

**Minutes of the Municipal Planning Commission
Thursday, June 14, 2012
Lacombe County Administration Office**

Present

Present: Chairperson Dana Kreil; Commission Members Brenda Knight, Paula Law, Rod McDermid, Cliff Soper, Keith Stephenson, and Ken Wigmore; County Commissioner Terry Hager; Manager of Planning Services Dale Freitag; Planner/Development Officer Ben Ansaldo; Planner/Development Officer Anita O'Driscoll and Recording Secretary Lyn Kernaz.

Also present was Rick Van Hemmen, Site Leader, NOVA Chemicals Corp. and Roxann Good, Community Relations, NOVA Chemicals Corp.

Chairperson Kreil called the meeting to order at 1:00 p.m.

MPC 44/12
Agenda

Mr. Wigmore moved approval of the agenda.

Carried Unanimously.

MPC 45/12
Minutes

Mr. Soper moved approval of the minutes of the May 24, 2012 Municipal Planning Commission meeting.

Carried Unanimously.

MPC 46/12
DPA 76/12
Nova Chemicals Corp.
29, 31, 32-38-25-W4M

Development Permit Application No. 76/12 submitted by NOVA Chemicals Corporation for an expansion to the existing polyethylene plant (PE1) on 29, 31, 32-38-25-W4M, Joffre. The land is designated Heavy Industrial "I-HI" District.

Mr. Van Hemmen gave a presentation to the Municipal Planning Commission on a proposed polyethylene 1 (PE1) expansion project at the NOVA Chemicals Joffre Site. Mr. Van Hemmen described the PE1 expansion project as construction of a polyethylene reactor (R3) as part of NOVA Chemical's existing PE1 facility. The new polyethylene reactor will be an approximately 40 percent increase in their polyethylene capacity and will use existing ethylene capacity at the Joffre site. Mr. Van Hemmen advised that they have also asked Lacombe County for a construction access road off Lacombe County Freedom Road on the west side of the plant site. Mr. Van Hemmen indicated this expansion proposes to add an additional polyethylene reactor, pellitizer, flare, cooling tower, electrical substation, and additional product rail loading facility.

Mr. Van Hemman, outlined NOVA Chemicals detailed communication plan which began in 2011 to allow affected ratepayers and organizations the opportunity to comment on the proposed development. This plan includes media stories, letters, SiteLine community newsletters, meetings of the Joffre Site Community Advisory Panel (JCAP), business updates at the bi-annual Community Open Houses, presentations to Lacombe County, and one-on-one meetings with agricultural lease holders and other close proximity neighbours.

Mr. Freitag explained that County Administration did not refer the proposed development application to neighbouring property owners as NOVA Chemicals has already completed an extensive public consultation program and worked with the County to ensure landowners in the area would be notified of the Community Open House.

Mr. Freitag identified that the site is already an approved petrochemical complex and the expansion will be contained within the Heavy Industrial zoning limits of the property, consequently the expansion is consistent with current use of the property and the uses allowed under the District. Mr. Freitag acknowledged that NOVA Chemicals will also be required to obtain all the necessary provincial approvals and authorizations for the proposed expansion.

Mr. Freitag recommended approval of the application with conditions.

MPC 47/12
DPA 76/12
Nova Chemicals Corp.
29, 31, 32-38-25-W4M

Moved by Mr. Wigmore that the Municipal Planning Commission approve Development Permit Application No. 76/12 submitted by NOVA Chemicals Corporation for an expansion to the existing polyethylene plant (PE1) on 29, 31, 32-38-25-W4M, Joffre, subject to the following conditions:

1. applicant to enter in to a Road Use Agreement with the County. Please contact Phil Lodermeier at 403-782-6601 for further information
2. further approval required from Lacombe County for the expansion of the rail yard and rail facilities from what has been outlined as part of this development application

Carried Unanimously.

Mr. Van Hemmen and Ms. Good withdrew from the meeting at 1:35 p.m.

David and Lynn Will entered the meeting at 1:36 p.m.

MPC 48/12
DPA 83/12
David & Lynn Will
Pt. NE 11-40-47-W4M

Development Permit Application No. 83/12 submitted by David and Lynn Will for an expansion of the previous approval of an RV and Storage business known as Affordable RV & Marine Storage, on Pt. NE 11-40-27-W4M, east of Lacombe Lake Estates. The land is designated Agricultural "A" under the County's Land Use Bylaw.

Mr. Ansaldo explained that the Will's wish to expand their previously approved RV and marine storage business which is located just west of Highway 2A on Township Road 40-2. The proposed expansion to the business will occupy approximately an additional three (3) acres of the parcel to be utilized for additional boat and RV storage. Mr. Ansaldo advised that the applicants believe that they have a suitable site which has access from Township Road 40-2 and they are proposing landscaping which will provide screening for the storage area. The applicants are proposing to increase their parking stalls from approximately 75 vehicles or boats to 200 units in total with this expansion.

Mr. Ansaldo advised that the business will continue to be run by the applicants who operate seven days a week during daylight hours. The storage area itself is fenced with a locked gate that their clientele can access at any time. The Wills have indicated that they have spoken to most of their neighbors and no one has any objections to the expansion. The business has a 4' by 8' sign stating "Affordable RV & Marine Storage" located 100' from the County road, as well as a small sign incorporated into the gate post at the entrance to the storage area and will not be changing the signage with this application.

Mr. Ansaldo reported that neighbours will be informed if the Municipal Planning Commission approves this application and advised of their right to appeal the decision if they have any concerns about the operation. Mr. Ansaldo reported that the City of Lacombe has indicated they do not have any concerns with this application. The Town of Blackfalds has indicated that they are opposed to this application on the grounds that they believe it does not accurately reflect the intention of the Highway 2A Urban Corridor Area Structure Plan (ASP) for residential lands; however, their concerns stem from the ASP requirements for lands targeted for residential uses, whereas this parcel has been identified by that plan for future commercial activities. Alberta Transportation has indicated that they have no concerns with this application; however, they have requested that the County include a condition restricting commercial sales, which is articulated in condition number 7.

Mr. Ansaldo concluded that staff considers that the proposed business is a complementary and suitable use of the lands in the area and that the proposed landscaping will be sufficient to screen the site from the road.

In conclusion, Mr. Will informed the Commission that they have started working on landscaping the site by planting trees around the lot to beautify

the property.

Mr. Ansaldo recommended approval of the application with conditions.

MPC 49/12
DPA 83/12
David & Lynn Will
Pt. NE 11-40-47-W4M

Moved by Mr. Soper that the Municipal Planning Commission approve Development Permit Application No. 83/12 submitted by David and Lynn Will for an expansion of the previous approval of an RV and Storage business known as Affordable RV & Marine Storage, on Pt. NE 11-40-27-W4M, east of Lacombe Lake Estates, subject to the following conditions:

1. term of the development permit to be for two (2) years
2. prior to the issuance of a development permit, the developers must enter into a landscaping agreement and provide security equal to the value of the estimated cost of the proposed landscaping returnable upon the completion of the landscaping satisfactory to the County
3. approval is solely for the storage of up to two hundred (200) recreational or marine vehicles and does not include any sort of storage structure or bays
4. this approval shall be subject to an annual review by the Development Officer. Failure to comply to the conditions of the development permit may result in the permit being suspended or revoked
5. business activities at the site shall adhere to the description of the business provided with the development application. A further development application is required for any changes to the business, including any new buildings including storage facilities
6. this approval is solely for the storage of units on the site and does not allow for the washing of stored units, or for the pump out of septic tanks.
7. no commercial sales of any kind are allowed without prior approval from the County
8. the 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
9. outdoor lighting for the storage area shall be located and arranged so that no direct rays of light are directed at any adjoining properties, interfere with the use and enjoyment of neighbouring lands, or interfere with traffic on adjoining roads
10. no other business signs shall be permitted without the prior written approval of the County

It is the responsibility of the applicants to ensure that the proposed development meets the requirements of the provincial Safety Codes Act and the associated Regulations. For more information on what permits may be required, contact one of the safety service agencies listed on the attached sheet.

Carried Unanimously.

Mr. & Mrs. Will and Mr. Ansaldo withdrew from the meeting at 1:47 p.m.

MPC Update Report

The MPC Planning and Development update activity was presented by Anita O'Driscoll.

Next Meetings

Next meetings are scheduled for June 28, 2012 and July 17, 2012.

MPC 50/12
Adjourn

Moved by Mr. Stephenson that the meeting be adjourned at 1:55 p.m.

Carried Unanimously.

Chairman

Secretary