



CITY OF LACOMBE
MUNICIPAL PLANNING COMMISSION
MINUTES 010317

DATE: January 3, 2017

PLACE: City of Lacombe Council Chambers

TIME: 5:00 p.m.

PRESENT:

Grant Creasey	Mayor
Thalia Hibbs	Councilor
Don Easton	Member at Large
Don Gullekson	Councilor
Sandra Badry	Member at Large

STAFF:

Deb Bonnett, Manager of Planning and Development Services
Gail Long, Development Officer
Crystal Chappell, Development Officer

1. CALL TO ORDER

Mayor Creasey called the meeting to order at 4:58pm.

2. ADOPTION OF AGENDA

MOVED BY: Member Easton

THAT the Agenda be adopted as presented.

CARRIED: Unanimously

3. ADOPTION OF MINUTES

MOVED BY: Member Gullekson

That the Municipal Planning Commission minutes for December 20, 2017 be approved as presented.

CARRIED: Unanimously

4. NEW DEVELOPMENT PERMIT APPLICATION

- A. 61/252.38 (2017) Care Residence; 5117 52 Street; Lot 5, Block 10, Plan RN1A; Zoned R4- Residential Mixed District and the Mixed Use Transition District Overlay**

Development Officer, Gail Long, presented a discretionary use Care Residence application to be located at 5117 52 Street.

The Care Residence would accommodate up to 3 children aged 7-17. The home would be staffed 24 hours per day by 2 staff members at all times. Their rotations would be based on staggered 8 hour shifts. Care Residences require two (2) parking spaces. Further, an additional stall for every three (3) beds is required and one more parking space per staff member at maximum capacity. Based on these regulations, a total of five (5) on-site parking spaces are required. If the existing fence is removed or relocated to provide more parking spaces, it has been determined that the lot can accommodate four (4) tandem styled stalls and an additional two (2) in the detached garage. The garage does not meet setback requirements, therefore setback variances were also requested. The rear lane is paved, therefore; the parking area is to be hard surfaced from the lane to a minimum depth of 6.0m.

The applicant, Craig O'Connor answered questions about the Care Residence while describing the need and purpose of a safe home for underprivileged youth.

After discussion, the following motion was put forward:

MOVED: Member Hibbs

RESOLVED that the Municipal Planning Commission approve the location of the existing accessory building on the parcel with a 40% variance to the side yard setback, and a 68% variance to the rear yard setback to allow for the location of a care residence at 5117 52 Street, Lot 5 Block 10 Plan RN1A, zoned R4 – Residential Mixed District and located within the Mixed Use Transition District 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 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. The care facility shall have permanent staff working on-site at all times.
5. Applicant to apply for and obtain a building permit and any necessary electrical, plumbing and gas permits for any tenant improvements.
6. Any drainage from the detached garage must first be directed onto the lot before draining into the back laneway.
7. Applicant to provide a minimum of 5 on-site parking spaces in accordance with the approved plan. All parking is to occur within the confines of 5117 52 Street. 52 Street may not be utilized to accommodate the parking needs of the Care Residence.
8. Applicant to hard surface the rear parking area from the lane a minimum of 6m into the property, no later than June 30, 2018.
9. Applicant shall be required to submit a deposit in the amount of \$1,000.00. This deposit will be refunded once hard surfacing of the parking area has been completed in accordance with above Condition #8.
10. Applicant to display the assigned civic address at or near the front and at the rear of the property so that it can be clearly read from the roadway.
11. The decision of the Municipal Planning Commission being provided 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 **January 24, 2018** at 4:30pm.*

CARRIED: Unanimously

5. NEXT MPC MEETING

A. January 31, 2018

6. ADJOURNMENT

THAT this meeting now adjourns at 5:19p.m.

MOVED BY: Member Badry

CARRIED: Unanimously

Chairperson

Date