



CITY OF LACOMBE
MUNICIPAL PLANNING COMMISSION
MINUTES 022818

DATE: February 28, 2018
PLACE: City of Lacombe Council Chambers
TIME: 5:00 p.m.

PRESENT: Grant Creasey Mayor
Thalia Hibbs Councilor
Don Gullekson Councilor
Don Easton Member at Large

REGRETS: 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 5:03 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 31, 2018 be approved as presented.

MOVED BY: Member Hibbs

CARRIED: Unanimously

4. NEW DEVELOPMENT PERMIT APPLICATION

A. 61/255.02 (2018) Home Occupation 2 – Personal Services (Esthetics); 4605 Henner’s Pointe; Lot 3, Block 8, Plan 072 0097; Zoned R1- Residential Detached District.

The applicant was in attendance to provide additional information and answer questions if required.

Development Officer, Gail Long, presented an application for a Home Occupation 2 (an esthetic services business) to be located at 4605 Henner's Pointe.

The business, specializing in nails, is proposed to operate Tuesday through Friday between 8:00am and 6:00pm and by appointment only. Limited sales of nail care products will be available to customers when they are on site.

Parking for the residents is available in an attached double garage and the driveway is wide enough to accommodate two off-street parking stalls for the clients

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: Personal Services (Esthetics), with limited retail sales, to be located at 4605 Henner's Pointe, Lot 3 Block 8 Plan 072 0097, 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 2 business related (client) vehicles at the property at any given time.
6. Hours of operation shall be limited to Monday through Saturday.
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. Henner's Pointe 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 **March 21, 2018** at 4:30 p.m.*

CARRIED: Unanimously

B. 61/255.00 (2018) Timeline Extension to Conditions on Existing Home Occupation 2, Personal Services (Massage) 5851 45 Avenue; Lot 9, Block 3, Plan 762 1709; Zoned R1- Residential Detached District.

The applicants were in attendance to provide additional information and to answer any questions.

Development Officer, Crystal Chappell, presented a request to waive an existing development permit condition or allow for a second extension to the condition as it applies to a Home Occupation 2 (Massage Therapy) currently located at 5851 45 Avenue. The Home Occupation was initially approved in 2016.

A condition of the initial approval was that the front driveway was to be hard surfaced. The applicants prefer to not hard surface the front driveway at all because their landscaping has been designed to be as ecologically and environmentally friendly as possible. It is their opinion that a paved driveway does not compliment the look of their property.

Hard surfacing of an access to any development off of a paved roadway is required by the current land use bylaw, and the requirement cannot be waived. The Planning and Development Services department supported granting a second one year extension to the condition and will consider hard surfacing materials other than pavement or concrete.

The applicants agreed to work with the Planning department to come up with a satisfactory hard surfacing material that would both compliment their property and help preserve the integrity of the adjoining City street.

After discussion, the following motion was put forward:

MOVED: Member Gullekson

RESOLVED that the Municipal Planning Commission approve an extension to Development Permit 61/255.00 2016 (Home Occupation 2: Personal Services (Massage Therapy) to **October 30, 2018**, which is currently located at 5851 45 Avenue; Lot 9, Block 3, Plan 762 1709, 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. 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.
3. Applicant to obtain and maintain a valid business license from the City of Lacombe.
4. Only the applicant, and additional family members approved by the Development Authority shall be engaged on the premises for the purpose of carrying on the home occupation.
5. All business related parking is to occur within the property boundaries. 45 Avenue may not be utilized to accommodate the parking needs of the Home Occupation 2.
6. The front driveway shall be hard surfaced, no later than October 30, 2018.
7. Prior to development permit issuance, the applicant shall submit a hard surfacing deposit in the amount of \$1,000.
8. Hours of operation shall be limited from Monday through Saturday, 10 AM to 6PM. Up to two days of those approved workdays may allow for operations to 8PM.
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. Permit is valid for the address stated on the application and is not transferable to a new address.
11. 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.
12. Applicant shall provide the City with confirmation that their business has been approved by Alberta Health Services prior to commencement of the Home Occupation 2.
13. The decision of the Municipal Planning Commission being mailed to adjacent landowners, a sign posted on site, and advertised in the local newspaper, and no appeal against the decision being successful.

*Please note that this decision is subject to an appeal period which ends on **March 21, 2018** at 4:30 p.m.*

CARRIED: 3:1

5. NEXT MPC MEETING

A. March 21, 2018

6. ADJOURNMENT

MOVED BY: Member Gullekson

THAT this meeting now adjourns at 5:55p.m.

CARRIED: Unanimously

Chairperson

Date