

The meeting of the Municipal Planning Commission was called to order by Chairperson Kreil at 1:00 p.m. on September 23, 2021 in the Council Chambers of the Lacombe County Administrative Office.

Present

Present: Chairperson Dana Kreil; Commission Members, Brenda Knight, Paula Law, Barb Shepherd, Keith Stephenson, Ken Wigmore and John Ireland; County Manager Tim Timmons; Manager of IT Services Michael Kartusch; Director of Planning Services Dale Freitag; Senior Planner Cajun Paradis; Planner/Development Officer Peter Duke and Planning Services Receptionist Chelsey Teers

Mrs. Kreil introduced herself and those present introduced themselves. Mrs. Kreil reviewed the procedures for holding and attending a virtual meeting.

Rajesh Shah was also in attendance via Zoom.

**MPC 37/21  
Agenda**

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

**Carried Unanimously.**

**MPC 38/21  
Minutes**

**Moved by Mr. Wigmore that the minutes of the September 9, 2021 Municipal Planning Commission meeting be approved.**

**Carried Unanimously.**

Development Permit No. 161/21 submitted by Wilhelm and Lilli Guse for permission to construct a 1200 ft<sup>2</sup> (111.5 m<sup>2</sup>) detached garage, for 1510 ft<sup>2</sup> (150.3 m<sup>2</sup>) accessory building space, on Lot 31 Block 1 Plan 102 1916 located in Lakeview Estates. The property is zoned Residential Lake Area 'R-RLA' District under the County's Land Use Bylaw.

Cajun Paradis addressed the Commission and advised that the proposed development would bring the total accessory building space to 1510 ft<sup>2</sup> (140.3 m<sup>2</sup>) as there is one shed of 310 ft<sup>2</sup> (28.8 m<sup>2</sup>) on the property. Ms. Paradis advised that the total site coverage would be approximately 8% and all site setback requirements would be met. Ms. Paradis commented that consider the application is warranted as the site coverage will not exceed 30% of the total site area, and should not detract from the amenity of the immediate area.

Ms. Paradis recommended approval of the application with conditions.

**MPC 39/21  
DPA 161/21  
Wilhelm & Lilli Guse  
102 1916;1;31  
Lakeview Estates**

**Moved by Mr. Stephenson that the Municipal Planning Commission approve Development Permit Application No. 161/21 submitted by Wilhelm and Lilli Guse for permission to construct a 1200 ft<sup>2</sup> (111.5 m<sup>2</sup>) detached garage, for 1510 ft<sup>2</sup> (150.3 m<sup>2</sup>) accessory building space, on Lot 31 Block 1 Plan 102 1916 located in Lakeview Estates, subject to the following conditions:**

- 1. the proposed detached garage 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**
- 2. the exterior finish of the detached garage is to complement the exterior finish of the existing structures**
- 3. all accessory buildings on the property are to be used for personal use only, and no business related activity**
- 4. no changes to the development application unless prior approval is given by Lacombe 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.**

Development Permit No. 157/21 submitted by Preston Arndt for permission to operate an outdoor storage business, known as The Container Guy, on Lots 3 and 4 Block 2 Plan 972 3918, and lease office space in "Paul Deleeuw Place", south of Blackfalds on property owned by 936931 Alberta Ltd. The property is zoned Business Industrial 'I-BI' in the County's Land Use Bylaw.

Peter Duke addressed the Commission and advised that the business has been operating without development approval and as such, the County registered a stop order against the business as the applicant failed to respond to any correspondence sent by the County.

Mr. Duke explained that the proposed business stores, modifies, rents, and sells sea containers. Mr. Duke explained that the business will employ one person on-site from Monday to Friday between 8:00 AM to 5:00 PM. Typical equipment used in the business are the sea-containers, forklifts, and a delivery truck / trailer. Mr. Duke advised that the business is expected to generate two to five vehicle trips per day on average which would be composed of equipment going in and out as well as customer traffic. There are four parking spaces provided for staff and customers. Mr. Duke confirmed that a sign has been installed on the main multi-tenant freestanding sign and is included as part of this development permit application.

Mr. Duke advised that the application was pre-circulated to the Town of Blackfalds, Alberta Transportation and the County's Operations Department for comments. The Town of Blackfalds had no concerns with the proposal. They did ask that the County consider paving Range Road 27-3 (Vista Trail) to the access to the business due to the additional traffic, but that this was up to the County's discretion. Alberta Transportation commented that they have no concerns with the proposal as the business seems to be replacing a similar business; however, they do note that any increased subdivision or development, particularly on the Lykal Properties site (Lot 2 Plan 982 6294) would trigger the need for an updated TIA and potential for intersectional upgrades at Highway 597. They also noted that a roadside development permit would be required for the business. The Operations Department had no objections to the proposal and confirmed that the access is adequate and no upgrades to the road are required based on the proposed traffic generated from the site, which is less than the traffic previously generated on site. They did comment on the shared access between Lots 3 & 4 and requested that an access easement be registered. Operations agreed that a TIA would not be required at this time, but should be considered once further development occurs in the immediate area.

Mr. Duke explained that this type of business is one that the County would prefer to see located in our industrial parks as opposed to in the Agricultural area. Mr. Duke explained that it gives applicants opportunity to grow their business without becoming a nuisance to surrounding residents, and allows them access to purpose built infrastructure such as industrial grade roads with direct access to the provincial highway network to support their business needs. Mr. Duke confirmed that stop order enforcement action is not expected to occur going forward at the new landowner has been made aware of the requirement for their tenants to obtain development permits from the County.

Mr. Duke recommended approval of the application with conditions.

MPC 40/21  
DPA 157/21  
The Container Guy  
972 3918;2;3-4

***Moved by Mr. Wigmore that the Municipal Planning Commission approve Development Permit Application No. 157/21 submitted by Preston Arndt for permission to operate an outdoor storage business, known as The Container Guy, on Lots 3 and 4 Block 2 Plan 972 3918, and lease office space in "Paul Deleeuw Place", south of Blackfalds on property owned by 936931 Alberta Ltd., subject to the following conditions:***

- 1. the term of the development permit to be for three (3) years.***
- 2. 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***
- 3. the owner/operator 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***
- 4. site to be kept at all times in neat and tidy conditions***
- 5. no outside speaker phones or horns permitted***
- 6. prior to the issuance of a Development Permit, an access easement must be registered on the title of Lot 3 for the benefit of Lot 4***
- 7. sign to be maintained in proper state of repair. If not kept in acceptable condition, sign must be removed or repaired by the applicant within seven (7) days of receiving a notice of deficiency. Otherwise the sign will be***

*removed by the County at the applicant's expense*

***Please note that a Roadside Development Permit is required from Alberta Transportation. For more information, please contact the Department at (403) 340-5166.***

***Carried Unanimously.***

Next Meeting

The next meeting is scheduled for October 14, 2021.

***MPC 41/21  
Adjourn***

***Moved by Mr. Stephenson that the meeting adjourn.  
Time: 1:14 p.m.***

***Carried Unanimously.***

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Chairperson