

The meeting of the Municipal Planning Commission was called to order by Vice-Chairperson Knight at 11:00 a.m. on February 13, 2020 in the Council Chambers of the Lacombe County Administrative Office.

Present

Present: Vice-Chairperson Brenda Knight; Commission Members, Paula Law, Ken Wigmore, Keith Stephenson and John Ireland; County Manager Tim Timmons; Director of Planning Services Dale Freitag; Planner/Development Officer Peter Duke; Jr. Planner/Development Officer Florian Goetz and Recording Secretary Allison Noonan.

Kathy Murphy was also present.

**MPC 12/20  
Agenda**

***Moved by Mrs. Law that the agenda be approved as presented.***

***Carried Unanimously.***

**MPC 13/20  
Minutes**

***Moved by Mr. Ireland that the minutes of the January 30, 2020 Municipal Planning Commission meeting be approved.***

***Carried Unanimously.***

Development Permit Application No. 156/19 submitted by Alex Geates and Kathy Murphy for permission to operate a community facility, wedding venue, on NE 1-40-22-W4M, southeast of the Hamlet of Mirror. This property is zoned Agricultural "A" District under the County's Land Use Bylaw.

Peter Duke addressed the Commission and advised that the applicants plan to retrofit an existing barn to include a bridal suite, kitchen, lounge area, and washrooms on the main floor. Mr. Duke explained that a 4,000 ft<sup>2</sup> permanent tent structure is proposed, which would be utilized for receptions. The tent structure is 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 p.m. to 2:00 a.m., primarily on weekends; however, mid-week weddings may occur depending upon demand. Furthermore, Mr. Duke advised that the applicants are proposing to offer camping for guests attending a wedding, which would be limited to 20 camping units. There is adequate parking for approximately 70 personal vehicles for attendees. The applicants have estimated 70 vehicle trips per day in association with an event, which reflects their parking capacity.

Mr. Duke advised that 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.*

Mr. Duke explained that the application was pre-circulated to the County's Operations Department, who had no issues with the proposed development as it was determined that access is adequate and the proposed traffic generated by the business should not affect the surrounding infrastructure. If deemed necessary by the 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 would need to meet the requirements of the Alberta Fire Code and there is a concern with regard to emergency access, as this property is located at on 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 LDA 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.

Mr. Duke confirmed that the proposed wedding venue is located in a remote agricultural area making nuisances from events less likely to neighboring property owners; however, it will create difficulties in terms of emergency response. Mr. Duke explained how the conditions of approval would address safety issues and the requirements to meet the policies of the LDA of the BLIDP regarding the number of campsites permitted and the wastewater system to be installed. Mr. Duke confirmed that the residence has an existing septic system and would not be connected to the proposed tent and barn. Furthermore, Mr. Duke confirmed that the campground would be event specific and not standalone.

Mr. Duke recommended approval of the application with conditions.

**MPC 14/20  
DPA 156/19  
Alex Geates &  
Kathy Murphy  
NE 1-40-22-W4M**

***Moved by Mr. Ireland that the Municipal Planning Commission approve Development Permit Application No. 156/19 submitted by Alex Geates and Kathy Murphy for permission to operate a community facility, wedding venue, on NE 1-40-22-W4M, southeast of the Hamlet of Mirror, 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.***

***Carried Unanimously.***

Peter Duke and Kathy Murphy withdrew from the meeting.

Next Meetings

The next meetings are scheduled for February 27, 2020 and March 12, 2020.

**MPC 15/20  
Adjourn**

***Moved by Mr. Wigmore that the meeting adjourn.  
Time: 11:16 a.m.***

***Carried Unanimously.***

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Chairperson