

**Minutes of the Municipal Planning Commission
Tuesday, January 26, 2010
Lacombe County Administration Office**

Present

Present: Chairman Cliff Soper; Commission Members Terry Engen, Bill Knight, Linda Landmark, Keith Stephenson and Ken Wigmore; Manager of Planning Services Allan Williams; Planning and Development Intern Anita O'Driscoll; Planning and Development Assistant Berni Kuntz; and Recording Secretary Lyn Greenshields.

Also present was Garry Evernden.

Chairman Soper called the meeting to order.
Time: 11:32 a.m.

MPC 65
Approval of the Agenda

Mr. Engen moved approval of the agenda as submitted.

Carried Unanimously.

MPC 66
Approval of the Minutes

Mr. Knight moved approval of the minutes of the January 14, 2010 Municipal Planning Commission meeting.

Carried Unanimously.

DPA 191/09
SW 10-41-26-W4M

Development Permit Application No. 191/09 submitted by Garry Evernden, on behalf of Kansas Ridge Trucking Ltd. for a shop and dust control business on Pt. SW 10-41-26-W4M, North East of Lacombe. The land is designated Agricultural "A" under the County's Land Use Bylaw.

Ms. O'Driscoll explained that Kansas Ridge Trucking provides dust control services province wide from the beginning of April to the end of October. The business has ten employees in the summer and two or three employees over the winter months. The company operates five haul trucks and five spray trucks and the proposed shop and yard would be used for the winter storage of equipment, minor maintenance and cleaning. Ms. O'Driscoll advised that the business is considered a "minor business or trade", which is a discretionary use in the Agricultural District.

Ms. O'Driscoll informed the Commission Members that the trucks are directed to travel north on the gravelled Range Road 26-3 for about 100 metres, then they turn left onto the Milton Road and travel west to Highway 2A. The proposed yard site is screened with mature trees on the north and south sides. Mr. Evernden has provided staff with a landscaping plan showing additional planting intended for the west side along Range Road 26-3. The Operations Department has no concerns at this time regarding the impact of truck traffic accessing the Milton Road off Range Road 26-3.

Mr. Evernden indicated that neighbouring property owners have been contacted and no concerns were raised, and he had no further comment regarding his application.

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

MPC 67
DPA 191/09
SW 10-41-26-W4M

Moved by Mrs. Landmark that the Municipal Planning Commission approve Development Permit Application No. 191/09 submitted by Garry Evernden, on behalf of Kansas Ridge Trucking Ltd. for a shop and dust control business on Pt. SW 10-41-26-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. no dust control product to be stored on-site
- 4. prior to a development permit being issued, the applicants must enter into a development agreement with the County respecting the additional site landscaping described on the site plan drawing and associated estimate/work order prepared by Pro-Care Landscaping dated January 7, 2010. This agreement shall be caveated against the title of the property
- 5. applicants 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
- 6. if, in the opinion of the County, traffic generated by the business causes dust problems or other safety concerns, the applicants may, at their sole cost, be required to provide dust control to Range Road 26-3 to the satisfaction of the County
- 7. no signage is permitted, unless prior approval is received from the County

Please note a permit for the shop and business may be required from Alberta Transportation as they are within close proximity of Highway 2A. For more information, contact the Department at 403-340-5166.

It is also the responsibility of the applicants to ensure that the proposed shop meets the requirements of the provincial Safety Codes Act and the associated Regulations. For more information on the building, plumbing, gas, electrical or other permits that may be required, contact one of the safety service agencies listed on the attached sheet.

Mr. Evernden withdrew from the meeting.

Carried Unanimously.

Next Meetings

23, 2010.

Next meetings are scheduled for February 11, 2009 and February

Adjourn

Mr. Stephenson moved that the meeting be adjourned.
Time: 11:55 a.m.

Carried Unanimously.

Chairman

Secretary