



CITY OF LACOMBE
MUNICIPAL PLANNING COMMISSION
MINUTES 013118

DATE: January 31, 2018
PLACE: City of Lacombe Council Chambers
TIME: 5:00 p.m.

PRESENT:

Thalia Hibbs	Acting Chair
Don Gullekson	Councilor
Don Easton	Member at Large
Sandra Badry	Member at Large

STAFF: Gail Long, Development Officer

1. CALL TO ORDER

Acting Chair Hibbs called the meeting to order at 5:00 p.m..

2. ADOPTION OF AGENDA

THAT the Agenda be adopted as presented.

MOVED BY: Member Easton

CARRIED: Unanimously

3. ADOPTION OF MINUTES

That the Municipal Planning Commission minutes for January 3, 2018 be approved as presented.

MOVED BY: Member Gullekson

CARRIED: Unanimously

4. NEW DEVELOPMENT PERMIT APPLICATION

- A. 61/255.01 (2018) Home Occupation 2 – Craft Workshops; 32 Garden Road; Lot 27, Block 5, Plan 782 0684;
Zoned R1- Residential Detached District.**

Development Officer, Gail Long, presented a discretionary use Home Occupation 2 application for a craft workshop business to be located at 32 Garden Road.

The craft business would operate from an existing detached garage, with workshops/craft classes being offered for small groups of people three times weekly from 6:30 p.m. to 9:30 p.m. Customer vehicles would be parked on the driveway south of the residence, which extends from the front of the lot to the rear detached garage. The sale of craft items may involve customers picking up their orders from the home. This occurs approximately 2 times each week, as often times orders are delivered directly to the customer.

Two letters opposing the proposed development, and 1 letter in favor, had been submitted. Concerns related to parking, blocking of adjacent driveways and sidewalks, hours of operation, the adjoining driveway on the neighbouring property and the need for a fence to separate the driveways for privacy. The letter in support indicated that they had never heard excessive noise or been bothered by the activities taking place.

Applicants Bonnie and Marco Van'tKlooster spoke to the development, indicating that there is minimum noise from the tools after 8:00 p.m., and that hours of classes may vary, as smaller classes may be finished prior to 9:30 p.m. As this is also a social event, larger classes may extend to 9:30 p.m. Customers are encouraged to park onsite. They confirmed that if approval is granted, the holiday trailer which is currently parked on the driveway will be stored at another location.

After discussion, the following motion was put forward:

MOVED: Member Easton

RESOLVED that the Municipal Planning Commission approve the discretionary use for a Home Occupation 2: Craft Workshops, with limited retail sales, to be located at 32 Garden Road, Lot 27 Block 5 Plan 782 0684, zoned R1.

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 obtain and maintain a valid business license from the City of Lacombe.
5. There shall be a maximum of 4 business related (client) vehicles at the property at any given time.
6. Hours of operation shall be limited to Monday through Saturday, with no workshop extending beyond 9:30 p.m.
7. Only residents of the principal dwelling shall be engaged on the premises for the purpose of carrying on the home occupation.
8. All business related parking is to occur within the property boundaries. Garden Road may not be utilized to accommodate the parking needs of the Home Occupation 2.
9. 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.
10. 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.
11. This permit is valid for the address stated on the application and is not transferable to a new address.
12. Only one sign shall be allowed on the property for the Home Occupation use. The sign may have the logo of the business if desired, shall display only the name of the business and the telephone number, shall not exceed 0.16m² in size, is to be unlit, and is to be affixed to the front face of the dwelling or a free-standing sign post not to exceed 1.5m in height.

13. The decision of the Municipal Planning Commission being provided to the applicant, notice being posted on the City'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 **February 21, 2018** at 4:30 p.m.*

CARRIED: Unanimously

5. NEXT MPC MEETING

- A.** February 28, 2018

6. ADJOURNMENT

MOVED BY: Member Badry

THAT this meeting now adjourns at 5:20p.m.

CARRIED: Unanimously

Chairperson

Date