

**Minutes of the Municipal Planning Commission
Tuesday, February 23, 2010
Lacombe County Administration Office**

Present

Present: Chairman Cliff Soper; Commission Members Terry Engen, Ken Wigmore, Bill Knight; Long Range Planner Dale Freitag; Assistant Development Officer Berni Kuntz; Development and Planning Intern Anita O'Driscoll; and Recording Secretary Lyn Greenshields.

Also present were Dwayne Berlando and Darcy Link.

Chairman Soper called the meeting to order at 9:00 a.m.

MPC 73
Approval of the Agenda

Mr. Knight moved approval of the agenda as submitted.

Carried Unanimously.

MPC 74
Approval of the Minutes

Mr. Wigmore moved approval of the minutes of the February 11, 2010 Municipal Planning Commission meeting.

Carried Unanimously.

DPA 201/09
Pt. SW 30-39-27-W4M

Development Permit Application No. 201/09 submitted by Dwayne Berlando, for an office and maintenance facility for a construction contractor known as Lahrmann Engineering Inc. on Pt. SW 30-39-27-W4M.

Ms. O'Driscoll informed the Board that Lahrmann Engineering Inc. is a well established road paving company who do work for Alberta Transportation, Counties and Municipal Districts throughout the Province of Alberta. Ms. O'Driscoll stated that Lahrmann Engineering Inc. is requesting to establish their business including administrative, storage and maintenance services for the company from the Link's existing yard site, on Pt. of the SW 30-39-27-W4M. This site was previously approved for Alberta's Missing Links Vacuum Services Ltd. which received a five year renewal last June.

Ms. O'Driscoll reported that administration will be conducted on a year round basis with three full time employees on staff. The office hours will be from Monday to Friday from 8:00 am to 5:00 pm; however, at peak operation times during the summer months the opening hours extend to Monday to Saturday from 7:00 am to 6:00 pm. The storage and maintenance of equipment is carried out from November to March during which time there are six additional employees on site to carry out the maintenance work. Traffic to the business consists of three personal vehicles from May to November which will increase to nine personal vehicles from November to April. The heaviest traffic to the site occurs in the months of November and April when an estimated 20 loads move in and out of the site.

Ms. O'Driscoll conveyed that staff invited the neighbouring property owners to comment on the application. The County received one letter of objection from Mr. Cruickshank to the proposed development. Ms. O'Driscoll stated that a precedent has been established with the previous approval of Alberta's Missing Links Vacuum Services Ltd. business and staff considers the proposed business to be a suitable use for this site.

Mr. Berlando informed the Board that they will be using the site as an office, shop and for storage. He stated that the shop is large enough to work on their equipment and that the equipment is off the site in April. Mr. Berlando noted that they will not store asphalt or fuel on the site.

Mr. Berlando relayed that Lahrmann Engineering Inc. is planning on purchasing the quarter section and is leasing the shop until such a proposal is possible. Mr. Berlando also said that they may pave Range Road 28-0 if they were to buy the land, and for the short term they will apply calcium or an oil surface to the road.

In closing, Ms. O'Driscoll remarked that the site is well screened from the Aspelund Road to the south by an existing berm and existing tree cover. At present the shop is visible from Range Road 28-0, however, there has been substantial planting both along the perimeter of the site and along Range Road 28-0 leading up to the site.

Mr. Berlando did not have any further comments on his application.

Ms. O'Driscoll recommended approval of the application with conditions.

MPC 75
DPA 201/09
Pt. SW 30-39-27-W4M

Moved by Mr. Wigmore that the Municipal Planning Commission approve Development Permit Application No. 201/09 submitted by Lahrmann Engineering Inc. for an office and maintenance facility on Pt. SW 30-39-27-W4M, subject to the following conditions:

1. term of the development permit as it relates to the business to be for three (3) years
2. business activities at the site shall adhere to the description of the business provided with the development application and the site plan, unless otherwise noted in the conditions of approval. A further development application is required for any changes to the business, including any new buildings or additions to existing structures and more intensified site use
3. applicant shall ensure that the business does not cause any nuisance to surrounding property owners due to noise, dust or excessive traffic, or anything else of a dangerous or objectionable nature, as determined by the County at its sole discretion
4. any outside storage of materials or equipment associated with business to be suitably screened to satisfaction of County
5. site to be kept at all times in neat and tidy condition
6. if, in the opinion of the County, traffic generated by the storage or use of business vehicles and equipment on this site causes dust problems or other safety concerns, the applicant may, at their sole cost, be required to provide dust control to Range Road 28-0 to the satisfaction of the County
7. the designated route taken by business vehicles shall be from the proposed access south on Range Road 28-0 to the Aspelund
8. no signage is permitted, unless prior approval is received from the County

Carried Unanimously.

Mr. Berlando withdrew from the meeting.

Next Meetings

Next meetings are scheduled for March 11 and March 23, 2010.

Adjourn

Mr. Engen moved that the meeting be adjourned.
Time: 9:20 a.m.

Carried Unanimously.

Chairman

Secretary