



CITY OF LACOMBE
MUNICIPAL PLANNING COMMISSION
MINUTES 022019

DATE: February 20th, 2019

PLACE: City of Lacombe Council Chambers

TIME: 5:00 p.m.

PRESENT:	Thalia Hibbs	Councillor (Acting Chairperson)
	Don Gullekson	Councillor
	Don Easton	Member at Large
	Brian McLoughlin	Member at Large
REGRETS:	Grant Creasey	Mayor
STAFF:	Debbie Bonnett	Manager
	Crystal Chappell	Development Officer
	Jennifer Kirk	Development Officer

1. CALL TO ORDER

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

2. ADOPTION OF AGENDA

MOVED BY: Member Easton

That the agenda be approved as presented.

CARRIED: Unanimously

4. ADOPTION OF MINUTES

MOVED BY: Councillor Gullekson

That the Municipal Planning Commission minutes for February 6th, 2019, be approved as presented.

CARRIED: Unanimously

4. NEW DEVELOPMENT PERMIT APPLICATIONS

- A. 61/250.15 2019 – Occupancy
Furniture Repair Facility with Sales as Accessory Use & a 50% Parking Variance
Bay A, 5210 Wolf Creek Drive
Lot 4, Block 1, Plan 992 4577**

The applicant was not in attendance.

Development Officer Crystal Chappell presented an application for a furniture repair business with sales as an accessory use to be located at Bay A, 5210 Wolf Creek Drive (Lot 4, Block 1, Plan 992 4577, zoned I1 – Light Industrial District). While retail sales are neither a permitted nor a discretionary use in this district, sales may be considered an accessory use, which is listed as a discretionary use in the Land Use Bylaw. The bylaw also provides for any other use that is similar to those which are permitted or discretionary in this district may apply for a discretionary use development permit.

A total of 3 property owners within 60m of the subject site were notified. No responses were received.

There was discussion regarding the required parking for this use and the actual parking provided. Following discussions, an amended motion was put forward:

MOVED BY: Member McLoughlin

RESOLVED that the Municipal Planning Commission approved furniture repair and sales (as an accessory and a similar use), with a 50% parking variance, to be located at Bay A 5210 Wolf Creek Drive, Lot 4 Plan 992 4577, zoned I1.

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 is to obtain a City of Lacombe building permit for any tenant improvements.
5. Applicant to apply for and obtain any required secondary permits (electrical, plumbing, gas).
6. Applicant to ensure the assigned civic address is displayed at or near the front of the property so that it can be clearly read from the roadway.
7. Applicant to apply for any signage through a separate application.
8. Applicant to obtain and maintain a valid Business License from the City of Lacombe.
9. A minimum of three (3) parking stalls are to be provided for the business.
10. 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 in a local newspaper, 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 13, 2019** at 4:30 p.m.*

CARRIED: Unanimously

**B. 61/255.03 2019 – Home Occupation 2 (Small Engine Repair)
5627 56 Avenue
Lot 13, Block 33, Plan 6024RS**

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

Development Officer Crystal Chappell presented an application for a Home Occupation 1 (Mobile Lawn Care Maintenance) to be expanded into a Home Occupation 2 (Small Engine Repair) located at 5627 56 Avenue (Lot 13, Block 33, Plan 6024RS, zoned R4 – Residential Mixed District). The applicant requested approval of the Home Occupation 2.

A total of 18 adjacent property owners were notified, with 4 responses being received in opposition of the proposed development. The respondents all expressed concerns regarding the unsightliness of the yard.

There was discussion regarding the neighbours concerns, outside storage within the yard, parking and the existing and proposed storage sheds. Following discussions, the subsequent motion was put forward:

MOVED BY: Councillor Hibbs

RESOLVED that the Municipal Planning Commission postpone consideration of an expansion of an existing Home Occupation 1 (Mobile Lawn Care) to a Home Occupation 2 (Small Engine Repair) to be located at 5627 56 Avenue (Lot 13, Block 33, Plan 6024RS, zoned R4) until June 19, 2019.

CARRIED: Unanimously

5. NEXT MPC MEETING

A. Wednesday, March 20th, 2019

6. ADJOURNMENT

MOVED BY: Member Easton

THAT this meeting now adjourns at 5:44pm

CARRIED: Unanimously

Chairperson

Date