



REPORT TO THE MUNICIPAL PLANNING COMMISSION

May 13, 2021

Application No.	82/21
Proposed Development	Special Events Race Track known as Tail Creek Raceway <i>*renewal of previous approval</i>
Legal Description	Pt. NW 15-39-22-W4M and Pt. NE 15-39-22-W4M
Titled Area	63.28 hectares (156.38 acres)
Zoning	Agricultural "A"
Applicant	Nicole Jahner
Landowner	Jason Jahner

BACKGROUND

Jason and Nicole Jahner are seeking to renew their permit for a Special Events Race Track known as Tail Creek Raceway. It is expected that some of the events may not be able to take place due to the current pandemic restrictions. The applicants would nevertheless like to renew the permit so that if restrictions ease, approvals are in place. The proposed schedule of events for 2021 includes one music festival and six public race events which have a live entertainment component to them as well. The largest of these events will be the Tail Creek Mudfest (formerly the Mud & Music Festival) with a maximum attendance of 4000 people; however, 1500-2000 people are being planned for in 2021. The remaining six events are projected to be in the 200-700 attendee range. This application is an expansion from the previously approval to include an additional two (2) race events for a total of six (6) race events and one (1) music festival.

Mr. Jahner has made many changes to the site and organization of the event in order to address the concerns over the years. Some of the changes include labeling of camping areas, increasing the number of processing lanes from 6 to 12, sourcing a portable communication tower from Telus to ensure timely processing of patrons, and the construction of a concert bowl to reduce off site noise.

Access to the site is via Highway 12, south on Range Road 22-3. There are existing turning lanes on Highway 12 that help alleviate traffic concerns. An alternative emergency route is off Township Road 39-2, north on Range Road 22-3. This route avoids the uncontrolled railway crossing on Range Road 22-3, south of Highway 12, and will only be used in an emergency situation. The applicant expects up to 700 vehicles on regular events and up to 1,500 for the larger event. According to the applicant Tail Creek Raceway can accommodate parking for over 5,000 vehicles. Dust concerns will be addressed by watering, calcium or oiling the access road as necessary. Directional signs, No Stopping/No Parking signs, and personnel will be placed along Range Road

22-3 to assist in traffic flow. Tail Creek Raceway also proposes to place sentries approximately 5-7 kilometers to the west and south-east of the facility to notify volunteers and patrons of any oncoming rail traffic.

Tail Creek Raceway will engage a professional security organization to execute the Safety and Security Plan including Security and First Aid Services for the 2021 event. ACM Security Services will provide crowd management and security services throughout the weekend. In their Safety and Security Plan, the applicant outlines the different security measures that will be taken during events. This includes twenty-four (24) hour security, with an emphasis on protecting neighboring lands, parking and camping areas. Temporary fencing will also be utilized to delineate restricted areas.

There is a vendor and concession element proposed for each event. Tail Creek Raceway will ensure that all vendors and onsite concessions meet current health standards and are fully licensed and approved, according to AHS Regulations. All waste will be properly collected and disposed of and will be handled by licensed waste management contractors.

In regards to noise, Tail Creek Raceways will abide by County Bylaw 1153/12 and ensure that noise pollution limiting procedures will be applied to all areas of the event, including concert sound levels and race track sound levels. Tail Creek Raceway is required to limit the on-site noise to 90-100db at 100 ft. and 60 db at a ½ mile as these are the standards for most municipal airports. Sound meters will be placed throughout the facility to take continual sound readings from the surrounding areas to ensure the event is within acceptable numbers.

POLICY CONSIDERATIONS

The proposed music event is considered an expansion to the previously approved special events race track, which is considered an outdoor recreation facility and a discretionary use under the Agricultural “A” District of the County’s Land Use Bylaw requiring approval of the MPC.

An outdoor recreation facility is defined as facilities which are available to the public for sports and active recreation conducted outdoors. Among the typical uses mentioned are race tracks.

CIRCULATION RESPONSE

The applicant has conducted a pre-circulation which was sent out to adjacent landowners within two miles of the development and government agencies.

The County has received an objection from Gordon and Colleen McKay raising concerns such as fire, garbage on Hwy 12 and Hwy 21, noise, their cattle are disturbed by the noise level, trespassing, dumping of sewer on private property, and the appropriateness of hosting events in the middle of a pandemic. A copy of their objection is attached.

A response from Peter Winterberg simply stated “Ok”.

Alberta Transportation has issued a roadside development permit for the events on site on a five (5) year term.

The County's Operations Department had not yet commented on the renewal at the time of writing of this report.

The County's Fire Chief has approved the Emergency Response Plan and Fire Safety Plan and notes that the plans should be effective in the event of an emergency.

No response, to date, has been received from CP Rail

Neighbours and agencies will be informed of any approval by the MPC and advised of their right to appeal the decision if they have any concerns about the proposed development.

ANALYSIS

The applicant has made an effort to address past concerns by upgrading the site, reducing the size of the events and conducting sound monitoring. This sound monitoring recorded at the previous events gives staff a good baseline to compare future events. With the exception of the Mud & Music Festival, all of the other (smaller) events have taken place without any complaints being received. An expansion of the number of these smaller race events by two (2) is not expected to create additional concerns from area residents.

It is important to note that municipal approval does not supersede Provincial Health measures that may be in place at the time of a scheduled event. The events as proposed may not be able to proceed in 2021. Health approvals will need to be submitted to the County as per their previous development permit conditions.

We have received less and less complaints over the years. The only concerns raised from the pre-circulation were from the McKays. Some of their concerns have been mitigated by the construction of the concert bowl in the treed area on site. In addition, the applicant is required to stay within 60db at ½ mile which can be verified with sound meters. The applicant has hired staff to clean up garbage at the conclusion of the events and the security plan in conjunction with the temporary fencing should limit trespassing. Staff are of the opinion that the above measures in together with the conditions of approval will lessen off site impacts on surrounding residents.

STAFF RECOMMENDATION

APPROVE the application, subject to the following conditions:

1. term of the approval for the racetrack to be for five (5) years
2. approval to be for six (6) scheduled race events and one (1) music festival annually
3. neighbours within 2 miles of the property, the local fire and RCMP departments, CP Rail, and the County are all to be notified in writing annually, of the dates and times of any scheduled races for the year by May 1

4. 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
5. race events are to be limited to the hours of 7:00 a.m. and 6:00 p.m. No public/commercial use of the track is to take place outside of these hours
6. campground to be open for weekends during race / music festival events only
7. events held on the property must abide by Lacombe County's Community Standards Bylaw 1153/12.
8. activities at the sites shall adhere to the description of activities provided with the development application
9. prior to the issuance of a development permit, confirmation shall be provided to the County that the Bashaw RCMP have reviewed and approved a detailed Operations Plan
10. prior to the issuance of a development permit, all necessary Alberta Health Services approvals are to be submitted to the County
11. a sound monitoring report conducted by a qualified professional shall be submitted annually to the County showing that on-site noise levels conform to 90-100db at 100 ft. and 60 db at a ½ mile of the stage.
12. 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.
13. all traffic shall be directed to access the property from Highway 12 south along Range Road 22-3. Traffic must also follow this route when leaving the facility. No other County roads are to be used to access the property unless in case of emergency
14. no parking is to occur on County roads or undeveloped road allowances
15. the applicant shall be required to carry out any maintenance and/or repairs to Range Road 22-3 that the County may deem necessary as a result of the traffic generated by the music event, at no cost to the County and to the satisfaction of the County
16. the applicant is to ensure proper clean-up and disposal of garbage associated with the music event to the satisfaction of the County
17. the applicant is to ensure that the event 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 as its sole discretion

A license is required from the Alberta Gaming and Liquor Commission for the sale of alcohol at the site.

Please note that Provincial Health measures may prohibit certain events and gatherings from taking place. Please contact Alberta Health Services at 403-356-6366 prior to each event in order to confirm that it may proceed.

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.

MPC DECISION

PREPARED BY: Peter Duke, Planner/Development Officer



REVIEWED BY: Dale Freitag, Director of Planning Services



REVIEWED BY: Tim Timmons, County Manager

