



**CITY OF LACOMBE**  
**MUNICIPAL PLANNING COMMISSION**

**MINUTES 100516**

**DATE:** October 5, 2016

**PLACE:** City of Lacombe Council Chambers

**TIME:** 5:00p.m.

**PRESENT:** Steve Christie – By Phone Mayor  
Debbie Gallant Member at Large  
Reuben Konnik Councilor

**REGRETS:** Wayne Rempel Councilor  
Sandra Badry Member at Large

**STAFF:** Lyla Peter, Manager, Planning & Development Services  
Gail Long, Development Officer  
Deb Bonnett, Development Officer

**1. CALL TO ORDER**

The meeting was called to order by Chairperson Konnik at 5:10 p.m. To ensure quorum, Mayor Christie was present via phone.

**2. ADOPTION OF AGENDA**

**MOVED BY:** Member Gallant

THAT the Agenda be adopted as presented.

**CARRIED:** Unanimously

**3. ADOPTION OF MINUTES**

**MOVED BY:** Member Gallant

That the Municipal Planning Commission minutes for September 7, 2016 be confirmed as presented.

**CARRIED:** Unanimously

**4. NEW DEVELOPMENT APPLICATION**

**A. 61/252.34 (2016), 5214 50 Avenue, Lot 3 - 6 Block 34 Plan 1979 HW, Performing Stage, zoned C1 – Central Commercial District**

The applicant was in attendance to provide additional information and answer questions if required. She advised that there have been some changes to the original plan. The stage will be a post & beam structure with a wood floor rather than the concrete floor. Aspen spruce trees will be recycled for construction. Additional screw piles

will also be required for this design. They would like to begin construction as soon as possible in order to utilize the stage for Light Up the Night, scheduled for November.

Development Officer, Gail Long presented information regarding the application. An application for a performing stage to be constructed at 5214 50 Avenue has been received. The performing stage is considered an accessory use to the principal use on the parcel, and is listed as a discretionary use in the City's Land Use Bylaw. As the use requires construction of a structure and is discretionary, it requires consideration by the Municipal Planning Commission.

Thirty three (33) property owners within 60m of the subject site were notified. No responses had been received.

The application is for the construction of a 35.67 m<sup>2</sup> performing stage in the Lest We Forget Park. It is intended that the all-weather structure will be used to host Music in the Park during the summer months, enhance similar events by providing an additional venue for community festivals such as Lacombe Days, Culture and Harvest Festival, and Light Up The Night, as well as providing an opportunity for other special events throughout the year. The structure will provide shelter for the performers, protect the instruments, and keep equipment off the damp ground and grass. It is anticipated that the stage will also provide for an improved line of sight for the audience.

The stage will be located in the center section of the south lawn of the LMC. It will face east, backing up on the line of trees near the existing Time Capsule. This orientation will provide shelter from the prevailing winds and weather while still ensuring a large area for the audience to the east of the stage. The structure will be wired to existing power for lighting and sound effects.

**Recommendations:**

As there have been no objections to this project, and as Planning and Development Services is of the opinion that the performance stage will be a great long term benefit to the community, the Department is recommending approval, subject to conditions.

**MOVED:** Member Gallant

**"RESOLVED** that the Municipal Planning Commission approve a performing stage to be constructed at 5214 50 Avenue, Lots 3-6 Block 34 Plan 1979 HW, zoned C1 - Central Commercial District.

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 apply for any necessary building, and electrical permits as required.
5. The builder must construct within 100mm of the design landscape elevation and illustrated drainage patterns unless otherwise approved by the Development Officer.
6. Prior to Building Permit issuance, the applicant must provide details regarding the location of underground electrical lines that are to be used for the performing stage.
7. Applicant to ensure that the exterior of the building, including paints, shall be completed within twelve (12) months from the date of issue of the building permit.
8. 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 this decision is subject to an appeal period which ends on October 27, 2016 at 4:30pm.

**CARRIED:** Unanimously

**B. 61/252.31 (2016), Unit 3, 3413 53 Avenue, Lot 1 Block 5 Plan 062 3951, Distillery,  
zoned I2 - Heavy Industrial District**

The applicants were attendance to provide additional information and answer questions if required.

Development Officer, Gail Long presented information regarding the application for a distillery to be located in Bay 3 at 3413-53 Avenue. Although a distillery is not included as a use in the I2 District, administration is considering it similar in use to a food processing facility or microbrewery (minor). Food processing facility is a deleted use in Land Use Bylaw 300, but is proposed to be a use in Land Use Bylaw 400.

Eight (8) property owners within 60m of the subject site were notified. One response had been received in support of the application. No comments were included.

The distillery is proposed to be located in Bay 3 at 3413-53 Avenue. The operation, if approved, will be located in the same building as the existing microbrewery.

It is proposed that the distillery be small, with only one 50 gallon mash barrel. It takes from 6-9 days to get the mash ready to be distilled. Once ready, the mash is boiled and the alcohol is separated from the mash. The left over mash will be sold, and the liquid from the grain, which equates to approximately 5 gallons per run, will go down the drain; there are no chemicals in the waste water. The equipment is then cleaned, with cleaning water also going down the drain, and the process begins again.

It is reported that there will be two staff members working in the operation. The total area of the bay is 185.80 m<sup>2</sup>. The applicants are proposing a small 13.55 m<sup>2</sup> retail liquor store which will be open from 3:00 p.m. to 9:00 p.m. on Tuesdays to Fridays, and from 10:00 a.m. to 10:00 p.m. on Saturdays. They are anticipating approximately 12-15 customers on a daily basis.

Section 8.28(7) of the Land Use Bylaw, under the regulations for Microbreweries, states that "*Within the Industrial Districts, the Development Authority may consider ancillary uses (limited to restaurant, retail liquor store, retail store, and/or drinking establishment) as part of the application, despite these uses not being listed as a use within the Industrial District. Where the ancillary uses are not found as a listed use in the underlying District, the total square footage of the unlisted uses shall be limited to no more than 50m<sup>2</sup>. This shall ensure that the uses remain ancillary to the main operation and to encourage expansion of the commercial components to a commercial district.*" The size of space proposed for retail space meets the requirements for an ancillary use for a 'microbrewery'. It is recommended that the retail liquor store be limited to selling products associated with the distillery's operations, as the intent is that the retail liquor store is 'ancillary' the principal use (the distillery). This is also because a retail liquor store is not a listed use in the district, despite being a listed use in other districts.

Both the City's Fire Chief and the City's Engineer have reviewed details of the proposed development and have no concerns.

Based on the minimal retail space to be available for the distillery business, and the size of the remainder of the bay, a minimum of three parking spaces will be required for the distillery business. Parking is available in front of the building, and although the rear of the parcel has not been developed into a parking area, both staff and customer vehicles are utilizing this space. The parking spaces required for the distillery will be similar to a liquor store, where parking is required only for as long as it takes for the customer to pick up their liquor. It is recommended that the applicant's discuss with the landowner the possibility of having two parking spaces at the front of the building designated for short term parking for use by customers accessing the retail liquor store, with staff parking being located at the rear of the property. However, it will be up to the owner of the property and the applicant to determine where parking spaces required for the business will be located on the property.

The applicant has provided landscaping on site to the satisfaction of the Development Officer.

**Recommendations:**

As there were no objections to the proposed distillery from neighbouring landowners, and as it is the opinion that the business will have minimal impact on adjacent property owners, Planning and Development Services supports the application, subject to conditions.

**MOVED:** Member Gallant

**"RESOLVED** that the Municipal Planning Commission approve the location of a distillery at Bay 3, 3413 53 Avenue, Lot 1 Block 5 Plan 062 3951, zoned I-2 ."

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 apply for any necessary building, electrical, plumbing and gas permits for any leasehold improvements.
5. Applicant to ensure the assigned civic address is displayed at or near the front of the property so that it can be clearly read from the roadway.
6. Applicant to apply for signs through a separate development permit.
7. Prior to occupancy, the applicant shall provide the City with a copy of the required liquor licenses issued by Alberta Liquor and Gaming Commission.
8. Applicant shall only offer for sale products that are distilled on site, or products related specifically to the distillery business.
9. A total of 3 on-site parking spaces will be required for the business.
10. Applicant to obtain and maintain a valid business license from the City of Lacombe.
11. Applicant must adhere to the City's Water and Wastewater Bylaw (Bylaw 70) regarding the release of effluent into the City's sanitary system.
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 this decision is subject to an appeal period which ends on October 27, 2016 at 4:30pm.*

**CARRIED:** Unanimously

## **5. BUSINESS**

**A. Next MPC Meeting: Wednesday, September October 19, 2016**

## **6. ADJOURNMENT**

**MOVED BY:** Member Gallant

THAT this meeting now adjourns at 5:26 p.m.

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Chairperson

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Date