



CITY OF LACOMBE
MUNICIPAL PLANNING COMMISSION

MINUTES 040115

DATE: April 1, 2015

PLACE: City of Lacombe Council Chambers

TIME: 5:00 p.m.

PRESENT:

Steve Christie	Chairperson
Debbie Gallant	Member at Large
Wayne Rempel	Councilor
Reuben Konnik	Councilor

REGRETS:

Sandra Badry	Member at Large
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STAFF:

Lyla Peter, Manager of Planning and Development
Gail Long, Development Officer

1. CALL TO ORDER

The meeting was called to order by Chairperson Christie at 5:07 p.m.

2. ADOPTION OF AGENDA

MOVED BY: Member Rempel

THAT the Agenda be adopted as presented.

CARRIED: Unanimously

3. ADOPTION OF MINUTES

MOVED BY: Member Konnik

That the Municipal Planning Commission minutes for March 18, 2015 be confirmed as presented.

CARRIED: Unanimously

4. NEW DEVELOPMENT PERMITS

As the applicant for item B was present and not for item A –Item B was advanced to Item A.

A. 61/250.52(15), 4702 Highway 2A, Lot 22A, Block 25, Plan 251RS: Retail Liquor Store, Zoned C3 (Transitional Highway Commercial) District

Two representatives acting as the applicants were present to outline their application. They indicated that the growing city had a lower number of liquor stores than other communities. They indicated that the location served a population that currently did not have as easy access to a liquor store as other locations. They also indicated that they planned to offer a delivery service, which they indicated should help reduce drink driving within the community.

Development Officer Long indicated that administration has received an application for a retail liquor store to occupy the building located at 4702 Highway 2A. The proposed use is a discretionary use within the Land use Bylaw.

Development Officer Long indicated that the proposed liquor store will be located in the C3 - Transitional Highway Commercial District where it is listed as a discretionary use. The application will also be subject to the requirements under the Pedestrian-Oriented Downtown Gateway District Overlay.

Neighbouring property consultations are required as part of the Public Consultation Policy. Pursuant to this policy, a total of twelve (12) property owners within 60m of the subject site were notified. No response has been received to the circulation notice.

The previous use in the building was for personal services (hair salon). With the change in use of the building to a retail liquor sales, requirements of the Land Use Bylaw must be considered.

Based on the size of building, 10 parking spaces are required.

The applicant has provided a site plan showing the provision of 11 parking spaces on site. One of these parking spaces has been provided for the disabled. Development Officer Long identified that the approved parking plan demonstrates parking along the side of the building to the North and with some parking in the rear to the West.

Precast concrete curbs and pavement markings identifying each parking stall, and signs to identify the parking stalls designated for the disabled, will be required.

In accordance with Section 8.12 of the Land Use Bylaw, one loading space and a minimum of one commercial garbage bin are to be provided on site. The site plan identifies that a loading space will be located on the northeast side of the building near the back door. The Utilities Manager has advised that there are currently a sufficient number of bins in the laneway for garbage collection and that no on-site garbage storage will be required. The applicant has advised that a bin will be located within the building for collection of cardboard and other recyclables. These items will be taken by the applicant to the recycle depot.

The Pedestrian-Oriented Downtown Gateway District Overlay requires loading docks to be fully screened from public roadways other than a lane. In addition, parking lots are to be screened by low fences between .6m to .9m in height, or framed by screening vegetation, and with the exception of the access, landscaping is to be provided between public roadways and surface parking lots. As the property is located adjacent to a vehicle dealership with parking being provided both at the rear and the side of the building, and as the loading space is located at the rear side of the building behind the parking area, Planning and Development Services is of the opinion that screening and/or fencing of the parking area and loading space should not be required.

In accordance with the requirements under the Transitional Highway Commercial District, a 3m wide area of the minimum front yard is required to be landscaped, while the Pedestrian-Oriented Downtown Gateway District Overlay requires a 2m wide landscaped area. In addition, the overlay requires all applications for building occupancy/change of use to include a landscape plan which provides for planters outside each external front entrance.

With upgrades to Highway 2A through the City and the change in the roadway in front of the building, the landscaped area in the front yard previously provided on site was replaced with asphalt. In order to provide some type of landscaping in the front yard of the property, the applicant is proposing planters to be located on the south side of the front door, and on the most southerly corner of the parcel at the intersection of Highway 2A and 47 Avenue. The planters will be located so they do not impede access to the front of the building from the proposed parking area, and will also be strategically located near the corner of the property in order to eliminate the possibility of vehicles cutting the corner and driving onto the sidewalk when turning onto 47 Avenue, and also to prevent vehicles from entering the property over the curb.

The south side of the property has a gravel surface with a few shrubs planted adjacent 47th Avenue. The gravel surface extends beside the building to the rear laneway. A concrete parking pad located at the rear of the building will provide staff parking.

Planning and Development Services recommended approval of the location of a retail liquor store in accordance with the application submitted, and recommended the following resolution:

Member Rempel questioned why parking in the front was not being promoted. Development Officer Long noted that a portion of the land in the front of the building is owned by the City. Therefore to ensure that the parking is contained on the site, parking should occur on the side.

Member Konnick noted that while the community has five stores currently, an approval at the last meeting, and then this application, brings the total number of stores up to seven. This would be in line with surrounding communities.

The applicant indicated that delivery of alcohol is part of an AGLC approval. The applicant will obtain the approval prior to offering the service.

MOVED BY: Member Rempel

“RESOLVED that the Municipal Planning Commission approve the location of a retail liquor store at 4702 Highway 2A, Lot 22A Block 25 Plan 251 RS, zoned C3”.

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 display the assigned civic address at or near the front of the property so that it can be clearly read from the roadway.
5. Applicant to obtain and maintain a valid business license from the City of Lacombe.
6. Applicant to apply for any necessary building, electrical, plumbing and gas permits for any leasehold improvements.
7. Applicant agrees to provide a minimum of three planters during the summer months at the south side of the front of the entryway to the building, and at the southeast corner of the property. Ongoing maintenance of these planters will be the responsibility of the applicant.
8. Prior to building permit issuance, the applicant is to provide a revised parking plan and the location of planters on the site, to the satisfaction of the Development Authority.

9. Prior to building permit issuance, hard surfacing deposits will be required in the form of cash or letter of credit in an amount equal to 50% of the estimated cost for the parking curbs and pavement markings as estimated by an appropriate trade professional, and not less than \$2,000. Security will be released once a site inspection demonstrates that parking barriers are in place and the pavement markings have been completed in accordance with the approved plan.
10. Prior to occupancy, the applicant shall provide the City with a copy of the Class D Liquor License issued by Alberta Liquor and Gaming Commission.
11. 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.

APPROVED: Unanimously

B. 61/250.33(15), 5466 52 Avenue, Lot 5, Block 28, Plan RN1E: Demolition of a Detached Dwelling, Zoned R1a (Large Lot Single Detached Dwelling) District

Member Gallant noted that while she sits on the Heritage Resource Committee, she had recused herself from the discussion regarding the HRC recommendation to the Municipal Planning Commission.

Development Officer Long identified that one response from the public had been received since the report had been sent out. The response supported the demolition due to the state of the building. Development Officer Long asked if members had read the report. They indicated that they had. As such, no further detail was provided.

MOVED BY: Member Gallant

“RESOLVED that the Municipal Planning Commission approve the discretionary demolition of a residence subject to the regulations of the Historic District Area Overlay, to occur at 5466-52 Avenue, Lot 5 Block 28 Plan RN1E, zoned R1a.”

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 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 demolition 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. Applicant is 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 demolition area is leveled within seven days of demolition.
8. Applicant is to ensure that all occupational Health and Safety requirements are met.
9. 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 permit issuance if future development has not commenced.
10. A separate development permit and building permit approval will be required for any redevelopment of 5466-52 Avenue.
11. That the applicant arrange for an end of life cycle report be undertaken prior to demolition.

12. 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.

Please note that the Heritage Resource Committee recommends that the applicant salvage the "art deco light fixtures" from the residence, for donation to the Lacombe and District Historical Society. *Please contact either Marie Peron, Executive Director of the Lacombe & District Historical Society at 403-782-3933, or Jennifer Kirchner at 403-782-1264 (extension 228).*

APPROVED: Unanimously

5. BUSINESS

- A. **Next MPC Meeting: Wednesday, April 15, 2015**

6. ADJOURNMENT

MOVED BY: Member Konnick

THAT this meeting now adjourns at 5:30p.m.

CARRIED: Unanimously

Chairperson Christie