

The meeting of the Municipal Planning Commission was called to order by Chairperson Kreil at 1:00 p.m. on April 28, 2022 in the Council Chambers of the Lacombe County Administrative Office.

Present

Present: Chairperson Dana Kreil; Commission Members Barb Shepherd, John Ireland, Dwayne West and Allan Wilson; County Manager Tim Timmons; Director of Corporate Services Michael Minchin; Director of Planning Services Dale Freitag; Senior Planner Cajun Paradis and Planning Services Administrative Assistant Allison Noonan.

Bill McLean was also in attendance.

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

**MPC 21/22  
Agenda**

***Moved by Mrs. Knight that the agenda be approved as amended. Item 4.3 Delta Land Co. Inc. has been removed from the agenda.***

***Carried Unanimously.***

Development Permit No. 30/22 submitted by Lorne and Alida Prins for permission to host three annual seasonal farmers markets to be held at the Gull Lake Honey Company on Pt. SW 11-41-26-W4M, east of Gull Lake. The property is zoned Agricultural 'A' District in the County's Land Use Bylaw.

Cajun Paradis addressed the Commission and advised that the applicants propose to host three annual seasonal artisan markets, which consist of a spring garage sale/craft market, and a Thanksgiving and Christmas craft market/artisan market. Ms. Paradis confirmed the proposed markets would be held on a Saturday in mid-May, a Saturday near the end of September, and a Saturday in early December each year. The exact dates would be determined annually. The proposed market hours are 10:00 a.m. to 4:00 p.m. and they would be held in the existing honey house on the property. Ms. Paradis confirmed that no food or liquor are proposed to be served. No amplified entertainment is proposed and attendance at the markets is proposed to be 600 attendees.

Ms. Paradis advised that access to the property will be from Lincoln Road (Highway 792), west on Township Road 41-2 (Wilson Beach Road), south on Range Road 28-2, to the existing driveway access. The estimated vehicle trips per day as a result of the markets is 100 and adequate parking is available on the proposed site.

Ms. Paradis confirmed that the application was pre-circulated to adjacent landowners within two-miles of the development, and to Lacombe County Operations and Lacombe County Fire Services. Eight responses were received by Gull Lake Honey Company from the pre-circulation. All responses were positive; there were no questions or concerns. Ms. Paradis advised that Lacombe County Operations has no issue with the proposed markets. Access is adequate and the proposed traffic generated should not affect the surrounding infrastructure. Furthermore, Lacombe County Fire Services has reviewed and approved the Emergency Response Plan submitted by the applicant. Ms. Paradis also advised that the Blackfalds RCMP Detachment have reviewed and approved the market operation plan. Proof of insurance with Lacombe County shown as Additional Named Insured has been provided by the applicants.

Ms. Paradis confirmed that the seasonal craft markets have been held since 2020, without development permit approval. There are no known issues or concerns from previous markets held. As the proposed markets are a complementary use to the existing agricultural operation known as the Gull Lake Honey Farm and no concerns have been raised, and the proposed markets are not expected to create conflict with the surrounding land owners; Ms. Paradis recommended approval of the application with conditions.

**MPC 22/22  
DPA 30/22  
Gull Lake Honey Co.  
Pt. SW 11-41-26-W4M**

***Moved by Ms. Shepherd that the Municipal Planning Commission approve Development Permit Application No. Development Permit No. 30/22 submitted by Lorne and Alida Prins for permission to host three annual seasonal farmers markets to be held at the Gull Lake Honey Company on Pt. SW 11-41-26-W4M, east of Gull Lake, subject to the following conditions:***  
***1. term of the approval for the markets to be for three (3) years***  
***2. this approval shall be subject to annual review by the Development Officer. Failure to comply with the conditions of development permit may result in the permit being suspended or revoked***

3. **approval to be for three (3) one-day market events annually, for a maximum of 600 participants daily**
4. **events are to be held on a Saturday in mid-May, a Saturday near the end of September, and a Saturday in early December each year**
5. **the applicant shall submit an Emergency Response Plan to the County's satisfaction. Further, an updated Emergency Response Plan may be required as a condition of annual review**
6. **confirmation from the appropriate RCMP detachment to be submitted to the County confirmed the detailed operations plan has been reviewed and approved. Further, updated RCMP confirmation shall be required as a condition of annual review**
7. **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. Further, valid insurance shall be required as a condition of annual review**
8. **activities at the sites shall adhere to the description of activities provided with the development application A further development permit application is required for any changes to the markets**
9. **the applicant is to ensure that the markets do 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 as its sole discretion**
10. **markets held on the property must abide by Lacombe County's Community Standards Bylaw 1153/12**
11. **all parking for the markets 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. No parking is to occur on County roads**
12. **all traffic shall be directed to access the property from Lincoln Road (Highway 792), west on Township Road 41-2 (Wilson Beach Road), south on Range Road 28-2, to the existing driveway access. Traffic must also follow this route when leaving the market. No other County roads are to be used to access the property, unless in case of emergency**
13. **the site to be kept at all times in a neat and tidy condition**
14. **the applicant is responsible for obtaining all necessary permits from other government and non-government agencies, including Alberta Health Services or the Alberta Liquor and Gaming Commission**
15. **a habitable dwelling to be maintained for as long as the markets operate at the site**

***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.***

***Carried Unanimously.***

Development Permit No. 34/22 submitted by Al-Terra Engineering (Red Deer) Ltd. for permission to construct a 100-stall campground, known as Alberta Views RV and Golf Resort, on Pt. NW 21-39-03-W5M, north of Eckville on property owned by 1949561 Alberta Ltd. This property is zoned Recreation 'P-R' District under the County's Land Use Bylaw.

Ms. Paradis confirmed that this development was previously known as Last Hill Golf Course but is being remarketed under the new name Alberta Views RV and Golf Resort. Further, Ms. Paradis advised the property previously had an 18-hole golf course, but has not been operational in the past few years. 1949561 Alberta Ltd. (the landowners, Bill and Carla MacLean) purchased the property in 2015 with the intention of revitalizing the pre-existing development.

Ms. Paradis explained the proposed development includes a 100-stall recreational vehicle seasonal campground, two 384 ft<sup>2</sup> washrooms, 104 vehicle parking spaces, and an 80,000 ft<sup>2</sup> fenced storage lot. Additionally, a playground, a small pool, 6 pickleball courts, and a trail to a water feature are proposed for amenities to complement the campground. The campground stalls are proposed to be seasonal lease lots, open from spring to end of fall and will be fully serviced with water, wastewater and power. Ms. Paradis explained that the wastewater will drain through a common sanitary main to a large holding tank. The tank will be periodically sucked empty, depending on use and the number of units occupied. Due to the nature of the proposed development, there will be very little increase in stormwater flows. However, water quality will need to be maintained, along with the predevelopment flow rates. The site will utilize a combination of grass ditches/swales and centerline drained roadways to convey stormwater to the stormwater management pond. This pond will detain the water, as its outlet will be designed to restrict outflow to the predevelopment rate. The pond will also provide

time for suspended solids to settle out prior to discharge. There is an oilfield waste processing site in the southeast corner of the parcel, approximately 450 metres (1475 feet) away from the proposed campground.

Ms. Paradis confirmed that there were no concerns raised by adjacent landowners or agencies during the pre-circulation of the rezoning application and the County's Operations Department has been engaged in the review of the detailed design drawings, and has no concerns. Ms. Paradis advised that Staff considers that the proposed campground is a suitable use of the lands, and complements the existing golf course development that has been operational previously. Therefore, Ms. Paradis recommended approval of the application with conditions.

Bill McLean addressed the Commission and a discussion was held regarding the need and cost of potential dust control on the road past the development. Mr. McLean advised their intention to be a good neighbor in the community and will follow up with neighbors and the County regarding dust control.

**MPC 23/22  
DPA 34/22  
Alberta Views RV &  
Golf Resort  
Pt. NW 21-39-3-W5M**

***Moved by Mr. Wilson that the Municipal Planning Commission approve Development Permit Application No. 34/22 submitted by AI-Terra Engineering (Red Deer) Ltd. for permission to construct a 100-stall campground, known as Alberta Views RV and Golf Resort, on Pt. NW 21-39-03-W5M, north of Eckville on property owned by 1949561 Alberta Ltd., subject to the following conditions:***

- 1. approval is for the development of up to one-hundred (100) campground stalls. A further development permit application is required for any changes to the use of the property, including any additional campground stalls, buildings or additions to existing structures***
- 2. the proposed amenity structures shall be located and constructed in accordance with the site plan and information submitted with the development permit application, any changes will require prior approval from the County***
- 3. exterior finish and appearance of the proposed amenity structures shall complement the existing structures***
- 4. no individual onsite water or wastewater systems permitted. Development must connect to the communal water and wastewater system***
- 5. campground 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 and at the sole discretion of Lacombe County***
- 6. any outside storage of materials or equipment associated with the campground to be screened from view to the satisfaction of the County***
- 7. the site to be kept at all times in a neat and tidy condition***
- 8. no additional signage related to the business is permitted, unless prior approval is received from the 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.***

***It shall be the responsibility of the Developer to obtain all licences or other approvals that may be required from Alberta Environment and any other government agency having jurisdiction over the drainage works.***

***Carried Unanimously.***

Next Meeting

The next meeting is scheduled for May 12, 2022.

**MPC 24/22  
Adjourn**

***Moved by Mrs. Knight that the meeting adjourn.  
Time: 1:24 p.m.***

***Carried Unanimously.***

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Chairperson