



CITY OF LACOMBE
MUNICIPAL PLANNING COMMISSION
MINUTES 180718

DATE: July 18, 2018

PLACE: City of Lacombe Council Chambers

TIME: 5:00 p.m.

PRESENT:

Grant Creasey
Thalia Hibbs
Don Gullekson
Don Easton
Sandra Badry

Chairperson
Councilor
Councilor
Member at Large
Member at Large

STAFF:

Deb Bonnett, Manager of Planning and Development Services
Gail Long, Development Officer
Kyle Schole, Development Officer

1. CALL TO ORDER

Mayor Creasey called the meeting to order at 4:59 p.m.

2. ADOPTION OF AGENDA

That the agenda be approved as presented.

MOVED BY: Member Hibbs

CARRIED: Unanimously

3. ADOPTION OF MINUTES

That the Municipal Planning Commission minutes for June 20, 2018, be approved as presented.

MOVED BY: Member Gullekson

CARRIED: Unanimously

4. NEW DEVELOPMENT PERMIT APPLICATION

A. 61/251.22 2018 Location of a Dog Sport Facility/Canine Hydrotherapy

The applicant was present in order to add information and answer any questions.

Development Officer Gail Long presented an application for the location of dog sport facility/canine hydrotherapy centre at Unit 5, 7102 52 Street. A total of seven adjacent landowners situated within 60m of the subject site were notified, and one response was received, in opposition, primarily concerned with the potential number of dogs running around, extra traffic, and noise of barking dogs.

The applicant is proposing to install an indoor pool and a deck to offer canine hydrotherapy, swimming, and dock diving. In addition, obedience, canine condition, nose work, and other dog events are being proposed to be held from time to time. There will be no overnight boarding or kenneling.

The proposed business would be located within one of the several bays in a large commercial building on site and would face towards the west, away from the residential condo development located in close proximity to the east side of the parcel.

In addition to the business inside the building, there is a storage compound that is available for use by the occupants of the unit. The applicant has no immediate plans as to what will be stored in that compound.

The site exceeds the minimum number of parking spaces to be provided, and landscaping and hard surfacing of the site have already been completed.

The applicant clarified that the maximum number of dogs to be on-site at any given time is to be no more than eight, and that of those, only one or two will receive hydrotherapy at a time.

The applicant furthermore clarified that larger events may have more dogs on site, and that during both events or normal treatments, the owners would remain on-site with their dogs.

MOVED: Member Gullekson

RESOLVED that the Municipal Planning Commission approve a dog sport facility/canine hydrotherapy centre to be located at Unit 5, 7102 52 Street, zoned UC.

Approval is in respect of works consisting of and as described on the development permit application form and plans submitted by the applicant, subject to the following conditions:

1. This permit indicates that only the development to which it relates is authorized, with the provisions of the Land Use Bylaw and in no way relieves or excuses the applicant from complying with the Land Use Bylaw or any other bylaw, orders and/or regulations affecting such development.
2. This permit is valid for a period of twelve (12) months from the date of issue. If, at the expiry of this period, the development has not been commenced with reasonable diligence, this permit shall be null and void.
3. The Development Officer may, in accordance with Section 645 of the Municipal Government Act, take such action as is necessary to ensure that the provisions of this bylaw are complied with.
4. Applicant to obtain and maintain a valid business license from the City of Lacombe.
5. Applicant is to obtain a building permit and any required plumbing, electrical and gas permits for any leasehold improvements.
6. No animal services are to be provided outside of the building. Parking areas and driving laneways are not to be utilized for this purpose.
7. Only equipment and materials associated with the day-to-day operations of the business will be permitted in the outside storage compound.
8. Parking spaces for the business shall be located outside of the bay, as assigned by the Condo Board Association.
9. Applicant shall make separate application for any signs proposed on the property.

10. The decision of the Municipal Planning Commission being mailed to adjacent landowners, a sign posted on site, and advertised in the local newspaper, and no appeal against the decision being successful.

Please note that this decision is subject to an appeal period which ends on August 8, 2018 at 4:30 pm.

CARRIED: Unanimously

B. 61/251.18 2018 Demolition of Detached Dwelling and Accessory Buildings

The applicant was present in order to add information and answer any questions.

Development Officer Gail Long presented an application for the demolition of an existing detached dwelling and accessory residential buildings located at 5511 50 Avenue. As the residence was built more than 50 years ago, the application is subject to Section 14.5.6 of the Historic District Area Overlay.

A total of 15 property owners within 60m of the subject site were notified, with three responses being received, all in support, on the basis that the house and accessory buildings are of no historic value to Mainstreet and area, and that dust control should be used during the demolition.

In analyzing this application, it was identified that the detached dwelling is fifty years of age or older, and was not included on either the Heritage Inventory or the Places of Interest List. Buildings aged 50 years or older are generally not supported for demolition, unless it can be determined by the Heritage Resources Committee that restoration is not feasible.

Notice of the demolition was advertised in the Lacombe Globe on June 28 and July 5, 2018. The City did not receive any interest in relocating or salvaging any materials from the building.

An assessment was prepared by the Lacombe and District Historical Society, which indicates that the one-storey frame residence with basement was constructed circa 1940, is not unique in Lacombe, and does not have any significant heritage value. The exterior had no original elements of heritage value, and an assessment of the interior of the home was not completed due to safety issues. The Heritage Resource Committee passed a motion to support the proposed demolition of the detached dwelling.

Mayor Creasy asked a question as to the status of the lot or lot(s) in question, and Development Officer Gail Long confirmed that if the lots are not currently consolidated, that this would be a condition of future development at the site.

The applicant indicated their understanding of the requirements for up-keep and maintenance of the site in the interim between demolition and future development, as well as confirmed that some or all of the existing trees on the site may also be required to be removed during demolition. The applicant also asked a question regarding utilities disconnection, for which Development Officer Gail Long explained the process, including contacting the utility providers.

MOVED: Member Badry

RESOLVED that the Municipal Planning Commission approve the discretionary demolition of the detached residence and accessory residential building located at 5511 50 Avenue, Lot 4 Block 1 Plan 2200HW, zoned R1 – Residential Detached District.

Approval is in respect of works consisting of and as described on the development permit application form and plans submitted by the applicant, subject to the following conditions:

1. This permit indicates that only the relocation and demolition to which it relates is authorized, with the provisions of the Land Use Bylaw and in no way relieves or excuses the applicant from complying with the Land Use Bylaw or any other bylaw, orders and/or regulations affecting such relocation and demolition.

2. This permit is valid for a period of twelve (12) months from the date of issue. If, at the expiry of this period, the relocation and demolition have not been commenced with reasonable diligence, this permit shall be null and void.
3. The Development Officer may, in accordance with Section 645 of the Municipal Government Act, take such action as is necessary to ensure that the provisions of this bylaw are complied with.
4. Applicant is to obtain a City of Lacombe building permit prior to relocation/demolition.
5. Prior to building permit issuance, the applicant is to apply for disconnection of the electrical, gas, and water services to the building, as applicable.
6. Applicant shall be required to submit a Development Deposit of \$1,000.00 prior to receipt of the Building Permit, refundable upon meeting the conditions of the development and building permit.
7. Applicant is to ensure the demolition area is fenced until it has been leveled. Applicant shall ensure that the demolition area is leveled within seven days of demolition.
8. Applicant is to ensure that all Occupational Health and Safety requirements are met.
9. Applicant is to ensure the site remains neat and tidy, and free of noxious weeds. Applicant is required to sod or seed the lot with grass within one year of demolition if future development has not commenced.
10. All dry rubble materials are to be disposed of at the Prentiss Waste Station or at an area approved by Alberta Environment and Parks.
11. A separate development permit and building permit approval will be required for any redevelopment of 5511 50 Avenue.
12. The decision of the Municipal Planning Commission being provided to the applicant, notice being posted on the City of Lacombe's website, and a notice being posted on the subject lands, and no appeal against the decision being successful.

Please note that this decision is subject to an appeal period which ends on August 8, 2018 at 4:30pm.

Please note that the applicant is responsible to arrange an inspection with a qualified company to inspect for asbestos prior to demolition or relocation, in accordance with the attached Standata.

CARRIED: Unanimously

5. NEXT MPC MEETING

A. August 1, 2018

6. ADJOURNMENT

MOVED BY: Member Easton

THAT this meeting now adjourns at 5:14pm

CARRIED: Unanimously

Chairperson

Date