



CITY OF LACOMBE
MUNICIPAL PLANNING COMMISSION
MINUTES 032118

DATE: March 21, 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 5:00 p.m.

2. ADOPTION OF AGENDA

THAT the Agenda be adopted as presented.

MOVED BY: Member Hibbs

CARRIED: Unanimously

3. ADOPTION OF MINUTES

That the Municipal Planning Commission minutes for February 28, 2018 be approved as presented.

MOVED BY: Member Gullekson

CARRIED: Unanimously

4. NEW DEVELOPMENT PERMIT APPLICATION

A. 61/250.23 (2018) Existing Secondary Suite – 5214 47 Avenue; Lot 11, Block 24, Plan 5054MC; Zoned R1-Residential Detached District.

Development Officer, Crystal Chappell, presented an application to legalize and existing secondary suite located at 5214 47 Avenue.

This application is the first proposed block for this suite. The block could potentially accommodate two suites.

Neighbouring property owner consultations were delivered to 26 adjacent land owners. Four responses were received: One was in favor of the application while the other three were in opposition. Concerns related to lack of parking, the lack of a sidewalk in front of the house, snow being piled in front of the property resulting in cars parking well into the city street, presence of rental units in the area, potential property devaluation, and number of tenants in the suite.

Parking for the residents is available in both a detached garage and a long driveway which will need to be slightly widened in order to accommodate a total of four vehicles for occupants of the residence and the secondary suite.

A 5.5% size variance was requested for the size of the suite as the floor area of the secondary suite exceeds 40% of the total floor area of the entire house.

After discussion, the following motion was put forward:

MOVED: Member Easton

RESOLVED that the Municipal Planning Commission approve a 3.70m² (5.5%) variance to the maximum suite area for an existing secondary suite, and a .54 m side yard variance to the existing attached shed currently located at 5214 – 47 Avenue; Lot 11, Block 24, Plan 5054MC.

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 display the assigned civic address at or near the front of the property so that it can be clearly read from the roadway.
5. Applicant shall be required to submit a Development Deposit of \$1,000 prior to receipt of the Building Permit.
6. Applicant to apply for and obtain building permits and any necessary electrical, plumbing and gas permits for the secondary suite located in the structure and is to confirm that the secondary suite is fully compliant with the Alberta Building Codes within one year of Building Permit issuance.
7. Applicant to apply for and obtain electrical and plumbing permits for the laundry room on the main floor.
8. Applicant to widen the existing hard surfaced driveway to a minimum width of 5.5m for a minimum length of 5.75m to accommodate at least two parking stalls for a total of four available stalls on the site.
9. 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 April 11, 2018 at 4:30pm.

CARRIED: Unanimously

5. NEXT MPC MEETING

A. April 4, 2018

6. ADJOURNMENT

THAT this meeting now adjourns at 5:27 p.m.

MOVED BY: Member Gullekson

CARRIED: Unanimously

Chairperson

Date