



**CITY OF LACOMBE**  
**MUNICIPAL PLANNING COMMISSION**  
**MINUTES 032019**

**DATE:** March 20<sup>th</sup>, 2019

**PLACE:** City of Lacombe Council Chambers

**TIME:** 5:00 p.m.

<b>PRESENT:</b>	Grant Creasy	Mayor
	Thalia Hibbs	Councillor
	Don Gullekson	Councillor
	Don Easton	Member at Large
	Brian McLoughlin	Member at Large

**REGRETS:**

<b>STAFF:</b>	Debbie Bonnett	Planning & Development Manager
	Crystal Chappell	Development Officer
	Jennifer Kirk	Development Officer

**1. CALL TO ORDER**

- A. Mayor Creasy called the meeting to order at 5:00 p.m.
- B. Mayor Creasy administered Oath of Office for Brian McLoughlin, Member at Large.

**2. ADOPTION OF AGENDA**

**MOVED BY:** Member Easton

That the agenda be approved as amended.

**CARRIED:** Unanimously

**3. ADOPTION OF MINUTES**

**MOVED BY:** Councillor Hibbs

That the Municipal Planning Commission minutes for February 20<sup>th</sup>, 2019, be approved as amended.

**CARRIED:** Unanimously

**4. NEW DEVELOPMENT PERMIT APPLICATIONS**

- A. **61/250.27 2019 - Demolition of a Detached Dwelling and Detached Garage**  
**5324 49<sup>th</sup> Avenue**  
**Lot 6, Block 20, Plan RN1B**

The Applicant was in attendance to provide additional information and answer questions.

Development Officer Crystal Chappell presented an application for the demolition of a detached dwelling and detached garage at 5324 49<sup>th</sup> Avenue; Lot 6, Block 20, Plan RN1B, zoned R4 (Residential Mixed District). A demolition is listed as a permitted use in the R4 District; however, the house is considered to be the primary building and was built more than 50 years ago, therefore it is deemed as a historic building. Historic buildings are subject to Section 14.5.6 on the Historic District Area Overlay which provides guidelines for demolition.

A total of twenty one (21) property owners within 60m of the subject site were notified. Two responses had been received regarding the circulation notice. One was a phone call and the second was received via email. The phone call expressed concern about high density future development. The email expressed concerns about retaining existing trees on site.

The purpose of the R4 District is to provide an area for residential development promoting a mix of dwelling types, primarily in the form of street-orientated, multi-attached housing units and compatible uses. As the Heritage Resource Committee did not officially object to the proposed demolition, Planning & Development Services supports the application and recommends approval, subject to conditions.

After discussion, the following motion was put forward:

**MOVED BY:** Member Easton

**RESOLVED** that the Municipal Planning Commission approve the discretionary demolition of a detached dwelling and detached garage located at 5324 49 Avenue; Lot 6, Block 20, Plan RN1B, Zoned R4 – Residential Mixed District, and in Mixed Use Transition District Overlay, and the Historic Residential District Overlay.

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 demolitions 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 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 demolitions 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 demolition.
5. Prior to building permit issuance, the Applicant is to apply for disconnection of the electrical, gas, and water services to the detached dwelling.
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 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.
9. All dry rubble materials are to be disposed of at the Prentiss Waste Station or at an area approved by Alberta Environment and Parks.
10. In the event the building is to be demolished, the Applicant is to contact the Lacombe Historical Society to allow them to document the end of the residence's life cycle for historical purposes.
11. A separate Development Permit and Building Permit approval will be required for any redevelopment on 5324 49<sup>th</sup> Avenue.
12. The decision of the Municipal Planning Commission being provided to the landowner, notice being posted on the City of Lacombe's website, notice being posted in a local newspaper, notice being posted on the subject lands, and no appeal against the decision being successful.

**This decision is subject to an appeal period which ends on April 10, 2019 at 4:30pm.**

*Please note the following:*

- 1) *The applicant is to ensure that all Occupational Health and Safety requirements are met.*
- 2) *Heritage Resource Committee recognizes that the applicant may want to salvage some of the items from the building. However, if any of the items mentioned in this report can be donated to the Committee, please contact Jennifer Kirchner at 403-782-1264 (extension 228).*
- 3) *The applicant is responsible to arrange an inspection with a qualified company to inspect for asbestos prior to demolition or relocation, in accordance with Alberta Building Code Standata 06-BCB-006.*

**CARRIED: Unanimously**

**6. NEXT MPC MEETING**

April 3<sup>rd</sup>, 2019

**7. ADJOURNMENT**

THAT this meeting now adjourns at 5:18 p.m.

**MOVED BY: Councilor Hibbs**

**CARRIED: Unanimously**

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Chairperson

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Date