



CITY OF LACOMBE
MUNICIPAL PLANNING COMMISSION
MINUTES 040418

DATE: April 4, 2018

PLACE: City of Lacombe Council Chambers

TIME: 5:00 p.m.

PRESENT:

Grant Creasey
Thalia Hibbs
Don Gullekson
Don Easton
Sandra Badry

Mayor
Councilor
Councilor
Member at Large
Member at Large

STAFF:

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

1. CALL TO ORDER

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

2. ADOPTION OF AGENDA

MOVED BY: Member Gullekson

THAT the Agenda be adopted as presented.

CARRIED: Unanimously

3. ADOPTION OF MINUTES

MOVED BY: Member Easton

That the Municipal Planning Commission minutes for March 21, 2018, 2018 be approved as presented.

CARRIED: Unanimously

4. NEW DEVELOPMENT PERMIT APPLICATION

- A. 61/250.26 (2018) Temporary Office Trailer – 3411 52 Avenue, Lot 6, Block 6 Plan 062 3946, zoned I2 – Heavy Industrial District**

Development Officer, Gail Long, presented an application to locate a temporary office trailer at 3411 52 Avenue for the spring season from April 15 to June 15, 2018. After that date, the portable trailer will be moved off site. The temporary building was located on site for a 3 month period for the first time in 2017.

The temporary office will be 27.87m² in size, and meets all requirements of the Land Use Bylaw.

The applicant has advised that they are hoping to construct a permanent structure on site within three to five years. Until that time, they will be applying on a yearly basis for a temporary office trailer to be located on site for a three month period.

It should be noted that the appeal period for this application will not end until 4:30 p.m. on Wednesday, April 25, 2017. If approval to the proposed application is granted, the City of Lacombe is willing to enter into an indemnity agreement with the applicant which will require the applicant to assume all risks, responsibilities and liability as a result of the location of the temporary office trailer proceeding prior to the closing date for appeals, and also require the applicant to waive their right to appeal the decision and any conditions placed on the development permit approval. Should an appeal be received, Central Alberta Coop has agreed to stop use of the temporary office trailer located on site until such time as an appeal can be heard and a decision is made by the SDAB regarding the appeal.

Planning and Development Services recommended that a 100% variance to the maximum length of time a temporary building may remain on the property. This would allow the temporary structure to be located on the property for a two year period from April 15 to June 15 for both the 2018 and 2019 season.

Michelle Brown, representing the applicant, indicated that the plan is for a permanent structure on the parcel, but it is uncertain at this time when exactly the building will be constructed. The temporary structure is rented during the spring season for the convenience of the customer, and is only needed for a specific period of time on a yearly basis.

MOVED: Member Badry

RESOLVED that the Municipal Planning Commission approve the temporary location of an office trailer at 3411-52 Avenue, Lot 6 Block 6 Plan 062 3946, zoned I2, with a 100% variance to the maximum length of time a temporary building may remain on the property. Approval is therefore granted for the temporary structure to be located on the property for a two year period from April 15 to June 15 for both the 2018 and 2019 season.

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. If the applicant wishes to locate the temporary trailer on site prior to the end of the appeal period, the applicant will be required to enter into an Indemnity Agreement with the City of Lacombe.
5. Applicant is to obtain a City of Lacombe building permit on a yearly basis prior to location of the temporary office building on the property.
6. Applicant is to obtain electrical, plumbing and gas permits as applicable.
7. Prior to the location of the portable office trailer on the property, the applicant shall be required to submit a deposit of \$1000 on a yearly basis. This deposit will be refunded on a yearly basis once the temporary office trailer has been removed from the site.

8. The decision of the Municipal Planning Commission being placed on the City's web page, 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 at 4:30 p.m. on April 25, 2018.

CARRIED: Unanimously

5. NEXT MPC MEETING

- A. April 18, 2018

6. ADJOURNMENT

MOVED BY: Member Hibbs

THAT this meeting now adjourns at 5:18 p.m.

CARRIED: Unanimously

Chairperson

Date