



CITY OF LACOMBE
MUNICIPAL PLANNING COMMISSION

MINUTES 012115

DATE: January 21, 2015

PLACE: City of Lacombe Council Chambers

TIME: 5:00 p.m.

PRESENT: Sandra Badry Acting Chairperson
Wayne Rempel Councilor
Reuben Konnik Councilor
Debbie Gallant Member at Large

REGRETS: Steve Christie Mayor

STAFF: Lyla Peter, Manager of Planning and Development
Gail Long, Development Officer
Kristen Harder, Development Officer

1. CALL TO ORDER

The meeting was called to order by Acting Chairperson Badry at 5:03 p.m.

2. ADOPTION OF AGENDA

MOVED BY: Member Gallant

THAT the Agenda be adopted as presented.

CARRIED: Unanimously

3. ADOPTION OF MINUTES

MOVED BY: Member Rempel

A. THAT the Municipal Planning Commission minutes for January 07, 2015 be amended as presented.

CARRIED: Unanimously

4. NEW DEVELOPMENT PERMITS

A. 61/252.89(14), Lacombe Golf and Country Club, 6000 50 Avenue, Lot B, Plan 862 1701: Storage Building, Zoned SU (Special Use) District.

The applicant was present at the meeting.

In 2014, a demolition permit was issued for the demolition of a storage building on site which had collapsed due to the high snow load. The damaged portion of the building has since been demolished, while the front of the building that remained undamaged was left standing.

Administration has recently received an application for approval to construct a 642 m² (6,912 ft²) storage building on the above site. The proposal is to demolish the remaining portion of the older storage building and construct a new building on site.

All uses in the Special Use District are discretionary uses requiring approval from the Municipal Planning Commission.

Neighboring property consultations are required as part of the Public Consultation Policy. Pursuant to this policy, a total of ninety-seven (97) property owners within 60m of the subject site were notified. Three responses have been received from adjacent landowners in support of the application. No comments were attached.

The new building is to be located immediately north of the existing clubhouse, and will be constructed using part of the foundation of the previous storage building. As the new building is approximately twice the size of the previous storage facility, a portion of the new building will extend further to the north on the parcel.

There are no guidelines in the Special Use District regarding placement of buildings on the parcel. However, the new building will be setback from adjacent properties a considerable distance and will have no greater impact than the previous storage building located on the site.

Planning and Development Services had no objection to the demolition of what remains of the existing storage building and the construction of a new storage building as proposed, and recommended approval of the application, subject to the following conditions.

MOVED BY: Member Konnik

“RESOLVED that the Municipal Planning Commission approve the demolition of what remains of the existing storage building, and also approve the construction of a new storage building, to be located at 6000-50th Avenue, Lot B Plan 862 1701, zoned SU.”

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 demolition/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 demolition/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 demolition/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 and reconstruction of the building.
5. Applicant to comply with demolition regulations, as stated in Part 8.8 of the Land Use Bylaw.
6. All dry rubble materials are to be disposed at the Prentiss Waste Station or at an area approved by Alberta Environment.

7. Applicant is to ensure the site is secured by a perimeter fence and all Occupational Health and Safety requirements are met.
8. Applicant is to ensure the site remains neat and tidy, and free of noxious weeds.
9. Applicant to apply for any necessary electrical, plumbing and gas permits for the proposed development.
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.

5. BUSINESS

- A. Next MPC Meeting: Wednesday, February 4, 2015**

6. ADJOURNMENT

MOVED BY: Member Rempel

THAT this meeting now adjourns 5:08 p.m.

CARRIED: Unanimously

Acting Chairperson Badry