

TOWN OF REDWATER

February 23, 2020 – Municipal Planning Commission

- 1. Call to order**
- 2. Additions/Deletions to the Agenda**
- 3. Adoption of Agenda**
- 4. Adoption of Minutes**
 - a) January 20, 2021 Meeting**
- 5. Business Arising & Unfinished Business**
- 6. New Business**

6.1. Development Permit: DPR2021-002 3-XX
Legal Description: Lot 4, Block 1, Plan 1544 CL
Applicant: Redwater Home Hardware
Zoning: C-1
Proposal: General Retail Sales Establishment

- 7. ADJOURNMENT**

TOWN OF REDWATER
MUNICIPAL PLANNING COMMISSION
MINUTES – January 20, 2021

A meeting of the Town of Redwater Municipal Planning Commission was held virtually via Zoom on January 20, 2021 at 5:30 pm.

PRESENT: Councillor Rob Olsen
Councillor Joanne Williams
Mayor Mel Smith
Dan Schesnuk, Member at large

REGRETS: Christy Condin, Member at large

STAFF: Planner, Kyle Miller
Utilities & Tax Assistant, Katy Holowaychuk

CALL TO ORDER

Vice Chairperson, Rob Olsen, called the meeting to order at 5:42 pm.

ADOPTION OF AGENDA

MPC021-001 WILLIAMS *Moved to adopt the Agenda as presented.*

CARRIED

ACCEPTANCE OF MINUTES

MPC021-002 SMITH *Moved that the Minutes of the May 12, 2020 meeting be adopted as presented.*

CARRIED

BUSINESS ARISING & UNFINISHED BUSINESS

None.

NEW BUSINESS

<u>Development Permit:</u>	DPR2020-041
Legal Description:	Lot A & Pt. Lot. B, Block 8, Plan 944 HW
Applicant:	2110772 Alberta Ltd.
Zoning:	Primary Commercial (C-1) District
Proposal:	Cannabis retail sales establishment and sign

MPC021-003 OLSEN *Moved that Development Permit DPR2020-041 be conditionally approved to develop a Cannabis retail sales establishment and sign.*

CARRIED

<u>Development Permit:</u>	DPR2020-042
Legal Description:	Lot 12, Block 18, Plan 162-0563

Applicant:
Zoning:
Proposal:

Equilibrium Cannabis
General Commercial (C-2) District
Cannabis retail sales establishment and sign

MPC021-004 SCHESNUK *Moved that Development Permit DPR2020-042 be conditionally approved to develop a Cannabis retail sales establishment and sign.*

CARRIED

ADJOURNMENT

MPC021-005 SCHESNUK *Moved that the meeting be adjourned at 6:09 pm.*

CARRIED

Chairperson
Christy Condin

Development Officer

Administrative Report

Development Permit for Lot 4, Block 1, Plan 1544 CL



APPLICANT:	Redwater Home Hardware	DATE OF MEETING:	23 February 2021
LANDOWNER:	Town of Redwater	PERMIT NUMBER:	DPR2021-002
LEGAL DESCRIPTION:	Lot 4, Block 1, Plan 1544 CL		
PROPOSED DEVELOPMENT:	The proposed development is “general retail sales establishment.”		
BACKGROUND & LAND USE BYLAW REVIEW:	<p>The proposed development will occupy a vacant portion of a lot owned by the Town of Redwater in the Town’s general commercial area. The development will approximately occupy the northern 36.54 m (120 ft.) of the Memorial Park lot.</p> <p>Flexibility with the use of areas that can support the creation of gathering spaces for people while also providing capacity for physical distancing is crucial for the successful restart of business operations throughout the Town. In particular, the ability for businesses to introduce sales area will facilitate the ability to expand a retail/service area's footprint to provide the additional area to meet physical distancing requirements while providing sufficient increased capacity to maintain successful businesses. The proposed development is a logical extension of the existing Home Hardware business and occupy an otherwise vacant portion of Memorial Park. Council is currently negotiating a lease with the applicant to develop the municipally owned land. A portion of the lot is used as a municipal park, however the lot is not a Municipal Reserve parcel.</p> <p>The subject site is within the Primary Commercial (C-1) District in the Town’s <i>Land Use Bylaw 811 (LUB)</i>. General retail establishments are a Permitted Use in the C-1 District.</p> <p>The LUB defines “general retail establishment [as] a development where groceries, beverages, household goods, furniture, appliances, home improvement supplies, hardware, printed matter, confectionary, tobacco, pharmaceutical, personal care items, automotive parts and accessories, electronic equipment, recordings, office equipment, stationary, second hand goods, and similar goods are bought, rented, and/or sold from within a building. Minor public services, such as postal services and film processing depots may also be provided. General retail establishments include convenience retail stores but does not include warehouse sales establishments, or developments where gasoline, new or used motor vehicles, alcohol, cannabis, heavy agricultural and/or industrial equipment are sold or rented;”</p> <p>The Development Permit application completed by the applicant indicated that the proposed use is “seasonal retail sales area” and will contain outdoor sales displays.</p> <p>In the opinion of MPS, the proposed development may be considered a general retail sales establishment as it will sell home improvement supplies and contain an indoor sales area, and be complimentary to the existing Home Hardware, which is adjacent to the proposed development.</p> <p>In the opinion of the MPS, the proposed development satisfies the definition of a “general retail sales establishment.”</p>		

In order to provide physical security to the goods being sold on the site, the applicant wishes to install fencing on the perimeter of the development area. Adjacent to the Memorial Park, the applicant has proposed installing 2.44 m (8.0 ft.) ornamental fencing. Along the northern and eastern boundaries, the applicant has proposed installing 2.44 m (8.0 ft.) chain link fencing, with privacy slats along the northern boundary. No fencing is required on the western boundary as the fencing will extend to the existing Red Apple building. Examples of the proposed ornamental and chain link fencing are included in **Schedule B**.

A variance is required from MPC to approve the fence height, as Part 7.7(2)(a) restricts the height of all fences to 1.8 m (6.0 ft.) in rear and side yards, and Part 7.7(2)(b) restricts fences in front yards to 1.0 m (3.3 ft.) in front yards. In the opinion of MPS, a variance to Parts 7.7(2)(a) and (b) are appropriate in this instance as the development is set back on the lot, located behind the existing Memorial Park and will not unduly interfere with the amenities of the neighbourhood or materially interfere with or affect the use, enjoyment or value of neighbouring parcels of land.

The applicant anticipates that traffic volume for the site is approximately 40 customer vehicles per day and one (1) employee vehicle per day. Business vehicle traffic is not anticipated to increase as the deliveries will be concurrent with the existing Home Hardware deliveries.

Parking and loading regulations are outlined in Part 7.14 of the LUB. The table in Part 7.14(1) requires other 2.5 parking spaces for every 100.0 m² (1076 ft.²) of leasable area for commercial uses with less than 4,500m² (48,437.5ft²) of gross leasable area. The gross leasable area of the lot is approximately 98.85 m² (1550 ft.²), and three (3) parking spaces are required. The application form indicates that there are three (3) existing on site parking spaces, and parking requirements can be satisfied on site. Should additional parking spaces be required, visitors may park in the adjacent Home Hardware parking lot. The applicant provided a parking plan which shows the on site parking stalls and a parking and loading area.

The applicant has indicated there will be not be changes to outdoor lighting or loading/unloading areas. Solid waste will be disposed of in existing on site bins.

The applicant has indicated that the sign will be a banner mounted to the retail display building.

The applicant has not finalized their plans for signage on the site and a permit for the signs may be required in the future. Part 8.32(5)(e) limits the maximum area for a sign is 18.0 m² (193.6 ft.²).

There will be outdoor lighting mounted on the east side of the Red Apple/Home Hardware Building which illuminates the outdoor sales areas.

The site is within the Downtown Core on the Future Land Use Map in the Town's *Municipal Development Plan Bylaw 754* (MDP).

Policy 7.1.1 of the MDP states that "[c]ommercial development, mixed use development and high density residential development shall be directed to those lands designated Downtown Core." This commercial development will support this policy by increasing density in the downtown area and diversify the types and amenities of structures and services in the downtown area.

Other policies in this section relate primarily to redevelopment of existing commercial site and conversion of existing residential structures to commercial uses, and do not apply to the proposed development.

RECOMMENDATION:

In the opinion of MPS, the proposed “general retail sales establishment” complies with the regulations outlined in the *Town of Redwater Land Use Bylaw 811*, and we therefore recommend that:

The Municipal Planning Commission approve Development Permit Application DPR2021-002 permit a “general retail sales establishment and sign,” with conditions attached herein.

**RECOMMENDED
CONDITIONS:**

1. *The development shall be located in accordance with the site drawings and information attached hereto as **Schedule B**. If the development is found to be incorrectly placed, the applicant may be required to move or remove the development at the Applicant's sole expense.*
2. *The Applicant is to apply for and receive an annual Business License in order to operate in the Town of Redwater prior to commencing operation of the business.*
3. *Displayed merchandise shall occupy a fixed and approved location that does not disrupt the function of the site or its circulation and does not encroach upon required parking spaces, pedestrian walkways, or landscaped areas and shall always be kept orderly.*
4. *The applicant and their private and/or general contractors shall, during construction, renovation or demolition of a building, keep the land in a reasonable condition so as not to constitute a nuisance and shall secure all manner of debris so as to prevent it from blowing onto any other private or public property. At the conclusion of construction all building materials and debris are to be cleared from the site. Absolutely no construction material is accepted at Redwater Transfer Station. The applicant can take debris to Roseridge site at Morinville if they have a valid transfer station tag.*
5. *The Applicant is required to ensure that any outdoor lighting does not trespass on to adjacent properties or the adjacent lane.*
6. *The applicant is to ensure the civic address (building number) is clearly visible on the site prior to commencing operation of the business.*
7. *No outdoor storage of goods, materials, or supplies shall be permitted.*
8. *The applicant must comply with any other requirements as outlined in Land Use Bylaw 811.*

ATTACHMENTS:

1. Schedule A: Development Permit Application
2. Schedule B: Site Plan, Floor Plan, and Design Concepts

SUBMITTED BY:

Kyle Miller, B.A.
Town of Redwater



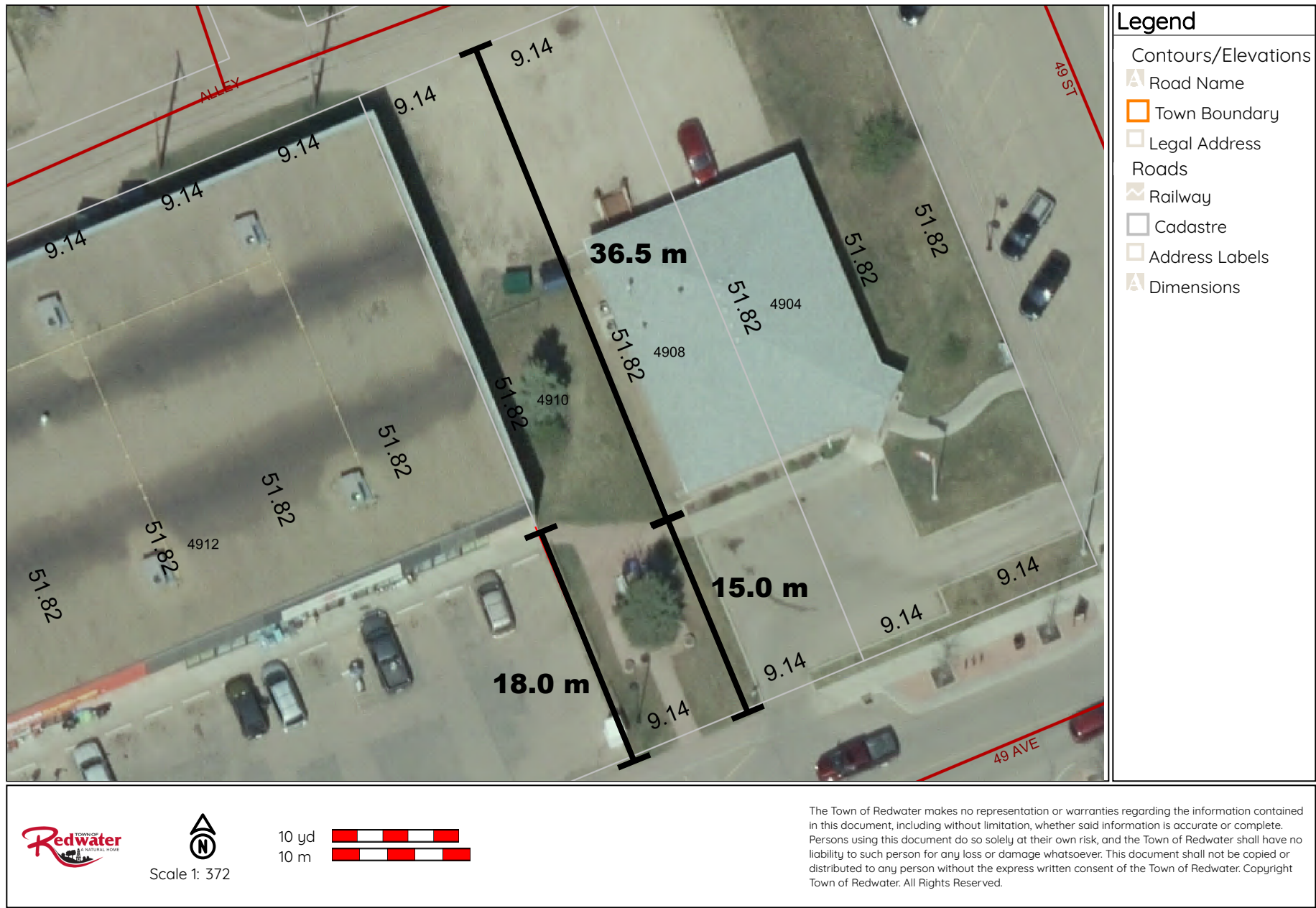
Town of Redwater
Development Permit Review Sheet

Last Revised
12 May 2017

Applicant	Dave Kluttig - Redwater Hone Hardware	Application Received
Owner	Town of Redwater	28-Jan-21
Legal Description	Lot 4,Block 1, Plan 1544 CL	Deemed Complete
TR#	201031	16-Feb-21
MPS File #	20-TORED-286 / DPR2021-002	Review Date
Land Use District	C-1	16-Feb-21
Adjacent Uses	n/a	Decision Date
Proposed Use	Permitted; general retail sales establishment	

General Retail Sales Establishment	Required/Max	Proposed
Maximum Site Coverage	100%	21%
Lot Area	473.64 m ²	existing
Minimum Required Front Yard	0.0 m	15.0 m - 18.0 m
Minimum Required Rear Yard	0.0 m	5.8 m
Checkout Building Height	11.0 m	2.44 m
Greenhouse Height	11.0 m	4.02 m
Loading/Unloading	1	1
Parking	3	3
Loading/Unloading	n/a	no change
Fence Height	1.8 m	2.4 m
Outdoor lighting		mounted on Red Apple building

Comments	<p>-seasonal retail sales area, with 90 m² (968 ft.²) of plant/greenhouse display and 145 m² (1560 ft.²) of outdoor retail sales space.</p> <p>-development will require outdoor retail displays, with 2.44m (8ft.) high fencing around leased portion of the lot.</p> <p>-variance required for fence height.</p> <p>-estimated 40 customer vehicles/day, additional parking available in adjacent retail complex.</p> <p>-development will be located north of existing memorial park.</p> <p>-electrical and water will be extended from existing adjacent building.</p>
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Schedule A



4924 - 47 Street | Box 397 • Redwater, AB T0A 2W0
Phone: 780-942-3519 • Fax: 780-942-3521
www.redwater.ca

RECEIVED

JAN 28 2021

DEVELOPMENT PERMIT APPLICATION

OFFICE USE ONLY

Application Number: DPR _____ - _____ Roll Number: _____ Safety Codes Required: Y / N
Permitted: ☐ Discretionary: ☐ Variance: ☐ Land Use District: _____
Fee: _____ Date Received: _____ Receipt #: 233234

Please PRINT all information clearly – ALL fields required

Type of Application

Type:

☐ Residential ☒ Commercial ☐ Industrial ☐ Accessory (garage/shed/deck/fence)

Other (please indicate) _____

Application Requirements

- ☒ Completed Application Form ☒ Fees
- ☒ Site drawing with measurements to new and existing development (buildings) on the lot
- ☒ Elevation Plans showing details on houses, garages, sheds, commercial buildings
- ☒ Floor Plans for new houses, additions, commercial and industrial buildings
- ☒ Completed Abandoned Oil and/or Gas well search
- ☒ Landscaping Plans

Applicant and Property Owner Information

Applicant's Name: Dave Kluttig - Redwater Home Hardware Phone:
Address: City: Redwater
Postal Code: T0A2W0 Email:
Contact Name: Dave Kluttig ☒ I consent to receive notification at the email provided above.
Applicant is the registered Owner: ☐
Fill out only if different from Applicant: Owners authorization with signature required
Property Owners name: Town of Redwater Phone:
Address: City: Redwater
Postal Code: Email:
Contact Name:

Property Description

Civic Address: 4910-49 Ave Legal Description: Lot 1544CL Block 1 Plan 4
(If applicable) Long Legal:
What is the District/Zone of the property: C-1

Schedule A

Development Information

Please describe, in detail, the proposed development: Seasonal retail sales area. The development will include a 966 ft² Greenhouse along with approximately 1560 ft² of outdoor retail sales space. The front of the development will have 8' high ornamental fencing, the east side and rear will have 8' high chain link fencing. Privacy slats will be installed in the chain link around the sales section in the rear of the development. Products for sale include live plants, fertilizer, outdoor tools, equip.

Proposed Commencement Date: March 1, 2021 Proposed Completion Date: July 1, 2021

Construction/Development Cost: Approximately \$80,000

Traffic Volume Information (For Commercial, Industrial or Home Occupation)

Please outline detailed traffic information resulting from the business operation:

Is parking available on site: ☒ / N If yes, how many stalls: 3 in rear

Number of employee vehicles daily: 1 Number of business vehicles daily: 0

Type of business vehicles daily (including type of equipment being delivered): 0

Number of customer vehicles daily: 40 Types of customer vehicles daily: _____

Please indicate maximum traffic volumes or projected peak volumes: 40

I have been informed of the Town bylaws, policies and regulations regarding this application. I understand that this permit application may be refused if the proposed development does not conform to all of the aspects of the Land Use Bylaw. I am the owner/I have the consent of the owner to proceed with this Development Permit Application and I give consent to allow Council or a person appointed by it the right to enter the land and/or building(s) with respect to this Application only.

In consideration of any permit issued in respect to this application, the Applicant shall indemnify and hold harmless the Town of Redwater its employees and agents from any and all claims, demands, actions, and costs whatsoever that may arise, directly or indirectly from anything done in the construction, maintenance, alteration, or operation of the works authorized.

It is understood that all works will be constructed, altered, maintained, or operated at the sole expense of the undersigned, and that work must not begin before a permit has been issued by the Town of Redwater. The issuance of a permit by the Town of Redwater does not relieve the holder of the responsibility of complying with relevant municipal bylaws and this permit once issued does not excuse violation of any regulation, bylaw, or act which may affect this project.

I/We hereby declare that I/we have read the applicable information sheet on development and that the information provided in this application is, to the best of my/our knowledge, factual and correct.

Signature of Applicant

Signature of Owner

Applicant's Name (Please Print)

Owner's Name (Please Print)

Note: This permit application **is not** for; building, gas, plumbing, or electrical work. Permits for such work must be obtained from Inspections Group Inc. at (780) 454-5048 or toll free at 1-866-554-5048 or www.inspectionsgroup.com.

Collection and use of personal information

Personal information required by the Town of Redwater application forms is collected under authority of sections 33(a) and (c) of the Alberta Freedom of Information and Protection of Privacy (FOIPPA) Act. Your personal information will be used to process your application(s). Please be advised that your name, address and details related to your application may be included on reports that are available to the public as required or allowed by legislation. If you have any questions, please contact the Town's Development Officer at (780) 942-3519.



Schedule A

Redwater Home Hardware
Box 381, 4920 49 Ave
Redwater, Alberta, T0A 2W0
Ph: 780 942-3616
Redwaterhomehardware@gmail.com

Re: Proposed Seasonal Retail Development Clarifications

The proposed development detailed in this permit application is intended as a Seasonal Retail Sales Area, which is an extension of the current Home Hardware store in Redwater. Lot preparation will include removal of the existing tree and parking guards, removal of grass and topsoil, as well as the spreading and compacting of 3-4" of crushed asphalt throughout the proposed area. This plan will include ground preparation from the rear lot line up to the walkway which divides the development from the Memorial Park which will stay as is.

The plan is to include 8' high fencing around the sales area as detailed in the application. The current design includes two buildings, one 42' x 23' Greenhouse as well as a 8' x 14' Shed style building that will function as a checkout and coffee bar. Product displays are indicated on the drawing but may change over time based on best suited retail orientation. Electrical and water services will be extended from the existing Home Hardware store location.

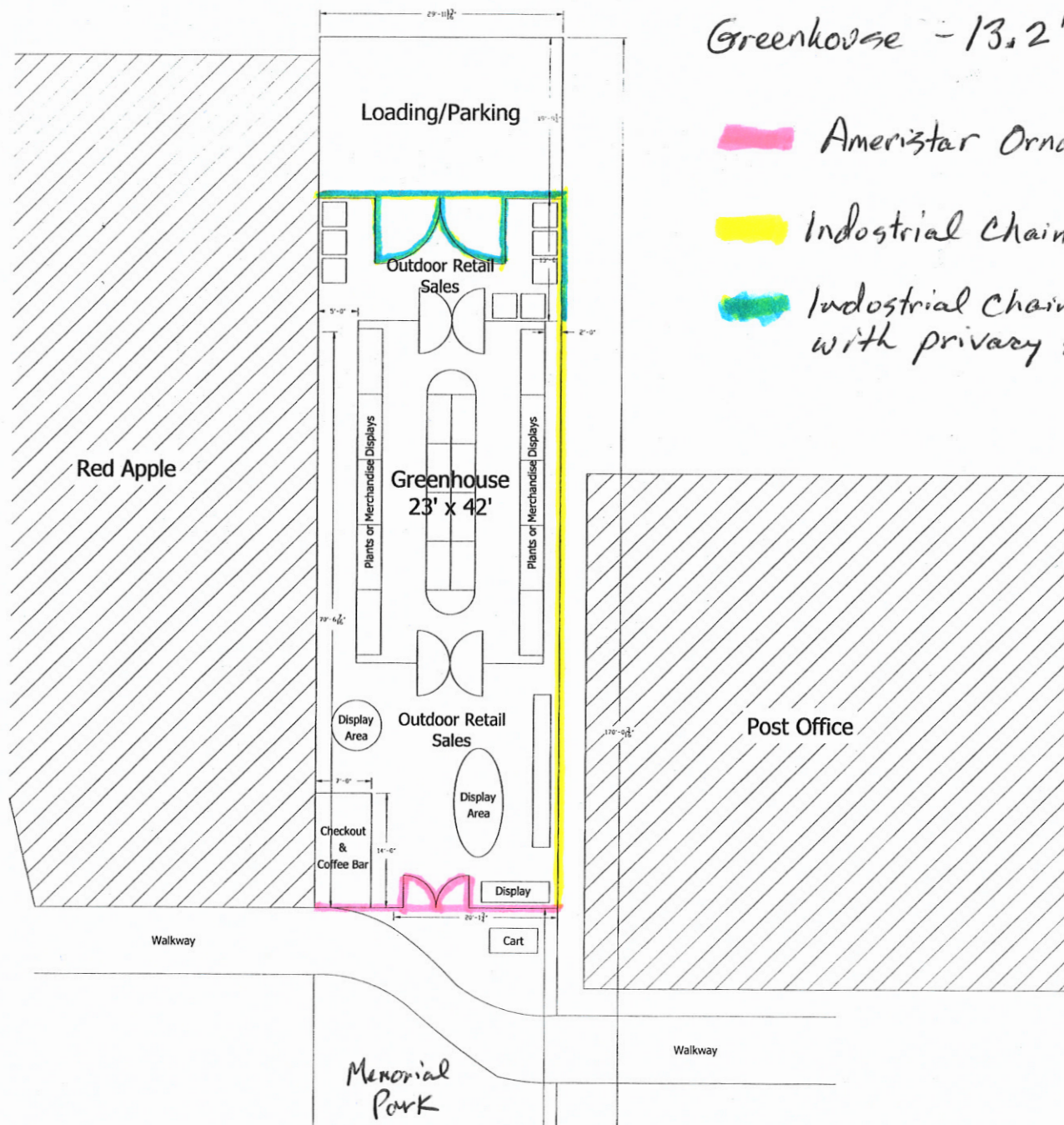
Other details can be found in the attachments. Please do not hesitate to contact me with any questions or concerns.

Regards,

Dave Kluttig
Dealer/Owner
Redwater Home Hardware

Mobile: [REDACTED]

Schedule B



Greenhouse - 13.2' Peak Height

Ameristar Ornamental Fencing 8' high

Industrial Chain Link Fence 8' high

Industrial Chain Link Fence with privacy slats 8' High

Greenhouse

42' length, 23' width

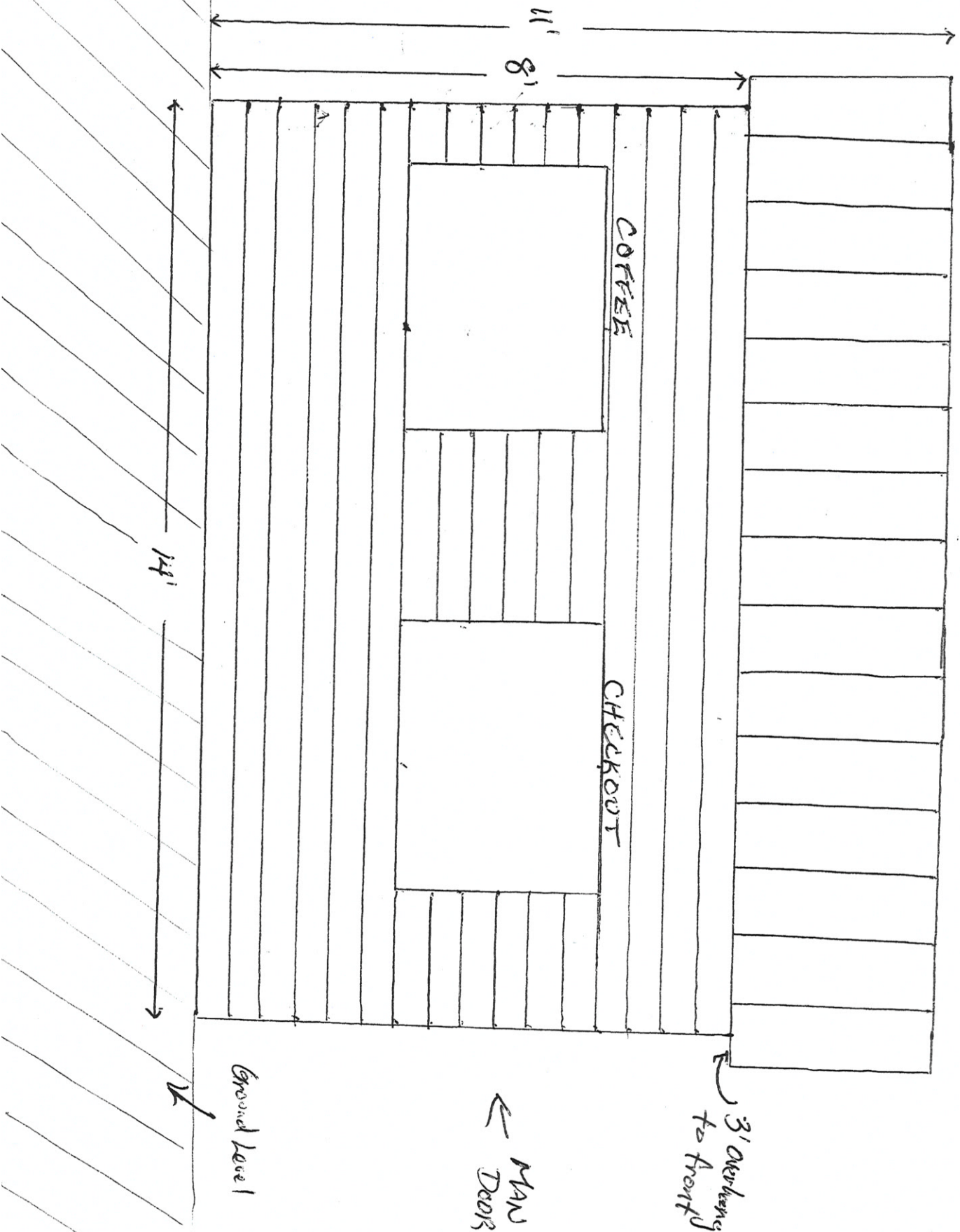
13.2' Peak Height



Schedule B

CHECKOUT BUILDING

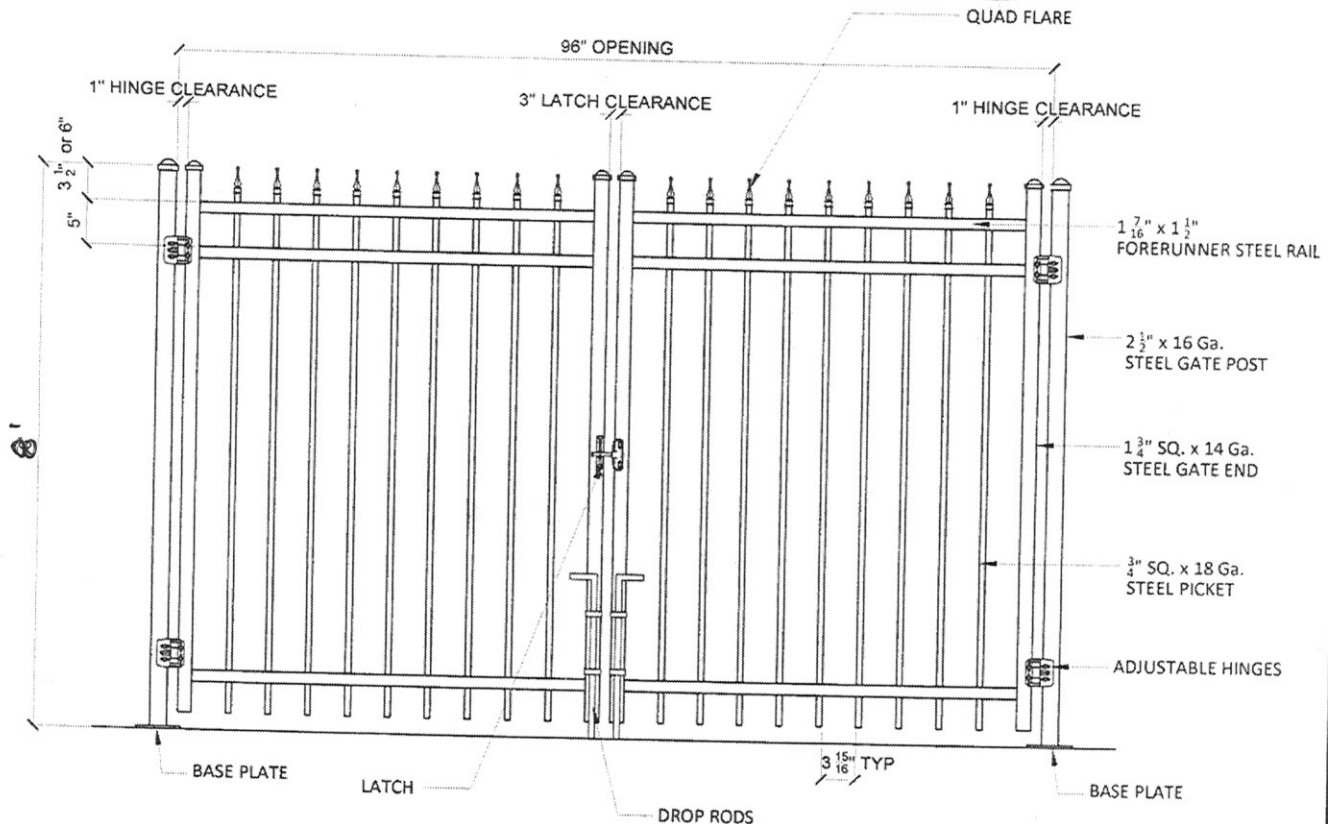
8' Depth



Schedule B

AMERISTAR MONTAGE PLUS GENESIS DOUBLE SWING GATE (THREE RAIL DESIGN C/W EXPOSED TOP AND BOTTOM PICKET)

*Rough Idea
(Gate Won't Be Base Plated)*



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TOLL FREE: 800 661-9847

CALGARY
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TOLL FREE: 688 220-2525

www.phoenixfence.ca

Phoenix Fence Corp.
12816 156 Street
Edmonton, Alberta T5V 1E9
(780) 447-1919

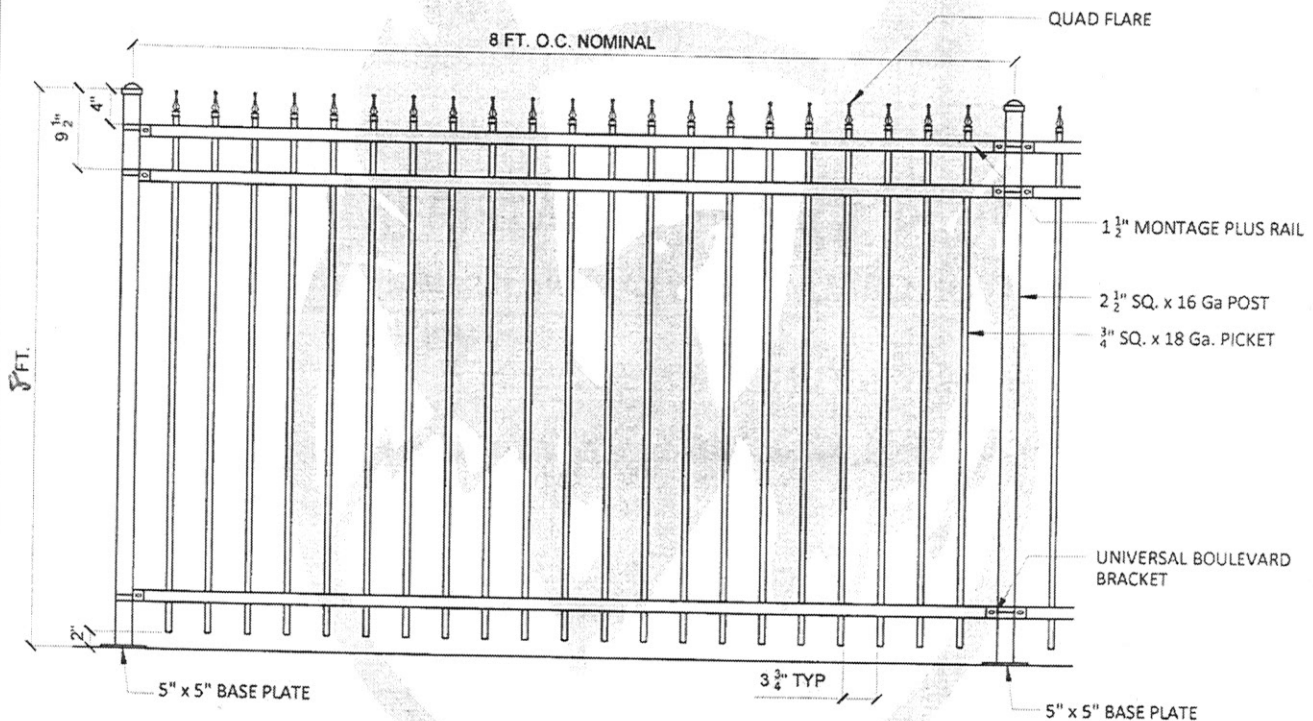
AMERISTAR MONTAGE PLUS MAJESTIC DOUBLE SWING GATE
(THREE RAIL DESIGN C/W EXPOSED TOP AND BOTTOM PICKET)

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Schedule B

8' HIGH AMERISTAR MONTAGE PLUS GENESIS (THREE RAIL DESIGN C/W STANDARD BOTTOM)

*Be In Concrete Not Base Plated
(Just Wanted Give you Rough Take)*



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Phoenix Fence Corp.
12816 156 Street
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(780) 447-1919

7' HIGH AMERISTAR MONTAGE PLUS GENESIS
(THREE RAIL DESIGN C/W STANDARD BOTTOM)

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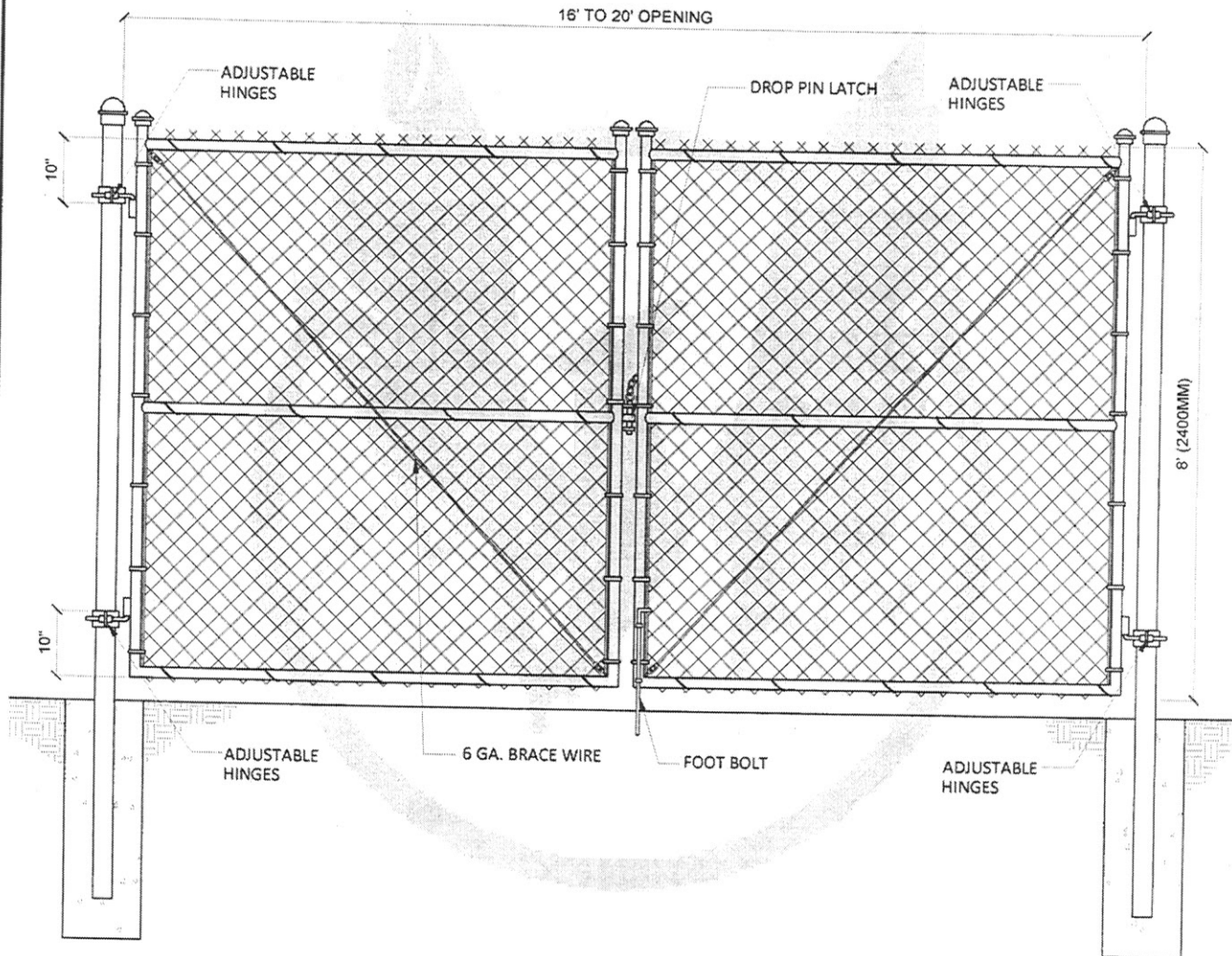
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Schedule B

INDUSTRIAL DOUBLE SWING GATE 8' HIGH - 16' TO 20' OPENING



NOTE:

- FOR GATE POST SIZES PLEASE REFER TO FENCE SPECIFICATIONS
- CHAIN LINK MESH TO MATCH FENCE CONSTRUCTION
- GATE FRAME 1 5/8" (42.2MM) O.D.
- INTERIOR BRACING 1 3/8" (33.4MM) O.D.



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(780) 447-1919

INDUSTRIAL SINGLE SWING GATE
8' HIGH - 16' TO 20' OPENING

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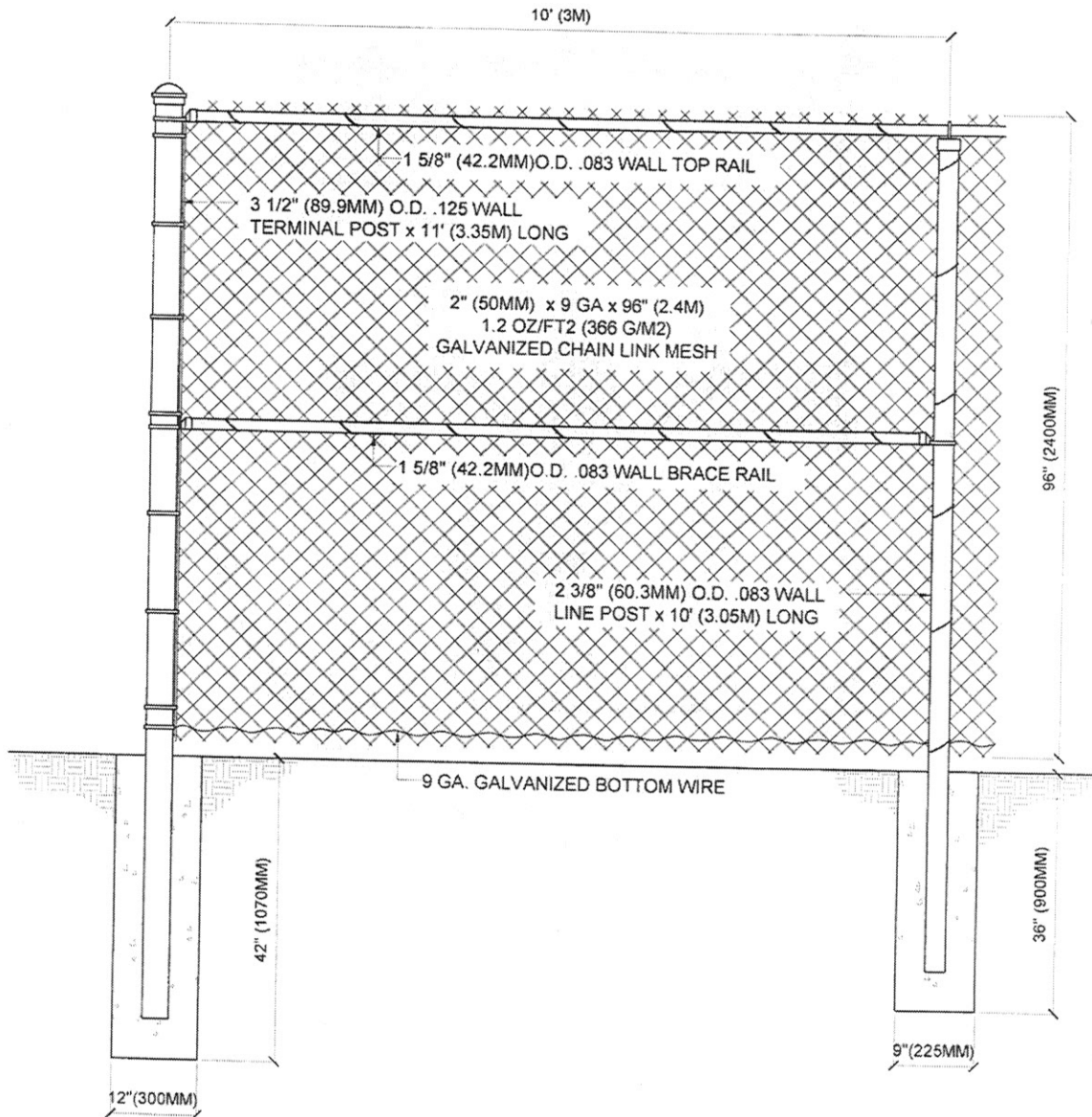
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Schedule B

SPEC # 2 (083) 8' HIGH FULL FABRIC (C/W BRACING AT EACH TERMINATION)



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SPEC #2 (083) 8' HIGH FULL FABRIC
C/W BRACING AT EACH TERMINATION)

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