



CITY OF LACOMBE
MUNICIPAL PLANNING COMMISSION

MINUTES 061715

DATE: June 17, 2015

PLACE: City of Lacombe Council Chambers

TIME: 5:00p.m.

PRESENT:

Steve Christie	Mayor
Reuben Konnik	Councilor
Wayne Rempel	Councilor
Debbie Gallant	Member at Large
Sandra Badry	Member at Large

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 Chairperson Christie at 5:00 p.m.

2. ADOPTION OF AGENDA

MOVED BY: Member Badry

THAT the Agenda be adopted as presented.

CARRIED: Unanimously

3. ADOPTION OF MINUTES

MOVED BY: Member Gallant

That the Municipal Planning Commission minutes for June 3, 2015 be confirmed as presented.

CARRIED: Unanimously

4. NEW DEVELOPMENT PERMITS

A. 61/251.49(15), 5516 50 Avenue, Lot 3, Block A, Plan 3590P: Relocation of Accessory Building. Zoned R1a (Residential Large Lot Single Detached Dwellings) District.

The applicant was present at the meeting to support his application.

Development Officer Gail Long presented information regarding an application for the relocation of a detached garage. The City's Land Use Bylaw requires that any building to be relocated either on the property, or to another site, be considered by the Municipal Planning Commission.

Although the detached garage is located within the Old Town Main Street District: Residential District Overlay, the Overlay District will not apply as the building is less than 50 years of age and is not considered as the principle building on the property.

Sixteen (16) property owners within 60m of the subject site were notified. No responses have been received to the neighbouring property notification.

At the October 8, 2014 meeting of the Municipal Planning Commission, approval was granted for the construction of a detached garage with variances, to be located at 5516-50 Avenue. One of the conditions of the Development Permit approval required the applicant to obtain both a Development and Building Permit for the demolition or relocation of the existing garage on site.

The applicant has now applied to move the building off of the property and relocate it outside the boundaries of the City of Lacombe.

Prior to relocation of the building, the applicant will be required to obtain a permit for the transport of the building through Alberta Transportation. This is required to ensure legal limits for any registered vehicle for travel on any public road is maintained, as well as the provision for movement of oversize loads under permit, in order to preserve highway infrastructure and to ensure the safety of the travelling public. Alberta Transportation will determine the route to be taken when the building is moved from its current location to its final destination.

As the City does not have an agent to identify the route, the Director of Planning and Infrastructure Services has advised that the applicant will be required to appoint a TRAVIS agent to act on the applicant's behalf when obtaining a permit. The agent will then devise the appropriate route. This has been put forward as a condition of the permit.

Member Konnik asked whether the City's chain link fence bordering the park at the rear of the property would have to be removed in order to move the garage off the lot.

The applicant indicated yes and that he would be willing to rebuild the fence after the building had been moved.

The Department noted that follow up with public works to determine how much of the fence would need to be removed and requirements of the applicant to replace the fence would occur.

The applicant indicated that Fortis will be forwarding a disconnect notice to the department soon, and that he would be contacting Atco Gas shortly as there is a line running to the garage.

Planning & Development Services supported the application and recommended the following resolution be made:

MOVED BY: Member

"RESOLVED that the Municipal Planning Commission approve the relocation of a detached garage currently located at 5516-50 Avenue, Lot 3 Block A Plan 3590P, 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 relocation 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 relocation has not occurred, 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. Prior to building permit issuance, the applicant is to apply for disconnection of the electrical and gas services to the building, if applicable.
5. Prior to building permit issuance, the applicant is to appoint a TRAVIS Agent to obtain a Single Trip Overweight/Overdimension Permit and Routing Map from TRAVIS (Transportation Routing and Vehicle Information System) by contacting Central Permit Office at 1-800-662-7138.
6. Prior to building permit issuance, the applicant is to provide a copy of the Overweight/Overdimension Permit issued by TRAVIS to Planning and Development Services.
7. 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.
8. Applicant is to ensure that all occupational Health and Safety requirements are met.
9. Applicant is to ensure the site remains leveled, is neat and tidy, and free of noxious weeds.
10. Applicant is required to sod or seed the lot with grass within one year of permit issuance if future development has not commenced.
11. A separate development permit and building permit approval will be required for any redevelopment of 5516-50 Avenue.
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.

APPROVED: Unanimously

5. BUSINESS

A. Fake Grass

Manager Lyla Peter presented background information regarding the appearance of fake grass in the community and its place with respect to the Land Use Bylaw. As the Land Use Bylaw specifically indicates sod as acceptable landscaping, the Department has brought forward the proposal to accept fake grass if brought forward at the time of application and approved by the Development Authority.

The Members questioned whether the grass drains properly enough to replace real grass.

The Department responded that it has spoken to Engineering and they have indicated there are no drainage issues pertaining to fake grass.

The Members agreed that as long as the grass is of good quality and is aesthetically pleasing they are supportive of it's use for landscaping.

B. Next MPC Meeting: Wednesday, July 8, 2015

6. ADJOURNMENT

MOVED BY: Member Konnik

THAT this meeting now adjourns at 5:14 p.m.

CARRIED: Unanimously

Chairperson Christie