

**MUNICIPAL PLANNING COMMISSION**  
 Summary Meeting Agenda  
 Wednesday, March 18, 2020 at 5:00pm  
 in Council Chambers

Time	Agenda Item	Presenter
5:00	<b>1. CALL TO ORDER</b>	
	<b>2. ADOPTION OF AGENDA</b>	
	<b>3. ADOPTION OF MINUTES</b>	
	<b>3.1</b> February 19, 2020 meeting	
	<b>4. DEVELOPMENT PERMIT APPLICATIONS</b>	
	<b>4.1 61/250.18 2020</b>	<i>Development Officer Crystal Chappell</i>
	Demolition of a Detached Dwelling	
	(Historic District Area Overlay)	
	5331 50 Avenue Lot 10, Block 20, Plan RN1B	
	<b>5. NEXT MPC MEETING</b>	
	<b>5.1</b> April 1, 2020 (tentative)	
	<b>6. ADJOURNMENT</b>	



**CITY OF LACOMBE**  
**MUNICIPAL PLANNING COMMISSION**  
**MINUTES 021920**

**DATE:** February 19<sup>th</sup>, 2020  
**PLACE:** City of Lacombe Council Chambers  
**TIME:** 5:00 p.m.

<b>PRESENT:</b>	Grant Creasey Thalia Hibbs Don Gullekson	Mayor Councillor Councillor
<b>STAFF:</b>	Crystal Chappell Jennifer Kirk	Development Officer (Acting Manager) Development Officer
<b>REGRETS:</b>	Don Easton Debbi Gallant	Member at Large Member at Large

**1. CALL TO ORDER**

A. Chairperson Creasey called the meeting to order at 5:00 p.m.

**2. ADOPTION OF AGENDA**

That the agenda be approved as amended.

**MOVED BY:** Councillor Hibbs

**CARRIED:** Unanimously

**3. ADOPTION OF MINUTES**

That the Municipal Planning Commission minutes for January 22<sup>nd</sup>, 2020 be approved as presented.

**MOVED BY:** Councillor Hibbs

**CARRIED:** Unanimously

**4. DEVELOPMENT PERMIT APPLICATIONS**

**4.1 61/255.03 (20) – Home Occupation 2 – Yoga Studio**  
**1 Emerald Crescent**  
**Lot 1, Block 8, Plan 042 3989**

The Applicant was not in attendance to provide additional information and answer questions.

Development Officer, Crystal Chappell, presented an application for a Home Occupation 2 (Yoga Studio) to be located at 1 Emerald Crescent. Discussion took place regarding the days and hours of business operation. It was determined that rather than limiting the business to two days a week (Mondays and Fridays), condition number eleven would be amended to reflect the business operating five days a week (Monday to Friday).

Discussion also took place regarding sufficient parking concerns for the home based business. It was determined that a condition would be added to the permit outlining that the neighbouring properties be notified by way of a letter that the permit was approved; however, if customers are parking on the street and it becomes detrimental to the neighbourhood, the neighbours are to contact the Planning and Development department to advise of such. If the Planning and Development department receives parking complaints, the Applicants are to build a 5.5m x 5.5m gravel parking pad that is to be accessed by the lane, or the Home Occupation Permit may be revoked.

After discussion, the following motion was put forward:

**MOVED BY:** Councillor Gullekson

**“RESOLVED** that the Municipal Planning Commission approve a Home Occupation 2 – Yoga Studio to be located at 1 Emerald Close; Lot 1, Block 8, Plan 042 3989, 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. 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. Only residents of the principal dwelling, and a maximum of one (1) non-resident employee, shall be engaged on the premises for the purpose of carrying on the Home Occupation.
5. Applicant to ensure that all associated storage is located inside the principal dwelling and/or accessory residential building on site. No outdoor storage is permitted.
6. In addition to the two (2) parking spaces required for occupants of the principal dwelling, the Applicant shall provide any additional parking spaces for vehicles used in conjunction with the Home Occupation, and for business related customers.
  - a. Up to two (2) customer vehicles: customers are to park in the front driveway of 1 Emerald Crescent.
  - b. Up to four (4) customer vehicles: gravel parking pad is to be developed.
    - i. The Applicant is required to submit a drawing illustrating a 5.5m X 5.5m gravel parking pad accessed by the lane, to be approved by the Development Authority. This development requires a \$1000.00 Security Deposit to ensure the work is completed.
7. Applicant shall ensure that all business-related parking occurs within the property boundaries. \_\_\_\_\_Public roadways such as Emerald Crescent and Estella Crescent may not be utilized to accommodate the parking needs of the Home Occupation.
8. Applicant is to ensure the site remains neat and tidy.
9. Applicant to apply for and obtain a valid City of Lacombe Business License.
10. This permit is valid for the above address and is not transferable, should the business relocate new Permits will be required.
11. Hours of customer access to the site shall be limited to 9:00 a.m. to 10:30 a.m. weekdays only.
12. Applicant to display the assigned civic address on the main building, facing the road or street, so that it can be clearly read from the roadway. Further information can be obtained from the Development department.
13. 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.

14. Decision letters circulated to adjacent land owners within 60m of the subject site advise the neighbours to report business related traffic congestion to the Planning and Development Services Department. The permit may be revoked if the Home Occupation has become detrimental to the amenities of the neighbourhood, or it may be required that the applicant develop a gravel parking pad to be accessed by the lane.
15. 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.

**This decision is subject to an appeal period which ends March 11, 2020 at 4:30 p.m.**

**CARRIED:** Unanimously

**5. NEXT MPC MEETING**

**5.1** March 4<sup>th</sup>, 2020

**6. INFORMATIONAL ITEM**

**6.1** Member Don Easton submitted his resignation letter to Mayor Creasey on February 17<sup>th</sup>, 2020.

**7. ADJOURNMENT**

**MOVED BY:** Councillor Hibbs

THAT this meeting now adjourns at 5:31 p.m.

**CARRIED:** Unanimously

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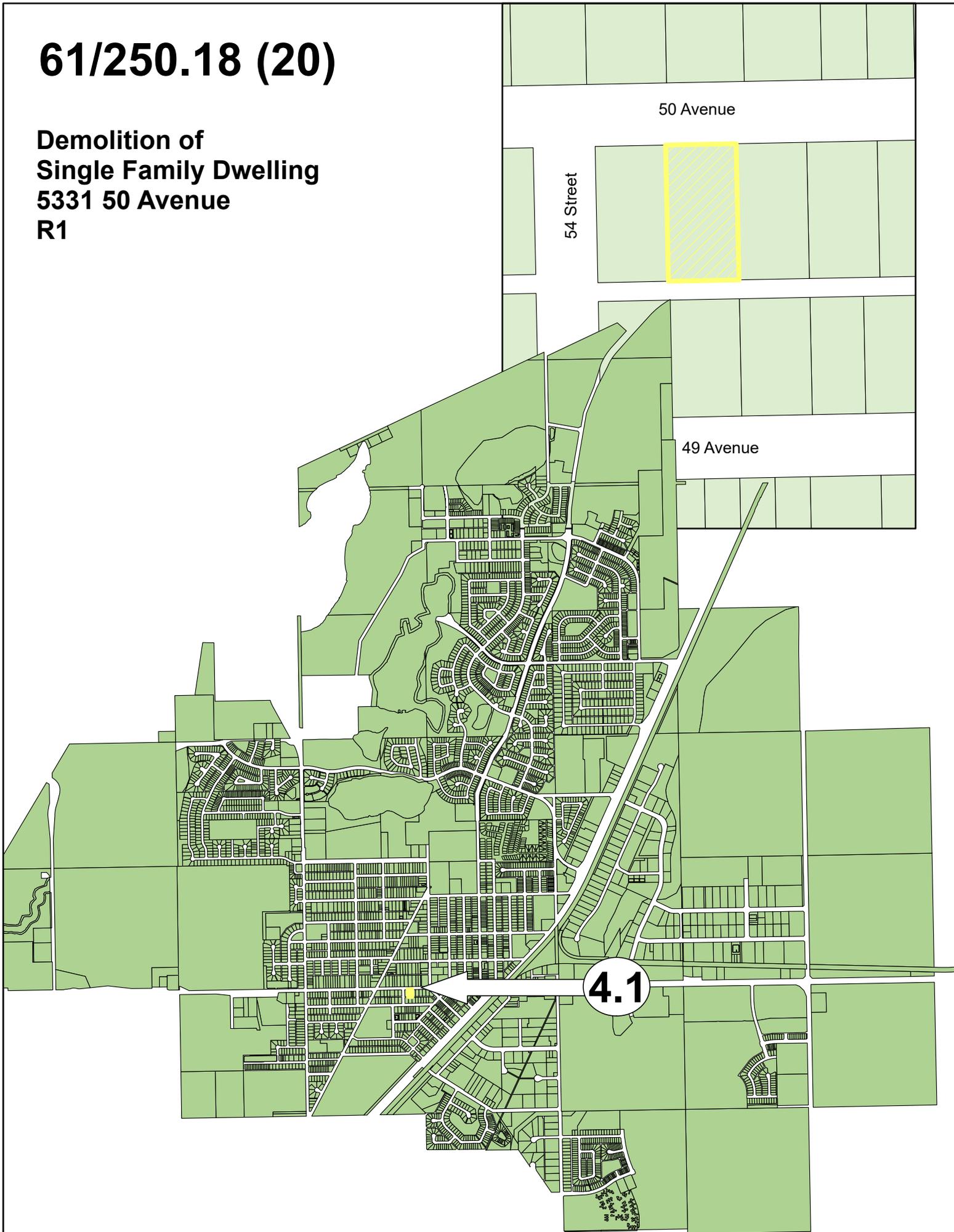
Chairperson

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Date

# 61/250.18 (20)

Demolition of  
Single Family Dwelling  
5331 50 Avenue  
R1



## MUNICIPAL PLANNING COMMISSION AGENDA

**DATE:** March 18, 2020  
**ITEM 4A:** 61/250.18 (20)  
**DEVELOPMENT OFFICER:** CRYSTAL CHAPPELL

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**District:** R1 Residential Detached District  
**Overlays:** Historic District Area Overlay and Old Town Main Street District: Residential  
**Type of Use:** Demolition  
**Proposal:** Demolition of a Detached Dwelling Greater than 50 Years of Age  
**Location:** 5331 50 Avenue; Lot 10, Block 20, Plan RN1B

### The Commission's approval is requested for:

- **DISCRETIONARY USE** Demolition of a House Greater than 50 Years of Age
- **SITE DEVELOPMENT** Demolition

### Background:

An application has been received requesting the demolition of a detached dwelling currently located at 5331 50 Avenue; Lot 10, Block 20, Plan RN1B; zoned R1 Residential Detached District and under the Old Town Main Street District: Residential Overlay and as part of the Historic District Area Overlay for homes exceeding fifty (50) years of age.

### Neighboring Property Consultations and Feedback:

Neighbouring property consultations are required as part of the Public Consultation Policy. Pursuant to this policy, a total of nineteen (19) Property Owners within 60m of the subject site were notified. At time of writing this report, no responses were received.

### Legal Constraints of the Land Use Bylaw:

Part 3; subsection 3.2 on The Development Officer  
Part 3; subsection 3.3 on The Municipal Planning Commission  
Part 4; subsection 4.7 on Decision Process and Conditions for Development Permits  
Part 8; subsection 8.8 on Demolitions  
Part 9; subsection 9.13 on the Residential Detached District  
Part 14; subsection 14.4.14 on the Old Town Main Street District: Residential District  
Part 14; subsection 14.5 on the Historic Area Overlay

### Analysis:

Historic Buildings are subject to regulations set out in the Historic District Area Overlay. The purpose of the overlay is to promote conservation and retention of historical resources through guidelines and demolition regulations.

In analyzing demolition applications, administration determines if the principle building:

- is fifty (50) years of age or older;
- is included on either the Heritage Inventory or the Places of Interest List; and
- has an official historical designation.

This particular historic building is older than fifty (50) years of age, is listed on the City of Lacombe's Heritage survey, but not listed on the City of Lacombe's Places of Interest List (POIL).

The application was forwarded to the Heritage Resource Committee and Lacombe & District Historical Society for an assessment of the historical value of the building. The Lacombe and District Historical Society determined that the home was built in 1940 and describe the house as being a simple 2 X 4 wooden frame house with architectural features reflective of the era and region. The Lacombe & District Historical Society has described the house as not being unique in Lacombe and suggested that it does not have a significant heritage value.

The Historical Resource Committee has marked the following items as salvageable:

- Interior vents
- Original hardwood flooring
- Interior doors & door handles
- Front door

#### **Recommendations:**

As the Heritage Resource Committee did not officially object to the proposed demolition, Planning & Development Services supports the application and recommends approval.

**RESOLVED** that the Municipal Planning Commission approve the demolition of a detached dwelling currently located at 5331 50 Avenue; Lot 10, Block 20, Plan RN1B; zoned R1 residential Detached District and under the Old Town Main Street District: Residential and the Historic District Area Overlay

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 demolitions 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 demolitions have 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, the Applicant is to apply for disconnection of the electrical, gas, and water services to the detached dwelling.
6. Applicant shall be required to submit a Development Deposit of \$1,000.00 prior to receipt of the Building Permit, refundable upon meeting the conditions of the Development and Building Permit.
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 (7) days of demolition.

8. Applicant is to ensure the site remains neat and tidy, and free of noxious weeds. Applicant is required to sod or seed the lot with grass within one (1) year of demolition if future development has not commenced.
9. All dry rubble materials are to be disposed of at the Prentiss Waste Station or at an area approved by Alberta Environment and Parks.
10. In the event the building is to be demolished, the Applicant is to contact the Lacombe Historical Society to allow them to document the end of the residence's life cycle for historical purposes.
11. A separate Development Permit and Building Permit approval is required for any redevelopment at 5331 50 Avenue.
12. The decision of the Municipal Planning Commission being provided to the Landowner, notice being posted on the City of Lacombe's website, notice being posted in a local newspaper, 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 **April 8, 2020** at 4:30pm.*

*Please note the following:*

- 1) *The Applicant is to ensure that all Occupational Health and Safety requirements are met.*
- 2) *Heritage Resource Committee recognizes that the Applicant may want to salvage some of the items from the building. However, if any of the items mentioned in this report can be donated to the Committee, please contact the City's Planning and Development Department at 403-782-1264.*
- 3) *The Applicant is responsible to arrange an inspection with a qualified company to inspect for asbestos prior to demolition or relocation, in accordance with Alberta Building Code Standard 06-BCB-006.*



**5331 50 Avenue**  
*Proposed Demolition*



**Disclaimer:**  
This map is for reference use only. Data provided are derived from multiple sources with varying levels of accuracy. The City of Lacombe GIS Division disclaims all responsibility for the accuracy or completeness of the data shown herein.  
Coordinate System: NAD 1983 3TM 114      Date: 2/27/20

February 28<sup>th</sup>, 2020

Heritage Resources Committee  
City of Lacombe

CC:  
Crystal Chappell  
Development Officer II  
City of Lacombe  
5432-56 Ave  
Lacombe, AB T4L 1E9

**Re: Proposed house demolition 5331 – 50<sup>th</sup> Avenue, Lacombe**



Following your request for comments regarding the demolition of the house located at **5331 – 50<sup>th</sup> Avenue** the Lacombe & District Historical Society and the Heritage Resource Committee had the opportunity to review both the interior and exterior aspects of the property's structure and inquire about the potential heritage value pertaining to this property.

**Please note, this structure is listed on the City of Lacombe's Heritage survey conducted in 2010 given its age. This house is not listed on the City of Lacombe's Places of Interest List (POIL).**

The date of construction for this one storey home was constructed in 1940. This simple 2x4 wooden frame house has architectural features that are reflective of this era and region.

The house consists of one story plus an attic and basement. It features a stucco siding exterior, original wood windows, concrete foundation (in decent condition), and a shingled roof. There have been numerous renovations done to modernize the home, including the kitchen, bathroom and new flooring overtop of old hardwood in both spaces (kitchen and bathroom).















This style of house is not unique in Lacombe and does not have a significant heritage value.

While the home's architectural elements aren't unique, it is important to note that they reflect the architectural character of a significant period within Lacombe's history and form an important part of our built environment's identity.

Should the City approve to demolish or destroy the home, due to the current condition of the building, items marked as salvageable by the Heritage Resource Committee include:

- Interior vents
- Original hardwood flooring
- Interior doors & door handles
- Front door

Sincerely,

Melissa Blunden, Executive Director  
On behalf of the Lacombe & District Historical Society  
5036 – 51st Street  
Lacombe, AB T4L 1W2