

THE MUNICIPAL DISTRICT OF WILLOW CREEK NO. 26

273129 Sec Hwy 520 West, 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. 025-20

**TO: Registered Land Owner
Adjacent Property Owners**

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

NAME OF APPLICANT: 1040937 AB Ltd. / Law's Classic Welding (Trevor Law)

TYPE OF DEVELOPMENT: Allow to remain Law's Classic Welding business, from the existing shop. Also; erect a 4 ft. x 8 ft. double sided sign.

LEGAL DESCRIPTION OF SITE: NE 09-16-28-W4

PLACE OF MEETING: Municipal Administration Building, Claresholm

TYPE OF MEETING: Regular Municipal Planning Commission

DATE OF MEETING: Wednesday July 8, 2020 at 9:10 am

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 website at www.mdwillowcreek.com. Please go to the website for any future amendments to this notification and/or application.

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:

July 3, 2020 (10 consecutive days from the date of this notice)

DATE: June 17, 2020

SIGNED:

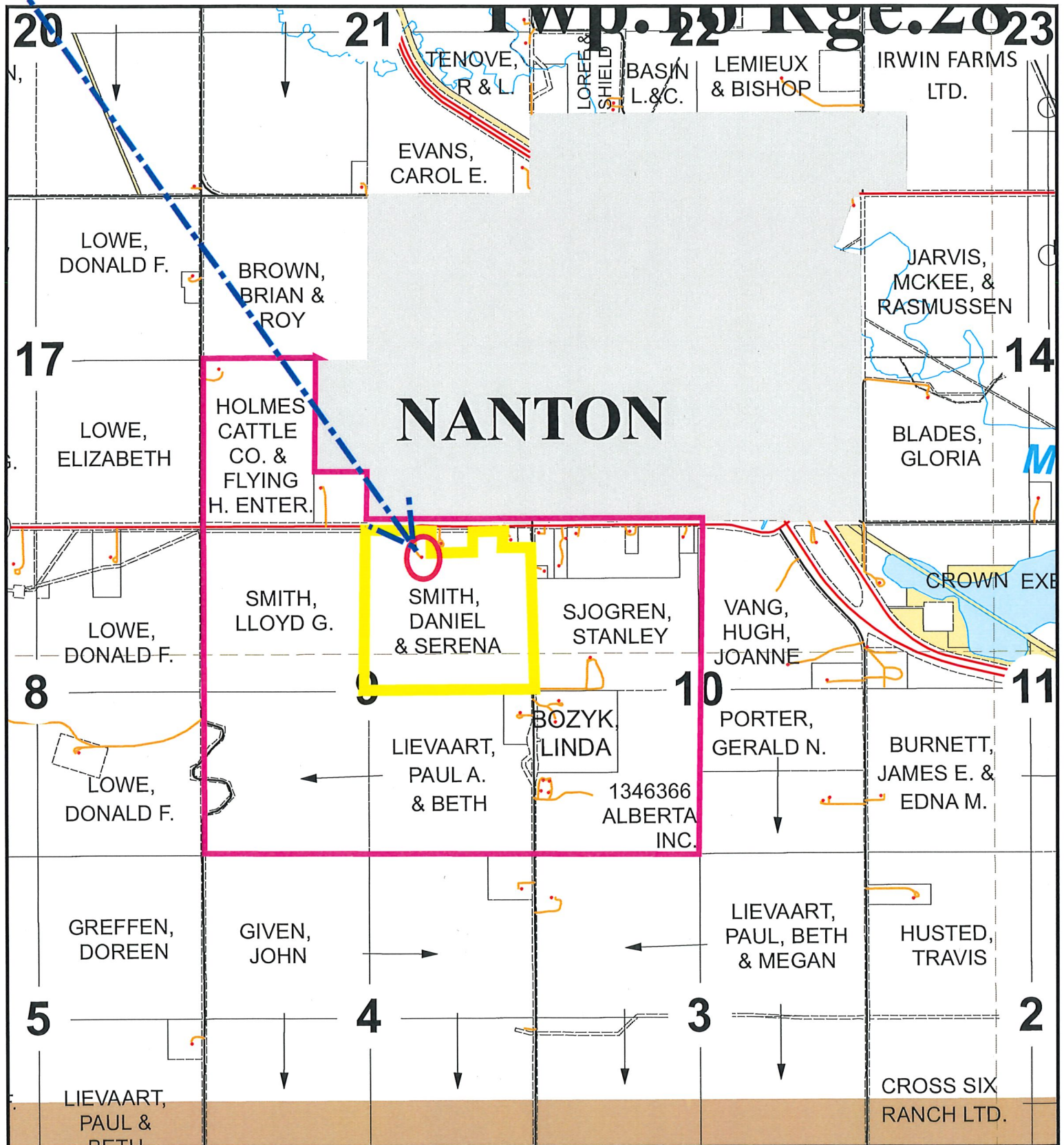


Brenda Stockton
Development Officer
MD of Willow Creek No. 26



Development Permit No. 025-20

Location: NE 09-16-28-W4



Applicant: 1040937 AB Ltd/Law's Classic Welding

Brenda Stockton

From: Leah Olsen
Sent: Monday, June 15, 2020 11:25 AM
To: Brenda Stockton
Cc: Cindy Chisholm; Darren S Davis
Subject: RE: sign

Our File: 2511-NE 9-16-28-W4M (533)

Good Morning Brenda,

The proposed sign needs to be placed on private property.
Highway 533 at this location is classified as a minor two lane highway.
Pursuant to the "Memorandum of Agreement" that was ratified by the Minister of Transportation and the Municipal District of Willow Creek No. 26 on September 26, 2001, signs outside the highway right-of-way are under the control of the municipality (however if the sign is LED a permit will be required).
Thank you for the referral and opportunity to comment.

Please note with the current COVID-19 issues I may not be able to respond to an email or phone call immediately, thank you for your understanding during this time.

Leah Olsen
Development/Planning Technologist
Southern Region
Construction and Maintenance Division

 Alberta Transportation

Classification: Protected A

From: Brenda Stockton <Brenda@mdwillowcreek.com>
Sent: Monday, June 15, 2020 11:02 AM
To: TRANS Development Lethbridge
Subject: sign

Good morning
Have a proposed business sign off Highway 533, they are proposing approximately 100 feet from middle of #533 and 15 feet from their property line. Can you please provide the required distances from Highway 533.

Thanks,

Brenda Stockton
Development Officer
M.D. of Willowcreek No 26

Ph; 403.625.3351 ext 230

Email; brenda@mdwillowcreek.com

THE MUNICIPAL DISTRICT OF WILLOW CREEK NO. 26

Box 550, Claresholm, AB T0L 0T0

Phone (403) 625-3351

Fax (403) 625-3886

www.mdwillowcreek.com

FOR OFFICE USE ONLY

*Deemed Complete
7.12.20*

NUF. Newton Urban Fringe

Application No. *025-20*

Fees Submitted: \$ *600.00* ✓

Site Inspection: *June 26/20*

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: *1040937 AB LTD / LAW'S CLASSIC* Telephone: _____

ADDRESS: *WELDING* Fax: _____

MUNICIPAL ADDRESS: *283029 Hwy 533* Bus/Cell: _____

REGISTERED OWNER: *DANIEL / SERENA SMITH* Telephone: _____

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

OR: Quarter *NE 1/4* Section *9* Township *16* Range *28* W *4* M

EXISTING USE: *Shop*

PROPOSED USE: *metal fabrication and repair (existing shop)*

PARTICULARS OF PROPOSED DEVELOPMENT: *to utilize the existing shop to operate a metal fabrication and repair business. fabricate and assemble metal parts. welding repairs of farm equipment.*

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 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 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 this form and hereby apply for permission to carry out the development described above and/or on the attached plans and specifications. I further certify the registered owner(s) of the land described above is aware of this application.

DATE: *May 25 2020* SIGNED: _____

it

IMPORTANT: See Over

ADDITIONAL INFORMATION: _____

to utilize the existing shop for the purpose
of a metal fabrication and repair facility
Hours of operation: 7am to 7pm (weekdays)
TRAFFIC - minimal = approximately 4-5 daily
Employees on site: 4
SIGNAGE DRAWING - ATTACHED.

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 any development by the applicant within 21 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, as follows:

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 this application.

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

DATE:

June 20/19

SIGNED:

—

—

MD of Willow Creek

Claresholm, AB

June 18, 2019

To whom it may concern:

RE: NE 9-16-28-4 (Portion of) Blue Sign # 283029 Hwy 533

This letter serves as approval for Trevor Law of Law's Classic Welding, known as the renter, to apply for a business licence to operate a welding and fabrication shop on the named property.

Cordially yours

Dan and Serena Smith

Nanton, AB .

P:

Brenda Stockton

From: Brenda Stockton
Sent: Friday, June 26, 2020 7:43 AM
To:
Subject: RE: site inspections Law's Classic Welding

Perfect thank you.
BRenda

From:
Sent: Thursday, June 25, 2020 5:13 PM
To: Brenda Stockton <Brenda@mdwillowcreek.com>
Subject: RE: site inspections Law's Classic Welding

Hi Brenda,
I spoke to Trevor and he is going to have that orange sea-can. So we will have 2 sea-cans on site - one for parts and one for welding material.

Thank you,
Christine Law

From: Brenda Stockton <Brenda@mdwillowcreek.com>
Sent: June 25, 2020 7:27 AM
To:
Subject: site inspections

Good morning
We are conducting site inspections today, not sure what time we will be at your place. We don't need to come into the shop, just take a few pictures of the outside and where the proposed sign will be. If you see the MD truck it's just Cindy and I.
Thanks,
Brenda

From: [Brenda Stockton](#)
To:
Cc:
Subject: Law Classic Welding
Date: Tuesday, June 9, 2020 3:29:57 PM
Attachments: [025-20 1040937 AB Ltd -Law's Classic Welding.pdf](#)

Hi

The Municipal District has received the attached development permit application from 1040937 AB Ltd/ Law's Classic Welding, for the operation of his existing business and proposed sign. This property is in the Nanton Urban Fringe – NUF, application will be presented to the Municipal Planning Commission on July 8th, 2020 (if completed application is received). Am forwarding what we have received for your review, comments and or concerns may be email, call if you have any questions.

Thanks,

Brenda Stockton
Development Officer
M.D. of Willowcreek No 26
Ph; 403.625.3351 ext 230
Email; brenda@mdwillowcreek.com

Brenda Stockton

From:
Sent: Friday, May 15, 2020 4:04 PM
To: Brenda Stockton
Subject: FW: new development
Attachments: MD Willow Crk Permit May2020.docx

Categories: Red Category

This is just the draft!!! I didn't realize I sent my little notes from the bottom...
I cannot find the right bylaw for permitted use or discretionary - but I think we have meet all the requirements successfully.
Let me know and I will send everything complete with page one of the permit.
Have a great long weekend.

Thank you
Christine

From:
Sent: May 15, 2020 1:51 PM
To: 'Brenda Stockton' <Brenda@mdwillowcreek.com>
Subject: RE: new development

Hi Brenda,
This is a a rough copy – will it work or do you need more.
Let me know. Also, where would I find the bylaw for this permitted use? Under which heading?

Thank you,
Christine Law

From: Brenda Stockton <Brenda@mdwillowcreek.com>
Sent: May 8, 2020 10:15 AM
To:
Subject: new development

Hi Trevor
Reviewing your proposed development application for Law's Classic Welding, there are 2 different parcels. One which the shop is on and the other parcel which the residence is on, do apologize that I did not notice this before. Have attached aerials for you to review. Requirement for an 'Application for a Home Occupation' is the home has to be on the same parcel the business is on. Attached is a new Development Permit Application (only fill out the front page) we can use the back page and other documents from your first application.
Have a few questions on the 'metal fabrication and repair facility';
What kind of metal fabrication is done ?
Is it manufacturing of equipment and/or parts ?
What kind of repair work is done ?
Repair work on vehicles, farm equipment ?

Thanks,

Brenda Stockton
Development Officer
M.D. of Willowcreek No 26
Ph; 403.625.3351 ext 230
Email; brenda@mdwillowcreek.com

Brenda Stockton

From:
Sent: Thursday, April 30, 2020 12:28 PM
To: Brenda Stockton
Subject: RE: Law's Classic Welding Development Application

Hi Brenda,
I live in the house to the east of the shop on the same property. The shop is in full operation as of late fall 2019.
Please let me know if you need any other information.

Best regards,
Trevor Law

From: Brenda Stockton <Brenda@mdwillowcreek.com>
Sent: April 30, 2020 9:38 AM
To:
Subject: RE: Law's Classic Welding Development Application

Hi
Reviewing the Application for a Home Occupation for Law's Classic Welding and have a couple of questions. Does Treavor live on the property or just renting the shop area ? Is the shop currently empty or is the business in operation.
Thanks
Brenda

From: Brenda Stockton
Sent: Monday, April 27, 2020 8:54 AM
To:
Subject: RE: Law's Classic Welding Development Application

Hi
Did receive all 9 pages, will review.
Thanks
Brenda

From:
Sent: Friday, April 24, 2020 4:31 PM
To: Brenda Stockton <Brenda@mdwillowcreek.com>
Subject: Law's Classic Welding Development Application

Hi Brenda,
Thank you so much for getting back to me today. Attached is the application and the needed information. There are 9 pages to this attachment.
I will send a cheque immediately, or let me know if we can e-transfer.
Thank you,
Christine Law
On behalf of : Trevor Law
1040937 Alberta Ltd.



Trevor Law

Nanton AB T0L 1R0

283029 HWY 533 Phone:

lawwelds@yahoo.ca

MD Willow Creek

Box 550, Claresholm AB T0L 0T0

Re: application or Development permit

Attention Brenda Stockton,

As requested in email dated May 8, 2020

Have a few questions on the 'metal fabrication and repair facility';

What kind of metal fabrication is done?

Metal fabrication is a process that involves the use of bending, cutting, and assembling **metal materials** into a variety of different shapes and sizes. All metal is purchased from various suppliers in Calgary and brought to this location to be worked and assembled.

- manufacturing of equipment and /or parts
- fabrication of metal parts and assemblies.

Is it manufacturing of equipment and/or parts?

There are no vehicle parts at all. Customer welding fabrication orders are completed as requested and then delivered.

Parts include: spill containment trays, hoppers /conveyor belts, dump bins, fencing gates etc.

What kind of repair work is done?

- customer drawings for special projects
- fixing cracks and broken parts.
- welding repairs and farm equipment and assemblies

Repair work on vehicles, farm equipment?

Answer: There is no mechanical work done on any vehicles. We only do welding repair work to various types of farm equipment. Nothing stays on site for any length of time.

Best regards,

Trevor Law

Metal fabrication is the term used for several different methods of manipulating **metal** into specific shapes. During the **metal fabrication** process, **metal forms** are built by cutting, bending, and assembling separate ...



Trevor Law
Welding Fabrication
& Pipefitting Services

Box

M.D of Willow Creek

Box 550, Claresholm, AB

TOL 0T0

April 24, 2020

Attention: Development and Planning

To Whom it may concern:

RE: Request for Development Permit at Existing Shop - NE 9-16-28-4 (283029 Hiway 533)

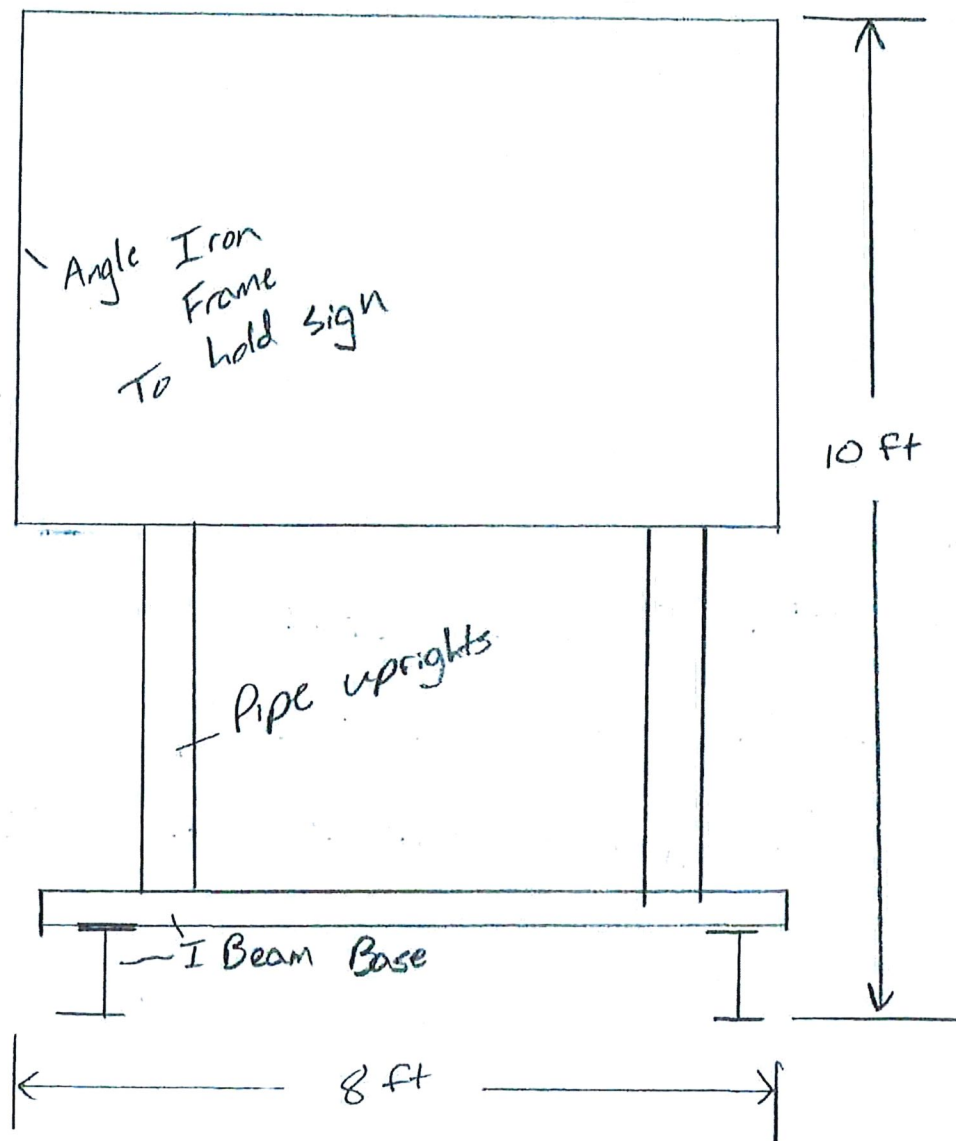
1. Attached are the forms required and a letter from the landowners for the existing shop development.
2. Attached is the drawing of the sign and the structure to hold it.
3. The sign would be attached to a precast cement block (lego type). The size being 60" x 30" x 30" weighing 4500 lbs
4. Attached are the pictures of the existing fence line. I would like to use the existing fence line, as this would keep the sign from hindering any area of the farming operation that exists on either the east or west side of the entry way.
5. The sign would be 52 feet south of the corner fence post and 15 ft from the edge of the driveway.
6. Attached is the fee for 2019 and 2020 \$600.00 plus \$25.00 license fee.

Please contact me if you require any clarification or questions.

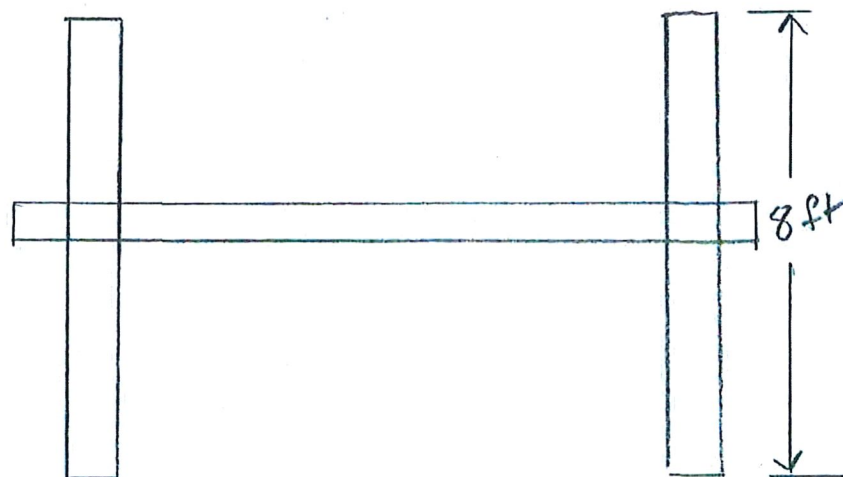
Respectfully yours,

Trevor Law

Elevation View



Top View





4ft x 8ft Double Sided

lettering to be 10" Tall

With grey Background Blue + White lettering

4;28;16;16;SE

0414328;85;46PUL

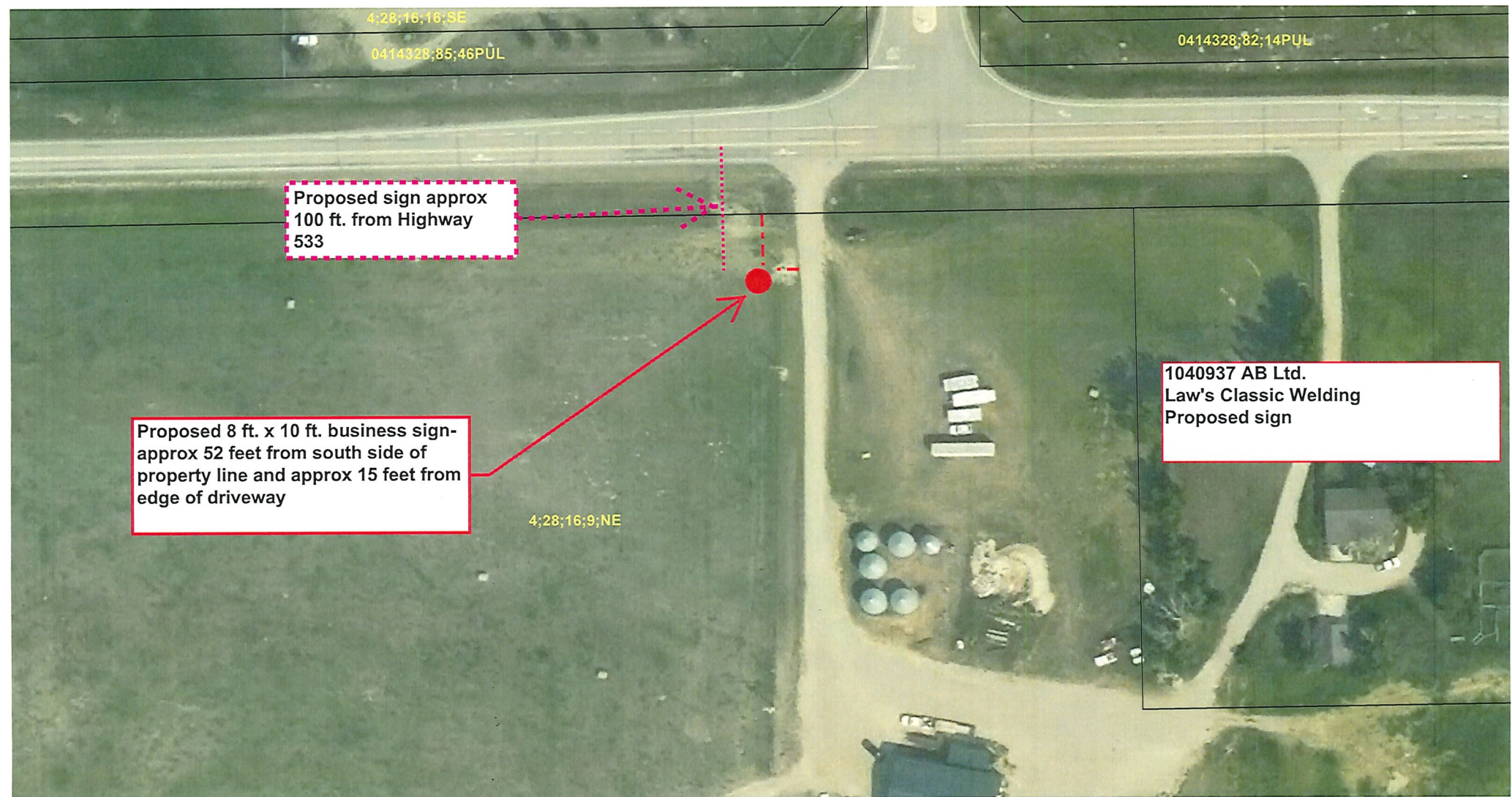
0414328;82;14PUL

Proposed sign approx
100 ft. from Highway
533

Proposed 8 ft. x 10 ft. business sign-
approx 52 feet from south side of
property line and approx 15 feet from
edge of driveway

4;28;16;9;NE

1040937 AB Ltd.
Law's Classic Welding
Proposed sign



Google Maps



Imagery ©2020 CNES / Airbus, Maxar Technologies, S. Alberta MD's and Counties, Map data ©2020 20 m

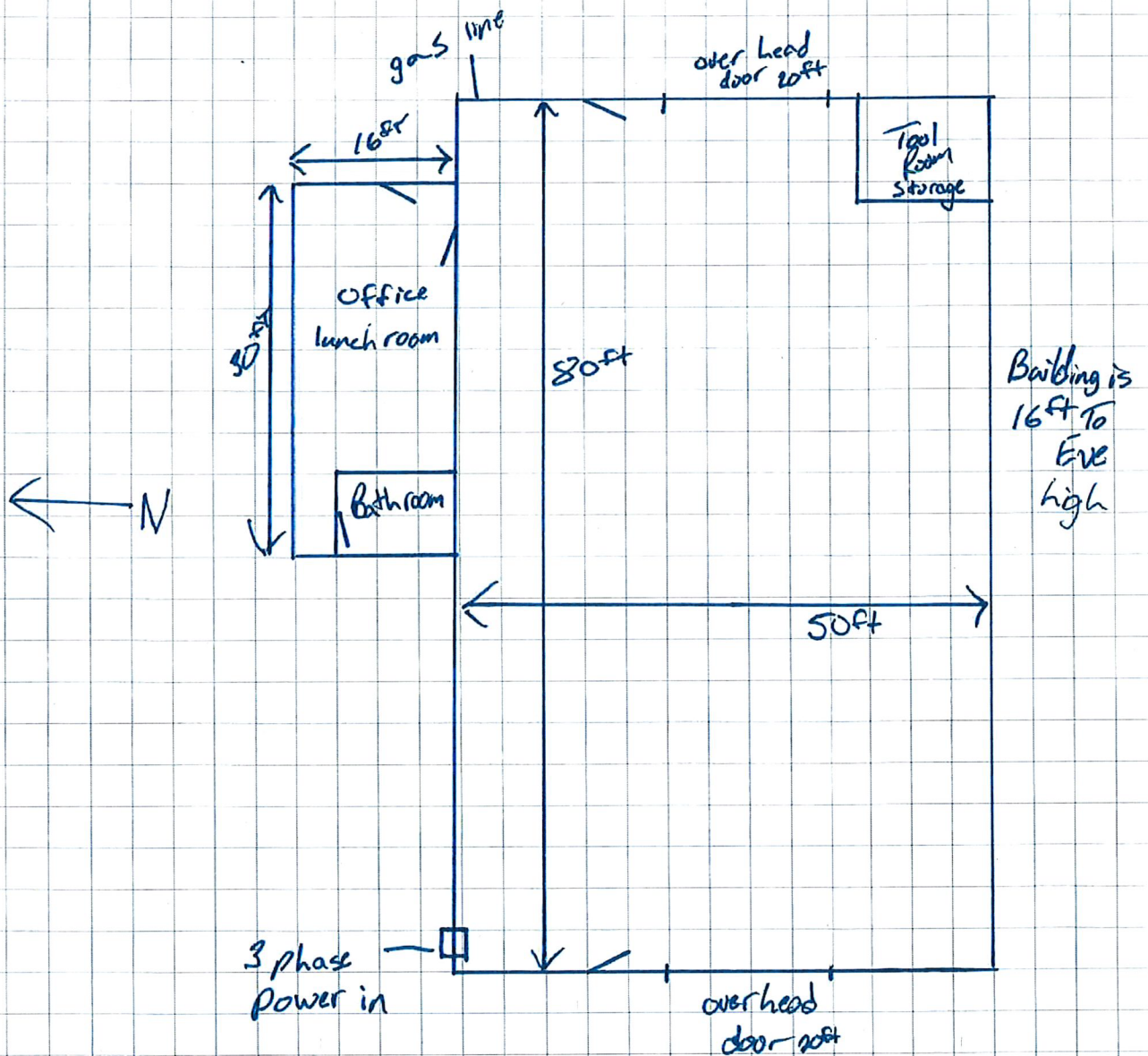




SIGN
SITE

RYERSON

Law's Classic Welding Shop Drawing



Law's Classic Welding
Trevor Law
DP 025-20
Allow to remain Law's Classic Welding

4;28;16;9;NE

Existing shop

4;28;16;9;NE





**Existing 50ft. x 80 ft.
shop**

**Law's Classic Welding
Trevor Law
DP 025-20
Allow to remain Law's Classic Welding**

M.D. of Willow Creek No. 26
Box 550
Claresholm, Alberta T0L 0T0

Telephone: (403) 625-3351 FAX: (403) 625-3886
e-mail: md26@mdwillowcreek.com

RECEIPT

1040937 AB LTD
LAWS CLASSIC WELDING
NANTON, AB T0L 1R0

Date: 6/12/2020
Receipt No: 284579
Page: 1

Receipt Type	Account	Description	Amount
General	DEVDS	DEV. APPL. FEE - DISCRETIONARY	\$600.00

Cheque #:	Other:	\$600.00
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Sub-Total	\$600.00
Tax	\$0.00
Rounding	\$0.00
Total	\$600.00