



CITY OF LACOMBE
MUNICIPAL PLANNING COMMISSION
MINUTES 070517

DATE: July 5, 2017

PLACE: City of Lacombe Council Chambers

TIME: 5:00 p.m.

PRESENT: Steve Christie Mayor
Reuben Konnik Councillor
Sandra Badry Member at Large

REGRETS: Wayne Rempel Councillor

STAFF: Debbi Bonnett, Acting Manager of Planning and Development
Crystal Chappell, Development Officer

1. CALL TO ORDER

The meeting was called to order by Chairperson Christie at 4:57 p.m.

2. ADOPTION OF AGENDA

MOVED BY: Member Konnik

THAT the Agenda be adopted as amended.

CARRIED: Unanimously

3. ADOPTION OF MINUTES

MOVED BY: Member Badry

That the Municipal Planning Commission minutes for June 21, 2017 be confirmed as presented.

CARRIED: Unanimously

4. NEW DEVELOPMENT APPLICATION

A. 61/251.19 (2017), Fitness Facility & Sale of Sporting Goods; 5618 Wolf Creek Drive; Lot 13, Block 6, Plan 972 0123; Zoned I1, Light Industrial

The applicants were in attendance to introduce the application and provide additional information if required.

A total of nine (9) property owners within 60m of the subject site were notified. No responses were received.

The Development Officer discussed the application to utilize an existing warehouse building during the after-hours of the principal use of the building. The secondary use would be baseball batting cages and related retail as an accessory use.

The Development Officer noted that the property has been recently landscaped with installation of a chain link fence and hard surfacing has been upgraded from Wolf Creek Drive, through the approach and into the front yard of the property. The applicant negotiated with the Municipal Planning Commission to waive the Land Use Bylaw's required curbing. Staff recommendation was to compromise the placement of the curbing to accommodate snow removal into the landscaped areas.

Parking was discussed with the number of stalls exceeding the 12 required, but lines delineating each stall are required, in addition to a bicycle rack to accommodate 4 bikes.

The Municipal Planning Commission approved the application with conditions.

MOVED: Member Badry

"RESOLVED that the Municipal Planning Commission grant approval for batting cages, to include a small retail storefront, to be located within an existing warehouse building at 5618 Wolf Creek Drive, Lot 13 Block 6 Plan 972 0123, zoned I1, subject to the following conditions:

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 is to obtain a City of Lacombe building permit prior to commencement of construction.
5. Applicant to apply for and obtain any required secondary permits (electrical, plumbing, gas).
6. Applicant to maintain a valid City of Lacombe Business License throughout the duration of business operation.
7. The landscaped area at the front of the parcel to the east, located north of the most northerly access, is to be protected by concrete curbs or other barriers, as approved by the Development Authority, having a minimum height of 140mm.
8. Applicant shall provide a minimum of 12 on-site parking spaces. All hard surfaced parking spaces shall be identified with pavement markings consisting of white or yellow lines that are approximately 7.6cm wide.
9. All required parking spaces within the front yard shall be identified with cement parking curbs with the exception of the parking spaces located adjacent to the north property boundary.
10. Applicant shall provide for the placement of bicycle parking providing parking for a minimum of 4 bicycles, to be located with 15m of the main entrance or employee entrance.
11. Prior to building permit issuance, applicant is to submit an estimate from an appropriate trade professional for the required curbing and pavement markings. A deposit will be required in the form of cash or letter of credit in an amount equal to 50% of the estimated costs for curbing and pavement markings, with a minimum deposit of \$2,000.00.
12. Prior to building permit issuance, the applicant shall submit a development permit deposit in the amount of \$2,000.00.

13. Applicant to display the assigned civic address at or near the front of the property so that it can be clearly read from the roadway.
14. Applicant shall make separate application for any signs proposed on the property.
15. 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 July 27, 2017 at 4:30pm.

CARRIED: Unanimously

5. BUSINESS

A. Next MPC Meeting: July 19, 2017

6. ADJOURNMENT

MOVED BY: Member Konnik

THAT this meeting now adjourns at 5:16p.m.

CARRIED: Unanimously

Chairperson

Date