



CITY OF LACOMBE
MUNICIPAL PLANNING COMMISSION

MINUTES 110216

DATE: November 2, 2016

PLACE: City of Lacombe Council Chambers

TIME: 5:00p.m.

PRESENT:

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

REGRETS:

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 Christie at 5:05 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 Badry

That the Municipal Planning Commission minutes for October 19, 2016 be confirmed as presented.

CARRIED: Unanimously

4. NEW DEVELOPMENT APPLICATION

- A. 61/252.58 (2016), 4340 Highway 12 East, Lot 3, Block 1, 042 3848 - Various automotive industry businesses occupying the property, C2 – Highway Commercial District**

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

Development Officer, Deb Bonnett presented information regarding the application for various businesses each related to the automotive industry currently occupying the property at 4340 Highway 12 East, Lot 3, Block 1, Plan 042 3848, zoned C2. The businesses include vehicle delivery reception & minor pre-delivery service work, overflow vehicle storage when primary facility is full, sales & service of vehicles & RV's, sales, rentals and leasing of vehicles and RV's, and RV Storage. While a number of uses are considered permitted uses, there are two which will require the approval of the Municipal Planning Commission. These include overflow vehicle storage and RV storage.

A total of four (4) property owners within 60m of the subject site were notified. At the writing of this report, no responses have been received.

The following uses that are currently on site are considered permitted uses:

- Vehicle delivery reception & minor pre-delivery service work
- Sales & service of vehicles & RV's
- Sales, rentals and leasing of vehicles & RV's

A letter of support for the business was circulated to members by the applicant at the meeting.

The following uses will require the approval of the Municipal Planning Commission:

- Overflow vehicle storage when primary facility is full
- RV Storage

Parking Facilities are considered a discretionary use. This may accommodate the overflow vehicle storage when the primary facility is full.

RV storage is not considered a permitted or discretionary use; therefore a bylaw amendment or an exception to the bylaw would have to be considered and approved. Further, under Land Use Bylaw 400, there was no request to bring RV storage to this district, or other commercial districts in the City. The applicant has advised that he currently has contracts with customers that will be in place until June 30, 2017.

There are currently no land use districts within the City that will accommodate RV storage. The neighbouring property has permission for RV sales and service including RV storage which has been approved as a site specific exception.

Parking for each of the uses has been provided on site.

Landscaping has been provided adjacent to property line in the front yard of LA Auto. No landscaping has been provided with regard to the RV Storage. As the RV storage is required to be removed, Administration is not recommending landscaping in this area as part of this permit.

Recommendations:

A number of the uses are considered permitted. The use of "overflow vehicle storage when the primary facility is full" may be considered as a "parking facility" and can be approved on the property. We would recommend approval of the overflow vehicle storage, subject to conditions.

RV storage is neither permitted or discretionary. The RV storage facility cannot be approved, therefore we are recommending that the MPC direct the RV storage facility be removed from the property on or before July 15, 2017.

Discussion:

Members discussed that the use could not be approved under the current bylaw and wanted to know how the use could be considered in the future. Members identified that they did not want to see RV Storage as a use available to all highway commercial lands, but felt that such a use was appropriate for this location. Members recommended that the applicant apply for a site specific use under Land Use Bylaw 400, amending the bylaw, to enable this operation to be considered. If the Bylaw was amended, the applicant would need to reapply to gain permission.

It was discussed that if the use was to remain, landscaping along the whole frontage of the lot was required, including in front of the compound yard. It was suggested that the green strip in front of the fence and between the asphalt road, which is subject to a land sale, will be an appropriate place to provide landscaping. However, members did not require that the area be landscaped with this application, but would come with a further application, if applied for.

MOVED: Member Gallant

“RESOLVED that the Municipal Planning Commission approve the following uses at 4340 Highway 12 East, Lot 3, Block 1, Plan 042 3848 zoned C2 – Highway Commercial:

- Parking facility (for overflow of motor vehicles, not including Recreational vehicles)
- Vehicle delivery reception & minor pre-delivery service work
- Sales, rentals, leasing and service of vehicles and RV's

And further, that the use of the site for RV storage be discontinued no later than July 15, 2017.

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. 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.
3. Applicants 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.
4. Applicants to maintain a valid City of Lacombe Business License throughout the duration of business operation. Should the business License lapse this permit shall be deemed null and void.
5. Applicants to apply for any necessary building, plumbing, electrical and gas permits for occupancy of the building.
6. Applicant to apply for all signage separately.
7. **The RV storage business shall cease and all stored RV's removed from the site on or before July 15, 2017.**
8. This permit is valid for the address stated on the application and is not transferable to a new address.
9. 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 November 24, 2016 at 4:30pm.

CARRIED: Unanimously

5. BUSINESS

A. SDAB Decision October 12, 2016

The decision letter from the SDAB meeting on October 12, 2016 was presented to members for their information. Manager Peter summarized the key points, noting that servicing and the extension of 'personal services' to dogs were points that SDAB had concerns with.

B. Land Use Bylaw 400 – Discussion

Manager Peter informed members that LUB 400 had been adopted and would come into effect on January 1, 2017. Discussion about how to disclose key points of the new bylaw with members occurred, and it was agreed that summaries of key changes would be presented at upcoming MPC meetings.

C. Next MPC Meeting: Wednesday, November 16, 2016

6. ADJOURNMENT

MOVED BY: Member Konnik

THAT this meeting now adjourns at 5:42 p.m.

Chairperson

Date