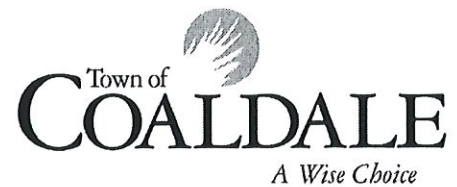


Wednesday, January 24, 2018

4:30p.m.

Town of Coaldale Council Chambers



Municipal Planning Commission Agenda

1.0 CALL TO ORDER

2.0 ADDITIONS TO THE AGENDA

3.0 ADOPTION OF THE MINUTES

January 10, 2018 meeting

4.0 BUSINESS FROM THE MINUTES

5.0 NEW BUSINESS

- 5.1 Development Application 2018-001
Asphalt Plant – Discretionary Use
NE corner of 11 Street & 11 Avenue

6.0 INFORMATION ITEMS

7.0 IN-CAMERA DELIBERATIONS

8.0 ADJOURNMENT

Staff Report to the Municipal Development Authority Board

Development Application #	2018-001
Applicant	LASCO & Associated Companies
Civic Address	NE corner of 11 street & 11 avenue
Legal Description	Plan, Block, Lots
Zoning	Industry - I
Description of Application	Asphalt Batch Plan - Discretionary

BACKGROUND/DESCRIPTION OF APPLICATION:

We are in receipt of Development Application 2018-001 to establish an Asphalt Batch Plant at the above-mentioned location.

Proposed hours of Operation – Seasonally influenced. Because of limited days of operation, hours during those months will be high.

Proposed Fence – 6’ high chain link fence

Berm – 9’ – 10 1/8” high by 20’ wide grassed and treed berm on the north and east boundaries of the property

Dust suppression – raw water will be used with domestic water as a back up

The Town of Coaldale Land-Use Bylaw states that an Asphalt Batch Plant is a Discretionary Use in the Industry - I zoning. As such, a hearing must be held by the Municipal Planning Commission (MPC) of the Town of Coaldale for consideration of the application.

Notice of the application was sent to the neighbouring property owners and relevant agencies. The following comments were received:

- Alberta Environment – a registration under the Environmental Protection and Enhancement Act Code of Practice for Asphalt Paving Plants is required for construction, operations or reclamation of the asphalt plant. Received on January 8, 2018 from Susan McIntosh, Industrial Approval Team Lead via email.

APPLICABLE SECTIONS OF THE LAND USE BYLAW:

- Land Use Bylaw, Schedule 2, Industry – I
- Land Use Bylaw, Schedule 9, Landscaping & Amenity Areas Standards & Guidelines

- Land Use Bylaw, Schedule 10, Industrial, Commercial & Warehousing Performance Standards
- Land Use Bylaw, Schedule 11, Off-street Parking & Loading Requirements

RECOMMENDATIONS

1. The board considers APPROVAL of Development Application (2018-001) to establish an Asphalt Batch Plant at the location shown on the submitted site plans, subject to the following conditions:

1. Must obtain approval of a Building Permit from Superior Safety Codes Inc. at (403) 320-0734 prior to commencement.
2. Must contact Alberta 1st Call (1-800-242-3447) and Dig Shaw (1-866-344-7429) to locate any utility lines prior to commencement.
3. Setbacks to conform to the site plan that was attached as part of the Development Permit application and to the current Land Use Bylaw 677-P-04-13, Schedule 2, Industry-I.
4. A person to whom a Development Permit for Industrial building has been issued shall provide the Designated Officer, prior to construction, a letter from a qualified Alberta Land Surveyor confirming that a qualified Alberta Land Surveyor conducted the Stakeout of the site for construction.
5. Refuse and or garbage during construction shall be in appropriate containers and shall be properly screened and placed in an approved enclosure until removed for disposal.
6. Any outstanding fees and deposits associated with the development application must be paid prior to the release of the permit.
7. The applicant/owner shall comply with Land Use Bylaw No. 677-P-04-13, Schedule 11, Off-Street Parking & Loading Requirements.
8. For safe work-site purposes, it is recommended that the civic address of the site be displayed so it is visible from the street at all times during construction in the event that emergency services personnel are called to attend the site.
9. Excess dirt and mud that is tracked onto sidewalks and roads shall be cleaned up promptly as to not impact the neighbourhood.
10. A professionally prepared landscaping plan for along 11th street MUST be submitted to and approved by the Town of Coaldale before the issuance of this development permit and will then form part of the drawing set.
11. The following refundable landscaping fees are required:

- a. **50%** of the cost of the landscaping as per the professionally prepared plan for the areas along 11th street, 10th avenue and 8th street
 - b. **100%** of the cost of the landscaping as per the professionally prepared plan for the area along 11th avenue.
 12. Owner/applicant shall enter into a Development Agreement with the Town of Coaldale which may make reference to the provision of servicing, drainage, storm water management, site grading plans, fencing, landscaping, off-site levy and development fees, garbage/refuse pick-up area, fencing, etc., and any other matter that the Town of Coaldale deems necessary prior to commencement. Agreement shall be registered on title.
 13. Site lighting **MUST** be appropriately shielded for the benefit of neighboring properties and **MUST** make use of full cutoff fixtures that direct light downward and minimize glare and light trespass to the roadway or other surrounding properties
 14. Site access from 8th street will be temporary until such time as 11 Avenue is developed. At such time, the temporary access **MUST** be removed and the area turned back into municipal reserve space and fully landscaped at the applicant's expense as per a landscaping plan that is approved by the Town of Coaldale.
 15. With respect to the bordering county's requirements, plans **MUST** be shown as to how the working area will be buffered from the nearest dwelling if a 300 meter separation cannot be obtained.
 16. Outdoor storage areas **MUST** be suitably enclosed by a fence or wall or screened with landscaping to the satisfaction of the Designated Officer or Municipal Planning Commission as per Land Use Bylaw 677-P-04-13, Schedule 10, Industrial, Commercial and Warehousing Performance Standards.
 17. This development permit does not include the office or shop buildings.
 18. A dust control plan **MUST** be in place so that neighbouring properties will not be affected by the dust created by the equipment and activities on site.
 19. All buildings and structures **MUST** be setback 5 meters from the abandoned well located on the property.
 20. The applicant **MUST** submit to the Town of Coaldale a copy of their registration under the Environmental Protection and Enhancement Act Code of Practice for Asphalt Paving Plants from Alberta Environment.
 21. The applicant/owner shall comply with Land Use Bylaw No. 677-P-04-13, Schedule 10, Industrial, Commercial and Warehousing Performance Standards
 - 2. The board consider TABLING of Development Application (2018-001) to establish an Asphalt Batch Plant at the location shown on the submitted site plans.**
 - 3. The board consider REFUSAL of Development Application (2018-001) to establish an Asphalt Batch Plant at the location shown on the submitted site plans for the following reasons:**
-

Respectfully Submitted:



Cindy L'Hirondelle
Manager of Development & Environmental Services

ATTACHED FILES:

- Site Plan and drawing set
- Notice to Neighbouring Property Owners
- Circulation by applicant to neighbouring properties

DETAILED INFORMATION

MUNICIPAL ADDRESS.....
NORTH EAST CORNER OF 11TH ST. AND 11TH
AVE.
COALDALE AB

BUILDING OWNER.....
CLARK MALDANER
LETHBRIDGE ASPHALT SUPPLY COMPANY
BOX 652
LETHBRIDGE, ALBERTA, T1J 3Z4
p: (403) 381-4947
e: clark@ztdid.ca

ARCHITECTURAL
IAN MOXON ARCHITECT INC.
#300 410 STAFFORD DRIVE SOUTH
LETHBRIDGE ALBERTA T1J 2L2
ATTN: MATTHEW KOJTSKY
P: (403) 894-0118
E: matt@ianmoxonarchitect.com

GENERAL	TITLE PAGE
A.01	
SITE PLANS	
A.01	OVERALL SITE PLAN
A.02	DETAILED SITE PLAN LOT 1-3
A.03	DETAILED SITE PLAN LOT 4/5
A.04	LOT 1 - SITE PLAN
A.05	LANDSCAPE PLAN - LOT 1-3
A.06	LANDSCAPE PLAN - LOT 4/5
A.07	SOUND TRANSFER PLAN
A.08	SOUND TRANSFER PLAN
ELEVATIONS	
A.01	ELEVATIONS
A.02	ELEVATIONS

READ IN CONJUNCTION WITH GEOTECHNICAL EVALUATION (REPORT) AS WELL AS STRUCTURAL, MECHANICAL, ELECTRICAL AND CIVIL (DRAWINGS & SPEC'S)

ZONING MAP EXTRACT FROM
COALDALE LAND USE BYLAW 677-P-04-13

ISSUE	REVISION / ISSUED FOR....	DATE
A	CLIENT REVIEW	17/11/09
B	CLIENT REVIEW	17/11/11
C	CLIENT REVIEW	17/12/05
D	CLIENT REVIEW	17/12/12
E	DP SUBMISSION	17/12/21
F	DP RESUBMISSION	18/01/02
G	DP RESUBMISSION	18/01/09

INITIAL	CLIENT/TENANT/OWNER SIGN-OFF	DATE
	PRINT NAME	

NORTH EAST CORNER OF 11TH ST. AND 11TH AVE.
 COALDALE, A3
 LOT 1, 2, 3, 4, & 5 COALDALE 21

Don't be architect. Be the Architect.

ION MAZON ARCHITECT INC.
#320 - 410 Stafford Drive
South
Levinridge, Alberta
T1V 2C2

 **ION MAZON ARCHITECT**
tel: (403) 939-4722
ionmazonarchitect.com

Figure 1

to 10.5 cm

...e il po
posder e

and rep

and the

Direct box

3

of Longview
and Direct

properly
tractor st

On the
The cor

အသံသယရှိသူများအား

Persons on this
med drug

■
 ■
 ■

Information code, use

Professional Sedi

right to a
million.

11

1109

Ian Moxon is a senior lecturer in the School of Computing Science, University of Manchester, UK. He is also a senior research fellow at the Centre for the Study of Communications and Security, University of Manchester, UK. He has published over 100 papers in the area of network security and is the author of the book *Network Security: A Practical Introduction to Cryptography* (Addison Wesley Longman, 2004).

Architect

Project: IASCO

Asphalt Development

Drawing: **T-11** - **D-11**

Table of Contents

Line Page
Project # CLAS-170065

Design Development

DP Submission

CC

ACOL

100%

100

SITE INFORMATION

ADDRESS:
MUNICIPAL ADDRESS:
NORTH EAST CORNER OF 11TH ST. AND 11TH AVE.
COADDALE ALBERTA

LEGAL ADDRESS:
LOT 1, 2, & 3
BLOCK 21

LOT 1 AREA: 1303.91 m² 14644.53 SF
LOT 2 AREA: 1369.52 m² 147029.82 SF
LOT 3 AREA: 1369.52 m² 147029.82 SF
LOT 4 AREA: 1369.52 m² 147029.82 SF
LOT 5 AREA: 1369.52 m² 146952.74 SF
68212.38 m² 74021.74 SF

BUILDING AREA - OFFICE 331.24 m² 3565.44 SF
BUILDING AREA - SHOP 950.68 m² 10233.03 SF
TOTAL BUILDING AREA 1281.92 m² 13798.47 SF

SITE PARKING REQUIREMENTS:
OFFICE: 1 SPACE/44.5 SQ (500SF) OF GFA
WAREHOUSE: 1 SPACE/105.4 (700SF) OF GFA
TOTAL REQUIRED: 1 SPACE/149.9 (500SF) OF GFA
TOTAL PROVIDED: 1 SPACE/149.9 (500SF) OF GFA

BUILDING AREA - SHOP 7 Stalls
BUILDING AREA - SHOP 15 Stalls
SITE PARKING PROVIDED: 23 STALLS

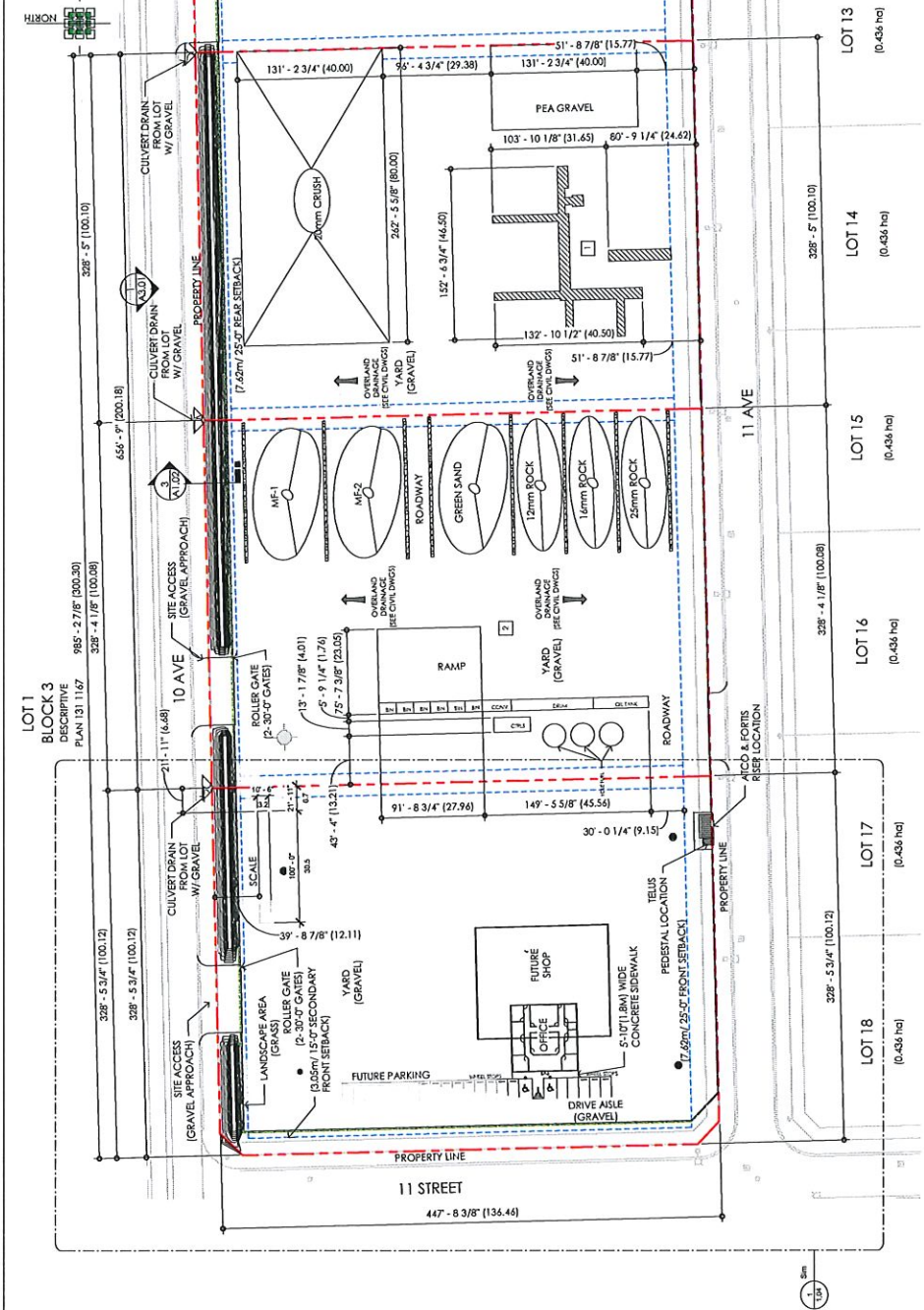
NOTES:

- CRUSHER TO HAVE A DUST SUPPRESSION SYSTEM WITH PRESSURED WATER
- DUST CONTROL ON LOT TO BE MAINTAINED WITH WATER TRUCK WHEN REQUIRED

SITE LEGEND

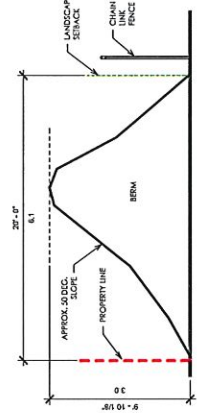
- PROPERTY LINE
- SEABECK
- UTILITY RIGHT-OF-WAY
- LANDSCAPE BUFFER
- CHAIN LINK FENCE

- GENERAL NOTES:
- CONCRETE CURBING TO BE 6"x6" FINISHED CONCRETE CURB BETWEEN ALL ASPHALT AND LANDSCAPED AREA.
 - BUILDINGS TO STAY WITH SIDE OF BLOCK
 - 10'-0" CONCRETE APRON TO BE PROVIDED AT EACH O/H DOOR.
 - ALL EXISTING CONCRETE SPLASH PADS UNDER ALL EXISTING FENCES.



1 DETAILED SITE PLAN LOTS 1-3
1" = 50'-0"

2 TRAFFIC CONTROL SITE SIGNS
1" = 1'-0"



3 BERM SECTION
1" = 1'-0"

4 CHAIN LINK FENCE DETAIL
1" = 1'-0"

5 CHAIN LINK FENCE DETAIL
1" = 1'-0"

ISSUE	REVISION / ISSUED FOR...	DATE
A	CLIENT REVIEW	17.11.09
B	CLIENT REVIEW	17.11.14
C	CLIENT REVIEW	17.12.05
D	CLIENT REVIEW	17.12.12
E	DP SUBMISSION	17.12.21
F	DP SUBMISSION	18.01.02
G	DP SUBMISSION	18.01.09

INITIAL	PRINT NAME	DATE
	NORTH EAST CORNER OF 11TH ST. AND 11TH AVE.	
	COADDALE AB	
	LOT 1, 2, 3, & 5 BLOCK 21	

IAN MOXON ARCHITECT INC.
4325 - 43RD STREET SW
LETHBRIDGE, ALBERTA
T1K 1G3 (403) 979-4725

SITE PLAN

IAN MOXON
Architect

PROJECT:
LASCO
Asphalt Development

DRAWING:
Site Plan
Detailed Site Plan Lot 1-3

PROJECT CLASS: 170045
Design Development

DP Submission

A1.02

SITE INFORMATION

MUNICIPAL ADDRESS:
NORTH EAST CORNER OF 11TH ST. AND 11TH AVE.
COALDALE, ALBERTA

LEGAL ADDRESS:
LOT 1, 2 & 3
BLOCK 21

LOT 1 AREA: 13623.91 m² 146444.53 SF
LOT 2 AREA: 13629.52 m² 147029.82 SF
LOT 3 AREA: 13629.52 m² 147029.82 SF
LOT 4 AREA: 13629.52 m² 147029.82 SF
LOT 5 AREA: 13629.52 m² 147029.82 SF

BUILDING AREA - OFFICE 331.24 m² 3556.44 SF
BUILDING AREA - SHOP 950.48 m² 10233.03 SF
BUILDING AREA - SHOP 1281.52 m² 13798.47 SF

SITE PARKING REQUIREMENTS:
OFFICE: 1 SPACE/44.5 SM (500SF) OF GFA
SHOP: 1 SPACE/133.1 SM (1500SF) OF GFA
BARRED TREE 1 SPACE/11.25 REQUIRED PARKING STALLS

BUILDING AREA - OFFICE 7 5000
BUILDING AREA - SHOP 15 5000
SITE PARKING PROVIDED: 23 STALLS

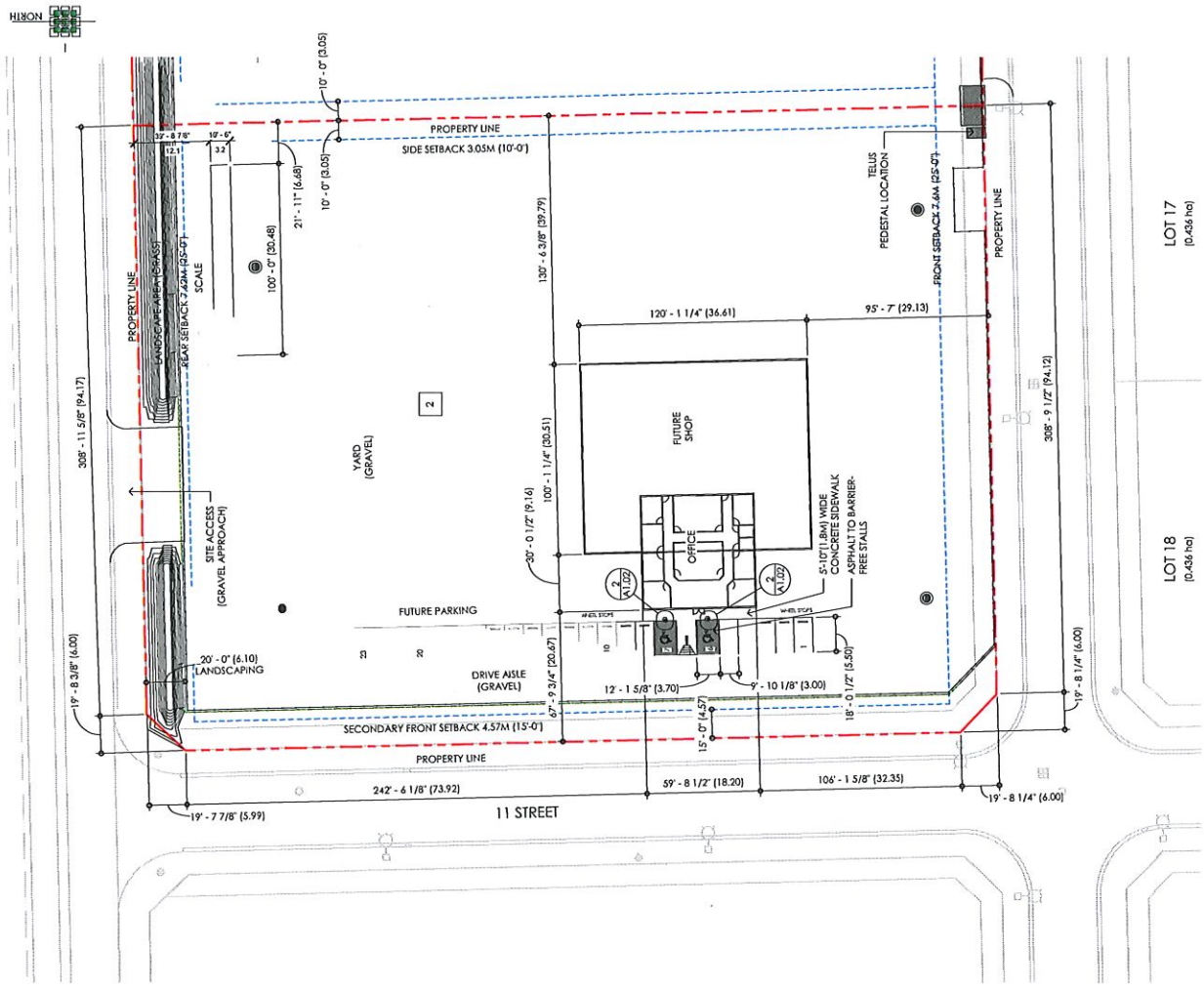
NOTES:

- 1 CRUSHER TO HAVE A DUST SUPPRESSION SYSTEM WITH PRESSURIZED WATER
- 2 DUST CONTROL OF LOT TO BE MAINTAINED WITH WATER TRUCK WHEN REQUIRED

SITE LEGEND

- PROPERTY LINE
- SETBACK
- UTILITY RIGHT-OF-WAY
- LANDSCAPE BUFFER
- CHAIN LINK FENCE

- GENERAL NOTES:
1. CONCRETE CURBING TO BE 6" WY PINNED CONCRETE CURB BETWEEN ALL ASPHALT AND LANDSCAPED AREA.
2. CONCRETE SIDEWALK ALONG WEST SIDE OF LOT 1, 2 & 3.
3. 10'x4' CONCRETE APRON TO BE PROVIDED AT EACH 0/1" DOOR.
4. ALL RAIN WATER LOADERS.



1 LOT 1 - SITE PLAN
1:350

ISSUE	REVISION / ISSUED FOR...	DATE
A	CLIENT REVIEW	17.11.09
B	CLIENT REVIEW	17.11.14
C	CLIENT REVIEW	17.12.05
D	CLIENT REVIEW	17.12.12
E	DP SUBMISSION	17.12.21
F	DP RESUBMISSION	18.01.02
G	DP RESUBMISSION	18.01.09
INITIAL	CLIENT/TENANT/OWNER SIGN-OFF	DATE
	PRINT NAME	
	NORTH EAST CORNER OF 11TH ST. AND 11TH AVE.	
	COALDALE, AB	
	LOT 1, 2, 3, & 5 BLOCK 21	

Ian Moxon Architect Inc.
4300 - 10th Street SW
Calgary, Alberta
T2C 1A9
Tel: (403) 794-4725
www.ianmoxonarchitect.com



SITE PLAN

Ian Moxon
Architect

PROJECT:
LASCO
Asphalt Development

Drawing:
Site Plan
Lot 1 - Site Plan
Project # CLAS-170045

DESIGN:
Design Development

DATE:
DP Submission

A1.04

ISSUE	REVISION / ISSUED FOR...	DATE
A	CLIENT REVIEW	17.11.09
B	CLIENT REVIEW	17.11.14
C	CLIENT REVIEW	17.12.05
D	CLIENT REVIEW	17.12.12
E	DP SUBMISSION	17.12.12
F	DP SUBMISSION	18.01.09
G	DP SUBMISSION	18.01.09
H	DP SUBMISSION	18.01.09
I	DP SUBMISSION	18.01.09
J	DP SUBMISSION	18.01.09
K	DP SUBMISSION	18.01.09
L	DP SUBMISSION	18.01.09
M	DP SUBMISSION	18.01.09
N	DP SUBMISSION	18.01.09
O	DP SUBMISSION	18.01.09
P	DP SUBMISSION	18.01.09
Q	DP SUBMISSION	18.01.09
R	DP SUBMISSION	18.01.09
S	DP SUBMISSION	18.01.09
T	DP SUBMISSION	18.01.09
U	DP SUBMISSION	18.01.09
V	DP SUBMISSION	18.01.09
W	DP SUBMISSION	18.01.09
X	DP SUBMISSION	18.01.09
Y	DP SUBMISSION	18.01.09
Z	DP SUBMISSION	18.01.09

LOT 1, 2, 3, 4, 5 & BLOCK 21
NORTH EAST CORNER OF 11TH ST. AND 11TH AVE.

LOT 1, 2, 3, 4, 5 & BLOCK 21

LOT 1, 2, 3, 4, 5 & BLOCK 21

LOT 1, 2, 3, 4, 5 & BLOCK 21

LOT 1, 2, 3, 4, 5 & BLOCK 21

LOT 1, 2, 3, 4, 5 & BLOCK 21

LOT 1, 2, 3, 4, 5 & BLOCK 21

LOT 1, 2, 3, 4, 5 & BLOCK 21

LOT 1, 2, 3, 4, 5 & BLOCK 21

LOT 1, 2, 3, 4, 5 & BLOCK 21

LOT 1, 2, 3, 4, 5 & BLOCK 21

LOT 1, 2, 3, 4, 5 & BLOCK 21

LOT 1, 2, 3, 4, 5 & BLOCK 21

LOT 1, 2, 3, 4, 5 & BLOCK 21

LOT 1, 2, 3, 4, 5 & BLOCK 21

LOT 1, 2, 3, 4, 5 & BLOCK 21

LOT 1, 2, 3, 4, 5 & BLOCK 21

LOT 1, 2, 3, 4, 5 & BLOCK 21

LOT 1, 2, 3, 4, 5 & BLOCK 21

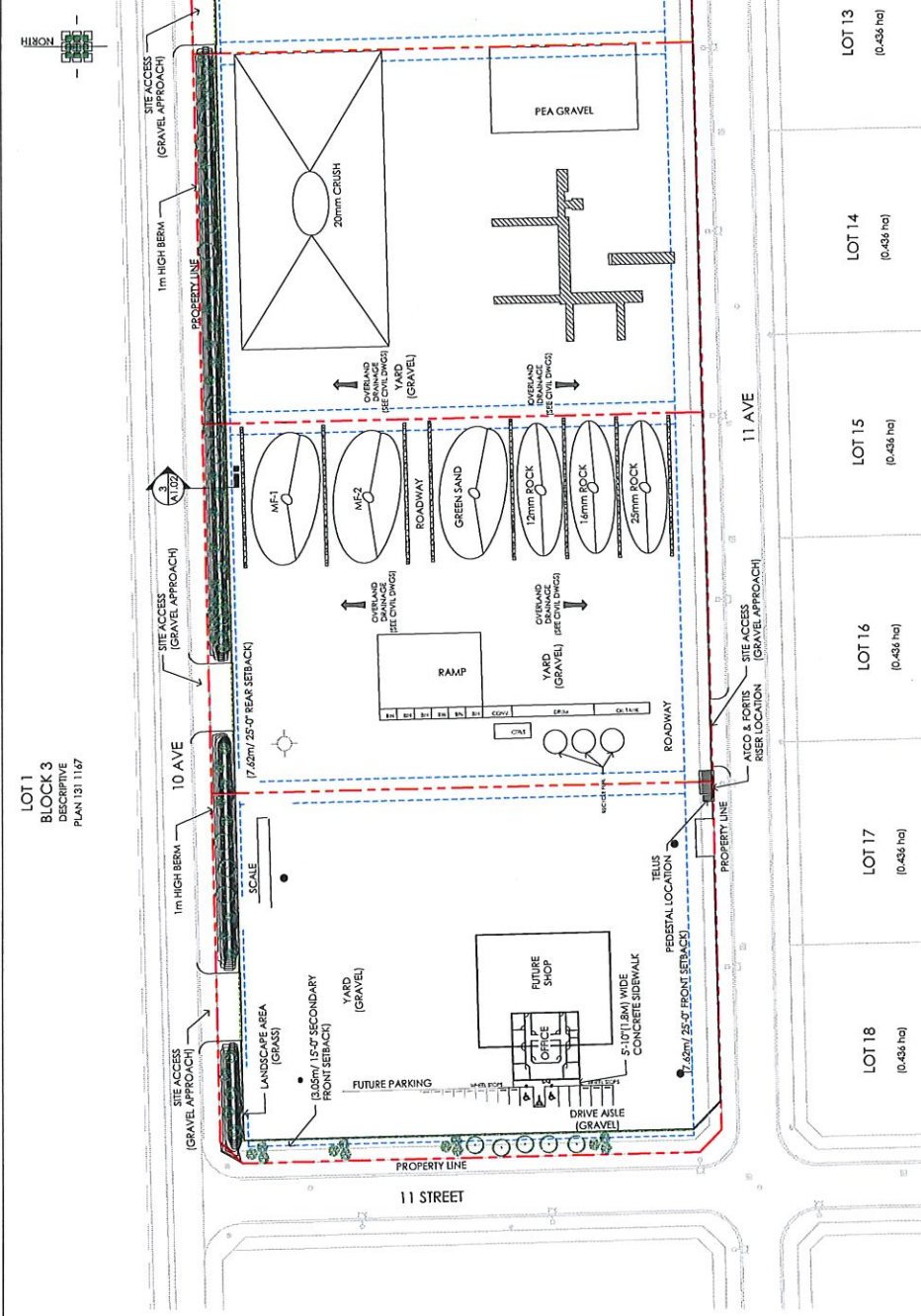
LOT 1, 2, 3, 4, 5 & BLOCK 21

LOT 1, 2, 3, 4, 5 & BLOCK 21

LOT 1, 2, 3, 4, 5 & BLOCK 21

LOT 1, 2, 3, 4, 5 & BLOCK 21

LOT 1, 2, 3, 4, 5 & BLOCK 21



LANDSCAPE REQUIREMENTS	
MINIMUM 10% OF TOTAL LOT AREA (OR TOTAL SITE AREA) IS REQUIRED TO CONTAIN LANDSCAPING	
MINIMUM 6.0M (20'-0") LANDSCAPE BUFFER IS REQUIRED ADJACENT TO MUNICIPAL ROADS	
LANDSCAPING AREA OCCUPIED BY SIDEWALKS AND DRIVEWAYS	
SITE LANDSCAPE REQUIREMENTS:	
LOT 1 AREA: 1362.39 m ²	1466.63 SF
LOT 2 AREA: 1363.95 m ²	14702.96 SF
LOT 3 AREA: 1363.95 m ²	14702.96 SF
LOT 4 AREA: 1363.95 m ²	14702.96 SF
LOT 5 AREA: 6821.24 m ²	73423.17 SF
LANDSCAPING PROVIDED:	
LOT 1 LANDSCAPING	1861.38 m ² 20035.72 SF
LOT 2 LANDSCAPING	997.53 m ² 10737.72 SF
LOT 3 LANDSCAPING	1105.94 m ² 11956.48 SF
LOT 4 LANDSCAPING	1109.02 m ² 11937.44 SF
LOT 5 LANDSCAPING	1818.53 m ² 19574.52 SF
LOT 1 HARD LANDSCAPING	10498.31 m ² 113002.88 SF
LOT 2 HARD LANDSCAPING	12661.59 m ² 136292.51 SF
LOT 3 HARD LANDSCAPING	12550.58 m ² 135093.34 SF
LOT 4 HARD LANDSCAPING	12550.49 m ² 135092.39 SF
LOT 5 HARD LANDSCAPING	11771.37 m ² 125921.23 SF
TREE REQUIREMENTS:	
ONE (1) TREE PER 65 SM OF LANDSCAPED AREA	
TREES REQUIRED:	
LOT 1 LANDSCAPING	1861.38 m ² 20035.72 SF 29
LOT 2 LANDSCAPING	997.53 m ² 10737.72 SF 15
LOT 3 LANDSCAPING	1105.94 m ² 11956.48 SF 17
LOT 4 LANDSCAPING	1109.02 m ² 11937.44 SF 17
LOT 5 LANDSCAPING	1818.53 m ² 19574.52 SF 28
LOT 1 HARD LANDSCAPING	10498.31 m ² 113002.88 SF 106
LOT 2 HARD LANDSCAPING	12661.59 m ² 136292.51 SF 106
LOT 3 HARD LANDSCAPING	12550.58 m ² 135093.34 SF 106
LOT 4 HARD LANDSCAPING	12550.49 m ² 135092.39 SF 106
LOT 5 HARD LANDSCAPING	11771.37 m ² 125921.23 SF 106

LOT 13 (0.436 ha)

LOT 14 (0.436 ha)

LOT 15 (0.436 ha)

LOT 16 (0.436 ha)

LOT 17 (0.436 ha)

LOT 18 (0.436 ha)

LOT 13 (0.436 ha)

LOT 14 (0.436 ha)

LOT 15 (0.436 ha)

LOT 16 (0.436 ha)

LOT 17 (0.436 ha)

LOT 18 (0.436 ha)

LOT 13 (0.436 ha)

LOT 14 (0.436 ha)

LOT 15 (0.436 ha)

LOT 16 (0.436 ha)

LOT 17 (0.436 ha)

LOT 18 (0.436 ha)

LOT 13 (0.436 ha)

LOT 14 (0.436 ha)

LOT 15 (0.436 ha)

LOT 16 (0.436 ha)

LOT 17 (0.436 ha)

LOT 18 (0.436 ha)

LOT 13 (0.436 ha)

LOT 14 (0.436 ha)

LOT 15 (0.436 ha)

LOT 16 (0.436 ha)

LOT 17 (0.436 ha)

LOT 18 (0.436 ha)

LOT 13 (0.436 ha)

LOT 14 (0.436 ha)

LOT 15 (0.436 ha)

LOT 16 (0.436 ha)

LOT 17 (0.436 ha)

LOT 18 (0.436 ha)

LOT 13 (0.436 ha)

LOT 14 (0.436 ha)

LOT 15 (0.436 ha)

LOT 16 (0.436 ha)

LOT 17 (0.436 ha)

LOT 18 (0.436 ha)

LOT 13 (0.436 ha)

LOT 14 (0.436 ha)

LOT 15 (0.436 ha)

LOT 16 (0.436 ha)

LOT 17 (0.436 ha)

LOT 18 (0.436 ha)

LOT 13 (0.436 ha)

LOT 14 (0.436 ha)

LOT 15 (0.436 ha)

LOT 16 (0.436 ha)

LOT 17 (0.436 ha)

LOT 18 (0.436 ha)

LOT 13 (0.436 ha)

LOT 14 (0.436 ha)

LOT 15 (0.436 ha)

LOT 16 (0.436 ha)

LOT 17 (0.436 ha)

LOT 18 (0.436 ha)

LOT 13 (0.436 ha)

LOT 14 (0.436 ha)

LOT 15 (0.436 ha)

LOT 16 (0.436 ha)

LOT 17 (0.436 ha)

LOT 18 (0.436 ha)

LOT 13 (0.436 ha)

LOT 14 (0.436 ha)

LOT 15 (0.436 ha)

LOT 16 (0.436 ha)

LOT 17 (0.436 ha)

LOT 18 (0.436 ha)

LOT 13 (0.436 ha)

LOT 14 (0.436 ha)

LOT 15 (0.436 ha)

LOT 16 (0.436 ha)

LOT 17 (0.436 ha)

LOT 18 (0.436 ha)

LOT 13 (0.436 ha)

LOT 14 (0.436 ha)

LOT 15 (0.436 ha)

LOT 16 (0.436 ha)

LOT 17 (0.436 ha)

LOT 18 (0.436 ha)

LOT 13 (0.436 ha)

LOT 14 (0.436 ha)

LOT 15 (0.436 ha)

LOT 16 (0.436 ha)

LOT 17 (0.436 ha)

LOT 18 (0.436 ha)

LOT 13 (0.436 ha)

LOT 14 (0.436 ha)

LOT 15 (0.436 ha)

LOT 16 (0.436 ha)

LOT 17 (0.436 ha)

LOT 18 (0.436 ha)

LOT 13 (0.436 ha)

LOT 14 (0.436 ha)

LOT 15 (0.436 ha)

LOT 16 (0.436 ha)

LOT 17 (0.436 ha)

LOT 18 (0.436 ha)

LOT 13 (0.436 ha)

LOT 14 (0.436 ha)

LOT 15 (0.436 ha)

LOT 16 (0.436 ha)

LOT 17 (0.436 ha)

LOT 18 (0.436 ha)

LOT 13 (0.436 ha)

LOT 14 (0.436 ha)

LOT 15 (0.436 ha)

LOT 16 (0.436 ha)

LOT 17 (0.436 ha)

LOT 18 (0.436 ha)

LOT 13 (0.436 ha)

LOT 14 (0.436 ha)

LOT 15 (0.436 ha)

LOT 16 (0.436 ha)

LOT 17 (0.436 ha)

LOT 18 (0.436 ha)

LOT 13 (0.436 ha)

LOT 14 (0.436 ha)

LOT 15 (0.436 ha)

LOT 16 (0.436 ha)

LOT 17 (0.436 ha)

LOT 18 (0.436 ha)

LOT 13 (0.436 ha)

LOT 14 (0.436 ha)

LOT 15 (0.436 ha)

LOT 16 (0.436 ha)

LOT 17 (0.436 ha)

LOT 18 (0.436 ha)

LOT 13 (0.436 ha)

LOT 14 (0.436 ha)

LOT 15 (0.436 ha)

LOT 16 (0.436 ha)

LOT 17 (0.436 ha)

LOT 18 (0.436 ha)

LOT 13 (0.436 ha)

LOT 14 (0.436 ha)

LOT 15 (0.436 ha)

LOT 16 (0.436 ha)

LOT 17 (0.436 ha)

LOT 18 (0.436 ha)

LOT 13 (0.436 ha)

LOT 14 (0.436 ha)

LOT 15 (0.436 ha)

LOT 16 (0.436 ha)

LOT 17 (0.436 ha)

LOT 18 (0.436 ha)

LOT 13 (0.436 ha)

LOT 14 (0.436 ha)

LOT 15 (0.436 ha)

LOT 16 (0.436 ha)

LOT 17 (0.436 ha)

LOT 18 (0.436 ha)

LOT 13 (0.436 ha)

LOT 14 (0.436 ha)

LOT 15 (0.436 ha)

LOT 16 (0.436 ha)

LOT 17 (0.436 ha)

LOT 18 (0.436 ha)

LOT 13 (0.436 ha)

LOT 14 (0.436 ha)

LOT 15 (0.436 ha)

LOT 16 (0.436 ha)

LOT 17 (0.436 ha)

LOT 18 (0.436 ha)

LOT 13 (0.436 ha)

LOT 14 (0.436 ha)

LOT 15 (0.436 ha)

LOT 16 (0.436 ha)

LOT 17 (0.436 ha)

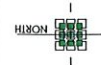
LOT 18 (0.436 ha)

LOT 13 (0.436 ha)

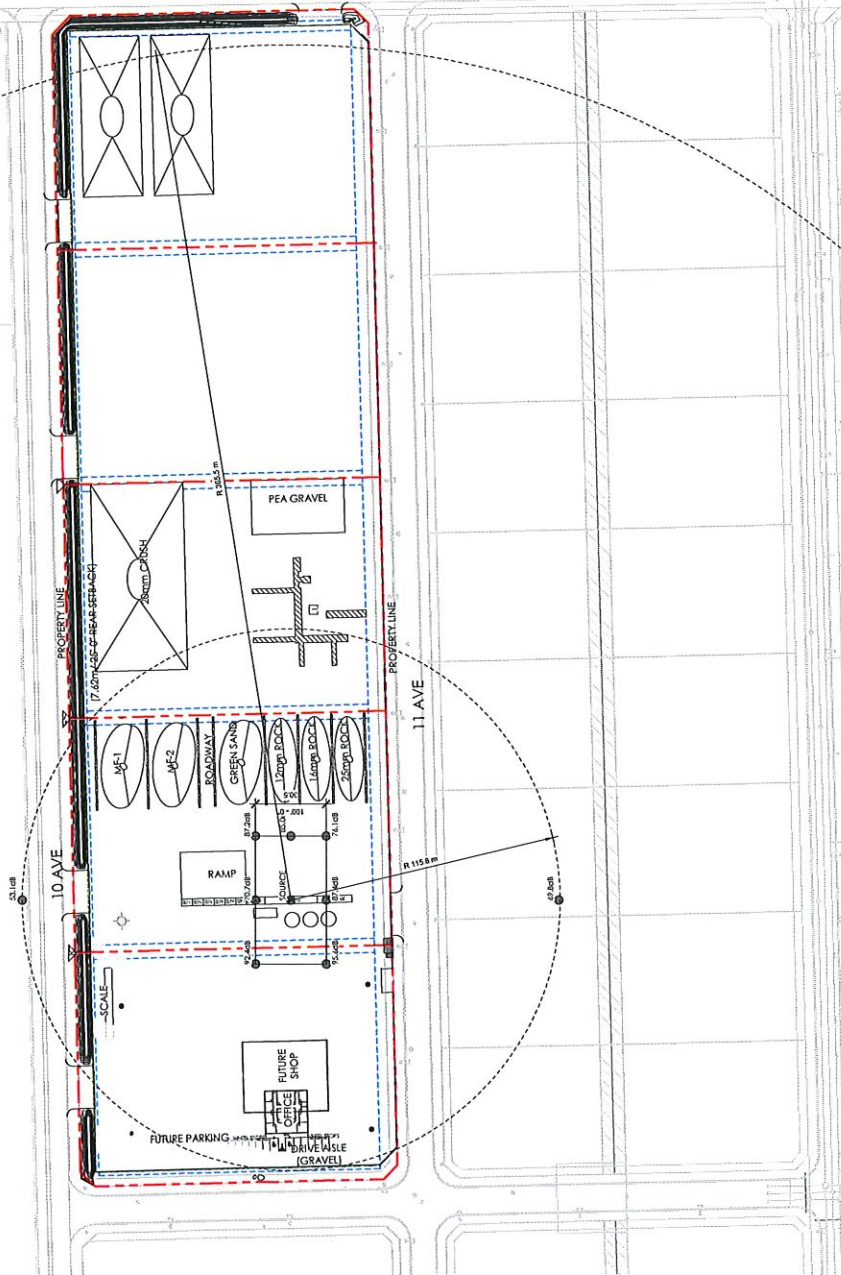
LOT 14 (0.436 ha)

SOUND LEGEND

- GENERAL SOUND LEVELS:
- 20db LEAVES RUSTLING (VERY FAINT)
 - 40db WHISPER (SOFT)
 - 60db NORMAL CONVERSATION (MODERATE QUIET)
 - 85db BUSY CITY TRAFFIC
 - 90db HARDY/RYER/ LAWNMOWER (LOUD)
 - 110db ROCK CONCERT



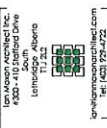
LOT 1
BLOCK 1
DESCRIPTIVE
PLAN 051 2839



NOTE: SOUND LEVELS DERIVED FROM DATA PROVIDED BY TESTING MACHINES. DATA PROVIDED BY SILVER RIDGE CONSTRUCTION.
CALCULATED SOUND LEVELS ASSUME NO LANDSCAPING OR BERM. CALCULATION ASSUMES OPEN FIELD.

① SOUND TRANSFER PLAN - ASPHALT
1" = 80'-0"

ISSUE	REVISION / ISSUED FOR...	DATE
A	CLIENT REVIEW	17.11.09
B	CLIENT REVIEW	17.11.14
C	CLIENT REVIEW	17.12.05
D	CLIENT REVIEW	17.12.12
E	DP RESUBMISSION	17.12.22
F	DP RESUBMISSION	18.01.02
G	DP RESUBMISSION	18.01.09
CLIENT/TENANT/OWNER SIGN-OFF		
INITIAL	PRINT NAME	DATE
NORTH EAST CORNER OF 11th ST. AND 11th AVE		
LOT 1, 2, 3, 4, & 5 BLOCK 21		



© The copyright in all design information shown on this drawing is the property of Ian Moxon Architect Inc. and shall not be reproduced or used without the architect's written permission. Do not scale. Use only figured dimensions. The contractor shall check and verify all dimensions and report any errors or omissions to the architect.

SITE PLAN

Ian Moxon Architect

Project: **LASCO Asphalt Development**

Drawing: **Site Plan Sound Transfer Plan**
Project # CLAS170045

Design Development

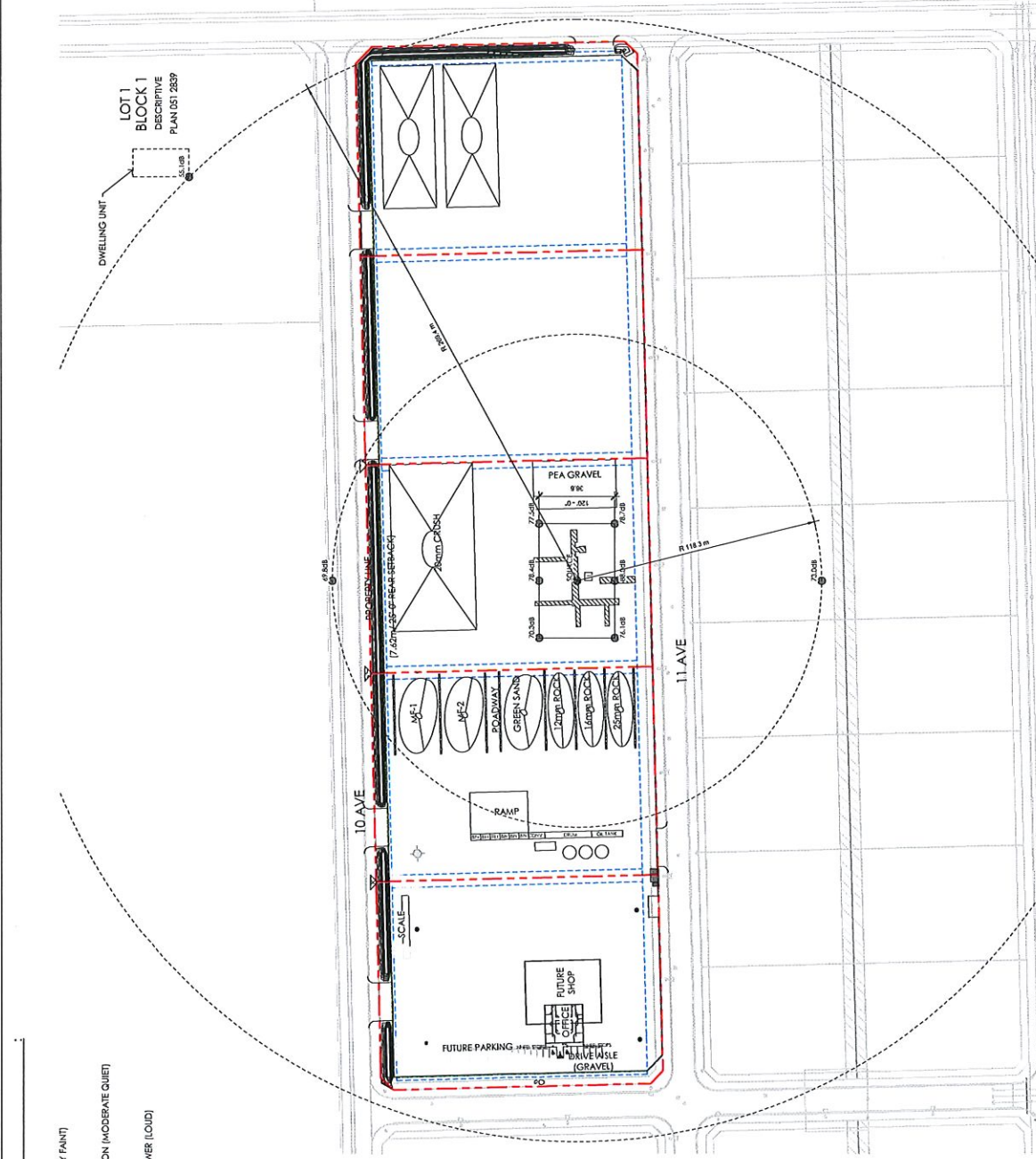
DP Submission

A1.07

SOUND LEGEND

GENERAL SOUND LEVELS:

200db	LEAVES RUSTLING (VERY FANT)
40db	WHISPER (SOFT)
60db	NORMAL CONVERSATION (MODERATE QUIET)
85db	BUSY CITY TRAFFIC
90db	HARDWARE/ LAWNMOWER (LOUD)
110db	ROCK CONCERT



NOTE: SOUND LEVELS DERIVED FROM DATA PROVIDED BY EXISTING MACHINES. DATA PROVIDED BY SILVER RIDGE CONSTRUCTION.
CALCULATED SOUND LEVELS ASSUME NO LANDSCAPING OR BERM. CALCULATION ASSUMES OPEN FIELD.

① SOUND TRANSFER PLAN - CRUSHER
1" = 80'-0"

ISSUE	REVISION / ISSUED FOR...	DATE
A	CLIENT REVIEW	17.11.09
B	CLIENT REVIEW	17.11.14
C	CLIENT REVIEW	17.12.05
D	CLIENT REVIEW	17.12.12
E	CLIENT REVIEW	17.12.11
F	DP SUBMISSION	18.01.01
G	DP SUBMISSION	18.01.09
INITIAL	CLIENT/TENANT/OWNER SIGN-OFF	DATE
	PRINT NAME	DATE
	NORTH EAST CORNER OF 11TH ST. AND 11TH AVE.	
	LOT 1, 2, 3, 4, 5 BLOCK 21	

Ian Moxon Architect Inc.
1400 11th St. S. Suite 100
Calgary, Alberta T2C 1A2
Tel: (403) 759-4722
ian@moxonarchitect.com

The copyright to all design information remains on Ian Moxon Architect Inc. and shall not be reproduced or used without the architect's written permission. Do not scale, use only figured dimensions. The contractor shall check and verify all dimensions and report any errors or omissions to the architect.

SITE PLAN

Ian Moxon Architect

Project: LASCO Asphalt Development

Design Development

DP Submission

A1.08

ISSUE	REVISION / ISSUED FOR...	DATE
A	CLIENT REVIEW	17.11.09
B	CLIENT REVIEW	17.11.14
C	CLIENT REVIEW	17.12.05
D	CLIENT REVIEW	17.12.12
E	DP SUBMISSION	17.12.21
F	DP RESUBMISSION	18.01.11
G	DP RESUBMISSION	18.01.09
CLIENT/TENANT/OWNER SIGN-OFF		
INITIAL	PRINT NAME	DATE
NORTH EAST CORNER OF 11TH ST. AND 11TH AVE.		
COMPLETION DATE: 17.12.12		
LOT 1, 2, 3, 4, & 5 BLOCK 21		

Ian Moxon Architect Inc.
 4250 - 10th Avenue South
 Unit 100, Burnaby
 BC V5A 1K2
 Tel: 603.759.7722
 ian@moxonarchitect.com

ELEVATIONS



Ian Moxon Architect

PROJECT

LASCO

Asphalt Development

DRAWING

Elevations

Site Elevations

Project # CLAS1700A5

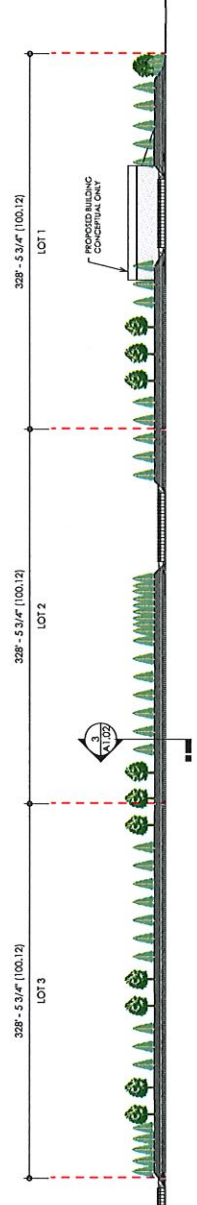
WORK

Design Development

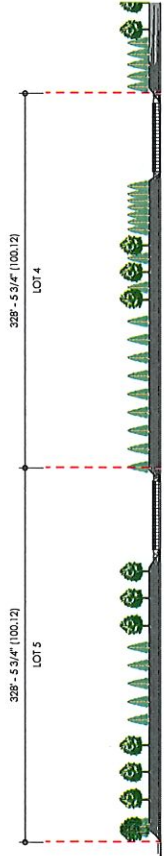
STATUS

DP Submission

A3.01



① North - Lots 1-3
 1" = 50'-0"



② North - Lots 4/5
 1" = 50'-0"

The copyright of design information shown on this drawing is the property of Ian Moxon Architect Inc. and shall not be reproduced or used without the architect's written permission. Do not scale, use only figured dimensions. The contractor shall check and verify all dimensions and report any errors or omissions to the architect within 14 days of completion of construction.

ISSUE	REVISION / ISSUED FOR...	DATE
A	CLIENT REVIEW	17.11.09
B	CLIENT REVIEW	17.11.14
C	CLIENT REVIEW	17.12.05
D	CLIENT REVIEW	17.12.12
E	DP SUBMISSION	18.02.21
F	DP SUBMISSION	18.02.21
G	DP RESUBMISSION	18.01.09
CLIENT/TENANT/OWNER SIGN-OFF		
INITIAL	PRINT NAME	DATE
NORTH EAST CORNER OF 11TH ST. AND 11TH AVE		
LOT 1, 2, 3, 4, 5 AUG/CK 21		

Ian Moxon Architect Inc.
 1000-11th St. South
 Lethbridge, Alberta
 T1J 3Z2
 info@ianmoxonarchitect.com
 Tel: (403) 729-4722

ELEVATIONS



Ian Moxon Architect

Project: LASCO Asphalt Development

Drawings: Elevations 3D Elevations

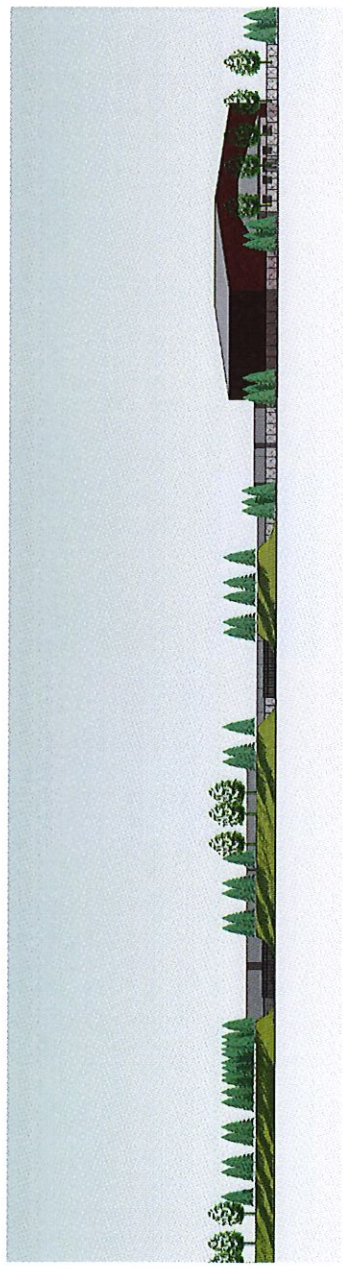
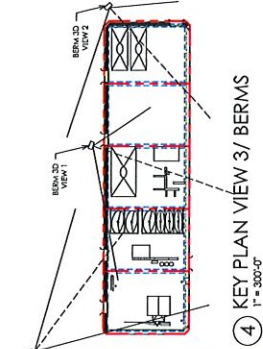
Project #: CLAS-170045

Design Development

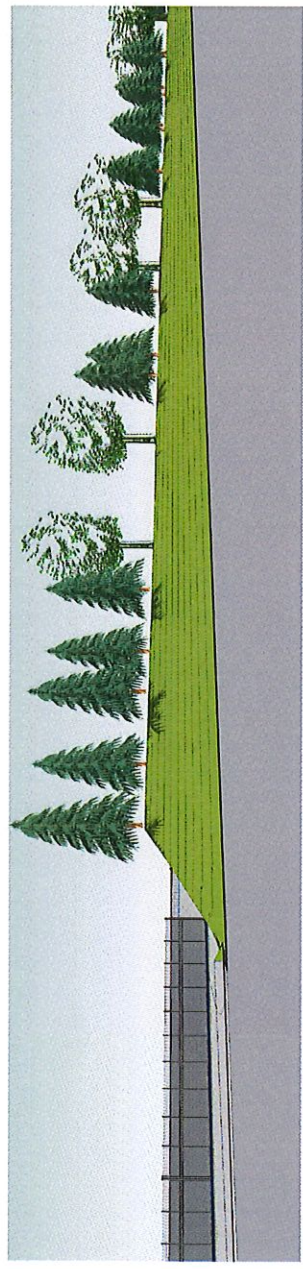
DP Submission

STATUS

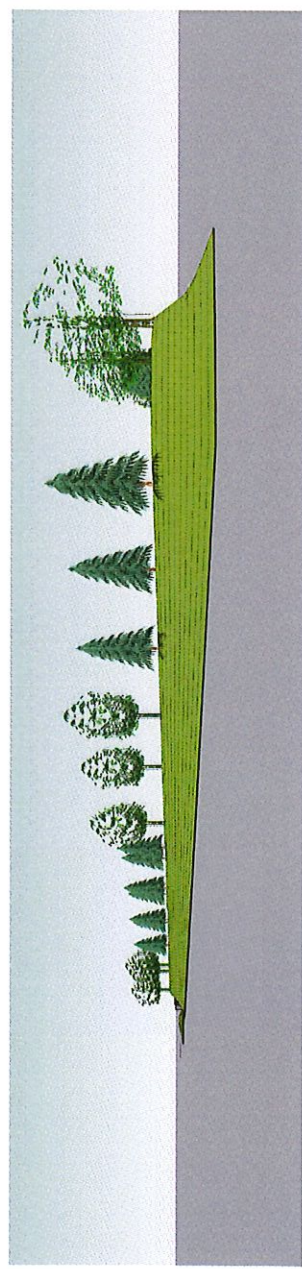
A3.03



1 VIEW 4



2 BERM 3D VIEW 1



3 BERM 3D VIEW 2

The copyright to all design information shown on this drawing is the property of Ian Moxon Architect Inc., and shall not be reproduced or used without the architect's written permission. Do not scale, use only figured dimensions. The contractor shall check and verify all dimensions and report any errors or omissions to the architect.



January 9, 2018

TO: NEIGHBOURING PROPERTY OWNERS
RE: DEVELOPMENT APPLICATION 2018-001
APPLICANT: LASCO & ASSOCIATED COMPANIES
ADDRESS: NE CORNER OF 11 STREET & 11 AVENUE, COALDALE, ALBERTA
ZONING: INDUSRTY - I

Dear Sir/Madam,

We are in receipt of Development Application #2018-001 requesting to use the land at the above noted address and as shown on the map below as an **Asphalt Batch Plant**.

The Town of Coaldale Land-Use Bylaw states that **discretionary use** within zoning districts shall be considered by the Municipal Planning Commission (MPC). As such, a hearing must be held for consideration of this application.

The full agenda will be posted on our website by January 17, 2018 at the following link, <http://www.coaldale.ca/mpc-meeting-agendas/>

Pursuant to the provisions of Section 42 of the Bylaw 677-P-04-13 being the Land Use Bylaw of the Town of Coaldale, notice is hereby given that on **Wednesday, January 24, 2018, at 4:30 p.m., the Municipal Planning Commission (MPC) will consider an application for Development Permit (#2018-001) requesting a waiver. The hearing will take place in the Town Council Chambers at 1920 - 17 Street Coaldale, Alberta.**

Any comments you wish to make concerning the application can be made in writing to the Town of Coaldale by 1:00pm on Monday, January 22, 2018 or verbally at the meeting. Comments for the application can be dropped off in person at the Town Office, faxed to 403-345-1311 or emailed to buildingcoaldale@coaldale.ca. Please note that all submissions will be made public.

Sincerely,

Cindy L'Hirondelle
Manager of Development & Environmental Services

cc. Applicant





LASCO and Ground Breakers Construction
would like to invite you to a
Coffee Open House
2:00 p.m. January 19th, 2018
Unit 2 1235 11th St. Coaldale Alberta
(Just north of Nutrisource)

Please come and find out more about our
site and business plan.



Coaldale Asphalt and Gravel Crushing Development

Lasco and Ground Breakers Construction would like to give you information regarding the proposed Asphalt Plant and Gravel Crushing business in the Coaldale Industrial Section.

Our group has submitted a Development Permit application and has received permission to strip the site at our own risk. We are optimistic that our business proposal will be accepted and we wanted to get ahead of the frost.

We would like to introduce the business and project in order to give you the necessary information to make a decision to support or not support this business proposal in Coaldale's industrial section.



Site Development Plans

The attached Development Permit Plans show the plans for the business development of Lots 1 – 5 of block 21 in Coaldale's Industrial Section. This is the area from 11th St to 8th St and 11th Ave to 10th Ave. The initial business activity will be on lots 1 – 3. Please review the attached plans. Here are some notable items.

Plan details:

- There will be a grassed and treed berm on the north and east boundaries of the property. This north boundary is the current limit of the industrial section.
- There will be a chain link fence surrounding the development. This is for security, public safety and will also help catch any loose blowing material.
- The locations of the Asphalt Plant and Gravel Crusher are 326 meters and 247 meters respectively from the nearest private residence.
- Decibel readings were taken of the active operation in the summer of 2017. The plans show that plant noise is under 75 decibels, comparable to a vacuum cleaner, at the distance of the north boundary of the industrial section. Decibel levels from the plant noise are projected to be under 55, a working refrigerator, at the nearest residence.
- Dust suppression systems for the site and plants will be installed using raw water from the flood pond in the industrial section. Domestic water will be used as backup to the raw water system. Dust suppression is part of our Development Permit application and we anticipate that monitoring will be a part of our ongoing operation.
- Asphalt Production and Gravel Crushing on site will be seasonally influenced. Because of the limited days of operation, hours during those months will be high, similar to our agricultural neighbors.



Production Activity Plan

The business activity has inherent issues that need to be addressed in order to responsibly operate. Our group has a responsibility to our staff, neighbours and surrounding businesses. We will be adhering to all mandatory regulations as well as implementing voluntary third party testing and corrective actions. Our plan is to implement the following measures.

- We are required to register the Asphalt Plant with and be held accountable by “Alberta Environmental Protection and Enhancement”. We will adhere to their Act and their Code of Practice for Asphalt Paving Plants. We have been cooperatively working with Alberta Environment’s controls and regulations as we operated in our first year in Willow Creek County and have had no issues maintaining the standards they have set.
- “Occupational Health and Safety” (OH&S) have set out standards for the work we propose to do at this site including issues of personal physical safety around equipment, noise control and protection, silica exposure and protection etc. OH&S will be monitoring activity on site.
- “Onsite Safety Management” together with our own safety officer is involved in the development and implementation of a full safety program.
- “Healthy Worker” will be taking periodic air quality samples in order to evaluate that the practices in place ensure the safety of staff and public. These results will be shared with the town.
- Review and implementation of Alberta Sand and Gravel Association and Alberta Roadbuilders and Heavy Construction Silica and Dust Exposure Control Handbook along with their suggested Codes of Practice.
- Review and Implementation of Alberta Construction Association Health and Safety Best Practices for Silica, Noise, Equipment Operation etc.



Industrial Section Impact

The proposed development will have a major positive impact on the development of Coaldale's industrial section. The industrial section internal traffic and highway access is a concern for existing businesses. As part of this land sale the Town of Coaldale has committed to the following.

- Completion of 11th St. up to 10th Ave.
- Completion of 10th Ave. from 8th St. to the drainage canal
- Canal Crossing and connection to Hwy 845
- The town has stated that widening and paving of 8th St is in the plans for 2019.
- Dust Suppression on 10th Ave and 845 Hwy access will be managed by the town.



Corporate Ownership and Responsibility

Lasco is a young company that was started early 2017. There are 4 major shareholders involved in the ownership and oversight of the company.

- Leighton Kolk – Kolk Farms
- Jamie Wakefield – Groundbreakers Construction
- Bill Bezooyen – J.B. Construction
- Silver Ridge Construction

All of these shareholding companies are established Southern Alberta companies that have a commitment to quality and integrity. All of these partners have a history of community responsibility and long term respectability. We are all committed to building a business that will be a good addition to Coaldale's industrial section and business community.