



CITY OF LACOMBE
MUNICIPAL PLANNING COMMISSION

MINUTES 102115

DATE: October 21, 2015

PLACE: City of Lacombe Council Chambers

TIME: 5:00p.m.

PRESENT:

Steve Christie	Mayor
Reuben Konnik	Councilor
Sandra Badry	Member at Large
Wayne Rempel	Councilor

REGRETS:

Debbie Gallant	Member at Large
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STAFF:

Lyla Peter, Manager of Planning and Development
Deb Bonnett, Development Officer

1. CALL TO ORDER

The meeting was called to order by Chairperson at 5:00 p.m.

2. ADOPTION OF AGENDA

MOVED BY: Member Badry

THAT the Agenda be adopted as presented.

CARRIED: Unanimously

3. ADOPTION OF MINUTES

MOVED BY: Member Konnik

That the Municipal Planning Commission minutes for October 7, 2015 be confirmed as presented.

CARRIED: Unanimously

4. NEW DEVELOPMENT PERMITS

A. 61/253.05 (2015), 10 Elizabeth Park Boulevard, Lot 73, Block 1, Plan 022 5502: Over Height Fence, Zoned R1c (Smaller Lot Single Detached Dwelling) District.

The applicant was present to provide details and answer questions regarding this application. He explained that due to a fire in 2015, both his home and deck were damaged by fire. As a result, he is requesting approval to construct a portion of his fence 8 ft. in height for privacy as opposed to the bylaw maximum of 6 ft. The fence would then gradually be tapered to the required 6 ft. to the retaining wall at the rear.

Development Manager Lyla Peter presented information on the application to construct an over height fence on a portion of south west side of the property. The existing deck on the property is .4m high (1.31 ft) and encroaches into the rear yard setback requirement. The deck also encroaches a maximum of 1.44 m into the utility right-of-way located on the west side of the property. A variance was granted at time of application of the home allowing the deck to encroach into the rear yard setback requirement, and an Encroachment Agreement was entered into with the City in January, 2013, permitting the encroachment of the deck upon the right-of-way so long as the deck exists.

Both the fence and the home were damaged by fire in 2015. As a result, the applicants are having to rebuild the fence located at the west side of the property. The applicants have advised that the proposed fence will be constructed of treated wood, which is similar fencing to what was on the property before the fire.

The applicant has indicated they wish to improve the privacy of their deck and yard by constructing a 2.44m high fence from the southwest corner of their deck to the side property boundary, extend the fence north to the rear of the deck, and then taper the fence down to a 1.8m high fence to the retaining wall at the rear of their property.

The adjacent residence to the west has its back yard adjoining the side yard of 10 Elizabeth Park Boulevard. This residence was totally destroyed by fire, and the owners are in the process of rebuilding. According to the plans submitted for the residence, the deck at the rear of their home will be located 6.15m from the rear property boundary and is approximately 1.07m (3.5 ft) in height above ground level.

The adjacent landowners were also in attendance and presented the Commission with additional pictures and explained that they are the only ones affected by the proposed fence and have concerns regarding reduced sunlight for their garden. They indicated they would find it acceptable if the applicant constructed a 17 inch extension to the deck screen which would also provide the privacy the applicant wants. They commented that as they are the only ones affected, they didn't understand why the City would send the proposal to so many adjacent landowners.

Recommendations:

The decks on the two properties are staggered with the deck on Lot 72 being located closer to Elizabeth Park Boulevard. The height difference in the two decks is approximately .67m (2.17 ft). With the adjacent deck being so close to the rear property boundary, and due to the height difference in the two decks, allowing the applicant to construct a 2.44m high fence the width of the deck, tapering down to the allowable 1.8m at the rear corner of the property, will provide some privacy for the applicants, while still being visually appealing.

Planning and Development Services recommended approval of the application as submitted, subject to conditions.

MOVED: Member Badry

"RESOLVED that the Municipal Planning Commission approve the construction of a 2.44m high fence at 10 Elizabeth Park Boulevard, Lot 73, Block 1, Plan 022 5502 from the southwest corner of the house to the west property boundary, extending north to the rear of the deck, and then tapering down to a 1.8m high fence to the rear property boundary.

Approval is in respect of works consisting of and as described on the development permit application form and plans submitted by the applicant, subject to the following conditions:

1. This permit indicates that only the development to which it relates is authorized, with the provisions of the Land Use Bylaw and in no way relieves or excuses the applicant from complying with the Land Use Bylaw and in or any other bylaw, orders and/or regulations affecting such development.
2. This permit is valid for a period of twelve (12) months from the date of issue. If, at the expiry of this period, the development has not been commenced with reasonable diligence, this permit shall be null and void.
3. The Development Officer may, in accordance with Section 645 of the Municipal Government Act, take such action as is necessary to ensure that the provisions of this bylaw are complied with.
4. Applicant to construct the fence within the property boundaries of 10 Elizabeth Park Boulevard.
5. The decision of the Municipal Planning Commission being mailed to adjacent landowners, a sign posted on site, and advertised in the local newspaper, and no appeal against the decision being successful.
- 6.

APPROVED: Unanimously

B. 61/253.11 (2015), 5510 34 Street, Lot 22, Block 2, Plan 132 0013: Biorefinery, Zoned I2 (Heavy Industrial) District.

The applicant was present to provide information and answer questions. The applicant indicated that the application was there for approval in order to facilitate the purchase of the land.

Development Manager Lyla Peter presented information regarding the application.

The subject property is located in the I2 – Heavy Industrial District which provides for a wide range of industrial uses, where, in the course of carrying out operations, some nuisance factor may be created outside of the enclosed building or area but where the use remains compatible with other uses in the district and adjacent districts. It is considered that this use may have some nuisance factors, including odour and glare from ‘emergency’ flaring on-site, but that the use is generally compatible within this district.

Section 11.7 of the Land Use Bylaw seeks to classify Industrial Operations into two categories, Industrial Standard I and Industrial Standard II. The main difference between the two categories is that an Industrial Standard II use may cause a nuisance discernible beyond the property line of the property concerned. It is considered that this use would be an Industrial Standard II, due to the need to flare on site and the need for air emissions and odour to be considered under an Alberta Environment and Sustainable Resource Development permit. In all cases where there may be some off-site effects, the subject operation has received approval for their proposed operations.

The applicant is proposing to develop the site with the following key elements:

- One large building area measuring 5,030.9m², containing a Greenhouse (one storey); Office and Lab area (2 storey’s), processing area (one storey) and a shipping and receiving area (loading bays) (one storey); situated in the middle of the property
- A weigh scale building measuring 67 m² at the North East entrance to the property
- A storm water collection pond, which will be used to accommodate on-site drainage, situated to the South West of the property
- A gravel surface area to accommodate the required flare area, located to the North West of the property
- Berming to contain Anaerobic Digestion Vessels (tanks), Pump House and pipe rack, located west of the main structure
- Three biofiltration units located to the North of the proposed main structure
- Landscaping, parking and loading/unloading areas

The property will have two access points from 34th Street. It will be fenced along the perimeter with a six foot chain link fence.

The existing trees along the Northern Perimeter are to be maintained and will contribute to the overall landscaping of the site.

The 'Biorefinery' has received approval from Alberta's Environmental and Sustainable Resource Development Department (ESRD), under the Environmental Protection and Enhancement Act R.S.A. 2000, c.E-12, as amended. Approval is dated May 1, 2013 and runs until May 1, 2023 and is granted to the applicant, Biorefinex Canada Inc. to construct, operate and reclaim the facility.

A condition of the approval required construction of the waste management facility and power plant to commence by January 31, 2015. The applicant has been successful in being granted an extension of this condition to December 31, 2015.

Approval has also been granted through the Alberta Utilities Commission, Decision 2012-173, dated June 22, 2012.

No environmental impact assessment has been undertaken through these approvals. However each approval has reviewed odour emissions and the facility has been approved as meeting provincial requirements. Further, the ESRD approval examines the operation requirements, stipulates mandatory soil and water testing and provides a required framework for decommissioning at the end of the plant's operation.

In reviewing the submitted documents, the Development Authority has reviewed the applicants submission for ESRD's approval, the ESRD's approval, the AUC approval, the site plan submitted, the Right of Ways registered on title, and the subdivision application file. These documents have been reviewed against the Land Use Bylaw as well as other City Bylaws, where applicable.

The following report identifies the results of each review.

Proposed Building (12 requirements)

The proposed structures all meet the required setbacks for the district.

There are no maximum height restrictions in the Industrial District. The proposed building will be located 7.32m in height, while the anaerobic digestion vessels (tanks) will range in height from 5.44m to 14.10m. A flare stack located in the northwest corner of the property will be 14.5m high.

A review of the site plan indicates that the proposed development is placed upon two registered right of ways. The development authority is not able to permit construction on these right of ways until such time as the applicant demonstrates that an encroachment agreement is in place for each right of way with the registered owners.

- *No building permit shall be issued until the Development Authority is satisfied that the applicant has received permission to build on the rights of ways.*

Site Services

The site plan shows that all underground services will be provided from 34th Street. The nearest City water main and sanitary main are both stubbed on the east side of 34 Street on 53 Avenue. The applicant may wish to connect services at an alternate location at 53 Avenue and 37 Street by entering into an agreement with the City to cross 5410 37 Street. As no such agreement has been requested, if the applicant wishes to explore a connection to 37 Street, approval from the City's Engineer will be required.

Either service connection will require engineering plans showing that the agreed upon service connections meet City Standards (*Drawing Requirements on Page 36-37*). The drawings submitted by the applicant will need to show the full alignment details including, but not limited to, connection details, profiles, impact to existing roads and ditches during construction, erosion and sediment control plans, and reclamation plans for City road and ditches.

Surface elevations have been provided to identify storm and drainage. The development authority will require grade and elevation drawings and also a cross section of the proposed swale. Culvert locations and sizes will need to be identified on the plan if they are required.

- *Stamped engineered drawing, to the satisfaction of the City Engineer, identifying the underground works on site shall be submitted prior to building permit approval.*
- *Grading Plan, including existing and proposed grades and elevations of the site, and a cross section of the swale, be submitted prior to building permit approval.*
- *If required, culvert locations and sizes need to be identified on an approved site plan prior to building permit approval.*

Drainage

Further details are required to fully assess the drainage of the property. The drainage plan will need to take into account the City of Lacombe's drainage requirements identified in the Design Guidelines, as well as to consider the requirements of the ESRD permit. Drainage details are unclear between the property boundary and 34 Street, particularly if any drainage within the 34th Street Right-of-Way drains into the site. The south access shall tie into the existing curb. The north access does not require a curb.

- *No building permit or site grading indemnity agreement shall be issued or entered into until a grading plan has been submitted to, and approved by the Development Authority.*

Parking: (section 8.11)

Using calculations from the Land Use Bylaw, based on the size of the office and warehouse/storage building, a total of 54 parking spaces will be required on site. The applicant has provided a total of 31 spaces, including 2 barrier free parking spaces. All parking spaces meet size requirements. The number of parking spaces have been increased from what was provided on a previous application from 25 to 31 parking spaces by reducing the width of each parking space in accordance with the minimum requirements of the City's Land Use Bylaw.

As part of the application review, it was indicated that no more than 20 employees will be on-site at any time, and that upwards of 3-5 visitors per day may attend (based on an average of 15-20 in a group). To accommodate parking for larger groups, four bus parking stalls have been identified, with each space being 5.2m x 15.05m.

The total number of parking spaces to be provided had been agreed upon at a previous meeting of the Municipal Planning Commission. Counting the 4 parking spaces provided for buses, a total of 35 parking spaces have been provided. If approved, the applicant will require a 36% variance to the number of parking spaces being provided. Planning and Development Services is satisfied that there will be adequate on-site parking to accommodate the proposed development.

Landscaping (Section 8.16)

The application identifies the total landscaped area to be 16, 619m² and further that 315 trees currently exist on site. Landscaping requirements for this application require:

- 1 tree/50m² = 333 trees
 - As 315 trees exist, the remainder (18) to be provided should be provided at a ratio of 1 coniferous to 2 deciduous = 6 coniferous and 12 deciduous
 - The applicant is proposing to provide 22 deciduous and 22 coniferous, which meets our requirements
- 1 shrub/30m² = 554 shrubs, with a ratio of 2 coniferous shrubs to 3 deciduous
 - The applicant proposes to provide 186 shrubs (62 coniferous and 124 deciduous)
 - The application in this respect is deficient by 368 shrubs

Overall, the landscaping of the site appears to provide some buffering between the site and adjacent properties and provides for a large grassy area at the front of the building. However, at a previous meeting of the Municipal Planning Commission, the applicant was requested to submit a revised landscaping plan prior to building permit issuance, identifying further shrub plantings along the eastern boundary of the property and along the eastern wall of the main

structure. The applicant was further advised that the total shrub ratio should reflect the ratio required in the Land Use Bylaw. No changes have been made to the landscaping from the 2013 plan submitted.

A revised landscaping plan, to the satisfaction of the Development Authority, be provided prior to issuing a building permit, identifying further shrub plantings along the Eastern boundary of the property and along the Eastern wall of the main structure.

Health, Safety and Nuisance Factors (11.2)

The approval from ESRD reviewed air contamination, visible and particulate emissions, odours, water contaminants and noise.

Air

Minimum stack requirements are specified as part of the ESRD approval. The applicant has confirmed that the flare stack, the vent stacks from the biofiltration tanks, and the stack height for the cogeneration and boiler units meet the minimum height above grade in accordance with the ESRD approval. Meeting the minimum stack heights is important in order to eliminate any air quality impacts the development might have on adjacent properties. In all cases the stacks are required to comply with Alberta Stack Sampling Code, 1995, the Continuous Environmental Monitoring Systems Code and the Air Monitoring Directive.

A requirement of the approval is to submit a Source Emissions Monitoring Plan Proposal six months prior to commencement of operation at the facility and that construction not begin until authorized by the Director.

The Source Emissions Monitoring Plan Proposal ultimately approved by the Director be submitted to the City of Lacombe prior to the facility commencing operation.

Wastewater Runoff

The applicant is required to collect water from the property to the waste water pond on site and to provide an outlet to release the runoff collected.

ESRD approval requires that a final outfall for the wastewater be identified. The applicant has proposed that a storm water pond be constructed at the southwest corner of the parcel. Sizing of the pond has been designed to the 1 in 100 year rain event. Industrial water runoff will be directed to the surrounding watershed and Wolf Creek via the Storm water Runoff Collection Pond outlet device.

The City's Engineer is satisfied with the design of the storm pond as outlined in the draft submission submitted by the applicant. However, drawings submitted have indicated that the collection pond will also serve as an evaporation pond with water available for fire fighting. Design data for the storm pond has not taken into consideration that water in the pond is to be used in the event of fire. If the storm pond is intended to provide fire fighting capacity, stamped engineered plans confirming the storm water pond has been designed for this purpose will be required.

- *Prior to Building Permit issuance, the City will require stamped engineered design drawings signing off on the storm water pond design to the 1 in 100 year flood event, to the satisfaction of the City Engineer.*
- *If the storm pond is intended to provide fire fighting capacity, stamped engineered plans confirming the storm water pond has been designed for this purpose will be required prior to building permit issuance, to the satisfaction of the City Engineer.*

As identifying site drainage is part of any development permit, and as ESRD requires further information, it is recommended that this information be required prior to issuance of a building permit.

- *Prior to a building permit issuance, the ESRD Director approved final outfall for industrial wastewater be submitted for review by the Development Authority.*

Domestic Wastewater and Potable Water

The permit requires that a domestic wastewater system be constructed which has a physical disconnect between the domestic wastewater system and the process wastewater system, as well as a physical disconnect between the equipment and piping to distribute potable water at the plant and any equipment used in the production process.

- *The applicant submit Engineer Stamped drawings identifying that the domestic wastewater and potable water design meets the requirements of the ESRD approval prior to building permit approval.*

Land Conservation:

The ESRD permit requires that all topsoil shall remain on site, and that soil shall be stockpiled as per the permit approval.

- *No soil shall be removed from the site, unless approval is provided by the ESRD, and that the Development Authority is made aware of the soil to be moved, and final location of the soil*

Vehicle Wash Bays:

The ESRD permit requires that all vehicles hauling wastes into/out of the facility, or hauling liquid fertilizer from the facility, be washed in such a way that no wastes or products are released out of the loading/unloading bays or onto the public roads.

- *The applicant will need to provide details of the engineered system for handling the waste wash water, prior to building permit issuance.*

Waste Storage (11.2.2)

The Land Use Bylaw requires that no use shall create or store refuse in a manner to attract pests. Further, the ESRD permit requires that waste storage areas should be prevented from freezing and protected from the weather. The applicant has identified that waste storage will be located inside of the building in a heated shipping and receiving area.

Fire Prevention (11.2.3)

The Land Use Bylaw requires all uses which manufacture, utilize or store materials or products that may be hazardous due to being flammable or explosive to comply with the Fire Prevention Act and regulations pursuant hereto.

Furthermore, Section 11.7.5 requires that all industrial development permit applications require a declaration of any dangerous goods handled on the parcel to the satisfaction of the Development Authority.

The Development Authority has received confirmation from the applicant as to the volume of each proposed 'tank' as well as the contents to be stored in the tanks. This is for the purposes of assessing fire and safety requirements. A request for an independent risk assessment remains outstanding.

- *The applicant produce an independent risk assessment to be reviewed as part of the building permit application, that a copy of the risk assessment be provided to the City, and further, that the applicant be required to comply with any recommendations outlined in the assessment in order to prevent on-site accidents and to reduce the risk of fire on the site.*

Plant Decommissioning:

As part of the ESRD approval, the applicant shall provide and obtain approval for Decommission and Land Reclamation Plan.

- *As a condition of any building permit approval, that the approved decommissioning and land reclamation plan be provided to the development authority.*

Development Agreement

As the subdivision of land required that a Development Agreement be prepared at the development permit stage, it is required that a Development Agreement be entered into prior to building permit issuance. The Development Agreement will outline costs of offsite levies, securities, contributions in lieu of municipal reserve and any other relevant matter.

The Planning and Development Department will draft up the Agreement as per our standard, approved Council Agreement. The Development Agreement will require stamped engineering drawings demonstrating the municipal improvements to be constructed to bring services to the lot, and shall align with the engineered stamped drawings submitted as part of the development permit requirements for development on the site.

- *The applicant shall enter into a Development Agreement prior to the issuance of a building permit.*

Fire and Emergency Plan

A requirement of all major development within the community requires the entering into of a Development Agreement, and one component of that Development Agreement is that a Fire/Emergency Plan be prepared. The Fire/Emergency Plan outlines procedures taken in the event of a fire or an emergency occurring while construction is taking place on the parcel. In addition, a Fire/Emergency Plan is required outlining procedures that are to be followed in the event of a fire or an emergency occurring once the site is fully operational. Both Plans are to be approved by Emergency Services.

Furthermore, calculations relating to fire water demand and hydrant flows will be required to determine fire water capacity at site.

- *The applicant shall prepare a Fire/Emergency Plan that is to be followed while construction is taking place on site, and further, the applicant is to prepare a Fire/Emergency Plan that is to be followed once the development is fully functional. Both plans are to be approved by the Development Authority prior to issuance of a building permit.*
- *The applicant shall provide calculations relating to fire water demand and supply prior to issuance of a building permit.*

Recommendations:

Although there are a number of items that must be completed by the applicant prior to building permit issuance, Planning and Development Services is recommending approval of the application, subject to conditions.

At this point the applicant indicated that the mechanical systems on the roof are necessary for the operation and there may not be an opportunity to modify them. He had requested that a condition be changed to reflect this – and the condition put forward to the Commission at the meeting was satisfactory to him (thought the condition sent to the Commission in the report prior to the meeting was not). The Commission was satisfied with the revised condition regarding screening.

The applicant also had concerns with regard to the right of ways registered on title. The possibility of discharging the right of way was also discussed. However the condition was reviewed and determined to be adequately flexible to meet the needs of the applicant and the City.

MOVED: Member Rempel

“RESOLVED that the application for a biorefinery to be located at 5510 34 Street, Lot 22 Block 2 Plan 132 0013, zoned I2 - Heavy Industrial District, be approved with a 36% variance to the parking requirements, subject to the following conditions:

1. This permit indicates that only the development to which it relates is authorized, with the provisions of the Land Use Bylaw and in no way relieves or excuses the applicant from complying with the Land Use Bylaw and in or any other bylaw, orders and/or regulations affecting such development.

2. This permit is valid for a period of twelve (12) months from the date of issue. If, at the expiry of this period, the development has not been commenced with reasonable diligence, this permit shall be null and void.
3. The Development Officer may, in accordance with Section 645 of the Municipal Government Act, take such action as is necessary to ensure that the provisions of this bylaw are complied with.
4. The builder must construct within 100mm of the design landscape elevation and illustrated drainage patterns unless otherwise approved by the Development Officer.
5. If the property requires more than 1.0 m of fill to meet the minimum elevation of 846.97m, **the lot will require a bearing certificate. Applicant must submit foundation soil bearing certification from a Geotechnical Engineer (stamped and signed) prior to a foundation inspection. Such certificate shall reference footing design approved with the associated building permit.**
6. If it is deemed that upgrades are required to the existing water and/or sewer services to accommodate the proposed development, the applicant will be required to apply for and complete any upgrades at their expense, to the satisfaction of the City of Lacombe.
7. Applicant is to obtain a City of Lacombe building permit prior to commencement of construction.
8. Applicant to apply for and obtain any required secondary permits (electrical, plumbing, gas).
9. Prior to building permit issuance, the applicant shall provide a complete set of plans, including exterior elevation drawings of the building, to the satisfaction of the Development Authority.
10. Prior to building permit issuance, the applicant is to enter into a Development Agreement with the City of Lacombe which shall include details on the payment of offsite levies.
11. Prior to building permit issuance, a grading plan, including existing and proposed grades and elevations of the site must be submitted by the applicant and approved by the City's Engineering Services. The grade plan is to include a cross section of the swale, and culvert location and sizes if required.
12. Prior to a building permit decision, the ESRD Director approved final outfall for industrial wastewater be submitted for review by the Development Authority.
13. Prior to Building Permit issuance, details of the engineered system for handling the waste wash water.
14. Prior to building permit issuance, a stamped engineered drawing identifying the underground works on site be submitted by the applicant and approved by the City's Engineering Services.
15. Applicant must ensure water and storm service connections are correct. Any cross connections will be remedied at the applicant's expense.
16. Prior to building permit issuance, a revised landscaping plan, to the satisfaction of the Development Authority, be provided identifying further shrub plantings along the Eastern boundary of the property and along the Eastern wall of the main structure.
17. All landscaping areas are to be protected by concrete curbs or other approved barriers having a minimum height of 140mm or separated from the street or parking area by a paved, curbed sidewalk.
18. Prior to building permit issuance, landscaping deposits will be required in the form of cash or letter of credit in an amount equal to 100% of the estimated cost of the required landscaping as estimated by an appropriate trade professional, and not less than \$2,000. Security will be released once a site inspection demonstrates that the landscaping has been completed in accordance with the approved plan, has been well maintained, and is in healthy condition at the end of the second growing season.
19. The existing trees located along the north boundary of the property are not to be damaged or removed during construction.
20. All parking spaces shall be identified with cement parking curbs and pavement markings.
21. Prior to building permit issuance, hard surfacing deposits will be required in the form of cash or letter of credit in an amount equal to 50% of the estimated cost of the hard surfacing on the site as estimated by an appropriate trade professional, and not less than \$2,000. Security will be released once a site inspection demonstrates that the hard surfacing has been completed in accordance with the approved plan. Parking curbs and pavement markings are to be included in the cost estimates.
22. Curb stop must remain visible and at proper elevation PRIOR to pouring concrete or completing landscape work.
23. Prior to Building Permit issuance, the applicant proceed with an independent risk assessment, that a copy of the risk assessment be provided to the City, and further, that the applicant be required to comply with any

recommendations outlined in the assessment in order to reduce the possibility of accidents and the risk of fire on the site.

24. Prior to building permit approval, the applicant submit Engineer Stamped drawings identifying that the domestic wastewater and potable water design meets the requirements of the ESRD approval.
25. Prior to facility commencing operation, the Source Emissions Monitoring Plan Proposal ultimately approved by the Director be submitted to the City of Lacombe.
26. No soil shall be removed from the site, unless approval is provided by the ESRD, and further, that the Development Authority is made aware of the soil to be moved, and final location of the soil.
27. That the approved decommissioning and land reclamation plan be provided to the development authority.
28. Prior to Building Permit issuance, the applicant to satisfy the Development Authority that permission has been received to build on the rights of ways. Where required, a signed encroachment agreement is to be in place for registered right of ways on title, with a copy of each agreement provided to the City of Lacombe. No building permit or site grading indemnity agreement shall be issued or entered into until this condition has been completed to the satisfaction of the Development Authority.
29. No building permit or site grading indemnity agreement shall be issued or entered into until a grading plan has been submitted to, and approved by the Development Authority.
30. Prior to Building Permit issuance, the applicant shall prepare a Fire/Emergency Plan that is to be followed while construction is taking place on site, and further, the applicant is to prepare a Fire/Emergency Plan that is to be followed once the development is fully functional. Both plans are to be approved by the Development Authority prior to issuance of a building permit.
31. Prior to Building Permit issuance, the applicant shall provide calculations relating to fire water demand and supply.
32. Prior to Building Permit issuance, the City will require stamped engineered design drawings signing off on the storm water pond design to the 1 in 100 year flood event, to the satisfaction of the City Engineer.
33. If the storm pond is intended to provide fire fighting capacity, stamped engineered plans confirming the storm water pond has been designed for this purpose will be required prior to building permit issuance, to the satisfaction of the City Engineer.
34. Prior to Building Permit issuance, the applicant shall identify the location of a sampling site which the City crews have access to.
35. Applicant shall expose and cap the ends of the existing municipal pipeline within Right-of-Way Plan 5110 TR to the satisfaction of the Development Authority. Once the pipeline has been exposed and capped to the satisfaction of the Development Authority, the City shall permit the applicant to register the abandonment on land titles at no cost to the City. The City does not object to development over the abandoned right of way.
36. Prior to building permit issuance, the applicant shall submit a development permit deposit in the amount of \$2,000.00.
37. The exterior of the building, including paints, shall be completed within twelve (12) months from the date of issue of the building permit or to the date outlined in the signed Development Agreement.
38. Applicant to ensure that the weight scale building matches or is complimentary to the primary building in colour and materials.
39. All roof top mechanical equipment where visible from street level shall be screened from view and done in a manner compatible with the surrounding character of the building, to the reasonable satisfaction of the Development Authority. Other mechanical equipment that may be located at ground level or side-mounted on the building shall also be screened from street view in the same manner and where such screening would not disrupt operations. For clarity, power generation and its ancillary equipment (e.g. cooling towers) and biofilter equipment shall not be required to be screened.
40. Applicant to display the assigned civic address at or near the front of the property so that it can be clearly read from the roadway.
41. Applicant shall make separate application for any signs proposed on the property.
42. Applicant to maintain a valid City of Lacombe Business License throughout the duration of business operation. Should the business License lapse this permit shall be deemed null and void.

APPROVED: Unanimously

5. BUSINESS

A. Next MPC Meeting: Wednesday, November 4, 2015

6. ADJOURNMENT

THAT this meeting now adjourns at 5:47 p.m.

MOVED BY: Member Badry

APPROVED: Unanimously

Chairperson Christie