

The meeting of the Municipal Planning Commission was called to order by Chairperson Kreil at 1:00 p.m. on January 31, 2022 in the Council Chambers of the Lacombe County Administrative Office.

Present

Present: Chairperson Dana Kreil; Commission Members, Barb Shepherd, John Ireland, Allan Wilson, Dwayne West and Ken Weenink; County Manager Tim Timmons; Director of Planning Services Dale Freitag; Senior Planner Cajun Paradis; Planner/Development Officer Peter Duke and Planning Services Administrative Assistant Allison Noonan

Gordon and Lorrie Peterson were also present.

**MPC 1/22  
Agenda**

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

**Carried Unanimously.**

**MPC 2/22  
Minutes**

**Moved by Ms. Shepherd that the minutes of the October 28, 2021 Municipal Planning Commission meeting be approved.**

**Carried Unanimously.**

Development Permit No. 02/22 submitted by Michael and Laura Reimer for permission to add an 1800 ft<sup>2</sup> (167.23 m<sup>2</sup>) detached garage, including covered patio space on property legally described as Lot 1 Block 1 Plan 212 2758, Pt. SW 11-41-28-W4M located in McLaurin Beach, Gull Lake. The property is zoned Residential Lake Area 'R-RLA' in 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 2684 ft<sup>2</sup> (249.35 m<sup>2</sup>) as there is an existing 884 ft<sup>2</sup> (82.13 m<sup>2</sup>) detached garage on the property. Ms. Paradis advised that the total site coverage would be approximately 15% 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. Therefore, Ms. Paradis recommended approval of the application with conditions.

**MPC 3/22  
DPA 02/22  
M&L Reimer  
2122758;1;1**

**Moved by Ms. Shepherd that the Municipal Planning Commission approve Development Permit Application No. 02/22 by Michael and Laura Reimer for permission to add an 1800 ft<sup>2</sup> (167.23 m<sup>2</sup>) detached garage, including covered patio space on property legally described as Lot 1 Block 1 Plan 212 2758, Pt. SW 11-41-28-W4M located in McLaurin Beach, Gull Lake, subject to the following conditions:**

- 1. the proposed detached garage with covered patio 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. 01/22 submitted by Jeff and Ashley Bajema for permission to add a 1728 ft<sup>2</sup> (160.54 m<sup>2</sup>) detached garage with 576 ft<sup>2</sup> (53.51 m<sup>2</sup>) attached covered storage on property legally described as Lot 24 Block 1 Plan 102 1916, Pt. NW 29-40-28-W4M located in the Lakeview Estates subdivision on Gull Lake. The property is zoned Residential Lake Area 'R-RLA' in 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 2499 ft<sup>2</sup> (232.16 m<sup>2</sup>) as there is one shed of 195 ft<sup>2</sup> (18.22 m<sup>2</sup>) on the property. Ms. Paradis advised that the total site coverage would be approximately 10% 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. Therefore, Ms. Paradis recommended approval of the application with conditions.

**MPC 4/22  
DPA 01/22  
J&A Bajema  
1021916;1;24**

**Moved by Mr. Wilson that the Municipal Planning Commission approve Development Permit Application No. 01/22 submitted by Jeff and Ashley Bajema for permission to add a 1728 ft<sup>2</sup> (160.54 m<sup>2</sup>) detached garage with 576 ft<sup>2</sup> (53.51 m<sup>2</sup>) attached covered storage on property legally described as Lot 24 Block 1 Plan 102 1916, Pt. NW 29-40-28-W4M located in the Lakeview Estates subdivision on Gull Lake, subject to the following conditions:**

- 1. the proposed detached garage with covered storage 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. 205/21 submitted by Gordon and Lorrie Peterson for permission to operate a riding and boarding facility, known as "Bella Coulee Acres" on Pt. NW 23-39-01-W5M, west of Blackfalds. The property is zoned Agricultural 'A' in the County's Land Use Bylaw.

Peter Duke addressed the Commission and advised that the proposed business provides horse boarding with summer pasture and winter feed. Mr. Duke explained that there are three small buildings used for the business including a tack shed, granary and a barn for hay storage. The hours of operation are provided for horse owners with advance notice between 8:00 AM and 8:00 PM, seven (7) days a week and there are two on-site resident employees, and one resident off-site employee. Mr. Duke explained that the business expects to generate one to two vehicle trips per day as the horse boarding is generally done as longer term agreements with occasional visits by horse owners. Some of the equipment used in the business includes tractors, hay bine, rake, bailer, and hay wagon, as well as a horse trailer, truck and ATV.

Mr. Duke advised that the County's Operations Department have no issues with the proposal; however, they have asked that a STOP sign be installed for the benefit of vehicles exiting the property. They have also noted that dust control would be the responsibility of the applicant should the traffic generated by this development warrant this measure.

Mr. Duke confirmed that the property is located just south of Aspelund Road on Range Road 1-2 and there is only one residence between Aspelund Road and the subject property. As mentioned by the Operations Department dust control could become an issue should the traffic generated by the business increase. The applicant would be responsible for the application of dust control to parties impacted by their development. The proposed business is an agricultural operation in nature, which is compatible with surrounding land uses and is expected to generate minimal traffic. For these reasons, staff believe the facility to be a suitable use of the lands and recommend approval of this application with conditions.

**MPC 5/22  
DPA 205/21  
G&L Peterson  
Pt. NW 23-39-01-W5M**

**Moved by Mr. Weenink that the Municipal Planning Commission approve Development Permit Application No. 205/21 submitted by Gordon and Lorrie Peterson for permission to operate a riding and boarding facility, known as "Bella Coulee Acres" on Pt. NW 23-39-01-W5M, west of Blackfalds, subject to the following conditions:**

- 1. term of Development Permit to be for three (3) years**
- 2. business activities at the site shall adhere to the description of the business and site plan provided with the Development Permit Application.**

***A further Development Permit Application is required for any changes to the business, including additional employees, new buildings or additions to existing structures***

- 3. the applicants shall install a STOP sign for traffic leaving the site. The sign is to be placed on private property and not within the County right-of-way***
- 4. 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***
- 5. should the traffic generated by the business warrant dust control, it shall be provided by the applicant to those neighbours impacted by the traffic route, to the satisfaction of the County at its sole discretion***
- 6. site is to be kept at all times in a neat and tidy condition***

***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.***

Next Meeting

The next meeting is scheduled for February 10, 2022.

***MPC 6/22  
Adjourn***

***Moved by Mr. Ireland that the meeting adjourn.  
Time: 1:15 p.m.***

***Carried Unanimously.***

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Chairperson