

The meeting of the Municipal Planning Commission was called to order by Chairperson Kreil at 11:33 a.m. on December 12, 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; Planner/Development Officer Cajun Paradis, Jr. Planner/Development Officer Florian Goetz and Recording Secretary Allison Noonan.

Cheryl LaRue was also present.

**MPC 75/19
Agenda**

Moved by Mr. Ireland that the agenda be approved as presented.

Carried Unanimously.

**MPC 76/19
Minutes**

Moved by Mr. Stephenson that the minutes of the November 7, 2019 Municipal Planning Commission meeting be approved.

Carried Unanimously.

Development Permit Application No. 100/19 submitted by Cheryl LaRue for permission to operate a Bed and Breakfast, known as Grain B&B and Grain Bin Gift Shop on property legally described as Lot 1 Block 1 Plan 952 0795, Pt. NE 32-39-26-W4M, east of Blackfalds on property owned by Niels Lausten. This property is zoned Agricultural "A" under the County's Land Use Bylaw.

Florian Goetz addressed the Commission and advised that the applicant, Cheryl LaRue, is proposing to operate a Bed and Breakfast and a Gift Shop out of three renovated grain bins that are located on the subject property. Mr. Goetz confirmed that each grain bin would be required to meet the National Building Code and National Fire Code prior to use. Mr. Goetz explained that the business will be operated on a seasonal basis and will employ one resident on-site employee and one non-resident on-site employee.

Mr. Goetz advised that the application was pre-circulated to the Town of Blackfalds, the County's Operations Department and the County's Fire Chief for comments. The County Fire Chief advised that at least one face of each building should have direct access for fire department vehicles, and that a secondary egress be provided from the sleeping spaces on the second floor of the grain bins. Furthermore, an inspection should be undertaken by an accredited safety codes officer to confirm compliance with the Alberta Fire Code. The County's Operations Department advised that the applicant would be required to install a STOP sign. The Town of Blackfalds responded with no objections.

Mr. Goetz explained that the finished, renovated grain bins would not be considered "dwelling units" as they do not meet the required size (900 sq. ft.) and further, only one "dwelling unit" is permitted on parcel sizes that are less than 40 acres in size. Mr. Goetz confirmed that the County would consider these grain bins "guest houses" under the County's Land Use Bylaw definition.

Mr. Goetz recommended approval of the application with conditions.

Cheryl LaRue addressed the Commission and explained her intention to operate the business on a seasonal basis and confirmed that windows will be installed on the second floor of the grain bins to ensure compliance with safety standards. Discussion was held regarding the requirement of Ms. LaRue providing plans prepared and stamped by an engineer for the foundation and walls of the grain bins as she feels that the expense is too great.

**MPC 77/19
DPA 100/19
Cheryl LaRue
952 0795;1;1**

Moved by Mrs. Knight that the Municipal Planning Commission approve Development Permit Application No. 100/19 submitted by Cheryl LaRue for permission to operate a Bed and Breakfast, known as Grain B&B and Grain Bin Gift Shop on property legally described as Lot 1 Block 1 Plan 952 0795, Pt. NE 32-39-26-W4M, east of Blackfalds on property owned by Niels Lausten, subject to the following conditions:

- 1. the term of the development permit to be for three (3) years***
- 2. prior to issuance of a development permit, the applicant must submit plans prepared and stamped by an engineer for the foundation and walls***

- of the grain bins. The plans must also incorporate a secondary egress from the sleeping space on the second floor of the grain bins*
3. *prior to occupancy of the grain bins, the applicant shall retain an accredited safety codes officer to inspect the grain bins for compliance with the National Building Code (2019 Alberta Edition) and National Fire Code (2019 Alberta Edition) for the intended use as a bed and breakfast. The written correspondence (including any applicable permits pursuant to the National Building Code (2019 Alberta Edition)) from an accredited safety codes agency/officer shall be provided to the County, confirming that the structures are compliant with the National Building Code (2019 Alberta Edition) and National Fire Code (2019 Alberta Edition) for the intended use as a bed and breakfast*
 4. *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*
 5. *the three (3) grain bins shall be located and constructed in accordance with the site plan and information submitted with the development application, any changes will require prior approval from the County*
 6. *two (2) grain bins to be utilized for sleeping accommodation only. No cooking facilities are permitted*
 7. *one (1) grain bin to be utilized as a gift shop*
 8. *business activities at the site shall adhere to the description of the business provided with the development application and the site plan. A further development application is required for any changes to the business, including any new buildings or additions to existing structures*
 9. *no more than one (1) non-resident employee may work on-site in the business*
 10. *business to be operated at all times in a 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 the County at its sole discretion*
 11. *applicant to install a STOP sign for traffic leaving the subject property, to the satisfaction of the County. Please contact James Pruden, Inspections Officer, at 403-391-0779 for more information*
 12. *no changes to the business sign or location of the sign, than what has been outlined in the development application unless prior approval has been obtained from Lacombe County*
 13. *business sign to be maintained in proper state of repair*
 14. *if not kept in acceptable condition, business sign must be removed or repaired by applicant within seven (7) days of receiving notice of deficiency. Otherwise sign will be removed by County at applicant's expense*

It is the responsibility of the applicant 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.

Florian Goetz and Cheryl LaRue withdrew from the meeting.

Planning Update

Cajun Paradis presented the Planning Services Department update for November, 2019.

Next Meetings

The next meetings are scheduled for January 9, 2020 and January 30, 2020.

***MPC 78/19
Adjourn***

***Moved by Mr. Wigmore that the meeting adjourn.
Time: 11:56 a.m.***

Carried Unanimously.

Chairperson