



CITY OF LACOMBE
MUNICIPAL PLANNING COMMISSION
MINUTES 031820

DATE: March 18th, 2020
PLACE: City of Lacombe Council Chambers
TIME: 5:00 p.m.

PRESENT:	Grant Creasey Thalia Hibbs Don Gullekson Debbi Gallant	Mayor/Chairperson Councillor Councillor Member at Large
STAFF:	Crystal Chappell Jennifer Kirk	Development Officer (Acting Manager) Development Officer

1. CALL TO ORDER

Chairperson Creasey called the meeting to order at 4:55 p.m.

2. ADOPTION OF AGENDA

That the agenda be approved as presented.

MOVED BY: Councillor Hibbs

CARRIED: Unanimously

3. ADOPTION OF MINUTES

That the Municipal Planning Commission minutes for February 19th, 2020 be approved as presented.

MOVED BY: Councillor Hibbs

CARRIED: Unanimously

4. DEVELOPMENT PERMIT APPLICATIONS

**4.1 61/250.18 2020 – Demolition of a Detached Dwelling
5331 50 Avenue
Lot 10, Block 20, Plan RN1B**

The Applicant was not in attendance to provide additional information and answer questions.

Development Officer, Crystal Chappell, presented an application for the demolition of a detached dwelling currently located at 5331 50 Avenue. The house was built more than fifty (50) years ago and is therefore deemed a historic building.

There were discussions regarding the notes following the permit conditions. After discussions it was determined that note number three (3) be added as a condition to the permit, rather than a note. Note three (3) reads as:

“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 Alberta Building Code Standata 06-BCB-006.”

After discussion, the following motion was put forward:

MOVED BY: Member Gallant

“**RESOLVED** that the Municipal Planning Commission approve the demolition of a detached dwelling currently located at 5331 50 Avenue; Lot 10, Block 20, Plan RN1B, Zoned R1 – Residential Detached District, and Old Town Main Street District: Residential Overlay, and the Historic Residential District Overlay with the following thirteen (13) conditions as amended.”

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 at 5331 50 Avenue.
12. 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.
13. 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 **April 8th, 2020** at 4:30 p.m.*

CARRIED: Unanimously

5. NEXT MPC MEETING

5.1 April 1st, 2020

6. ADJOURNMENT

THAT this meeting now adjourns at 5:16 p.m.

MOVED BY: Councillor Gullekson

CARRIED: Unanimously

Chairperson

Date