

Minutes of the Municipal Planning Commission  
Thursday, October 28, 2010  
Lacombe County Administration Office

Present

Present: Chairperson Dana Kreil; Commission Members Brenda Knight, Paula Law, Rod McDermid, Doug Sproule, Keith Stephenson, and Ken Wigmore; County Commissioner Terry Hager; Manager of Planning Services Dale Freitag; Assistant Planner Ben Ansaldo; Assistant Development Officer Berni Kuntz; and Recording Secretary Lyn Kernaz.

Also present was Roelof Baas, Hennie Baas and Aimeé Gabriel, Pioneer Group.

Chairperson Kreil called the meeting to order at 11:04 a.m.

MPC 108  
Approval of Agenda

Mr. Wigmore moved approval of the agenda as submitted.

Carried Unanimously.

MPC 109  
Approval of Minutes

Mr. Stephenson moved approval of the minutes of the October 14, 2010 Municipal Planning Commission meeting.

Carried Unanimously.

MPC 110  
DPA 147/10  
Roelof & Hennie Baas  
Lot 1 Block 1 Plan 012  
2719  
Pt. NW 20-40-23-W4M

Development Permit Application No. 147/10 submitted by Roelof and Hennie Baas for a kennel, known as "The Doggy Ranch" on Lot 1 Block 1 Plan 012 2719, Pt. NW 20-40-23-W4M. The land is designated Agricultural "A" under the County's Land Use Bylaw.

Mr. Ansaldo explained to the Municipal Planning Commission that Roelof and Hennie Baas wish to open a kennel business on the NW 20-40-23-W4M. The proposed business will occupy a renovated building on the site with access from Range Road 23-5. The Baas are the only landowners on this portion of the Range Road, and the County's Operations Department has indicated there is adequate access to the site.

Mr. Ansaldo conveyed that the proposed kennel contains 24 small kennels and 6 larger kennels for housing more than one dog. The operation will be run by the Baas as well as two off-site employees. The business will be open seven days a week with business hours 8 a.m. until 7 p.m. Staff pre-circulated the application to adjacent landowners and there were no concerns with this development. As well, Mr. Ansaldo advised that the Development Officer will conduct an annual review of the kennel operation.

Mr. and Mrs. Baas did not have any further comment on the development application.

Mr. Ansaldo recommended approval of the application with conditions.

MPC 111  
DPA 147/10  
Roelof & Hennie Baas  
Lot 1 Block 1 Plan 012  
2719  
Pt. NW 20-40-23-W4M

Moved by Mr. Wigmore that the Municipal Planning Commission approve Development Permit Application No. 147/10 submitted by Roelof and Hennie Baas for a kennel, known as "The Doggy Ranch" on Lot 1 Block 1 Plan 012 2719, Pt. NW 20-40-23-W4M, subject to the following conditions:

1. the term of the development permit to be for three (3) years
2. 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
3. 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
4. business to be operated at all times in manner that does not cause nuisance for surrounding residents due to noise, excessive traffic, or anything else of dangerous or objectionable nature as determined by and at the sole discretion of Lacombe County
  5. a maximum of thirty-five (35) dogs shall be allowed on site at any one time
  6. all animals shall be kept inside the kennel after 7:00 p.m. until 8:00 a.m.

*It is the responsibility of the applicants to insure that any improvement to the existing buildings meet 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.*

*Please note that because the proposed development is within a ½ mile of an intersection with Highway 12 as well as within a ½ mile of an intersection with Highway 50, a permit will be required from Alberta Transportation. For more information, contact the Department at 403-340-5166.*

Carried Unanimously.

Mr. and Mrs. Baas withdrew from the meeting.

MPC 112  
DPA 179/10  
Bill Russell Sand &  
Gravel Ltd.  
NE & SE 32-38-23-  
W4M

Development Permit Application No. 179/10 submitted by Bill Russell Sand & Gravel Ltd. for a sand and gravel pit on NE & SE 32-38-23-W4M. The land is designated Agricultural "A" under the County's Land Use Bylaw.

Mrs. Kuntz informed the Municipal Planning Commission that Bill Russell Sand & Gravel Ltd. is proposing to reactivate an existing sand and gravel pit located on portions of the NE and SE 32-38-23-W4M. The applicant has advised that approximately 20,000 tonnes of material will be removed from the site in two phases over the next ten years. Mrs. Kuntz reported that the pit development area covers a total of approximately 22 ha (54 acres) with a maximum area of 17 ha (42 acres) expected to be disturbed at any time, starting with Phase 1. A previously excavated area of 12 ha (30 acres) has been included in the proposed Phase 1 mining.

Mrs. Kuntz indicated that the operation will include dry pit excavating as well as crushing and screening. The business will generate approximately 30 truck loads hauled per day, and hours of operation will be 8:00 a.m. until 4:00 p.m., Monday through Saturday. The haul route is intended to be east on Township Road 39-0, north on Range Road 23-2 to Highways 11, 601 and 21.

Mrs. Kuntz noted that the County's Operations Department advised they have no concerns with the proposal, but that the appellant must enter into a Sand/Gravel Haul Agreement with the County to address matters relating to pit operations and gravel hauling such as maintenance, repair and dust control of all roads used.

Mrs. Kuntz informed the Municipal Planning Commission that Bill Russell Sand & Gravel Ltd. has entered into an agreement with the Canadian National Railway (CNR) for the limited purpose of hauling gravel for the CNR Mirror Siding Project. Access easements are registered on all titles to allow for sufficient accesses to all lands.

Mrs. Kuntz indicated that the proposed sand and gravel pit is located near the Red Deer River and the applicants have been working with Alberta Environment to address the environmentally sensitive area. Mrs. Kuntz concluded that Bill Russell Sand & Gravel Ltd. will be required to register with the provincial central truck registry, Alberta Sand and Gravel Association (ASGA).

Ms. Gabriel, Environmental Scientist with the Environment Division of Pioneer Group, addressed the Municipal Planning Commission (MPC) and indicated that the gravel and sand excavation site is geographically on a plateau. Ms. Gabriel referred to the Pioneer Land & Environmental Code of Practice SE &

NE 32-38-23-W4M (Sissons Pit) regarding the proposed operation information.

Ms. Gabriel informed the MPC that dust control at the sand and gravel pit and on access roads will be carried out by watering during dry periods, and Range Road 23-2 will be watered twice daily for five (5) days a week, for a total of six (6) weeks. Ms. Gabriel conveyed that the contractor shall provide daily maintenance checks for all roads used during gravel hauling and shall grade and repair any road damage. The contractor shall address erosion control by constructing bundles of live willow cuttings that will provide pole drains and stability. Ms. Gabriel relayed that if any fuel is to be stored on site, it shall be stored according to the industrial storage regulations. Ms. Gabriel concluded that reclamation of the pit shall be completed after the entire pit, with a life expectancy of ten (10) years, has been depleted.

Mrs. Kuntz recommended approval of the application with conditions.

MPC 113  
DPA 179/10  
Bill Russell Sand &  
Gravel Ltd.  
NE & SE 32-38-23-  
W4M

Moved by Mr. McDermand that the Municipal Planning Commission approve Development Permit Application No. 179/10 submitted by Bill Russell Sand & Gravel Ltd. for a sand and gravel pit on NE & SE 32-38-23-W4M, subject to the following conditions:

1. term of development permit to be for five (5) years
2. this approval shall be subject to annual review by the Development Officer. Failure to comply to the conditions of development permit may result in the permit being suspended or revoked
3. this approval is for a dry pit only. Further approval will be required from the County for any excavation below the water table
4. prior to a development permit being issued, the operator to enter into a development agreement with the County respecting the operation. A caveat respecting the agreement shall be registered against the title of the property
5. prior to a development permit being issued, the operator shall also enter into a sand/gravel haul agreement with the County
6. Authorization and Consent Agreement for the private crossing must be maintained and submitted to the County upon renewal
7. hours of operation for the gravel pit shall be Mondays to Saturdays, 8:00 a.m. to 4:00 p.m., with no hauling on Sundays or holidays. Please note that crushing is excluded from these hours of operation
8. applicant to ensure that there is ongoing communication with surrounding property owners and other residents that advises them of extended or non-typical operations, including the timing and duration of crushing activities and major hauls
9. if extended hours of operation are required beyond those outlined in condition 6, the operator shall ensure surrounding property owners and other residents are notified at least seven (7) days prior to the proposed date of the proposed extended hours of operations. Please note that if concerns are raised by surrounding property owners and other residents, the operator will be required to limit all operations to those outlined in condition 6
10. appropriate noise abatement measures will be required to reduce nuisance impact on adjacent residents, and the County reserves the right to further restrict the hours of operation at its sole discretion
11. applicant to ensure all gravel trucks used in the operation are registered with the provincial central truck registry. Written evidence of the same is to be provided to the County
12. 3 metre (10 foot) wide buffer to be maintained for excavation from the property lines with a minimum 3:1 slope ratio
13. cut and fill slopes to be a minimum of 4:1 for the final design when adjacent to a road, and 3:1 when adjacent to a property line
14. if any excavation adjacent to the road allowance is to occur over a period longer than one (1) month, the operator is required to install guard rails or other barriers to the satisfaction of the County along the entire length of the excavated site
15. no new topsoil, overburden or granular material to be piled over 2 metres (6.56 feet) in height within 30.0 metres (98.42 feet) from a property line
16. access to the property to be located and built to the satisfaction of the County's Operations Department. For more information, please contact the Department at 403-782-6601
17. applicant to satisfy all requirements of Alberta Environment for the gravel operation

*Please note that Lacombe County has passed Bylaw 1026/06 which authorizes the collection of a community aggregate payment from all sand and gravel operations in*

*the County. Attached is a copy of the Bylaw and a letter outlining your requirements under the Bylaw.*

Carried Unanimously.

Ms. Gabriel withdrew from the meeting.

Next Meetings

23, 2010.

Next meetings are scheduled for November 10, 2010 and November

Adjourn

Mr. Wigmore moved that the meeting be adjourned at 11:45 a.m.

Carried Unanimously.

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Chairman

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Secretary