

The meeting of the Municipal Planning Commission was called to order by Chairperson Kreil at 11:36 a.m. on October 24, 2019 in the Council Chambers of the Lacombe County Administrative Office.

Present

Present: Chairperson Dana Kreil; Commission Members, Brenda Knight, Paula Law, Barb Shepherd, Ken Wigmore, Keith Stephenson and John Ireland; County Manager Tim Timmons; Director of Planning Services Dale Freitag; Senior Planner Anita O'Driscoll and Recording Secretary Allison Noonan.

**MPC 68/19
Agenda**

Moved by Mrs. Knight that the agenda be approved as presented.

Carried Unanimously.

**MPC 69/19
Minutes**

Moved by Mr. Wigmore that the minutes of the October 10, 2019 Municipal Planning Commission meeting be approved.

Carried Unanimously.

Development Permit Application No. 132/19 submitted by Donald O'Connor for permission to renew and expand his heavy duty mechanical services business known as Doc's Heavy Duty Mechanical Services Ltd., construct an 891 m² (9,600 ft²) pole shed, and install two signs for the business on property legally described as Lot 1 Block 1 Plan 882 2882, Pt. NW 31-39-27-W4M, west of Blackfalds on property owned by Donald and Louise O'Connor. This property is zoned Agricultural "A" under the County's Land Use Bylaw.

Anita O'Driscoll addressed the Commission and advised that the business was previously approved under Development Permit 149/16 and confirmed that the County has not received any complaints against this development. Ms. O'Driscoll explained that Mr. O'Connor is requesting to expand the previous approval by adding an additional employee, constructing a pole shed and installing two signs for the business.

Ms. O'Driscoll explained that on-site business activities include repairs to heavy-duty equipment and light duty agricultural equipment. The business operates from 8:00 a.m. to 5:00 p.m. on weekdays, Mondays to Fridays and produces an average of five vehicles per day between employees and customers. Ms. O'Driscoll noted that the development has sufficient landscaping on the property to effectively screen the business from the road and; furthermore, the site has adequate parking for all vehicles.

Ms. O'Driscoll reported that the County's Operations Department has no issues with the renewal or expansion of the proposed development providing the two signs proposed meet County standards and confirmed that the line of site is not impacted.

Ms. O'Driscoll recommended approval of the application with conditions.

**MPC 70/19
DPA 132/19
Donald O'Connor
882 2882;1;1
Pt. NW 31-39-27-W4M**

Moved by Mr. Stephenson that the Municipal Planning Commission approve Development Permit Application No. 132/19 submitted by Donald O'Connor for permission to renew and expand his heavy duty mechanical services business known as Doc's Heavy Duty Mechanical Services Ltd., construct an 891 m² (9,600 ft²) pole shed, and install two signs for the business on property legally described as Lot 1 Block 1 Plan 882 2882, Pt. NW 31-39-27-W4M, west of Blackfalds on property owned by Donald and Louise O'Connor, subject to the following conditions:

- 1. Term of the development permit to be for five (5) years.***
- 2. Pole shed to be located and built in accordance with the development permit application.***
- 3. Approval is required from the Alberta Motor Vehicle Industry Council (AMVIC) for the repair business. For more information, please contact AMVIC at 1-877-979-8100.***
- 4. No more than three (3) non-resident employees may work on site at the business unless prior approval is received from the County.***
- 5. Business activities at the site shall adhere to the description of the business provided with the development application. A further development permit application is required for any changes to the business, including any new buildings or additions to existing structures.***
- 6. Applicant is to 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.

- 7. Any outside storage of materials or equipment associated with the business to be screened from view to the satisfaction of the County.*
- 8. The site to be kept at all times in a neat and tidy condition.*
- 9. No changes to the sign or its location from what has been described in the development application shall be allowed unless prior approval has been obtained from the County. No other signage permitted.*
- 10. Signs to be maintained in a proper state of repair. If, in the opinion of the Development Officer, the signs are not kept in an acceptable condition, they must be repaired or removed by the owner within seven (7) days of receiving written notice of the deficiency, otherwise the signs will be removed by the County at the owner's expense.*

Carried Unanimously.

Next Meetings

The next meetings are scheduled for November 7, 2019 and November 28, 2019.

**MPC 71/19
Adjourn**

**Moved by Mr. Wigmore that the meeting adjourn.
Time: 11:41 a.m.**

Carried Unanimously.

Chairperson