

To: Reuben Konnik  
Cc: Council  
From: Matthew Goudy, CAO  
Date: June 26, 2019

**Reference: 11/154/2019-183**

## RE: Proposed Boxing Club

Thanks for your request for more information about this boxing club. The addition of a new business providing health and fitness services to the residents of Lacombe is welcomed and supported by Administration.

At this time the boxing club has expressed an interest in locating their business in an area zoned for heavy industrial use (I2). The purpose of the I2 zoning is to provide an area for a variety of manufacturing, warehousing, transportation and other industrial activities, which may in the course of normal operations create nuisance factors apparent beyond the property boundary (noise, odours, intense light). The neighbourhoods, and structures, in these areas are not designed for public gatherings. The boxing club would be considered a fitness facility which is neither a permitted nor discretionary use in the I2 district. However, a fitness facility is a permitted or discretionary use in the following zones:

- Light industrial (I1)
- Downtown Commercial District (C1)
- Neighbourhood Commercial District (C2)
- Transitional Commercial District (C3)
- Highway Commercial District (C4)
- Shopping Centre District (C5)
- Regional Shopping Centre District (C6)
- University commercial (UC)
- Burman University (BU)
- Community Services as an accessory use (CS), and
- Direct Control 2 (DC2).

The owners of the boxing club have been advised that the process to add the “fitness facility” use as a permitted or discretionary use to the I2 zoning is through a land use bylaw amendment and the amendment process has been outlined to the owners. At this time, the City has not received a completed application from the owners to pursue the amendment.

Should the owners proceed with the application, Administration would likely recommend against the addition of the “fitness facility” use in the I2 zoning. Although the additional use may be desirable (from a cost perspective) for this specific business, the nuisances and hazards of a heavy industrial area are generally not compatible with an athletics facility.

Please let me know if you have any further questions about this item.

Sincerely,



Matthew Goudy, P.Eng  
Chief Administrative Officer

