



**CITY OF LACOMBE**  
**MUNICIPAL PLANNING COMMISSION**  
**MINUTES 101619**

**DATE:** October 16<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>STAFF:</b>	Crystal Chappell Jennifer Kirk	Development Officer (Acting Manager) Development Officer
<b>REGRETS:</b>	Grant Creasey	Mayor

**1. CALL TO ORDER**

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

**2. ADOPTION OF AGENDA**

That the agenda be approved as presented.

**MOVED BY:** Member Easton

**CARRIED:** Unanimously

**3. ADOPTION OF MINUTES**

That the Municipal Planning Commission minutes for September 18<sup>th</sup>, 2019 be approved as amended.

**MOVED BY:** Member Gallant

**CARRIED:** Unanimously

**4. DEVELOPMENT PERMIT APPLICATIONS**

**A. 61/252.10 2019 – Demolition of a Detached Dwelling and Detached Garage**  
**5029 52 Street**  
**Lot 8, Block 1, Plan RN1**

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 to be located at 5029 52 Street. The house was built more than fifty (50) years ago and is therefore deemed a historic building.

After discussion, the following motion was put forward:

**MOVED BY:** Member Easton

**“RESOLVED** that the Municipal Planning Commission approve the demolition of a detached dwelling, detached garage and rear shed located at 5029 52 Street; Lot 8, Block 1, Plan RN1; zoned C1 Central Commercial District, and the Old Town Main Street District: Mixed Use Overlay, and the Historical 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 (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 5029 52 Street.
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 **November 6<sup>th</sup>, 2019** at 4:30 p.m.*

**CARRIED:** Unanimously

## **5. NEW BUSINESS**

### **A. Motion to Reconsider: Discussion on Eaves and Variance Calculations.**

**MOVED BY:** Councillor Gullekson

It was determined that a previous motion passed at the September 18<sup>th</sup>, 2019 MPC meeting required a numerical amendment.

**CARRIED:** 3:1

### **B. Motion to Accept Administration’s Resolution**

**MOVED BY:** Councillor Gullekson

After discussions, a motion was carried to adopt administration’s calculation/resolution:

**“RESOLVED** that the Municipal Planning Commission approve a 23% (0.34m) side yard setback variance for an existing detached dwelling, and a 36% (0.32m) side yard setback variance for an existing detached garage located at 5608 48 Avenue; Lot 2, Block 1, Plan 2094 RS; zoned R1 Residential Detached District.”

**CARRIED: 3:1**

**6. NEXT MPC MEETING**

**A.** November 6<sup>th</sup>, 2019

**7. ADJOURNMENT**

THAT this meeting now adjourns at 6:03 p.m.

**MOVED BY:** Councillor Gullekson

**CARRIED:** Unanimously

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Chairperson

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Date