



**CITY OF LACOMBE**  
**MUNICIPAL PLANNING COMMISSION**  
**MINUTES 090419**

**DATE:** September 4<sup>th</sup>, 2019  
**PLACE:** City of Lacombe Council Chambers  
**TIME:** 5:00 p.m.

<b>PRESENT:</b>	Thalia Hibbs Don Gullekson Don Easton Debbi Gallant	Councillor (Acting Chairperson) Councillor Member at Large Member at Large
<b>REGRETS:</b>	Grant Creasey Debbie Bonnett	Mayor Planning & Development Manager
<b>STAFF:</b>	Crystal Chappell Jennifer Kirk	Development Officer Development Officer

**1. CALL TO ORDER**

A. Chairperson Hibbs called the meeting to order at 5:00 p.m.

**2. ADOPTION OF AGENDA**

**MOVED BY:** Member Easton

That the agenda be approved as amended.

**CARRIED:** Unanimously

**3. ADOPTION OF MINUTES**

**MOVED BY:** Member Gullekson

That the Municipal Planning Commission minutes for August 21<sup>st</sup>, 2019 be approved as presented.

**CARRIED:** Unanimously

**4. NEW DEVELOPMENT PERMIT APPLICATIONS**

**A. 61/255.19 2019 – Home Occupation 2 – Personal Services: Hair Salon**  
**104 Mackenzie Avenue**  
**Lot 76, Block 2, Plan 072 4946**

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

Development Officer, Crystal Chappell, presented an application for a Home Occupation 2 – Personal Services: Hair Salon to be located at 104 Mackenzie Avenue; Lot 76, Block 2, Plan 072 4946, zoned R1-N (Residential Detached Narrow District). A Home Occupation 2 requires approval from the Municipal Planning Commission.

Thirty (30) Property Owners within 60m of the subject site were notified. Three (3) responses were received in support of the application.

A discussion was held with regards to adding the following condition to the Development Permit: "Hours of operation shall be limited to 4 days per week, from 9:00 am to 9:00 pm, and by appointment only".

After discussion, the following amended motion was put forward:

**MOVED BY:** Member Gullekson

**RESOLVED** that the Municipal Planning Commission approved a Home Occupation 2 – Personal Services: Hair Salon to be located at 104 Mackenzie Avenue; Lot 76, Block 2, Plan 072 4946, zoned R1-N.

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 and in 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. There shall be a maximum of two (2) business related (clients) vehicles at the property at any given time.
6. Only residents of the principal dwelling shall be engaged on the premises for the purpose of carrying on the Home Occupation.
7. All business related parking is to occur within the property boundaries. Mackenzie Crescent may not be utilized to accommodate the parking needs of the Home Occupation 2.
8. Any permit issued for Home Occupations may be revoked at any time if, in the opinion of the Development Authority, the Home Occupation is, or has become detrimental to the amenities of the neighbourhood.
9. Applicant to display the assigned civic address at or near the front of the property so that it can be clearly read from the roadway.
10. This permit is valid for the address stated on the application form and is not transferable to a new address.
11. Only one sign shall be allowed on the property for the Home Occupation use. The sign may have the logo of the business if desired, shall display only the name of the business and the telephone number, shall not exceed 0.16m<sup>2</sup> in size, is to be unlit, and is to be affixed to the front face of the dwelling or a free-standing sign post not to exceed 1.5m in height.
12. Applicant to apply for a permit from Alberta Health Services and receive approval from Alberta Health Services prior to the operation of the business. **A copy of the permit is to be submitted to the City.**
13. Hours of operation shall be limited to 4 days per week, from 9:00 am to 9:00 pm, and by appointment only.
14. The decision of the Municipal Planning Commission being provided to the Applicant, notice being posted on the City'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 **September 25<sup>th</sup>, 2019** at 4:30 p.m.*

**CARRIED:** Unanimously

**B. 61/251.77 2019 – Demolition of a Detached Dwelling and Other Accessory Buildings on Site  
5345 49 Avenue  
Lot 10, Block 23, Plan RN1B**

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

Development Officer, Crystal Chappell, presented an application for a Demolition of a Detached Dwelling and Other Accessory Buildings on Site to be located at 5345 49 Avenue; Lot 10, Block 23, Plan RN1B, zoned R4 (Residential Mixed District) and the Mixed Use Transition District Overlay, and the Historic Residential District Overlay.

A demolition is listed as a permitted use in the R4 District; however, the detached dwelling was built more than fifty (50) years ago, therefore it is deemed as a historical building. Historical buildings are subject to Section 14.5.6 on the Historic District Overlay, which provides guidelines for demolition.

The detached dwelling has been documented on the City of Lacombe's Heritage Survey, but is not on the Lacombe Places of Interest List. The detached dwelling is considered a non-designated Historical Resource. The Historical Society indicated that the detached dwelling's elements are not unique, but it is important to note that buildings such as this reflect the architectural character of a significant period within Lacombe's history and form an important part of our built environment's identity.

Twenty-nine (29) Property Owners within 60m of the subject site were notified. No responses were received in regards to the application.

After discussion, the following amended motion was put forward:

**MOVED BY:** Member Gullekson

**RESOLVED** that the Municipal Planning Commission approved the Demolition of a Detached Dwelling and All Accessory Buildings located at 5345 49 Avenue; Lot 10, Block 23, Plan RN1B; zoned R4 – Residential Mixed 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 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 and in 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 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 (7) 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 (1) 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 is required for any redevelopment on 5345 49 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.

*Please note that this decision is subject to an appeal period which ends on **September 25<sup>th</sup>, 2019** at 4:30 p.m.*

**CARRIED:** Unanimously

**5. NEXT MPC MEETING**

- A. September 18<sup>th</sup>, 2019

**6. ADJOURNMENT**

**MOVED BY:** Member Easton

THAT this meeting now adjourns at 5:25 p.m.

**CARRIED:** Unanimously

---

Chairperson

---

Date