one response from an adjacent landowner was received, stating that they had no concerns with the development.
- The development is adjacent to Highway 774 and as such was circulated to Alberta Transportation for review. In an email received from Alberta Transportation on August 8, 2019, the Development/Planning Technologist states “*the shipping container would be considered to be part and parcel of an existing residential development. As such, we would consider this to be ancillary development of which strictly from Alberta Transportation’s point of view would not have any appreciable impact on the provincial highway network. Given this determination, a Roadside Development Permit from Alberta Transportation will not be required.*”

Recommendation to Municipal Planning Commission

PHOTOS

Photo No. 1



Looking Southwest from Beaver Mines Fire Hall Site

Recommendation to Municipal Planning Commission



Looking Northwest from Beaver Mines Fire Hall Site



DEVELOPMENT PERMIT APPLICATION

All grey areas will be completed by the Planning Authority

DEVELOPMENT PERMIT APPLICATION NO. 2019-47

Date Application Received Sep 2/19

PERMIT FEE ^{\$100 Permitted} ^{\$150 Discretionary} \$300

Date Application Accepted SEP 6/19

RECEIPT NO. 42346

Tax Roll # 0338.000

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: GREG Hession

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:

— it's a greenhouse for growing vegetables
will not be visible from road upon pony fence construction

Legal Description: Lot(s) 17 - 20

Block 2

Plan 7850 AL

Quarter Section _____

Estimated Commencement Date: _____

Estimated Completion Date: _____

SECTION 3: SITE REQUIREMENTS

Land Use District: HR-1 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? _____ 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			
(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)

<u>ACCESSORY BUILDING</u>	Proposed	By Law Requirements	Conforms
(1) Area of Site <i>approx. sq ft</i>	15625	—	—
(2) Area of Building <i>sq ft.</i>	320	—	—
(3) % Site Coverage by Building (within Hamlets)	2%	≤ 10%	YES
(4) Front Yard Setback Direction Facing: <i>NW</i>	30'0"	19.7'	YES
(5) Rear Yard Setback Direction Facing: <i>SE</i>	81'0"	4.9'	YES
(6) Side Yard Setback: Direction Facing: <i>NE</i>	6'0"	4.9'	YES
(7) Side Yard Setback: Direction Facing: <i>SW</i>	53'0"	4.9'	YES
(8) Height of Building	9'6"	15.1'	YES
(9) Number of Off Street Parking Spaces	<i>n/a.</i>	—	—

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

see attached.

SECTION 4: DEMOLITION

Type of building being demolished : *n/a*

Area of size: *n/a*

Type of demolition planned: *n/a.*

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: *Aug. 14. 2019*

Applicant

 Registered Owner

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



Highway 774 (1st Avenue)

Approximate
Location of
Shipping
Container and
Retaining Wall



Lots 17-20
Block 2
Plan 7850AL



August 30, 2019

From: Greg Hession

Lot 17-20 Block 2, Plan 7850AL

Re: Development at 601 HWY 774
Beaver Mines, Alberta

MD Pincher Creek
1037 Herron Avenue, Pincher Creek, Alberta, T0K-1W0
Attention: Roland Milligan

The accessory building recently placed at 601 HWY 774 is a state of the art greenhouse facility. The greenhouse is a manufactured product from Freight Farms, a small modular farming technology manufacturer based in Boston, MA. The greenhouse product is called The Leafy Green Machine. It is purpose built to grow leafy green vegetables, specifically lettuce and over two hundred types of edible produce for human consumption.

At the time of placement and currently, the greenhouse is visible from the road.

There are plans to develop a 48" fence with horizontal fence boards to provide privacy and security for the dwelling and will also serve to block the view of the greenhouse from all points external to the private property. It is expected that the fence will be installed prior to December 2019.

Although the greenhouse is manufactured using an up-cycled insulated shipping container as the structural component, it is of the opinion of the owner, given the secluded location and otherwise innocuous location pending installation of the aforementioned fence, that this accessory building should pose no objections to the community at large.

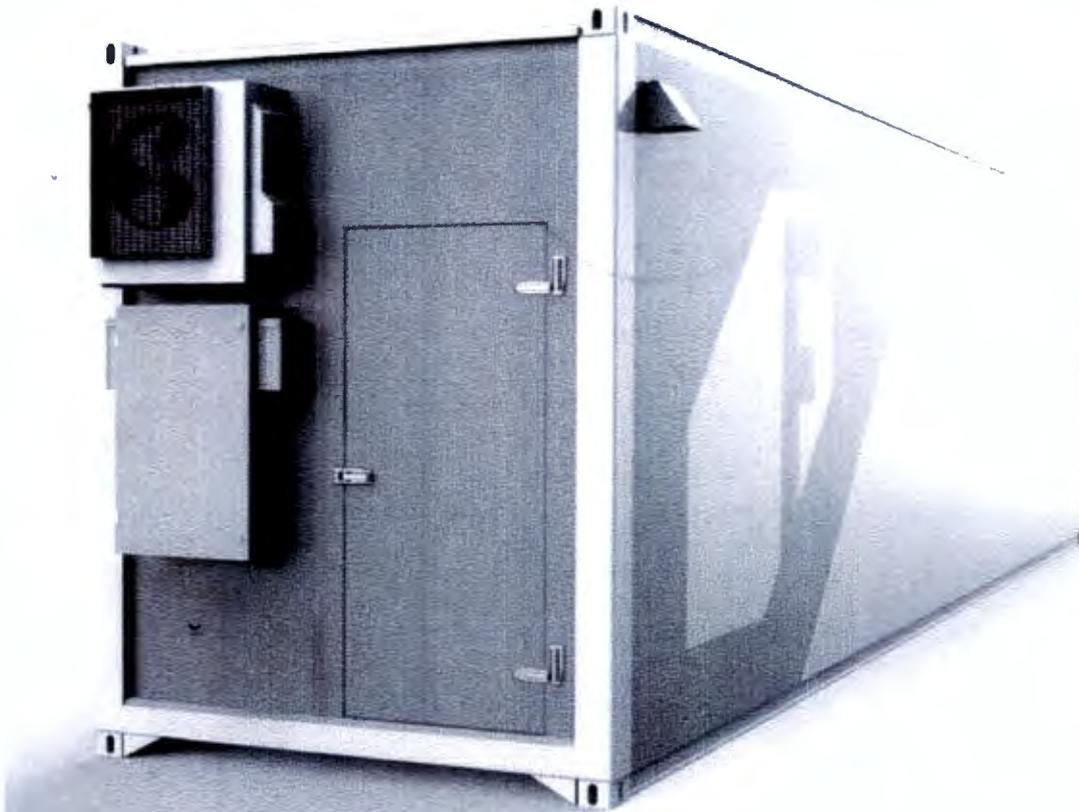
Thank you for your cooperation in anticipation of an approved development application permit.

Should you have any interim questions, comments or concerns, please contact Greg Hession by telephone at _____, or via email at _____.

With Kind Regards,

Greg Hession

F FREIGHT
FARMS
LGM CUT SHEET

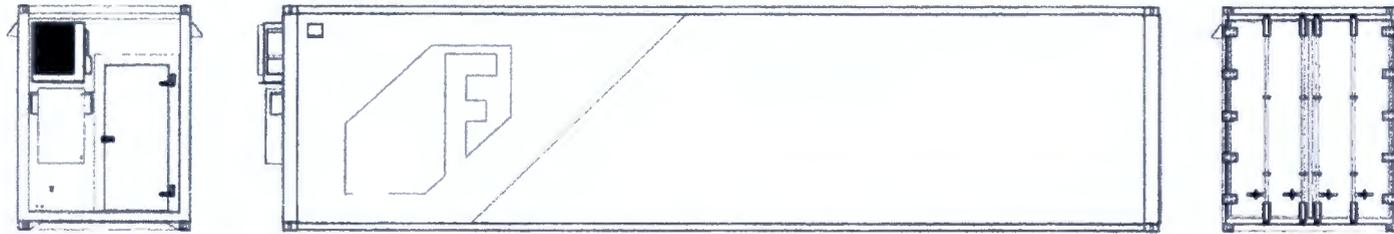


INDEX

1. SITE FOOTPRINT
2. DIMENSIONS
3. LEFT WALL DIMENSIONS
4. DOOR DIMENSIONS
5. WATER & ELECTRIC
6. LEVELING
7. DRAINAGE
8. FLOOR PLAN
9. AIRFLOW IN & OUT



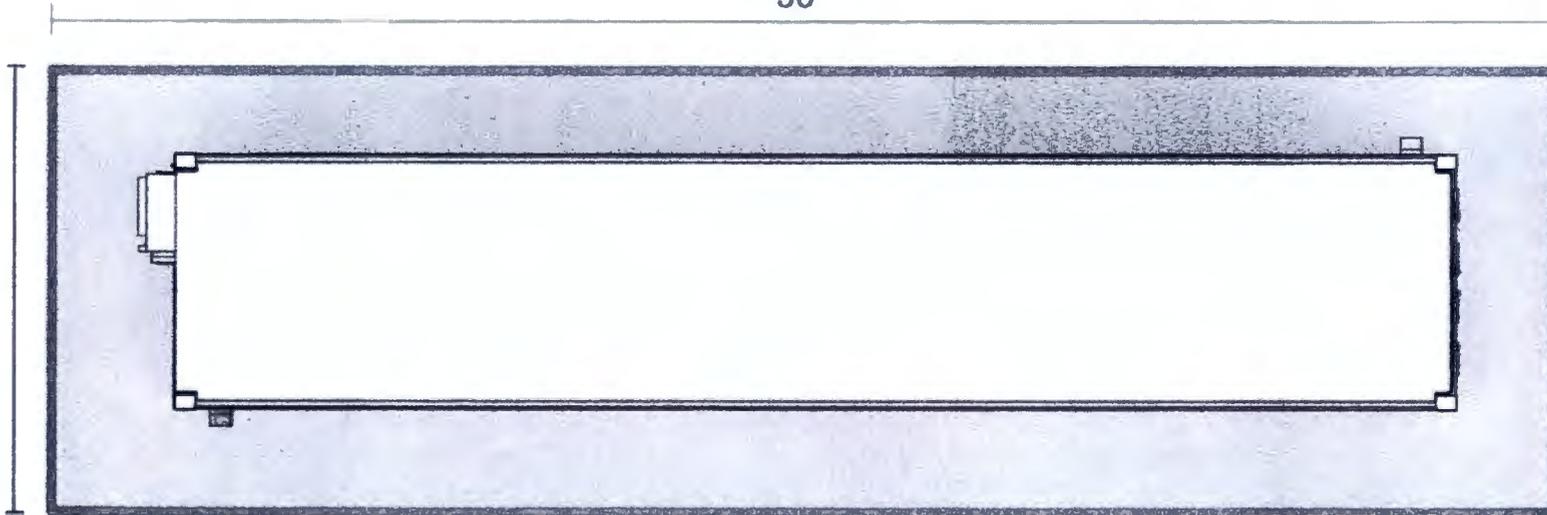
L. SITE FOOTPRINT



SITE: 50' X 10'

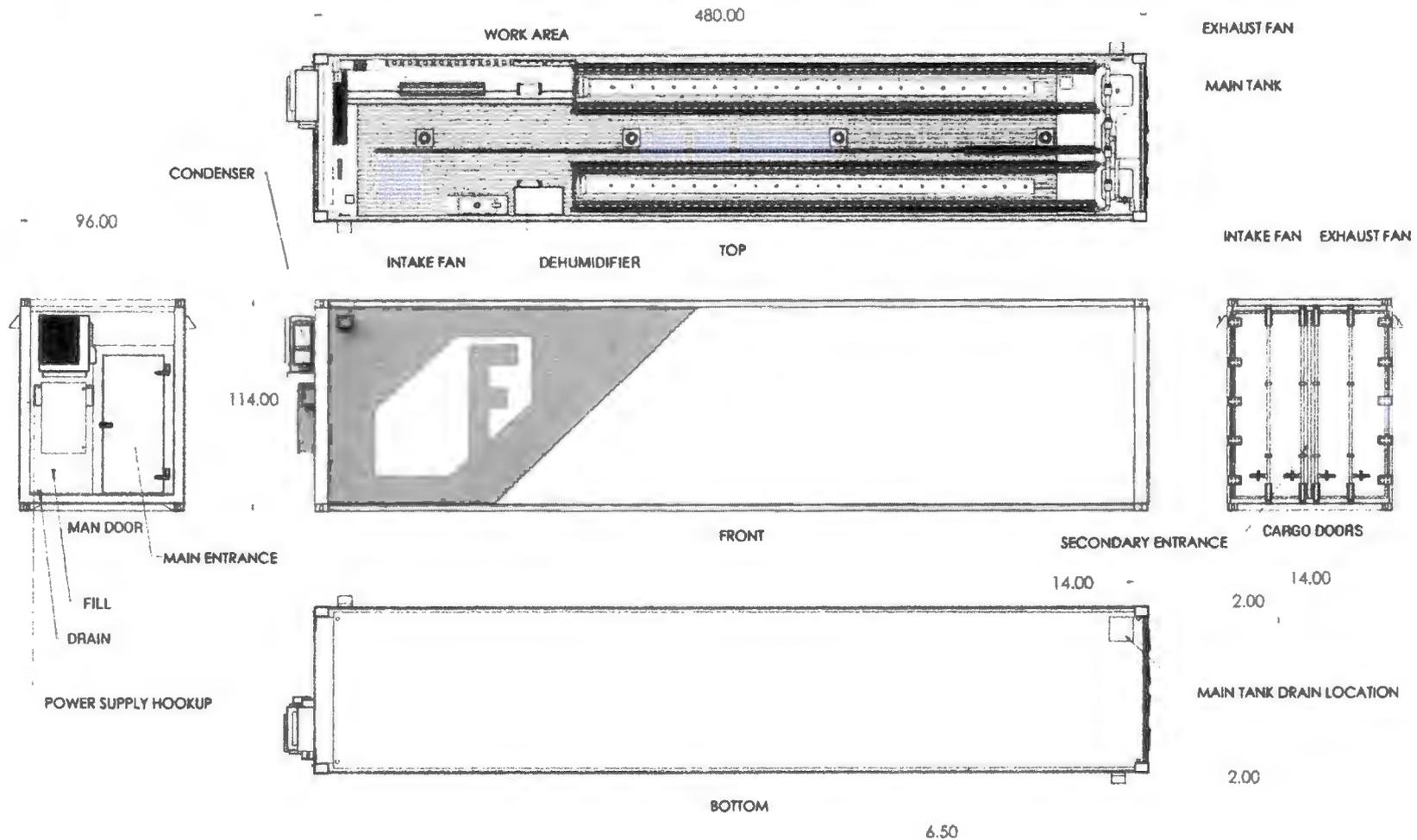
50'

10'



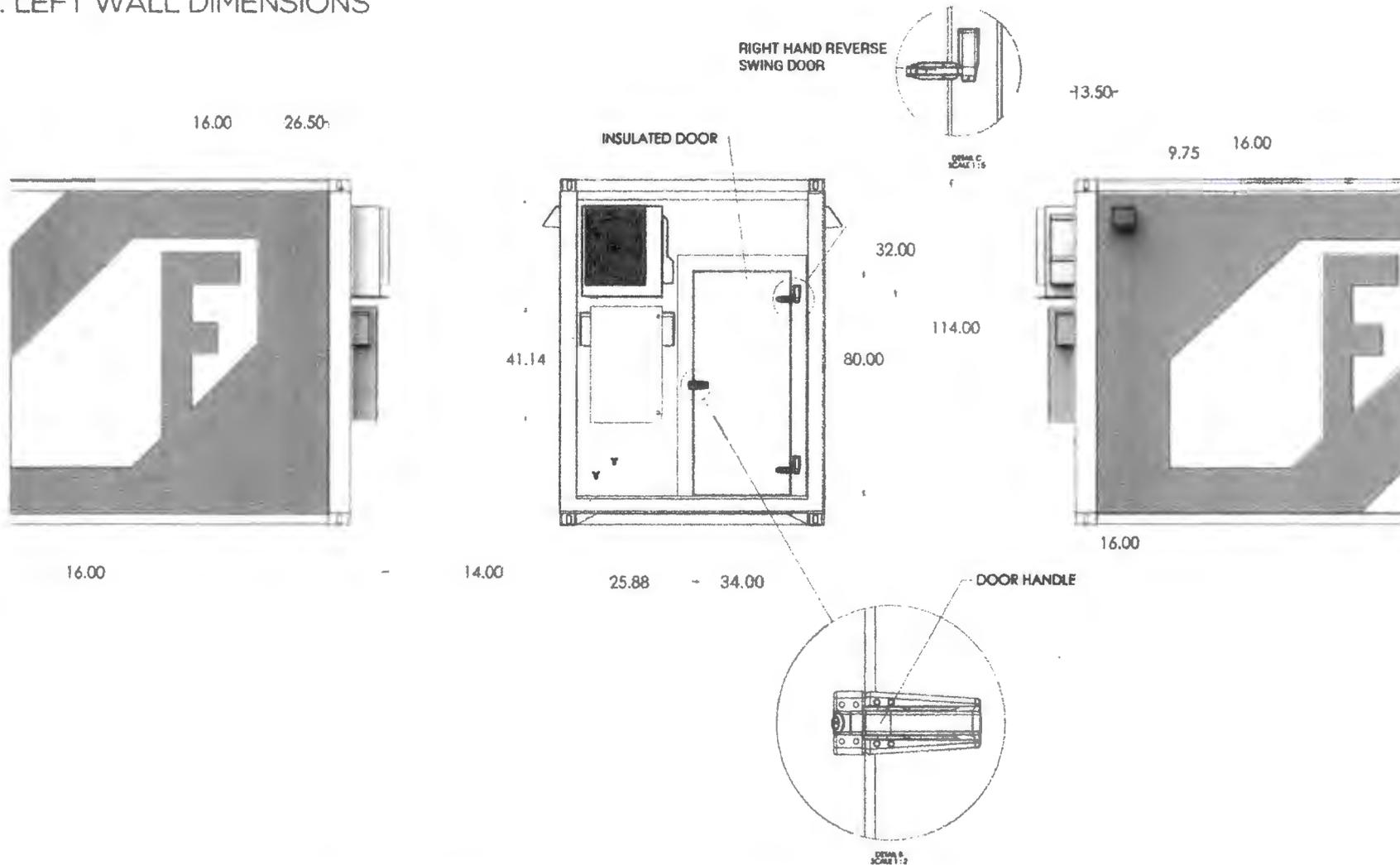


2. CONTAINER DIMENSIONS



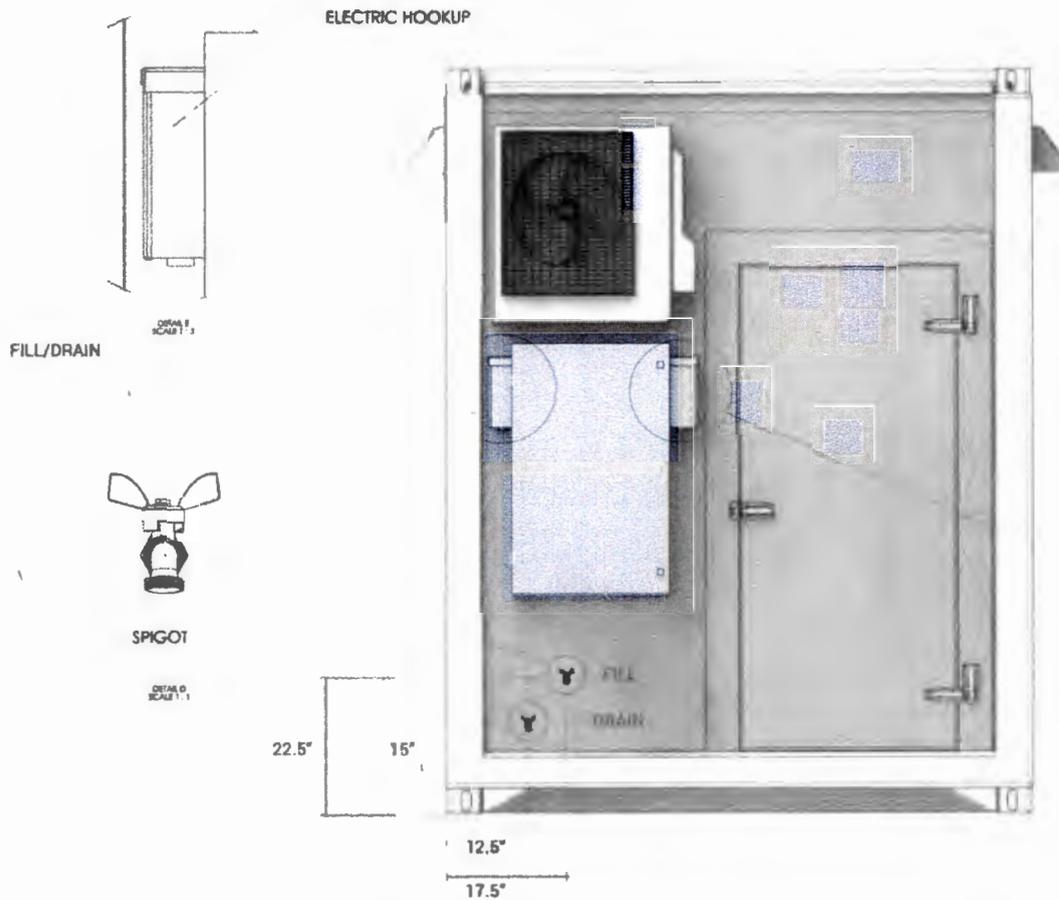


3. LEFT WALL DIMENSIONS





5. WATER & ELECTRIC



INTERNAL OUTLETS ARE U.S.
STYLE 120V/60HZ

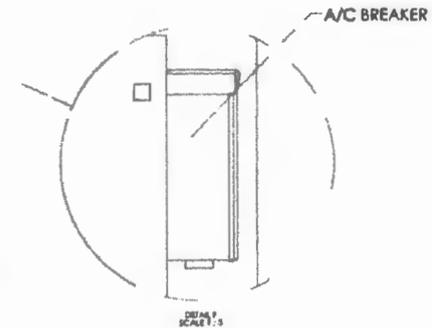
ELECTRICAL REQUIREMENTS:

60 AMP MAIN BREAKER

240V / 60Hz SINGLE PHASE

-OR-

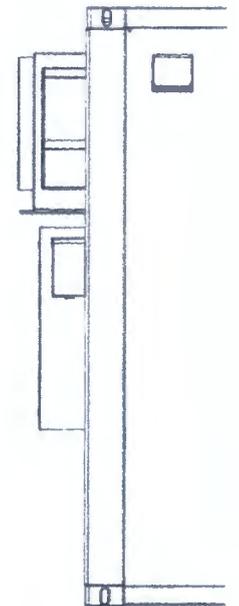
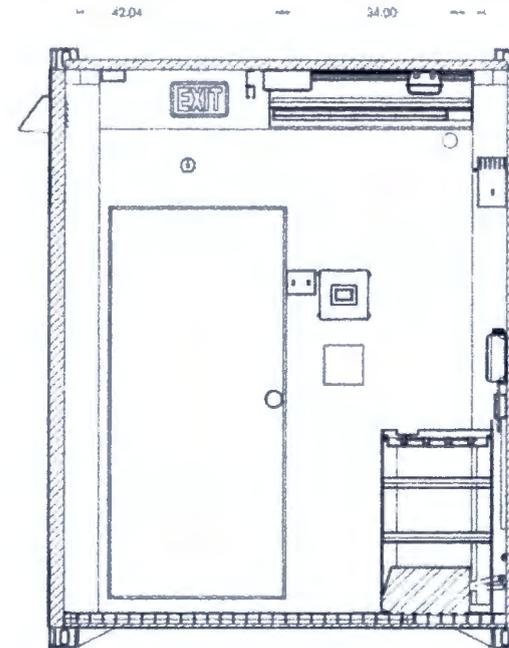
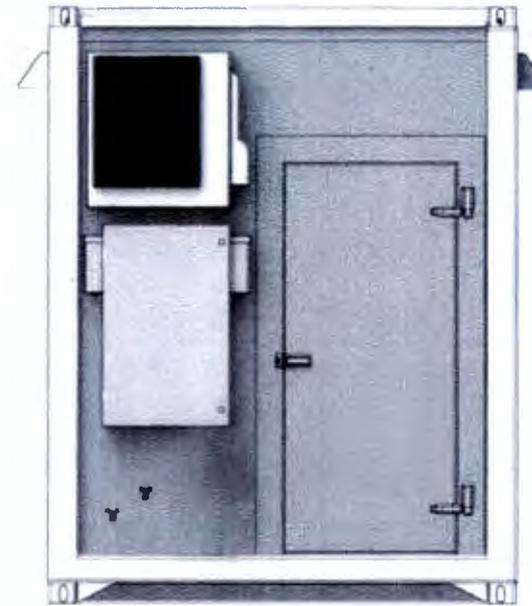
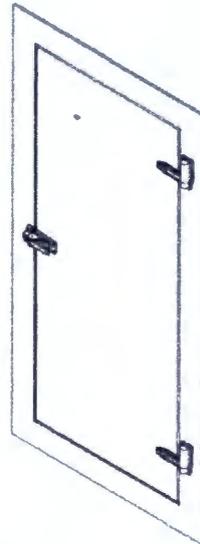
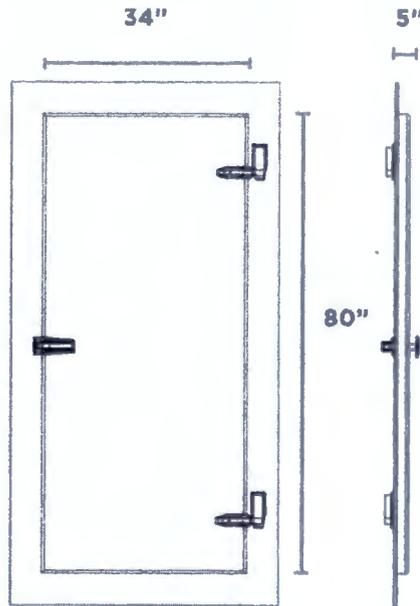
208V/ 60 Hz THREE PHASE





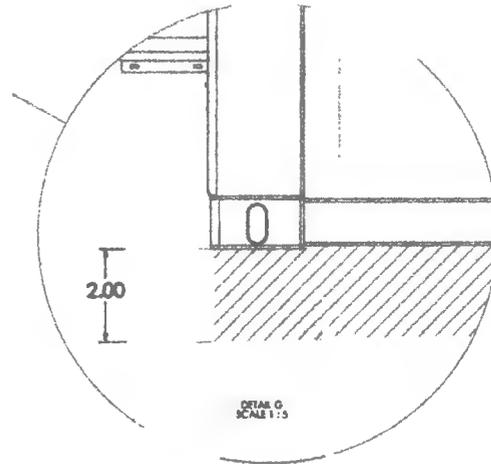
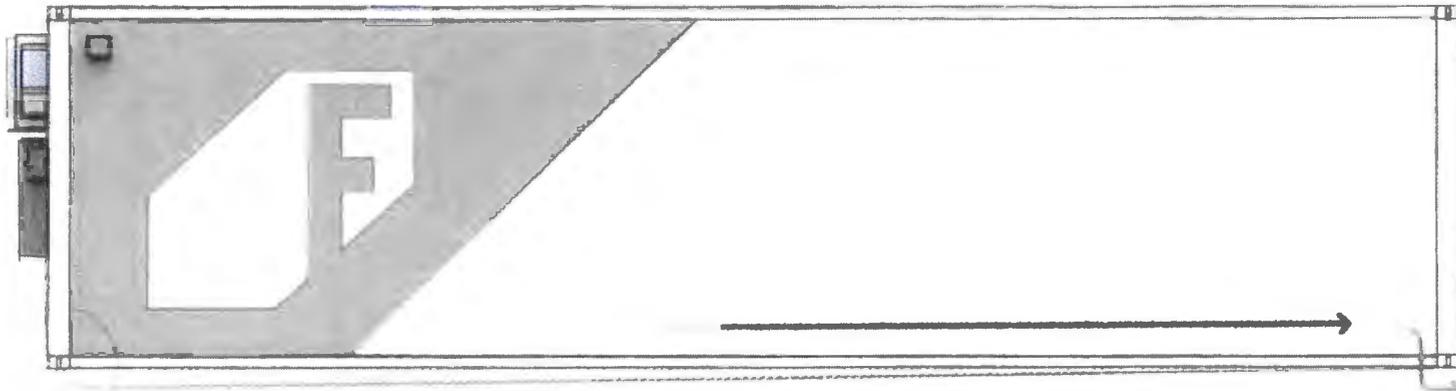
4. DOOR DIMENSIONS

RIGHT HAND REVERSE
SWING DOOR WITH PUSH TO
EXIT INTERIOR HANDLE





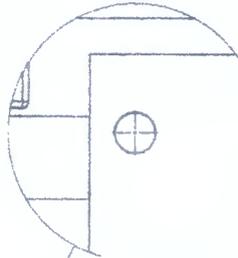
3. LEVELING



THE MAN DOOR END OF THE FARM
MUST BE 2 INCHES ABOVE THE
CARGO DOOR END OF THE FARM

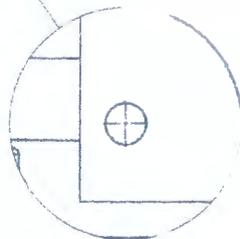
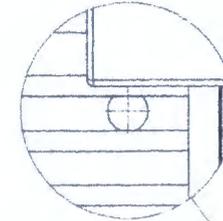


7. DRAINAGE DETAIL H
SCALE 1:3



THE CONTAINER HAS THREE DRAIN HOLES IN THE CORNERS OF THE FARM. ANY WATER OUTSIDE THE IRRIGATION SYSTEM WILL DRAIN OUT THE CARGO DOOR END OF THE FARM DUE TO THE 2" PITCH

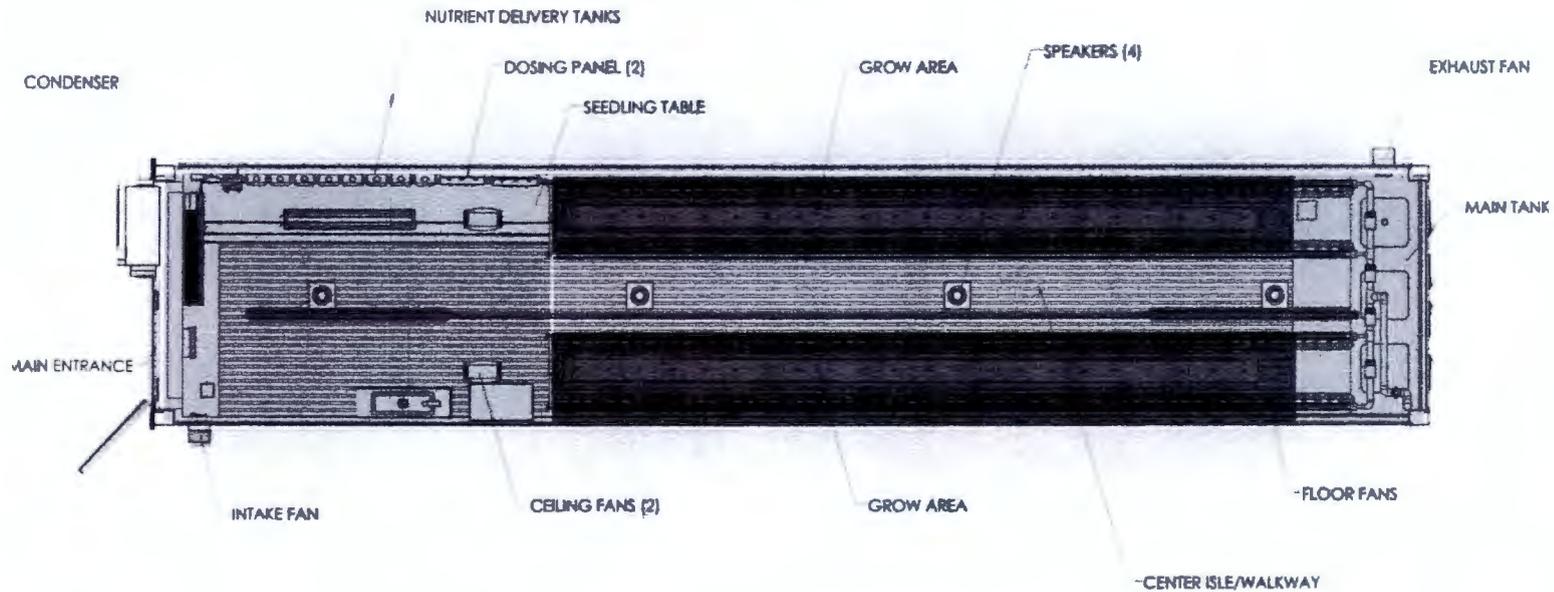
DETAIL K
SCALE 1:3



DETAIL I
SCALE 1:3



3. FLOOR PLAN



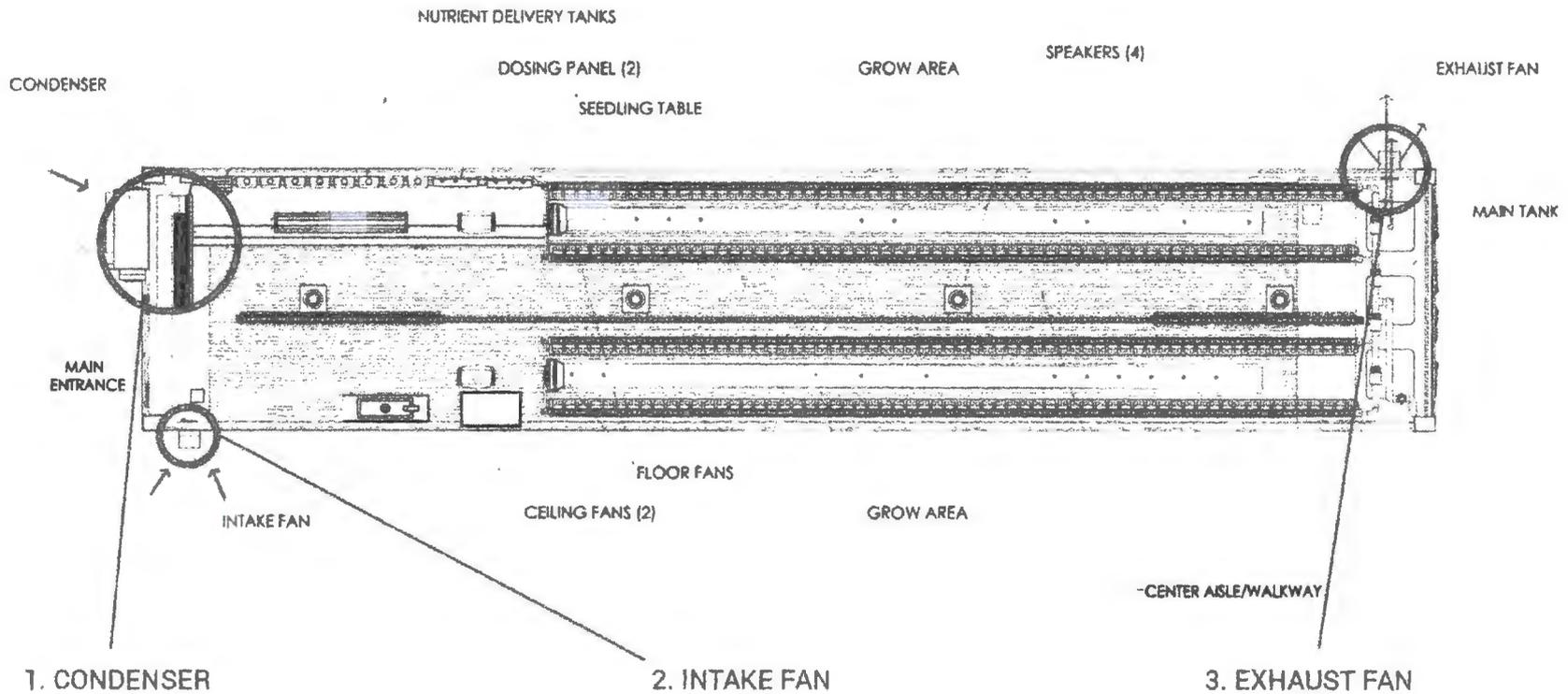
- WORKSPACE
- GROW ROWS
- WALKWAY
- MAIN TANK

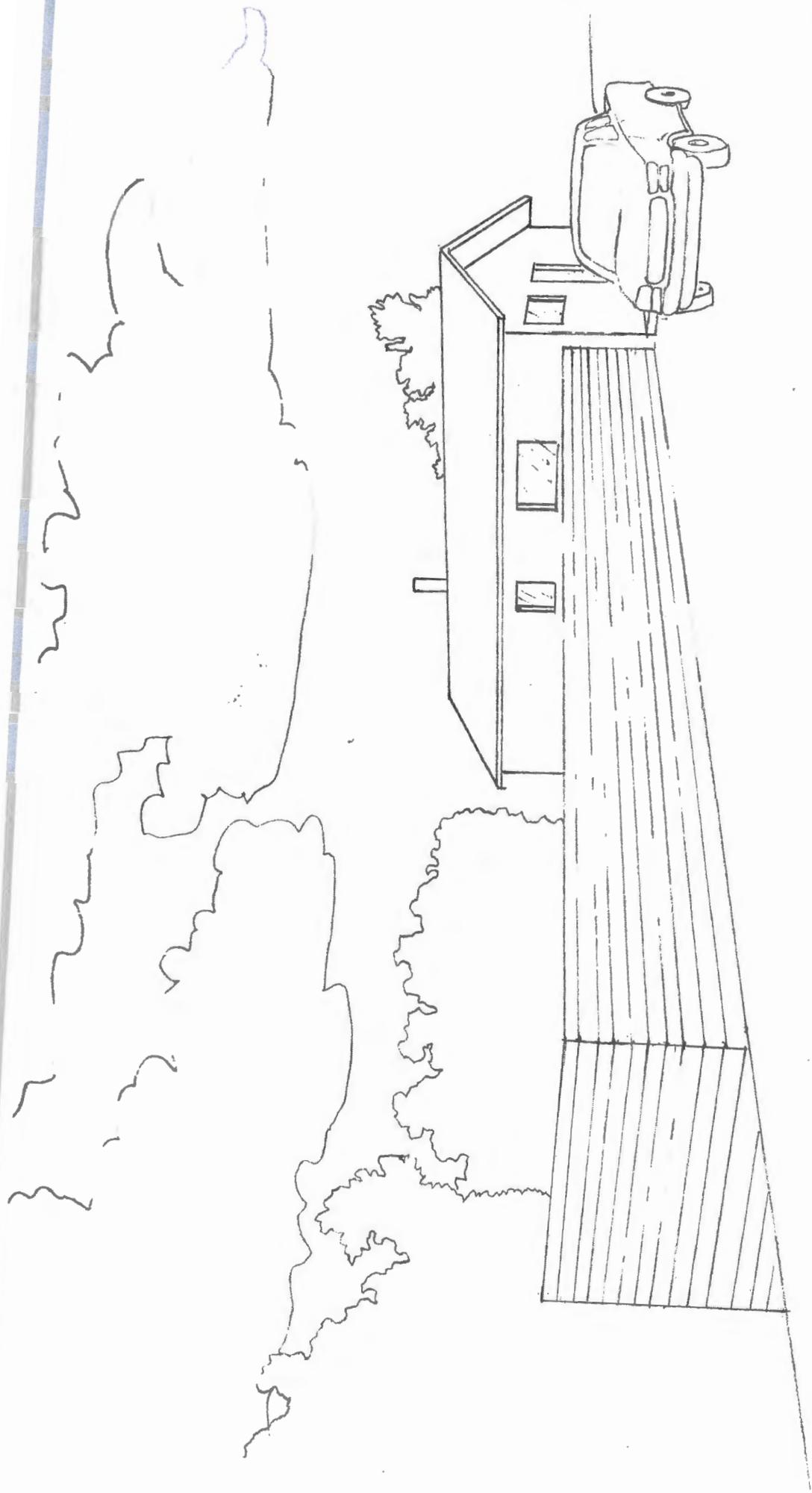


9. AIR IN & OUT

AIR IN: 1. CONDENSER 2. INTAKE FAN

AIR OUT: 3. EXHAUST FAN





**DIRECTOR OF DEVELOPMENT AND COMMUNITY SERVICES REPORT
September 2019**

Development / Community Services Activities includes:

- September 3 SMT Meeting
- September 9 SMT Meeting
- September 10 Council Committee / Council Meeting
- September 16 SMT Meeting
- September 20 Site Meeting (Johnson)
- September 23 SMT Meeting
- September 24 Council Committee / Council Meeting
- September 24 PCREMO Emergency Management Agency Meeting

PLANNING DEPARTMENT STATISTICS

Development Permits Issued by the Director for September 2019

No.	Applicant	Division	Legal Address	Development
2019-48	John Hart	5	SE 08 07 02 W5M 13 Lee Lake	Accessory Structure - Deck
2019-49	Murray Hauck	3	NE 29 6 2 W5M	Accessory Structure - Deck
2019-50	Cowley Lions Club	3	NW 27 6 2 W5M Castle Rodeo Grounds	Accessory Building – 80’ x 52’

Development Permits Issued by Municipal Planning Commission for July and August 2019

No.	Applicant	Division	Legal Address	Development
2019-33	Windsor Heritage Drop In Centre Society	5	Lots 22-24, Block 3, Plan 2177S	Commercial Building Sign

Development Statistics to Date

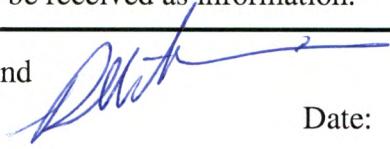
DESCRIPTION		2019 to Date	2018 to Date (May)	2017	2016
Dev Permits Issued	2 – Jan 2 – Feb 1 – March 9 – April 10 – May 6 - June 4 – July 7 – August 4 - September	45 37 – DO / 8 - MPC	22 17-DO / 5-MPC	65 45-DO /20- MPC	64 40-DO /24- MPC

Dev Applications Accepted	2 – Jan 2 – Feb 3 – March 12 – April 9 – May 5 – June 5 – July 5 – August 5 - September	43	24	63	66
Utility Permits Issued	1 – Jan 3 – Feb 2 – March 3 – April 5 – May 4 – June 4 – July 1 – August 2 - September	25	14	22	25
Subdivision Applications Approved	4 – Feb 2 – April 2 – May 1 – June 1 – September	10	4	3	12
Rezoning Applications Approved	1 – Feb	1	0	2	1
DESCRIPTION		2019 to Date	2018 to Date (May)	2017	2016
Compliance Cert	1 – Jan 2 – Feb 2 – March 3 – April 3 – May 3 – June 1 – July 3 - August	18	5	22	27

RECOMMENDATION:

That the report for the period ending September 30, 2019, be received as information.

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



Date: September 30, 2019

Reviewed by: Troy MacCulloch 

Date: September 30, 2019

Submitted to: Municipal Planning Commission

Date: October 1, 2019