



Development Application No. 79/20 NOTICE OF DEFERRAL

This is to advise that the Municipal Planning Commission has deferred your application for the:

Automotive repair business, shop
and dwelling above the ground floor
**known as Mirror Auto Centre*

(see reverse side for conditions of approval)

Legal Description: Lots 5-6 Block 25 Plan 7159A1 (Hamlet of Mirror)
Applicant/
Landowner: Auldrick Conyette

The application was DEFERRED by the Municipal Planning Commission until additional details are provided regarding the business.

These items include:

- 1) details on the paint booth and HVAC system, and how nuisances from the paint booth will be mitigated
- 2) details on the floor drains and hazardous materials/substance containment measures proposed
- 3) if sandblasting activities are intended to be performed at this site

Date of Decision: November 12, 2020

For more information, please contact Planning Services at (403) 782-8389.

November 12, 2020
Date of Issue


Dale Freitag, RPP, MCIP
Director of Planning Services



50 Ave.

52 St.

51 St.

SUPPLEMENTARY BUSINESS FORM



Required Info for a Development Permit Application

1 BUSINESS INFORMATION

Name of business
Mirror Auto Centre

Business owner
Auldrick Conyette

2 LEGAL LAND DESCRIPTION OF PROPERTY

All OR Part of Quarter (ie. NE/NW/SE/SW) Section Township Range West of the Meridian

OR Being all parts of Lot 5+6 Block 25 Plan 7159A1

Hamlet or Subdivision Name
Mirror

Civic Address (Blue 911 Sign) Total Parcel Size

3 DESCRIPTION OF THE BUSINESS

Describe the proposed business, including the **total site area** required for the business and **types of activities** that will take place at the site:

Auto body repair
shop is 58' x 28' with living quarters above.

Identify the use(s) that will be made of any **existing buildings and/or other structures**:

Please attach a site plan showing the location of these buildings with their distances from roads, other property boundaries, and water bodies.

vacant lot

Indicate whether any **new building(s) or structure(s)** will be required for the business and what use will be made of them:

Please attach a site plan showing the location of any proposed new building(s) or structures with their distances from roads, other property boundaries, and water bodies.

shop 58' x 28' with living quarters above

On-site Employee Information:

On-site employees are those who normally work on the site of the business **more than a total of 6 hours in a week**. On-site employees typically also include yourself, the business owner/operator.

Number of resident on-site employees

1

Number of non-resident on-site employees

3

Off-site Employee Information:

Off-site employees are those who normally work on the site of the business **less than a total of 6 hours in a week**.

Number of resident off-site employees

Number of non-resident off-site employees

Specify the business **hours of operation** (including days of week, hours per day):

For example, the business is operated Monday-Friday, 8 am to 5 pm.

8-5 Monday - Friday

Describe the **types of materials, equipment and/or vehicles** that will be used in the business:

Hoist, Auto equipment

This business will generate

7

vehicle trips per day

Give details on the **traffic** that is expected to be generated by the proposed business:

For example, how much traffic may be expected on a daily basis, when will the most traffic occur and what types of vehicles and equipment will be using the site (e.g. tractor trailers, boom trucks, half-tonne trucks, etc).

employees + customers + deliveries

Describe how much **parking space** will be provided for customers and employees:

Please indicate the proposed parking location and access(es) into the property on the site plan.

about 10 spaces

Describe any **outdoor storage** that will be required for the business, including the types of materials and equipment that will be stored outside. Please specify any **screening** that is proposed for this outdoor storage, such as fencing, landscaping or earth berms:

Please indicate the proposed location of the outdoor storage on the site plan in relation to any buildings, structures, roads and other natural features.

- Fenced storage area in rear
- customer vehicles
- 4 trees in front

Explain what **measures will be taken to minimize or avoid any potential nuisances or other conflicts** with neighbouring residents and land uses, due to noise, dust, lighting, traffic, etc.:

- All work will occur inside shop
- fenced + screened

Have you discussed your business proposal with your neighbours? If so, please indicate which neighbours you've discussed it with, what they had to say, and what you propose to do to address any issues or concerns that were raised?

- Those I have spoken to were supportive of my development.

Do you require any **signage** for the business:

Please note you will be required to submit a separate application for the installation of a sign in conjunction with your application for development permit for your proposed business. Normally, a \$50 sign application fee is required. However, if the sign application is submitted with your application for development permit to establish a business, the \$50 processing fee will be waived.

Yes, one business sign, see separate application



MEMORANDUM

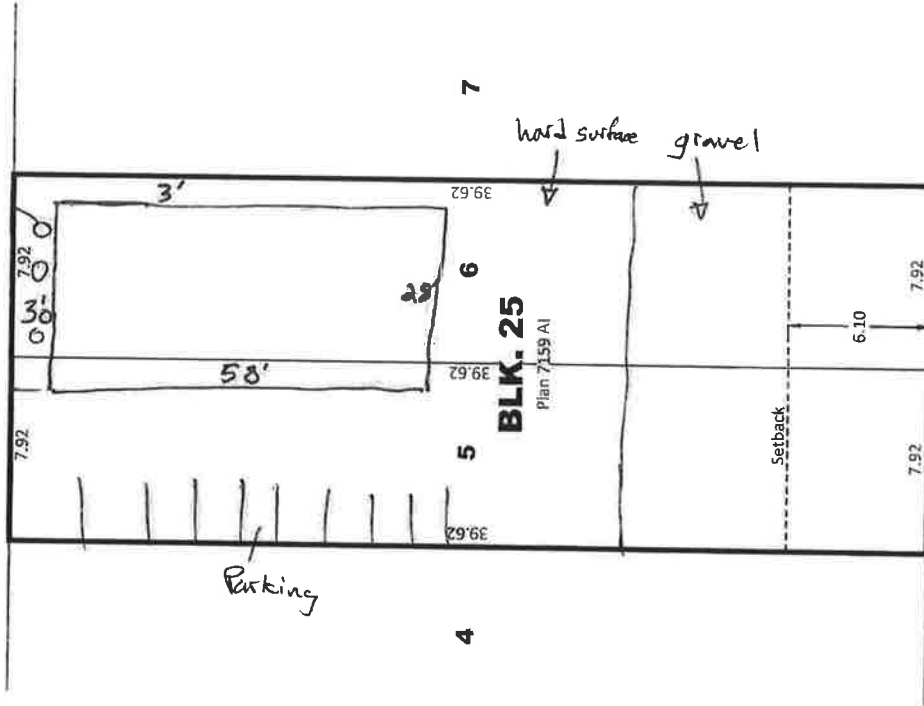
DATE: Nov 3 2020
TO: Planning and Development
FROM: James Pruden, Inspections Officer
SUBJECT: Lots 5-6 Block 25 Plan 7159AI DPA 79-20 Mirror Auto Centre

Operations Department has no issues with the proposed development at this location.

Access is adequate, as asphalt has been added to the street to a height just short of sidewalk level. The proposed traffic generated by the business may affect the surrounding infrastructure, so the applicant will be responsible to maintain (and repair if needed) the sidewalk to a condition satisfactory to Lacombe County.

50 AVENUE

4 trees



LANE



SCALE 1:250



SKETCH PLAN
 LOT 5-6 BLOCK 25 PLAN 7159 AI
 MIRROR
 LACOMBE COUNTY - ALBERTA

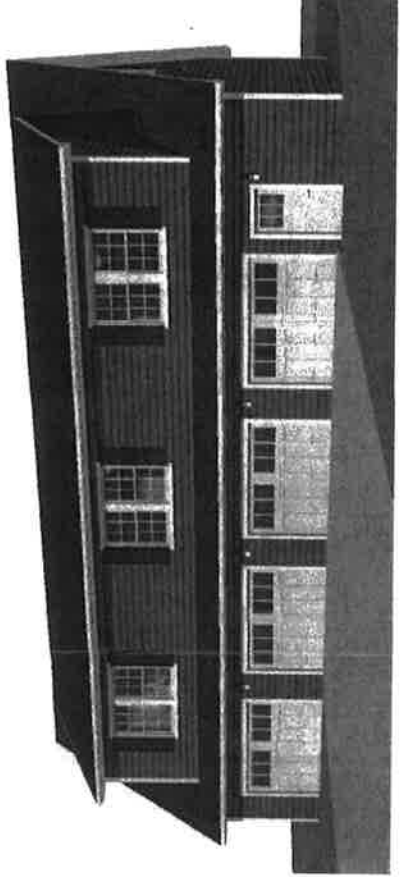
Minimum Setbacks
 Front 0.00
 Rear 6.10
 Side 0.00

Client: Auldrick Conyette
 Address: 5113-50 Avenue

Dwg. No.: L0007501-001-SK 00
 Date: May 28, 2020
 DR By: K.V.
 Page 1 of 1

Lacombe County, Alberta





4 CAR GARAGE WITH LOFT PLAN #3068-5
 58' x 28'

Building Code Compliance
 This plan was prepared to comply with the prescriptive requirements of the International Residential Code (IRC)

Parameters For Design
 Wind Speed: 130 mph ultimate
 Wind Exposure: D
 Seismic Category: A, B and C
 Snow Load: 30# / sq. ft.

Building Categories and Data
 Occupancy Classification: 'U' (R-3) only as applicable
 Construction Type: 'V'
 Grade-To-Ridge Height: 24'-4"
 Gross Building Area: 3668 SF
 First Floor Area: 1624 SF
 Second Floor Area: 1444 SF

Building Materials List for Plan # 3068-5
 - Local building code approved substitutions may be made to this list -
 Variations in construction methods and materials can require modification of this list. Every attempt is made for greatest economy, but typographical or human error is possible.
 Quantities verification by the materials supplier is recommended before materials purchase is finalized and/or shipped.

- Rough Framing**
 2 x 4 x 103-1/2" HFDF exterior "saur" wall framing _____ 153 pcs.
 2 x 4 x 91-1/2" HFDF exterior "saur" wall framing _____ 142 pcs.
 2 x 4 x 120" HFDF interior "saur" wall framing _____ 70 pcs.
 2 x 4 HFDF No. 2 wall top plate _____ 704 lf
 2 x 4 HFDF No. 2 pressure-treated bottom plate _____ 198 lf
 2 x 4 HFDF No. 2 wall bottom plate _____ 176 lf
 2 x 4 HFDF No. 2 wall backing material _____ 90 lf
 3-1/2 x 1-1/4 LP LVL Header 250DF1.9E _____ 9' g' length 4 pcs
 2 x 6 DF No. 1 Header _____ 11 pcs
 5 1/4 x 11-1/8 LP LVL Grade 250DF5 1.9E (wall trim to fl) _____ 12 length 2 pcs
 5 1/4 x 11-1/8 LP LVL Grade 250DF5 1.9E (wall trim to fl) _____ 14 length 1 pc
 5 1/4 x 11-1/8 LP LVL Grade 250DF5 1.9E (wall trim to fl) _____ 17 length 1 pc
 6 x 6 HFDF No. 2 post _____ 9' length 4 pcs
 2 x 10 HFDF No. 2 post (includes blocking material) _____ 12 g' length 114 pcs
 3 1/2 x 9 3/4 LP LVL Header 250DF5 1.9E _____ 12 g' length 100 pc
 2 x 10 HFDF No. 2 rim post material _____ 4 x 8 sheat 53 shs.
 3/4" T&G APA Plywood exterior gable floor _____ 20 length 4 pc
 2 x 12 HFDF No. 2 size stringer _____ 4' length 15 pcs
 1 x 11.5 o.s.b. BN sdr tread material (wall trim to fl) _____ 2 busses
 Trusses: 12 in 12 slope, 28 span reduced height end busses _____ 2 busses
 Trusses: 12 in 12 slope, 28 span alt-type, 2-ply _____ 2 busses
 Trusses: 12 in 12 slope, 28 span alt-type, 1-ply _____ 2 busses
 Upper Trusses: 4.83 in 12 slope, 28 span, regular type, 1-ply _____ 25 busses
 Upper Trusses: 4.83 in 12 slope, 28 span, reduced ht. end busses _____ 2 busses
 2 x 4 HFDF No. 2 lookout material _____ 8' length 40 pc
 2 x 3 HFDF No. 2 soffit framing material _____ 8' length 32 pc
 7/16" (3/8" min.) soffit panel material _____ 4 x 8 sheet 12 sheets

- Sheathing Materials**
 7/16" o.s.b. wall sheathing (for vertical sheat application) _____ 4 x 8 sheet 95 sheets
 1/2" CD APA Plywood, ecc. gable P.I. 240 Roof _____ 4 x 8 sheel 76 sheets
- Vapor Barrier**
 Roof felt luminous 98 paper in 35" wide roll _____ 800 lf
 Mem 78 luminous 98 paper in 40" wide roll _____ 1100 lf
 Floor 309 Black polyethylene membrane _____ 1540 sf

- Siding Materials**
 8" x 7/16" textured o.s.b. siding boards with 1" lip _____ 2982 of siding area
 Trim: 5/4 x 4 _____ 8' length 34 pcs
 Trim: 5/4 x 4 _____ 10' length 13 pcs
 Trim: 5/4 x 3 _____ 8' length 4 pcs
 Trim: 5/4 x 3 _____ 10' length 4 pcs
 Trim: 2 x 12 (for soffit ends of riselboards) _____ 8' length 2 pcs
 Feads: 1 x 6 _____ 188 lf
 Rakeboard: 2 x 6 _____ 22' length 4 pcs
 Rakeboard: 2 x 6 _____ 18' length 4 pcs

- Roofing Materials**
 Composition Roofing Shingles _____ 2216 sf roof area
 Ridge material _____ 59 lf
- Window and Door Assemblies**
 3030 nominal single hung window(s) _____ 11 ea.
 3030 nominal single hung window(s) _____ 2 ea.
 3068 7-7/8" second garage door _____ 4 ea.
 3068 6-1/2" door w/ auto closer _____ 1 ea.
 3068 exterior door _____ 1 ea.

- Metal Parts & Misc.**
 Anchor bolts: 1/2" dia. x 10" ASTM A-307 w/ hex nuts _____ 38 pcs.
 Anchor bolts: 1/2" dia. x 8" ASTM A-307 w/ hex nuts _____ 8 pcs.
 Flat washer: 2" x 2" square x 3/16" thick ea. for 1/2" dia. _____ 54 pcs.
 Simpson H10 connectors _____ 42 pc.
 Simpson ASD connectors _____ 8 pcs.
 Simpson ST101H hold-down straps _____ 8 pcs.
 Simpson S12212 strap _____ 1 pc.
 Simpson U210 post-changes _____ 4 pcs.
 Simpson U210 Post-top/bottom connectors _____ 3 pcs.
 Simpson EP565 Post-bottom connectors _____ 4 pcs.
 16d sinker nails _____ 50 bs.
 8d common nails @ 145 nails/lb. _____ 60 lf
 Die flashing for window/door heads _____ 18' length 1 pc.
 Headers: 1 1/2" dia. wood or metal _____ 4 pcs.
 Headers Support Brackets _____ 4 pcs.

- To address corrections, call 1-800-210-8776 Thank you -
 (electrical components and finishing materials are not included in this list)
 (equipment in list material, finished and equipment are not included in this list)