



CITY OF LACOMBE
MUNICIPAL PLANNING COMMISSION
MINUTES 112019

DATE: November 20th, 2019
PLACE: City of Lacombe Council Chambers
TIME: 5:00 p.m.

PRESENT:	Grant Creasey Thalia Hibbs Don Gullekson Don Easton Debbi Gallant	Mayor Councillor Councillor Member at Large Member at Large
STAFF:	Crystal Chappell Jennifer Kirk Jennifer Kirchner	Development Officer (Acting Manager) Development Officer Planner II
REGRETS:	Debbie Bonnett	Planning & Development Manager

1. CALL TO ORDER

A. Mayor Creasey called the meeting to order at 4:59 p.m.

2. ADOPTION OF AGENDA

That the agenda be approved as amended.

MOVED BY: Councillor Hibbs

CARRIED: Unanimously

3. ADOPTION OF MINUTES

That the Municipal Planning Commission minutes for November 6th, 2019 be approved as amended.

MOVED BY: Councillor Hibbs

CARRIED: Unanimously

4. DEVELOPMENT PERMIT APPLICATIONS

A. **61/252.29 2019 – Shipping Container Proposed Front Yard Placement**
5659 58 Street
Lot 9, Block 1, Plan 022 6947

The application was withdrawn, and therefore, not presented at the meeting.

5. SUBDIVISION APPLICATIONS

A. **66/250.02 2019 – Subdivide One (1) I2 Heavy Industrial Parcel into Two (2) I2 Heavy Industrial Parcels**
3413 53 Avenue

Lot 13, Block 5, Plan 102 4264

The Applicant was not in attendance to provide additional information and answer questions.

Planner, Jennifer Kirchner, presented an application to subdivide one (1) I2 Heavy Industrial parcel into two (2) I2 Heavy Industrial parcels, located at 3413 53 Avenue.

There were discussions as to why the City of Lacombe requests to be named as a party in the Access Easement Agreement to be registered on title (condition number five (5)). It was explained that this is a preventative measure for possible disputes that may arise between the two (2) parcels.

There were discussions as to why each lot cannot create their own access, rather than sharing the current access located on site. It was explained that if each lot created their own separate access, there would be traffic, spacing and setback considerations to take into account.

There were discussions regarding whether the parcel located to the East could widen their access. It was explained that this would be a question for the City's Engineering Department.

After discussions, the following motion was put forward:

MOVED BY: Councillor Gullekson

"RESOLVED that the Municipal Planning Commission approve the proposed subdivision of Lot 13, Block 5, Plan 102 4264 subject to the following six (6) conditions:

1. Subdivision to be registered by Plan of Survey.
2. The payment or arrangement for the payment of taxes prior to endorsement.
3. Any existing right-of-ways shall be carried forward and registered on the newly created lots.
4. Each lot will require separate servicing connections from 53rd Avenue.
5. An Access Easement Agreement shall be established for the two (2) lots and registered on title. The City of Lacombe will be named as a party in the Agreement, and the Agreement will include provisions for the joint use of the shared access located on 53rd Avenue.
6. The payment of \$200.00 endorsement fee.

CARRIED: Unanimously

5. NEXT MPC MEETING

- A.** December 4th, 2019

6. ADJOURNMENT

MOVED BY: Councillor Hibbs

THAT this meeting now adjourns at 5:30 p.m.

CARRIED: Unanimously

Chairperson

Date