

THE MUNICIPAL DISTRICT OF WILLOW CREEK NO. 26

#26-Hwy 520, Claresholm Industrial Area, Box 550, Claresholm, Alberta T0L 0T0

Phone: (403) 625-3351 Fax: (403) 625-3886

Email: development@mdwillowcreek.com

NOTICE OF MUNICIPAL PLANNING COMMISSION MEETING

Form B

Application No. 145-16

TO: 1-Mile Radius Landowners

Notice is hereby given that an application is being made for a development permit with regard to the following:

NAME OF APPLICANT: Market Place Commodities Ltd.

TYPE OF DEVELOPMENT:

Grain elevator storage facility with office and weigh scale. Also, the placement of four (4) additional grain storage bins. There will be 20 -100 trucks per week hauling to and from facility.

LEGAL DESCRIPTION OF SITE: SW 36-09-25-W4M

PLACE OF MEETING: Municipal Administration Building, Claresholm

TYPE OF MEETING: Regular Municipal Planning Commission

DATE OF MEETING: Wednesday, January 18, 2017 at 9:30 a.m.

This development application and all associated information are available for viewing at the Municipal Office at the address shown above during normal hours of operation, or on our website at www.mdwillowcreek.com.

Any person affected by the said proposal has the right to present a written brief prior to the hearing and/or to be present and be heard at the meeting. Any information submitted will become available to the public and may also be shared with the applicant and appropriate government/other agencies and is subject to the provisions of the Freedom of Information and Protection of Privacy Act (FOIP). If you have any questions, please contact The Municipal District of Willow Creek No. 26.

Persons requesting to be heard at the meeting shall submit a written request to be heard to the development officer not later than:

January 13, 2017 (10 consecutive days from the date of this notice)

DATE: December 28, 2016

SIGNED:

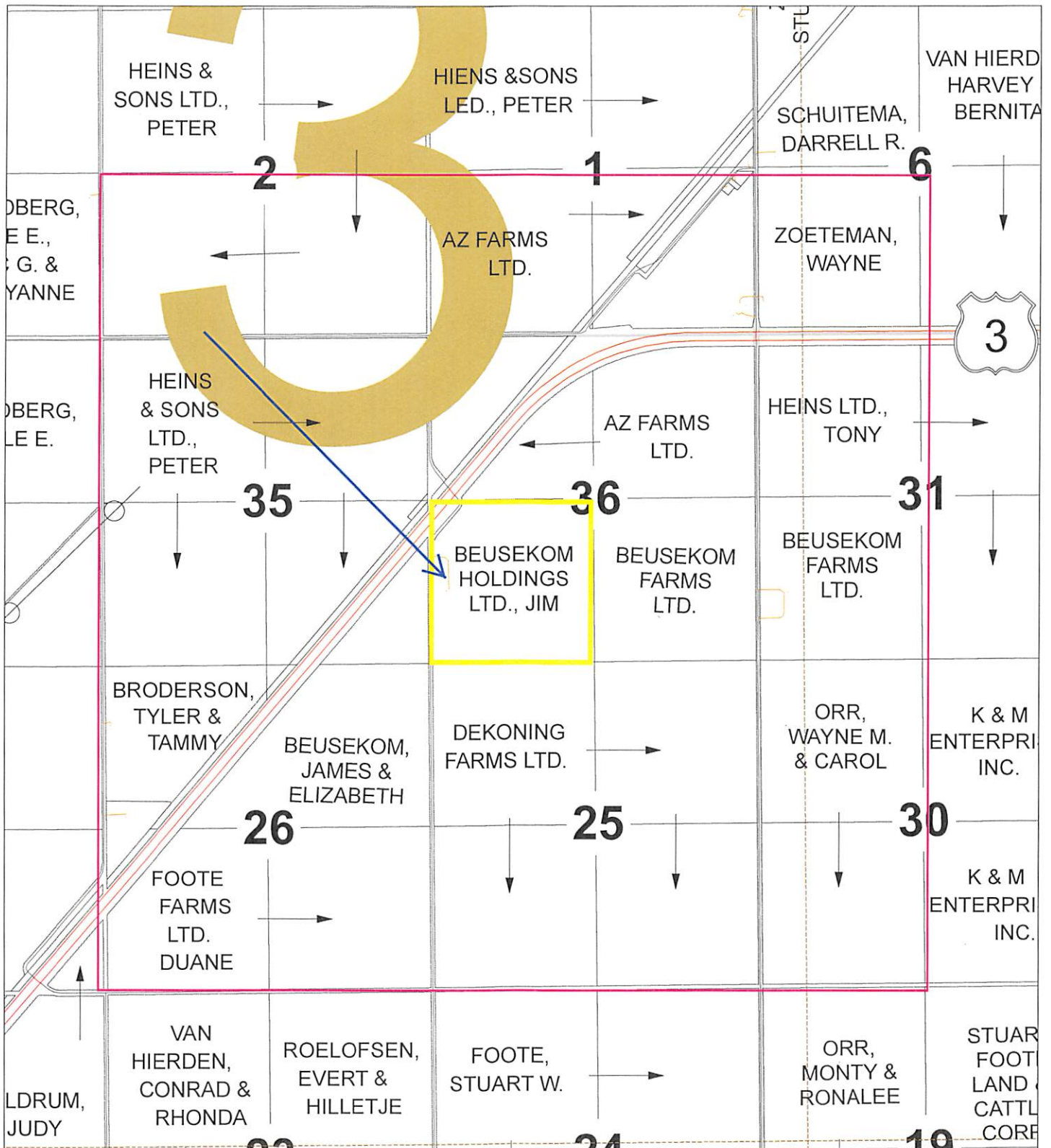


Cindy Chisholm
Development Officer
MD of Willow Creek No. 26



Development Permit No 145-16

Location: SW 36-09-25-W4M



Applicant: Market Place Commodities Ltd.



4;25;9;35;NE

4;25;9;36;NW

4;25;9;36;NE

4;25;9;35;SE

4;25;9;36;SE

RY157, RLY, 9

4;25;9;36;SW

0311967;1;1

9611867;1

4;25;9;25;NW

4;25;9;25;NE

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Box 550, Claresholm, AB T0L 0T0

Phone (403) 625-3351

Fax (403) 625-3886

www.mdwillowcreek.com

FOR OFFICE USE ONLY

RECEIVED

DEC 21 2016

NPC Jan 18/17

Application No. 145-16

Fees Submitted: \$ 300.00 ✓

Site Inspection: _____

APPLICATION FOR A DEVELOPMENT PERMIT

IMPORTANT: This information may also be shared with appropriate government/other agencies (e.g. Alberta Agriculture, Food and Rural Development; Alberta Environment; the regional health authority), 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 Willow Creek No. 26.

Form A

APPLICANT: MARKET PLACE COMMODITIES LTD

ADDRESS: _____

MUNICIPAL ADDRESS: SW 1/4 36-9-25-W4M / MD OF WILLOW CREEK

REGISTERED OWNER: JIM BEUSEKOM HOLDINGS LTD.

LEGAL DESCRIPTION: Lot(s) _____ Block _____ Plan _____

OR: Quarter SW Section 36 Township 9 Range 25 W 4 M

EXISTING USE: Rural INDUSTRIAL

PROPOSED USE: Rural Industrial

PARTICULARS OF PROPOSED DEVELOPMENT: This is a grain storage facility with product moving to & from the site on a regular basis of 20 to 100/wk. Hours of operation are 8 to 5 daily weekdays with 1 to 3 employees on staff. Parking is available beside the office building for employees.

Additional information or clarification can be helpful in processing the application without delay. You may wish to use the back of this form, or attach a separate sheet with such information. **Please fill out the Right of Entry authorization on reverse.**

REGISTERED OWNER OR PERSON ACTING ON BEHALF OF:

I/we agree to the collection and sharing of this information contained in this application, and any other information that may be required to verify and evaluate this application as explained above. I have submitted particulars concerning the completion of the proposed development and agree to comply in all respects with any conditions that may be attached to any development permit that is issued and with any other bylaws that are applicable. I am aware that I may be required to pay for all local improvement costs, which include drainage, sidewalks, road construction, street lighting, water and sewer main extensions, utility connection fees and installation costs at the present established rate.

I have read and understand the terms noted on the reverse side of _____ and apply for permission to carry out the development described above and/or on the attached plans and further certify that the registered owner(s) of the land described above is aware of this application.

DATE: Dec 19, 2016

SIGNED: _____

_____ applicant

IMPORTANT: See Over

ADDITIONAL INFORMATION: There are no waste or water, air or odour management issues at this facility. Direct access to the facility is via the south approach which leads directly to the scale and bin storage area. We have future plans to add 4 new bins to the west side of the current bin layout.
A copy of our Fire & Safety Plan is included.

IMPORTANT:

1. Subject to the provisions of the Land Use Bylaw of The Municipal District of Willow Creek No. 26, the term "development" includes any change in the use of buildings or land.
2. Although the Development Officer is in a position to advise on the principle or details of any proposals, such advice must not be taken in any way as an official consent, and is without prejudice to the decision in connection with the formal application. It must be clearly understood that any development by the applicant within 14 days after receipt of a Development Permit is at his own risk.
3. Please submit a plan or drawing showing locations of existing and proposed buildings, roads, services, boundaries, etc. in sufficient detail to ensure proper consideration of the application. Measurements may be metric or imperial units. It is desirable that the plans and drawings should be on scale appropriate to the development, that is:
Site plans – ratio of 1:1000 or 1:1500
Other drawings – ratio of 1:100 or 1:200
or as required by the Development Officer. However, unless otherwise stipulated, it is not necessary for plans and drawings to be professionally prepared.
4. If a decision is not made within 40 days from the date of the receipt of the application in its complete and final form, the applicant may exercise his right of appeal as though he had been mailed a refusal at the end of the 40-day period unless an agreement for a time extension has been entered into with the municipality.

RIGHT OF ENTRY:

I hereby authorize representatives of The Municipal District of Willow Creek No. 26 to enter my land for the purpose of conducting a site inspection in connection with the application.

This right is granted pursuant to Section 542(1) of the Municipal Act.

DATE: Dec 19, 2016

SIGNED: _____

Registered Landowner(s)



MPC West Fire and Safety Plan:

Fire Emergency Plan:

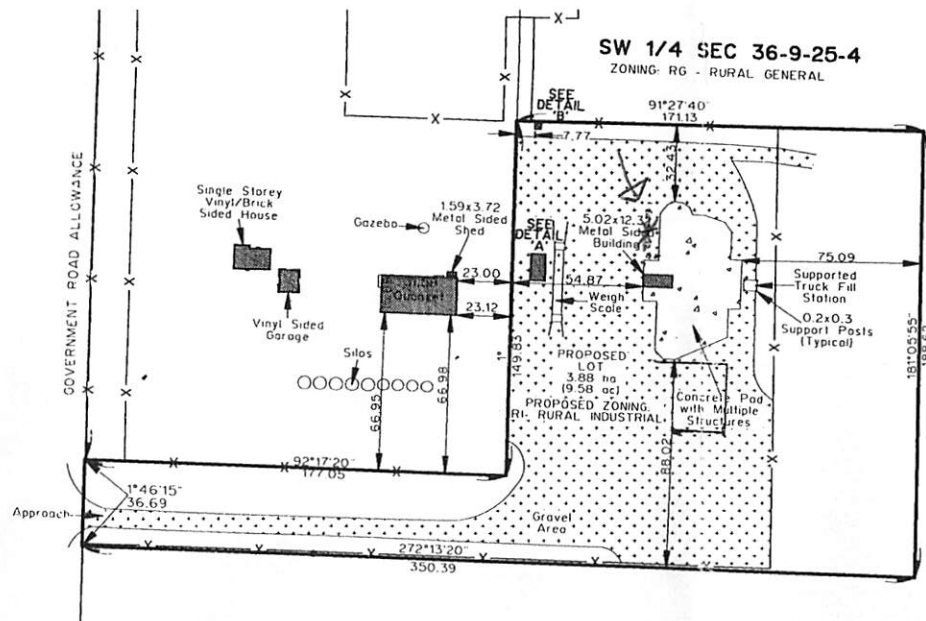
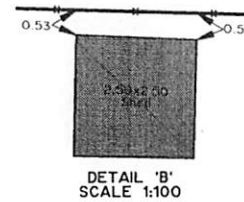
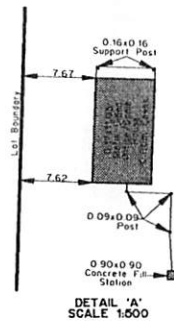
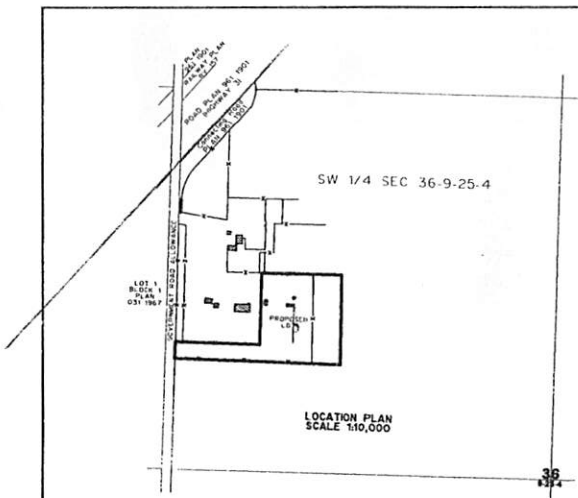
- Access to yard from Hwy 3 to Range Road 251 to driveway on south side of facility. Driveway is wide enough to accommodate two trucks side by side. If necessary, emergency vehicles may also access north driveway (driveway used for the farm)
- Water hydrants are available at a number of different locations with agreement between farm and elevator to share hydrants:
 - South-West side of tree row close to Rge Rd 251
 - Shop
 - North of grain handling system
 - Barn
 - Driveway between barn and road
- Slough (depending on weather, moisture conditions) to the north east of farm
- Electrical Service is 3-Phase service with transformer located on south east side of driveway (approx. 100m from grain handling system)

Safety Plan

- High visibility clothing to be worn by staff on yard at all times
- Emergency kits, Including 1st aid in electrical room and scale office
- Fire extinguishers in electrically room and scale room
- Muster point on South West side of yard.
- No smoking on yard site
- Employees trained on safety plan

Other information:

- Yard video and camera monitored 24/7 onsite, and remotely
- Bin monitoring equipment on all bins to #1 ensure quality of commodities stays intact and also to reduce any risk of grain spoilage or fire (canola heating can cause fire)
- Monitoring systems on all grain handling equipment to ensure system doesn't overheat, plug up which reduces wear and reduces fire risk
- All electrical systems up to code.
- No gas or propane tanks or lines around grain handling systems



PROPOSED RE-ZONING JIM BEUSEKOM HOLDINGS LTD

LEGAL DESCRIPTION OF PROPERTY: SW 1/4 SEC 36, TWP 9, R0E 25 W 4th MER

MUNICIPAL ADDRESS:
MUNICIPAL DISTRICT OF
WILLOW CREEK No.26

CLIENT:
JIM BEUSEKOM HOLDINGS LTD

LEGEND

Statutory Iron post found.....●	Utility Box.....■
Iron bar found.....◆	Fence Line —X—
Water Valve.....⊕	Property Line ———
Utility Pole.....⊙	Guy Wire.....GW
Light Standard.....⊕	Property Line.....P/L

• Distances are ground and are expressed in metres and decimals thereof

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MICHAEL A. THOMPSON
ALBERTA LAND SURVEYOR



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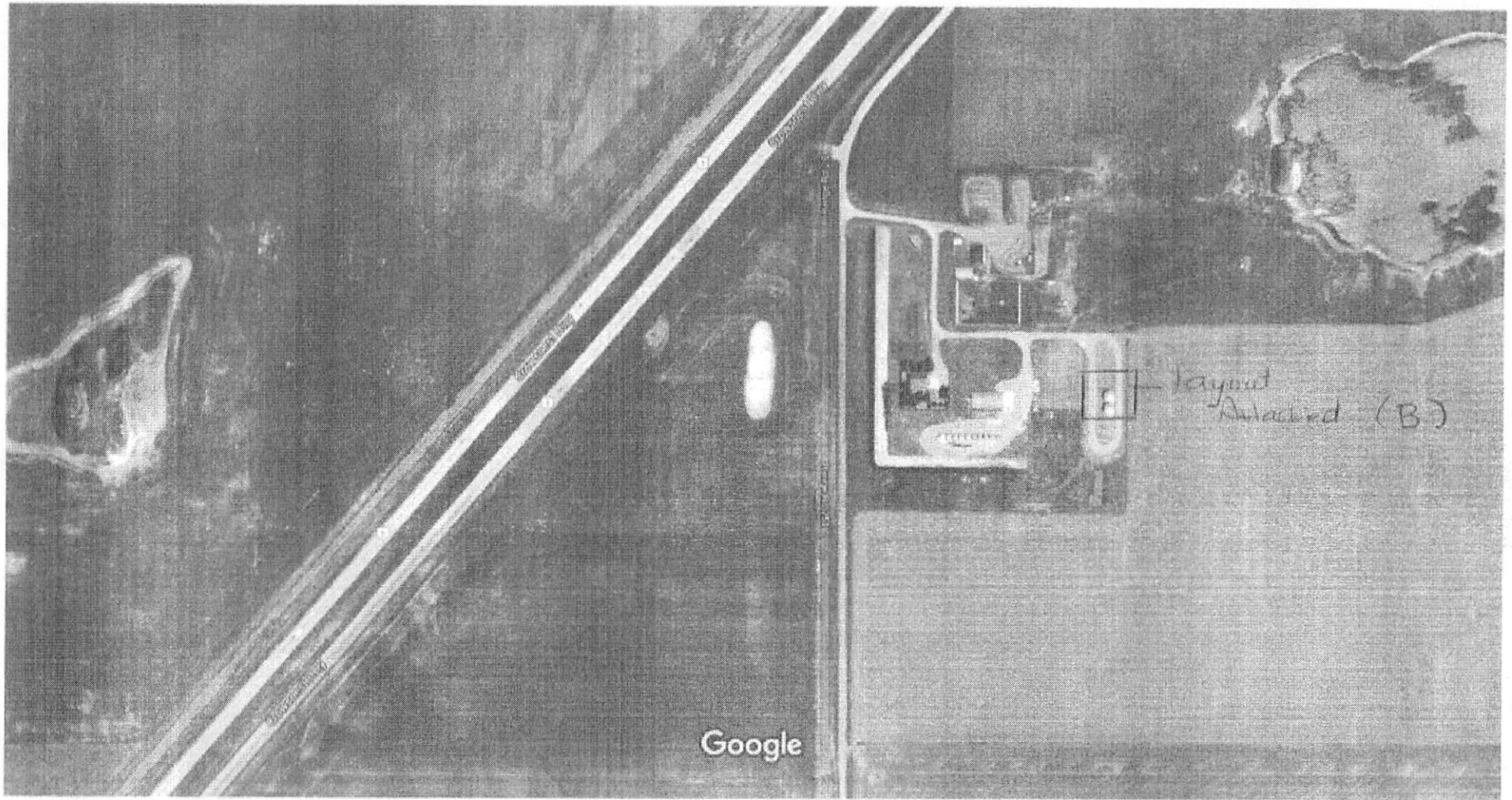
JOB: H15216
DRAWING: H15216RPR

HALMA THOMPSON
LAND SURVEYS LTD.

1, 3320 16th Avenue N
Lethbridge AB, T1H 5J3
Phone (403) 381-1320
Fax (403) 381-1356

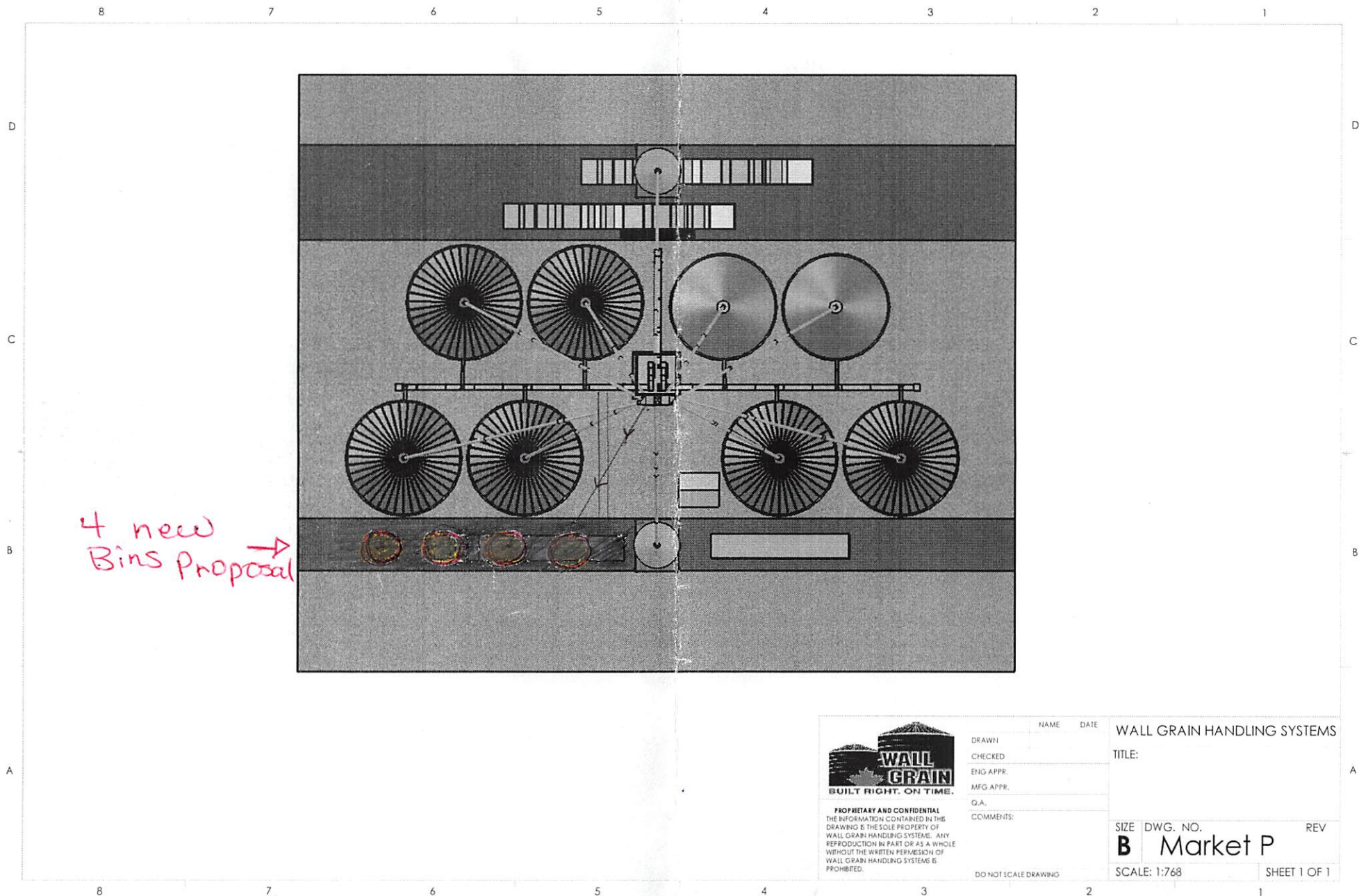
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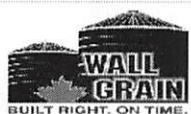
Google Maps



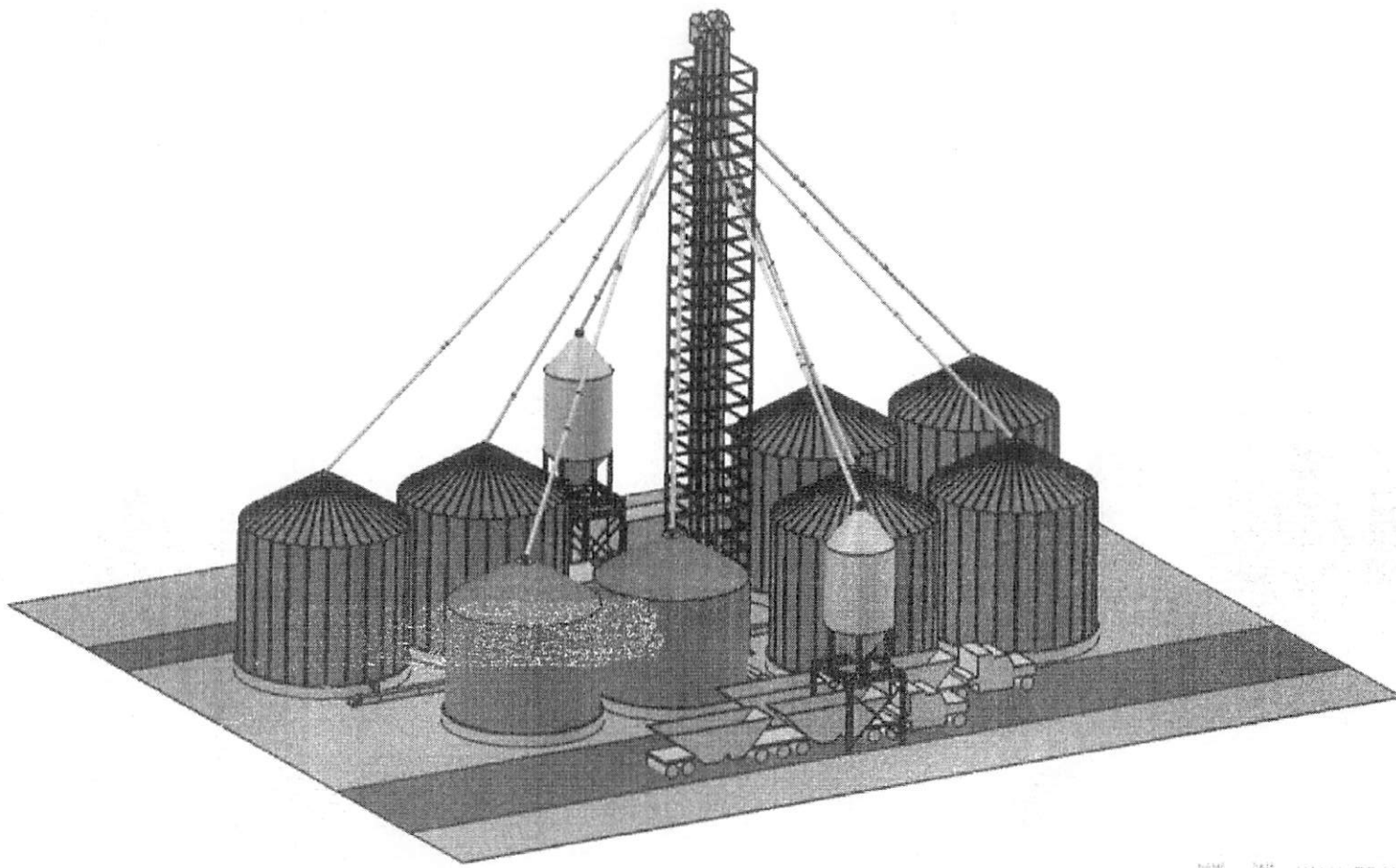
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Google Maps



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DESIGNED	NAME	DATE	WALL GRAIN HANDLING SYSTEMS
CHECKED			TITLE
ENGINEER			
NOTED			
QA			
COMMENTS			

SBS DWG NO	REV
B Market P	
SCALE: 1/2" = 1'	SHEET 1 OF 1

Google Maps AB-3

Facility is 200 mt. from Range Rd 251



Image capture: Oct 2015 © 2016 Google

Fort MacLeod, Alberta

Street View - Oct 2015

Google Maps AB-3

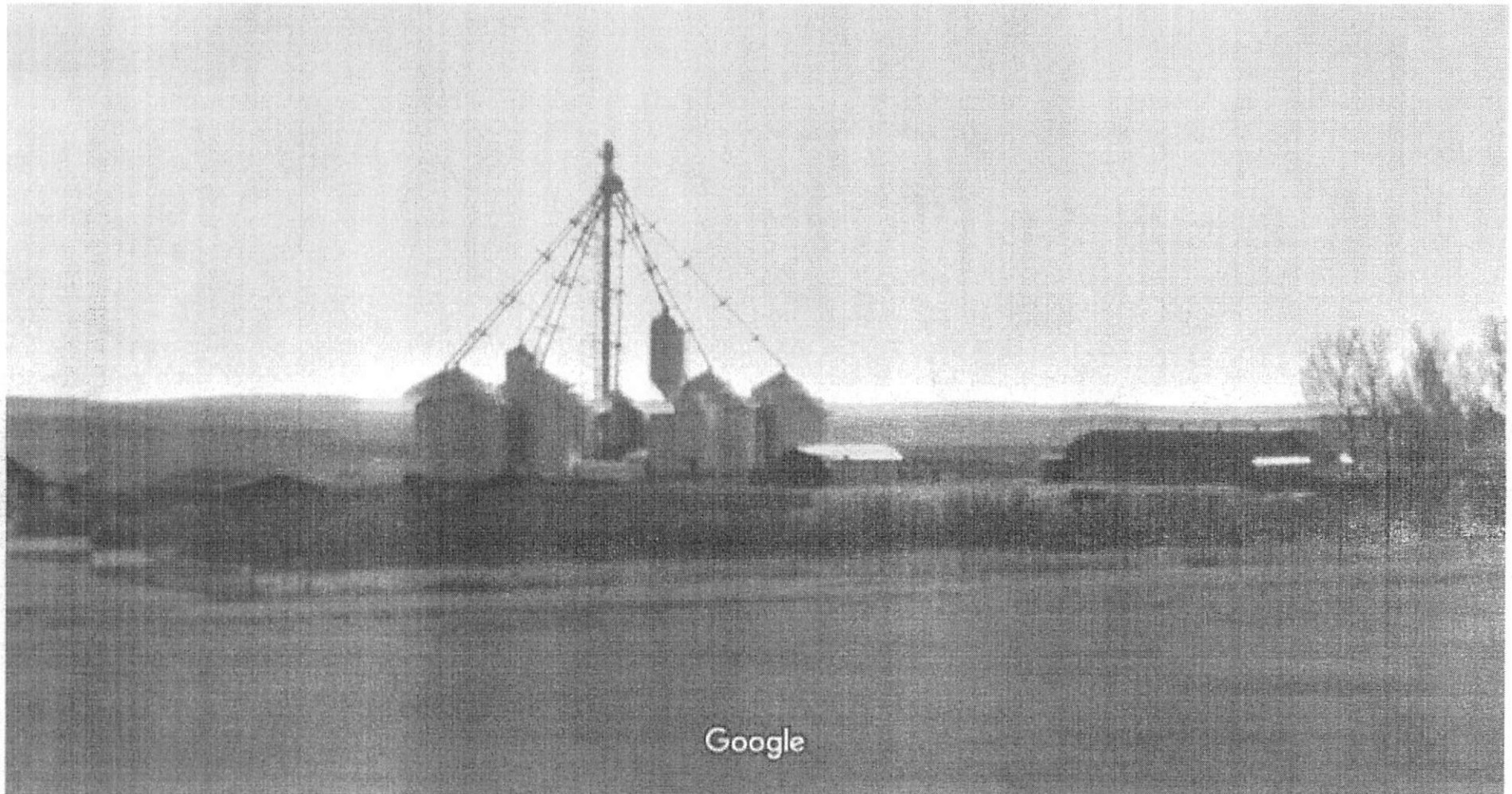


Image capture: Oct 2015 © 2016 Google

Fort MacLeod, Alberta

Street View - Oct 2015