



CITY OF LACOMBE
MUNICIPAL PLANNING COMMISSION
MINUTES 080217

DATE: August 2, 2017
PLACE: City of Lacombe Council Chambers
TIME: 5:00 p.m.

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

REGRETS: Reuben Konnik Councilor

STAFF: 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 5:00 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 Rempel

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

CARRIED: Unanimously

4. NEW DEVELOPMENT APPLICATION

A. 61/251.44 (2017), Commercial Recreation Establishment, and 28% Parking Variance; 4876A 46 Avenue; Lot 5, Block 1, Plan 032 5215; Zoned C3, Transitional Highway Commercial District

The applicant and the prospective business operators were in attendance to introduce the application and provide additional information as required.

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

Commercial Recreation Establishments are defined as being designed for sports and active recreation where patrons are predominantly participants and any spectators are incidental and attend on an occasional basis, and may include but is not limited to billiard halls, bowling alleys and amusement arcades. Laser-tag fits under this description.

The applicant/property owner is proposing to locate a laser tag operation in two bays of the building. With tenants now occupying the multi-tenant building on the property, the proposal is to beautify the front of the building by extending the patio area into a widened sidewalk and adding additional planters within a decoratively fenced area. The approved plan illustrates six (6) 45° parking stalls to be developed in this location. These would be rearranged to form four (4) parallel parking stalls along the east side of the building. With the proposed changes, two (2) parking stalls will be eliminated. Under the previous by-law, no parking variances were required. However, using LUB 400 to determine the number of parking spaces to be provided, a 28% variance will be required.

Deposits obtained when the original permit was issued have been withheld until the parking lot is complete according to any approved plans and their amendments.

The Municipal Planning Commission approved the application with conditions.

MOVED: Member Badry

“RESOLVED that the Municipal Planning Commission approve a Discretionary Use Commercial Recreation Establishment (Laser Tag) to be located at 4876 – 46 Street, with a 28% parking variance and waiver of parking barriers for parallel (0° angle) spaces, to be applied to the entire lot located at 4876 – 46 Street; Lot 5, Block 1, Plan 032 5215, zoned C3”.

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 relocate garbage waste bin off of the designated parking area.
5. Applicant is to obtain a City of Lacombe building permit and any required plumbing, electrical and gas permits prior to occupancy of space OR for any future leasehold improvements
6. The applicant to provide thirty-one (31) parking stalls on site for the use of the entire property
7. Applicant to display the assigned civic addresses at or near the front of the property so that it can be clearly read from the roadway.
8. Applicant to apply for all signage separately.
9. Occupant to apply for and obtain a City of Lacombe Business License.
10. All hard surfaced parking spaces shall be identified with pavement markings consisting of white or yellow lines that are approximately 7.6cm wide.
11. Applicant shall provide for the placement of bicycle parking providing parking for a minimum of five (5) bicycles, to be located within 15 m of the main entrance or employee entrance. If the bicycle parking area is provided in or adjacent to vehicle parking spaces, visitor parking spaces, or a loading space, the parking area for the bicycle rack is to be raised above the parking lot grade and is to be hard surfaced. Location and details of the bicycle parking/rack is to be shown on the landscaping plan.
12. Applicant shall provide a distinct and dedicated pedestrian walkway connecting the multi-tenant lease bay building to the parking area located on the east property boundary.
13. Securities will be released once a site inspection demonstrates that the hard surfacing, parking curbs (with exception to proposed parallel spaces), signage for the parallel parking spaces, and pavement markings have been completed in accordance with the approved plan.
14. The decision of the Municipal Planning Commission being mailed to the applicant and landowner, notice being posted on the City of Lacombe's website, and a notice being posted on the subject lands, and no appeal against the decision being successful.

Please note that this decision is subject to an appeal period which ends on August 18, 2017 at 4:30pm.

CARRIED: Unanimously

5. BUSINESS

A. Next MPC Meeting: August 16, 2017

6. ADJOURNMENT

MOVED BY: Member Badry

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

CARRIED: Unanimously

Chairperson

Date