

Minutes of the Municipal Planning Commission  
Thursday, October 14, 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 Dale Freitag; Assistant Planner Ben Ansaldo; Assistant Development Officer Martin Kvapil; and Recording Secretary Lyn Kernaz.

Also present were Ingrid Hainzmann, John Hull and John Ekkel.

Chairman Soper called the meeting to order at 1:07 p.m.

MPC 102/10  
Approval of Agenda

Mr. Stephenson moved approval of the agenda.

Carried Unanimously.

MPC 103/10  
Approval of Minutes

Mr. McDermand moved approval of the minutes of the July 8, 2010 Municipal Planning Commission meeting.

Carried Unanimously.

MPC 104/10  
DPA 146/10  
Wolfgang & Ingrid  
Hainzmann  
SW 19-40-25-W4M

Development Permit Application No. 146/10 submitted by Wolfgang and Ingrid Hainzmann for an RV and storage business and signage on SW 19-40-25-W4M. The land is designated Agricultural "A" under the County's Land Use Bylaw.

Mr. Ansaldo explained that the Hainzmanns wish to open an RV and storage business, known as Wolf's RV & Storage, on the SW19-40-25-W4M. The proposed business will occupy approximately three (3) acres of the quarter section. Access to the site is from Prentiss Road (Range Road 26-0) and is well screened from the road by trees with the site itself situated below the grade of the road. The applicants intend to construct 10-15 temporary storage structures on skids 12' wide x 20' long x 8' high.

Mr. Ansaldo stated that the Hainzmanns will operate the business with occasional assistance from their son. The business will operate seven (7) days a week with business hours from 8 a.m. until 8 p.m. from April to October and from 8 a.m. until 6 p.m. from November to March. The Hainzmanns indicated they have spoken to their neighbours within two (2) miles and no one has any objections to this development. The new business will display a 4' x 8' sign stating "Wolf's RV & Storage".

Mrs. Hainzmann advised the Municipal Planning Commission that the storage units will be located in the same area as the RV storage.

Mr. Ansaldo recommended approval of the application with conditions.

MPC 105/10  
DPA 146/10  
Wolfgang & Ingrid  
Hainzmann  
SW 19-40-25-W4M

Moved by Mrs. Landmark that the Municipal Planning Commission approve Development Permit Application No. 146/10 submitted by Wolfgang and Ingrid Hainzmann for an RV and storage business, and signage on SW 19-40-25-W4M, subject to the following conditions:

1. 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. A further development application is

- required for any changes to the business, including any new buildings or additions to existing structures
4. this approval is solely for the storage of units on the site and does not allow for the washing of stored units, or for the pump out of septic tanks
  5. the applicant shall ensure that the business does not cause any nuisance to surrounding property owners due to noise, dust or excessive traffic, or anything else of a dangerous or objectionable nature, as determined by the County at its sole discretion
  6. sign shall be maintained in a proper state of repair and if not kept in an acceptable condition, the sign must be repaired or replaced by the applicants within seven (7) days of receiving notice of deficiency from the County. Otherwise, the sign will be removed by the County at the applicants' expense
  7. no other business signs shall be permitted without the prior written approval of the County

*It is the responsibility of the applicants to ensure that the proposed development meets the requirements of the provincial Safety Codes Act and the associated Regulations. For more information on what permits may be required, contact one of the safety service agencies listed on the attached sheet.*

Carried Unanimously.

Mrs. Hainzmann withdrew from the meeting.

MPC 106/10  
DPA 165/10  
Woody Nook Christian  
Reformed Church  
Lot 3 Block 1  
Plan 042 3877  
Pt. SE 11-40-28-W4M

Development Permit Application No. 165/10 submitted by Woody Nook Christian Reformed Church for an addition to the church with a relaxation of a freestanding sign area on Lot 3, Block 1, Plan 042 3877; COT 2320144; Pt. SE 11-40-28-W4M. The land is designated Agricultural "A" under the County's Land Use Bylaw.

Mr. Kvapil advised that the church plans to build an addition to include a common gathering area and classrooms on the southwest side of the existing main building. The proposed development also plans to install a larger freestanding sign for the church.

Mr. Kvapil explained that the County Operations Department has no concern regarding the existing two accesses onto Woody Nook Road (Range Road 28-1); however, the Department requires that trees not be planted within 30.5 m (100 ft.) of the centreline of a County main road. Mr. Kvapil indicated that the proposed landscaping plan should be reconfigured so that any proposed large tree plantings are not within the required front yard tree setback (100 ft.). As well, additional landscaped parking islands are recommended at the ends of all parking cells for improved site aesthetics. The planned development proposes 179 parking spaces in total.

Mr. Kvapil remarked that the proposed freestanding sign with dimensions 12' wide x 14' high x 6' deep (252 sq. ft.) will be located alongside of the church addition and the structural portion of the sign is to be screened by lattice fencing and landscaping; therefore, only half of the sign face would be visible (126 sq. ft.).

Mr. Hull informed the Municipal Planning Commission that the Lacombe Christian Reformed Burial Society holds the title to the adjoining cemetery and the proposed expansion to the church will not have any impact on the cemetery.

Mr. Kvapil recommended approval of the application with conditions.

MPC 107/10  
DPA 165/10  
Woody Nook Christian  
Reformed Church  
Lot 3 Block 1  
Plan 042 3877  
Pt. SE 11-40-28-W4M

Moved by Mr. Knight that the Municipal Planning Commission approve Development Permit Application No. 165/10 submitted by Woody Nook Christian Reformed Church for an addition to the church with a relaxation of a freestanding sign area on Lot 3, Block 1, Plan 042 3877; COT 2320144; Pt. SE 11-40-28-W4M, subject to the following conditions:

1. proposed community facility development to be located in accordance with the site plan submitted with the development permit application
2. prior to the issuance of a development permit, security in the amount of \$59,925 to be deposited with the County returnable upon completion of landscaping satisfactory to the County. Please note that if landscaping is not completed to the satisfaction of the County within one (1) year of the issuance

- of the Development Permit or such later date as may be agreed to by the County, the security may be drawn upon by the County to finish any outstanding work
3. community facility 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
  4. any exterior lighting to be positioned in such a manner that it does not cause a nuisance for surrounding residents or creates a potential hazard for the travelling public on the Woody Nook Road (Range Road 28-1)
  5. site to be kept at all times in a neat and tidy condition
  6. no expansion or other change to community facility activity unless prior approval is received from the County
  7. no additional signage permitted unless prior approval received from the County
  8. prior to the issuance of a development permit, a revised landscaping plan is to be provided to the County to the satisfaction of the Development Officer. The revised plan shall include, but not be limited to, landscaped parking lot islands at the ends of all parking cells and reconfiguration of the tree plantings within the front yard setback

*It is the responsibility of the applicant(s) to ensure that the proposed development 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 the maximum allowable area for a freestanding sign within any District is 2.97 m<sup>2</sup> (32 sq. ft.). The proposed freestanding identification sign shall be no larger than 23.41 m<sup>2</sup> (252 sq. ft.)*

Carried Unanimously.

Mr. Hull and Mr. Ekkel withdrew from the meeting.

Next Meeting

Next meetings are scheduled for October 28, 2010 and November 10, 2010.

Adjourn

Mr. Engen moved that the meeting be adjourned at 1:30 p.m.

Carried Unanimously.

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Chairman

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Secretary