



CITY OF LACOMBE
MUNICIPAL PLANNING COMMISSION
MINUTES 050317

DATE: May 3, 2017

PLACE: City of Lacombe Council Chambers

TIME: 4:59 p.m.

PRESENT:	Steve Christie	Mayor
	Reuben Konnik	Councilor
	Wayne Rempel	Councilor
	Sandra Badry	Member at Large

REGRETS:	Debbie Gallant	Member at Large
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STAFF: Matt Goudy, Planning and Operations Services Director
Debbi Bonnett, Acting Manager of Planning and Development
Gail Long, Development Officer
Crystal Chappell, Development Officer

1. CALL TO ORDER

The meeting was called to order by Chairperson Christie at 4:59 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 Badry

That the Municipal Planning Commission minutes for April 19, 2017 be confirmed as presented.

CARRIED: Unanimously

4. NEW DEVELOPMENT APPLICATION

A. 61/250.61 (2017), Tasting Room for Existing Distillery; #3, 3413 53 Avenue; Lot 3, Plan 152 2371; Zoned I2, Heavy Industrial

The applicants (X2) were in attendance to present the application and provide additional information if needed.

The Director of Infrastructure and Planning Services, Matt Goudy, presented information regarding a tasting room proposed to be included with a permitted existing distillery. The administrative report and its findings were summarized with respect to parking, and hard surfacing. It was in the opinion of the department that waiving parking and hard surfacing requirements would not pose a detrimental impact on the I2 Heavy Industrial neighbourhood at this time.

A total of seven (7) property owners within 60m of the subject site were notified. One response was received in support of the application.

The Municipal Planning Commission approved the application with conditions.

MOVED: Member Rempel

RESOLVED that the Municipal Planning Commission approve the conversion of retail space to a tasting room as an accessory use to the existing distillery located 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 shall ensure that the tasting room is included in the liquor license issued by Alberta Liquor and Gaming Commission, if applicable.
7. Applicant shall only offer for sale products that are distilled on site, or products related specifically to the distillery business.
8. Applicant to place signage at both entrances identifying additional parking in the rear.
9. Applicant to apply for signs (with exception of signs outlined in Condition 8) through a separate development permit.
10. Applicant shall provide concrete parking barriers for a minimum of 9 stalls in the rear parking area.

11. Applicant shall provide a garbage disposal area, to be located in a screened enclosure, at the rear of the property, in accordance with City standards.
12. Prior to development permit issuance, the applicant shall submit a development permit deposit in the amount of \$2,000.00.
13. Applicant to obtain and maintain a valid business license from the City of Lacombe.
14. 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 May 17, 2017

6. ADJOURNMENT

MOVED BY: Member Konnik

THAT this meeting now adjourns at 5:09p.m.

Chairperson

Date