



**CITY OF LACOMBE**  
**MUNICIPAL PLANNING COMMISSION**  
**MINUTES 062117**

**DATE:** June 21, 2017  
**PLACE:** City of Lacombe Council Chambers  
**TIME:** 5:00 p.m.

**PRESENT:** Steve Christie Mayor  
Reuben Konnik Councilor  
Wayne Rempel Councilor

**REGRETS:** Sandra Badry Member at Large

**STAFF:** Debbi Bonnett, Acting Manager of Planning and Development  
Gail Long, Development Officer

**1. CALL TO ORDER**

The meeting was called to order by Chairperson Christie at 5:03 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 June 7, 2017 be confirmed as presented.

**CARRIED:** Unanimously

#### **4. NEW DEVELOPMENT APPLICATION**

##### **A. 61/250.87 (2017), Demolition of Residence; 5461 55 Avenue; Lot 14, Block 2, Plan 894 AJ; Zoned R5, Residential Multi – Unit Dwelling District**

The applicant was in attendance to introduce the application and provide additional information if required.

A total of seventeen (17) property owners within 60m of the subject site were notified. No responses were received.

The Development Officer discussed the application to demolish a detached dwelling greater than 50 years of age in the Historic District Area Overlay which sets out guidelines to be followed for demolition consideration intended to ensure that incremental alterations, renovations and demolitions do not diminish the conservation of historic resources over time.

The applicant advertised the demolition in a newspaper for two weeks (no responses were received), an assessment by the Lacombe and District Historical Society was conducted on the exterior, but not the interior due to safety concerns. The Heritage Committee approved the request to demolish and no salvage was requested due to the poor condition of the structure.

The Municipal Planning Commission approved the application with conditions.

**MOVED:** Member Rempel

**“RESOLVED** that the Municipal Planning Commission approve the discretionary demolition of a detached dwelling subject to the regulations of the Historic District Area Overlay, to occur at 5461 55 Avenue, Lot 14 Block 2 Plan 894AJ, zoned R5”.

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. Prior to Building Permit issuance, confirmation that utilities have been disconnected will be required.
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 fenced until it has been leveled. Applicant shall ensure that 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 to ensure the site remains neat and tidy, and free from tall grass and weeds.
10. Applicant is required to sod or seed the lot with grass within one year of demolition if future development has not commenced.
11. A separate development permit and building permit approval will be required for any redevelopment of 5461 55 Avenue.

12. The decision of the Municipal Planning Commission being posted on the City's web site, a sign being posted on site, and advertised in the local newspaper, and no appeal against the decision being successful.

*\*Please note that the applicant is responsible to arrange an inspection with a qualified company to inspect for asbestos prior to demolition, in accordance with the attached Standata.*

*Please note that this decision is subject to an appeal period which ends on July 7, 2017 at 4:30pm.*

**CARRIED:** Unanimously

**B. 61/251.02 (2017); Variance to Width of Driveway; 5466 – 52 Avenue; Lot 5, Block 28, Plan RN1E; Zoned R1, Residential Detached District**

The applicants / homeowners were in attendance to introduce the application and provide additional information if needed.

A total of twenty (20) property owners within 60m of the subject site were notified. Three responses were received in support of the application.

The Development Officer presented information regarding a variance greater than 10% for an over-width driveway to be poured at 5466 – 52 Avenue where a new house with a triple car garage has recently been built. The City's Land Use Bylaw and the City's Design Standards limit the width of residential driveways to 10m. The proposed 11.58m driveway requires a 16% variance, requiring Municipal Planning Commission approval. Sufficient landscaping exceeding City requirements is being proposed by the applicant. Staff supported the application.

The Municipal Planning Commission approved the application.

**MOVED:** Member Konnik

**“RESOLVED** that the Municipal Planning Commission grant a 16% variance to the maximum driveway width for residential development at 5466 52 Avenue, Lot 5 Block 28 Plan RN1E, zoned R1 - Residential Detached District. The maximum width of the driveway at the front property boundary shall be 11.58m”.

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 condition:

1. The decision of the Municipal Planning Commission being posted on the City's web site, a sign being 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 July 7, 2017 at 4:30pm.*

**CARRIED:** Unanimously

**C. 61/255.09 (2017); Home Occupation 2 – Carriage Auto Upholstery; 34 Livingston Close; Lot 65, Block 5, Plan 982 3056; Zoned R1, Residential Detached District**

The applicants were in attendance to introduce the application and provide additional information if needed. The applicant addressed concerns expressed from neighbours, indicating that there would be minimal traffic in the

laneway, and that garbage related to the business would not be put in the City's garbage bins, but would be collected in the building and taken to the transfer station as required.

A total of twenty-four (24) property owners within 60m of the subject site were notified. Six responses were received with two in support and four in opposition to the application. Concerns were related to increased traffic with respect to parking and pedestrian safety, the commercial nature of the business, potential for a high volume of garbage, and noise.

The Development Officer presented information regarding a proposed upholstery business to be operated out of an existing detached garage located at the rear of the property. The business would operate from 9:00am – 4:00pm, Monday-Friday from September to May, and Monday-Thursday from June through August. The applicant anticipates 2 customers per day (10-15 customer-related vehicles per week). Parking for two vehicles is available on a concrete pad located in front of the detached garage with access from the lane. No outside storage would be permitted. Staff supported the application as submitted.

The Municipal Planning Commission approved the application with conditions.

**MOVED:** Member Rempel

**“RESOLVED** that the Municipal Planning Commission grant approval for a Home Occupation 2 - Upholstery Business, to be located at 34 Livingston Close, Lot 65 Block 5 Plan 982 3056, zoned R1 - Residential Detached 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. 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. Applicant to obtain and maintain a valid business license from the City of Lacombe.
4. No more than one (1) non-resident employee is allowed to work on the parcel at any one time.
5. Hours of operation in which customers may visit the premises shall be limited on a weekly basis from 9:00 a.m. to 4:00 p.m. from Monday to Friday.
6. All business related parking and the parking of the cargo trailer is to occur within the property boundaries. Livingston Close, or the rear laneway, may not be utilized to accommodate the parking needs of the Home Occupation 2.
7. Applicant shall store waste materials from the upholstery business in the detached garage and take to the transfer station as required.
8. Any permit issued for home occupations may be revoked at any time if, in the opinion of the development authority, the home occupation is, or has become detrimental to the amenities of the neighbourhood.
9. This permit is valid for the address stated on the application and is not transferable to a new address.
10. Only one sign shall be allowed on the property for the Home Occupation use. The sign may have the name, type of business, telephone number and logo if desired, shall display only the name of the business and the telephone number, shall not exceed 0.16m<sup>2</sup> in size, is to be unlit, and is to be affixed to the front face of the dwelling or a free-standing sign post not to exceed 1.5m in height.
11. The decision of the Municipal Planning Commission being posted on the City's web site, a sign being 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 July 7, 2017 at 4:30pm.*

**CARRIED:** Unanimously

**D. 61/251.11 (2017); Storage of Dangerous Goods (Pesticides) and Sale of Agro Related Equipment;  
3401 52 Avenue; Lot 8, Block 6, Plan 082 5611; Zoned I2, Heavy Industrial District**

The applicants were in attendance to introduce the application and provide additional information if needed. It was noted that the warehouse building has to be constructed in accordance with AWSA standards in order to store pesticides on site.

A total of nine (9) property owners within 60m of the subject site were notified. One response was received in support of the application.

The Development Officer presented an application to renovate an existing warehouse to accommodate storage and sales of pesticides and agricultural related equipment. Some of the pesticides are considered to be dangerous goods. The City's Fire Chief requested that the facility be inspected and approved by him prior to storage of dangerous goods in the warehouse. The Fire Chief neither opposed nor recommended combining pesticide storage, a card lock facility, bulk fuel tanks, and various oil products all on the same lot. Staff supported the application on account of all fertilizers products and additives being stored on a separate property and because there will not be any significant increase in the transportation of dangerous goods between sites.

The Municipal Planning Commission approved the application with conditions.

**MOVED:** Member Konnik

**“RESOLVED** that the Municipal Planning Commission approve the conversion of an existing warehouse building located at 3401 52 Avenue for the purpose of storage and sale of dangerous goods (pesticides), and agro related equipment.”

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:

2. 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.
3. 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.
4. 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.
5. Applicant is to obtain a City of Lacombe Building Permit.
6. Applicant is to obtain plumbing, electrical and gas permits if applicable.
7. Prior to Building Permit issuance, applicant is to provide an emergency plan and risk assessment for review and approval by the City's Fire Chief, in accordance with AWSA standards.
8. Prior to the storage of dangerous goods in the warehouse building, the facility is to be inspected and approved by the City's Fire Chief in accordance with AWSA standards.
9. Applicant shall make separate application for any signs proposed on the property.

10. The decision of the Municipal Planning Commission being posted on the City's web site, a sign being 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 July 7, 2017 at 4:30pm.*

**CARRIED:** Unanimously

**5. BUSINESS**

- A. Next MPC Meeting: July 5, 2017**

**6. ADJOURNMENT**

**MOVED BY:** Member Rempel

THAT this meeting now adjourns at 5:44 p.m.

**CARRIED:** Unanimously

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Chairperson

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Date