



REPORT TO THE MUNICIPAL PLANNING COMMISSION

April 8, 2021

Agenda Item	
Application No.	28/21
Proposed Development	2880 ft ² community facility with caretaker suite
Legal Description	Block 5, Plan 982 3055 (Pt. SE 09-39-25-W4M) (Adjacent to the Hamlet of Joffre)
Titled Area	25.77 hectares (63.64 acres)
Zoning	Agricultural 'A' District
Landowner	Joffre Mobile Home Inc.
Applicant	Eric Peters

BACKGROUND

Eric Peters on behalf of the Joffre Mobile Home Park Inc. is seeking development approval to build a 2880 ft² community facility on one of the existing mobile home pads. The mobile home park is situated on a parcel of land zoned Agricultural "A" District, located just outside of the boundaries of the Hamlet of Joffre.

The building is essentially split into two; one side to accommodate a residential unit for the caretaker of the mobile home park, and the other side for the community facility. The residential component is composed of a one bedroom unit plus office and an attached garage on the main level, and a second storey which will be developed at a later date. The Community facility will include washrooms, a large common area for games and crafts, and a coffee bar.

The hours of operation will depend on demand but are expected to be approximately 4-5 hours per day Monday to Saturday.

The facility expects to generate approximately 2-5 vehicle trips per day, primarily because the majority of users are expected to walk to the facility from within the mobile home park. There will be seven (7) parking spaces available on the property for vehicles. No signage is proposed.

An Emergency Response Plan (ERP) has been developed for the proposed community facility. The County Fire Chief has reviewed and approved this document.

POLICY CONSIDERATIONS

The proposed development is considered a “community facility”, which is a discretionary use under the Agricultural ‘A’ District of the County’s *Land Use Bylaw* and requires the approval of the Municipal Planning Commission.

A community facility is defined as “a public or public/private development for a community use...”.

A “mobile home park” is a use that is not available in our current Land Use Bylaw; however a permit was issued for the development in 1975, a time when it was a listed use. This makes the development a legal non-conforming use of the lands.

CIRCULATION RESPONSE

Lacombe County’s Operation’s Department has no issues with the proposed development at this location. The road in and out of the trail court is an oiled structure, which is in need of repair at the accesses onto Railway Avenue. Staff recommend that the approaches be graded and re-oiled as part of the conditions of approval.

Lacombe County’s Fire Chief indicated that the applicant will be required to comply with all pertinent safety code requirements including, but not limited to, the *National Building Code – Alberta Edition* and *National Fire Code – Alberta Edition*. A Fire Safety Plan will also need to be completed for this development.

The application was not pre-circulated to adjacent landowners; however, written notification will be provided to all adjacent landowners advising them of the Municipal Planning Commission’s decision and their right to appeal.

ANALYSIS

The proposal falls within the criteria for a “community facility”, which is a discretionary use under the Agricultural ‘A’ District of the *County’s Land Use Bylaw*. While the mobile home park itself is considered a legal non-conforming use, which typically must not be added to, the proposed development is not adding units to the mobile home park as it is utilizing an existing stall which was approved in the original

development permit (DPA 36/75). Provided the facility is in compliance with *National Building Code (Alberta Edition)* and *National Fire Code (Alberta Edition)* for the intended use, staff believe that a community facility is a suitable and appropriate use of the lands, and provides a valuable local service to both the residents of the mobile home park as well as the residents of the Hamlet of Joffre.

Any affected parties may appeal a decision made by the Municipal Planning Commission.

STAFF RECOMMENDATION

APPROVE the application, subject to the following conditions:

1. 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
2. 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
3. prior to occupancy of the building, the applicant shall retain an accredited safety codes officer to inspect the building for compliance with the *National Building Code (Alberta Edition)* and *National Fire Code (Alberta Edition)* for the intended use. The written correspondence (including any applicable permits pursuant to the *National Building Code (Alberta Edition)*) from an accredited safety codes agency/officer shall be provided to the County, confirming that the building is compliant with the *National Building Code (Alberta Edition)* and *National Fire Code (Alberta Edition)* for the intended use
4. the accesses to the development to be graded and re-oiled to the satisfaction of the County.
5. activities at the site shall adhere to the description provided with the development permit application. A further development permit application is required for any changes
6. the applicant/operator shall ensure that the facility 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
7. maximum one (1) resident employees may work on-site, unless prior approval is received from the County

8. events held on the property shall abide by Lacombe County's Community Standards Bylaw 1153/12
9. no signage is permitted without prior approval 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. For more information on what permits may be required, contact one of the safety service agencies listed on the attached sheet.

It is the responsibility of the applicants to ensure that a Fire Safety Plan is in place during construction, as required by the National Fire Code (Alberta Edition).

Please note that Lacombe County has passed Bylaw 1153/12 - Community Standards Bylaw for the prohibition of certain public disturbances. Attached is a copy of this Bylaw.

MPC DECISION

PREPARED BY: Peter Duke, Planner / Development Officer



REVIEWED BY: Dale Freitag, Director of Planning Services



REVIEWED BY: Tim Timmons, County Manager

