



REPORT TO THE MUNICIPAL PLANNING COMMISSION

February 13, 2020

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| Application No. | 156/19 |
| Proposed Development | Wedding Venue – <i>Community Facility</i> |
| Legal Description | NE 01-40-22-W4M |
| Titled Area | 58.7 hectares (145.2 acres) |
| Zoning | Agricultural “A” District |
| Landowners / Applicants | Kathleen Murphy & Alexander Geates |

BACKGROUND

Kathleen Murphy & Alexander Geates are asking for development permit approval to operate a wedding venue from their property southeast of the Hamlet of Mirror (NE 01-40-22-W4M). The applicants plan to retrofit an existing barn which would include a bridal suite in the loft, and a kitchen, lounge area, and bathrooms on the main floor.

A 4000 ft² permanent tent structure is also part of the proposal, which would be utilized for receptions. The tent structure is proposed to be constructed of steel and translucent plastic with a concrete floor.

The venue will employ the two residents of the property, no other staff are proposed at this time. The hours of operation are proposed to be typically between 2:00 PM to 2:00 AM, primarily on weekends; however, mid-week weddings may occur during these times, depending upon demand.

Camping is being proposed for guests attending a wedding, which would be limited to twenty (20) camping units. There is adequate parking for approximately seventy (70) personal vehicles for attendees. The applicants have estimated seventy (70) vehicle trips per day in association with an event which reflects their parking capacity.

POLICY CONSIDERATIONS

Staff consider the development a “community facility”, which is defined in the Land Use Bylaw as “a development for use by the public or public/private for religious, cultural or community activities.” A “community facility” is a discretionary use under the Agricultural “A” District of the Land Use Bylaw, and as such requires approval from the Municipal Planning Commission.

The subject parcel is within the Limited Development Area (LDA) of the Buffalo Lake Intermunicipal Development Plan (BLIDP) and therefore is subject to the following LDA policies:

3.2.3 (a) - Recreation

Recreational uses in the Limited Development Area are envisioned to include, but are not limited to, the following:

(ii) campgrounds for the use of seasonal and/or overnight stay, not larger than 20 units or 5 acres, whichever is less;

3.2.12 (b) – Wastewater Servicing.

On lakefront properties that have a property line located within 800m (2,600 feet) of the outside edge of the provincially owned Lake ROW, only self-contained wastewater disposal systems shall be permitted. This includes the replacement of a private, individual wastewater disposal system existing at the time of the first adoption of this Plan in 2010.

CIRCULATION

The County’s Operations Department had no issues with the proposed development. They noted that the access is adequate and the proposed traffic generated by the business should not affect the surrounding infrastructure. If deemed necessary by Lacombe County, the applicant will be responsible for dust control applied to the locations and standards, satisfactory to Lacombe County, and proportional to over all traffic as determined by Lacombe County.

The County's fire Chief commented that the barn and tent will need to meet the requirements of the Alberta Fire Code. There is also a concern with regard to emergency access, as this property is located at a dead end road. An emergency response plan is required for this development and the site and structures must be inspected by the County's Fire Chief or Fire Safety Codes Inspector prior to occupancy.

Camrose County had no concerns with the application so long as the development abides by the Limited Development Area policies of the BLIDP which relate to a maximum of 20 camping stall units.

Stettler County and Alberta Transportation had no concerns with the proposal.

The application was not pre-circulated to adjacent landowners; however, written notification will be provided to all adjacent landowners advising them of the MPC's decision and their right to appeal the MPC's decision.

ANALYSIS

The proposed wedding venue is located in a remote agricultural area, at the terminus of Range Road 22-1, directly adjacent to one of the bays of Buffalo Lake. The remoteness of the facility means that nuisances from events are less likely; however, it also creates difficulties in terms of emergency response. In this case these issues must be addressed through the creation of a site specific emergency response plan which will be reviewed and approved by the County's Fire Chief.

When changing the use of a structure (the barn), it triggers the requirement to meet latest safety codes regulation for that use, in this case an assembly facility. The County typically requires that an inspection of the structures is carried out by an accredited safety codes officer for the change in use, in order to ensure the safety of all patrons of the facility.

Through conditions of approval, the facility can be made to meet the policies of the LDA of the BLIDP. This can be done by limiting the camping units to a maximum of twenty (20), and specifying that a holding tank is the only septic system that would be permitted for the development.

Provided the abovementioned concerns with regard to compliance with the Alberta Building Code, and emergency response are addressed, staff believe that a special event venue is a suitable and appropriate use of the lands, and provides a valuable local service to the community.

STAFF RECOMMENDATION

Staff recommend that the Municipal Planning Commission approve the application, subject to the following conditions:

1. term of the development permit shall be three (3) years;
2. prior to the issuance of a development permit, the applicant shall retain an accredited safety codes officer to inspect the barn and tent for compliance with the Alberta Building Code for the intended use as an assembly facility. No event shall be held until the County receives written correspondence from an accredited safety codes officer, that the structures are compliant with the Alberta Building Code for the intended use as an assembly facility;
3. prior to the issuance of a development permit, the applicant shall submit an emergency response plan to be reviewed and approved by the County Fire Chief;
4. prior to occupancy of the buildings, applicants to arrange for the County's Fire Chief to carry out an inspection of the premises to ensure compliance with the Alberta Fire Code (AFC);
5. a maximum of twenty (20) camping units for overnight accommodation associated with an event are permitted, operation of a standalone campground is not permitted;
6. all parking for the business shall be generally restricted to those areas identified on the site plan and information submitted with the development permit application, unless otherwise approved by the County;
7. dust control may be required at the County's sole discretion should the vehicle traffic generated by the business warrant this measure;
8. confirmation to be provided to the County that the septic system to be installed is a self contained holding tank;
9. this approval shall be subject to an annual review by the Development Officer. Failure to comply with the conditions of the development permit may result in the permit being suspended or revoked;

10. prior to the issuance of a development permit, the applicant shall be required to provide proof of the insurance policy obtained for the events held on the property. The insurance policy must be to the satisfaction of Lacombe County;
11. business activities at the site shall adhere to the description of the business provided with the development permit application. A further development permit application is required for any changes to the business including additional structures or employees;
12. events held on the property shall abide by Lacombe County's Community Standards Bylaw 1153/12; and
13. the applicant/operator shall ensure that the business does not cause any nuisance to surrounding property owners due to noise, excessive traffic or anything else of a dangerous or objectionable nature, as determined by the County in its sole discretion;

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.

COUNCIL DECISION

PREPARED BY: Peter Duke, Planner / Development Officer

[PD]

REVIEWED BY: Dale Freitag, Director of Planning Services

[D.F.]

REVIEWED BY: Tim Timmons, County Manager

[T.T.]