Minutes of the Municipal Planning Commission
Thursday, June 24, 2010
Lacombe County Administration Office

Present

Present: Chairman Cliff Soper; Commission Members Terry Engen, Bill Knight, Linda Landmark, Rod McDermand, Keith Stephenson and Ken Wigmore; County Commissioner Terry Hager; Manager of Planning Services Allan Williams; Assistant Development Officer Berni Kuntz; and Recording Secretary Lyn Greenshields.

Also present were Heather Trenholm and Rob Waddy, on behalf of the Mirror Alliance Church.

Chairman Soper called the meeting to order at 1:20 p.m.

MPC 91
Approval of Agenda

Mr. Stephenson moved approval of the agenda.

Carried Unanimously.

MPC 92
Approval of Minutes

Mr. Engen moved approval of the minutes of the May 25, 2010 Municipal Planning Commission meeting.

Carried Unanimously.

MPC 93
DPA 91/10
Lots 30-39 Block 42
Plan 7159 AI
Hamlet of Mirror

Development Permit Application No. 91/10 submitted by Mirror Alliance Church for a new church on Lots 30-39 Block 42 Plan 7159 AI in the Hamlet of Mirror. The land is designated Residential District "H-R1" under the Hamlet of Mirror Land Use Districts of the County's Land Use Bylaw.

Mrs. Kuntz advised that the Church plans to build a one-story building, approximately 294 square metres (3168 square feet) in size, and designed to seat approximately one hundred people. The new church is to be built immediately north of the existing church.

Mrs. Kuntz explained how the Church had purchased Lots 14 and 15 located across the alley from their existing property in order to allow for the new church to be connected to municipal water and sewer services that run along 49th Street. It was noted that the connection to municipal services is a requirement of both the Land Use Bylaw and the Hamlet of Mirror Area Structure Plan.

Mrs. Trenholm and Mr. Waddy did not have any further comments.

Mrs. Kuntz recommended approval of the application with conditions.

MPC 94
DPA 91/10
Lots 30-39 Block 42
Plan 7159 AI
Hamlet of Mirror

Moved by Mr. McDermand that the Municipal Planning Commission approve Development Permit Application No. 91/10 submitted by Mirror Alliance Church for a new church on Lots 30-39 Block 42 Plan 7159 AI, Hamlet of Mirror, subject to the following conditions:

1. proposed church and church activities at the site shall adhere to the description of the site plan and supplementary information submitted with the development permit application, unless otherwise noted in the conditions of this approval. A further development application is required for any changes to the church, including any new buildings or uses
2. prior to the commencement of any site work, the applicant shall make arrangements with the County for constructing utility connections to municipal water and sewer services. All service connections shall be at the owner's sole cost. Please contact Keith Boras, Manager of Environmental and Protective Services with the County, at 403-782-6601 for further information
3. any new access from 50th Street must be built to the satisfaction of the County's Operations Department. Please complete the attached *"Request to Construct an Access"* form and return to James Pruden in the County's

Operations Department

4. outdoor lighting for the church shall be located and arranged so that no direct rays of light are directed at any adjoining properties, interfere with the use and enjoyment of neighbouring lands, or interfere with the effectiveness of any traffic control devices
5. any new freestanding signs require prior approval of the County

It is the responsibility of the applicant to ensure that the proposed church 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.

Please note that a permit may be required by the Health Authority for the kitchen. For more information, call Alberta Health Services Central Zone at 403-356-6335.

Carried Unanimously.

Ms. Trenholm and Mr. Waddy withdrew from the meeting.

Next Meetings

Next meetings are scheduled for July 8, 2010 and July 20, 2010.

Adjourn

Mrs. Landmark moved that the meeting be adjourned at 1:28 p.m.

Carried Unanimously.

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Chairman

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Secretary