

PLANNING COMMITTEE

July 21, 2009

A Planning Committee meeting was held in the County Office on July 21, 2009. In attendance were Chairman R. Taylor, W. Cunningham, J. Meeks Sr, K. Palmer, G. Krokosh, Administrator A. Romeril, ORRSC Planner S. Harty and CPO S. Simpson.

Chairman R. Taylor called the meeting to order at 1:01 p.m.

MINUTES
(09-07-01)

W. Cunningham moved to approve the minutes of the meeting held June 4, 2009.

Carried.

DELEGATIONS

A delegation entered the meeting at 1:07 p.m. and it included W. Stelfox, J. Nelson, H. Nelson and R. McKenna.

W. STELFOX

W. Stelfox submitted an application to start a commercial operation constructing garden sheds out of an existing shop on the property described as Lot 69, Plan 1355 J (NW 11-6-21-4). One letter of opposition was received from W. Zobell and was presented to the committee. Mr. Stelfox addressed the issues as outlined in Mr. Zobell's letter. After a question and answer session, Mr. Stelfox left the meeting at 1:20 p.m.

LETHBRIDGE
MOTORCYCLE
CLUB

The Lethbridge Motorcycle Club has made an application to erect three used ATCO trailers combined into one building (30' by 54' assembled). Two letters of concern were received from R. McKenna and K. Brandvold and were presented to the Committee. Concern over noise, reduced value of neighbouring property, and the constant use of the track were the major issues being addressed. Mr. R. McKenna made a presentation which included a recording of the noise coming from the motorcycles using the track. There is no quiet time. He suggested screening the hill using a berm and trees and restricting hours of operation. J. Nelson of the Lethbridge Motorcycle Club outlined the economic benefits of the track to the area. There has been a substantial increase in the number of users of the track. The track has been operation in since the 1970's. They will re-side the trailers after they are put together. After a question and answer session the Nelson's left the meeting at 2:00 p.m.

CPO S. Simpson also left the meeting at 2:00 p.m.

W. STELFOX
(09-07-02)

K. Palmer moved to approve the discretionary permit application of W. Stelfox to operate a commercial business to build garden sheds within the existing building described as Lot 69, Plan 1345J (NW 11-6-21-4) after the completion of the improvements to the building which includes insulating, pouring a concrete floor, upgrading the electrical and heating, and further, the following conditions apply:

- Hours for the construction operation (building sheds) are limited to 7:00 a.m. to 9:00 p.m.
- No more than twenty (20) garden sheds can be stored at the site at one time,
- The storage area will be located to directly of the south of the existing shop and will be no larger than 100' by 100'.
- Garbage will remain inside the building or in a contained area outside the building,
- The storage for any paints, stains and other chemicals will be inside the shop.
- There will be no more than one outside yard light.
- A permit must be obtained from Alberta Transportation.

Carried.

LETHBRIDGE
MOTORCYCLE
CLUB

ORRSC S. Harty made some preliminary comments on the items the Committee can deal with at this time on the application.

(09-07-03)

J. Meeks Sr moved to deny the Lethbridge Motorcycle Club application to erect three used ATCO trailer for the location of a meeting place, clubhouse and storage area on the property described as Lot 1, Block 1, Plan 0110322 (NW 20-6-20-4) due to the value of the completed improvement not conforming with surrounding homes.

Defeated.

(09-07-04) R. Taylor moved to approve the discretionary development permit of the Lethbridge Motorcycle Club to place three used ATCO trailers (to be consolidated into one unit) on the property described as Lot 1, Block 1, Plan 0110322 (NW 20-6-20-4) on condition the trailers be resided with new material within 12 months of receiving a development permit.

Carried.

DEVELOPMENT
PERMITS

The following development permits were issued by Administration:

C. Mayor - Lot 5, Blk 1, Plan 9712285 (SW 16-6-20-4) - New house and attached garage

D. Ehlert - SW 27-2-16-4 - New House and attached garage

J. Peachey - Lot 1, Blk 3, Plan 0814279 - New house with attached garage

C. Lippa - SE 14-1-12-4 - New Ready to Move house

D. Kotke - SE 1-7-21-4 - New house with attached garage

C. Skulmoski - Lot 1, Blk 1, Plan 9711687 (NE 11-6-21-4) - personal garage/shop/temp. living

B. Maldaner - Lot 6, Blk 1, Plan 0812901 (SE 27-6-21-4 - New house

ADJOURN
(09-07-05)

G. Krokosh moved to adjourn the meeting at 3:02 p.m.

Carried.

Chairman

Administrator