



CITY OF LACOMBE
MUNICIPAL PLANNING COMMISSION
MINUTES 021920

DATE: February 19th, 2020
PLACE: City of Lacombe Council Chambers
TIME: 5:00 p.m.

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

1. CALL TO ORDER

A. Chairperson Creasey called the meeting to order at 5:00 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 January 22nd, 2020 be approved as presented.

MOVED BY: Councillor Hibbs

CARRIED: Unanimously

4. DEVELOPMENT PERMIT APPLICATIONS

4.1 61/255.03 (20) – Home Occupation 2 – Yoga Studio
1 Emerald Crescent
Lot 1, Block 8, Plan 042 3989

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

Development Officer, Crystal Chappell, presented an application for a Home Occupation 2 (Yoga Studio) to be located at 1 Emerald Crescent. Discussion took place regarding the days and hours of business operation. It was determined that rather than limiting the business to two days a week (Mondays and Fridays), condition number eleven would be amended to reflect the business operating five days a week (Monday to Friday).

Discussion also took place regarding sufficient parking concerns for the home based business. It was determined that a condition would be added to the permit outlining that the neighbouring properties be notified by way of a letter that the permit was approved; however, if customers are parking on the street and it becomes detrimental to the neighbourhood, the neighbours are to contact the Planning and Development department to advise of such. If the Planning and Development department receives parking complaints, the Applicants are to build a 5.5m x 5.5m gravel parking pad that is to be accessed by the lane, or the Home Occupation Permit may be revoked.

After discussion, the following motion was put forward:

MOVED BY: Councillor Gullekson

“RESOLVED that the Municipal Planning Commission approve a Home Occupation 2 – Yoga Studio to be located at 1 Emerald Close; Lot 1, Block 8, Plan 042 3989, zoned R1 – Residential Detached District.

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. Only residents of the principal dwelling, and a maximum of one (1) non-resident employee, shall be engaged on the premises for the purpose of carrying on the Home Occupation.
5. Applicant to ensure that all associated storage is located inside the principal dwelling and/or accessory residential building on site. No outdoor storage is permitted.
6. In addition to the two (2) parking spaces required for occupants of the principal dwelling, the Applicant shall provide any additional parking spaces for vehicles used in conjunction with the Home Occupation, and for business related customers.
 - a. Up to two (2) customer vehicles: customers are to park in the front driveway of 1 Emerald Crescent.
 - b. Up to four (4) customer vehicles: gravel parking pad is to be developed.
 - i. The Applicant is required to submit a drawing illustrating a 5.5m X 5.5m gravel parking pad accessed by the lane, to be approved by the Development Authority. This development requires a \$1000.00 Security Deposit to ensure the work is completed.
7. Applicant shall ensure that all business-related parking occurs within the property boundaries. _____Public roadways such as Emerald Crescent and Estella Crescent may not be utilized to accommodate the parking needs of the Home Occupation.
8. Applicant is to ensure the site remains neat and tidy.
9. Applicant to apply for and obtain a valid City of Lacombe Business License.
10. This permit is valid for the above address and is not transferable, should the business relocate new Permits will be required.
11. Hours of customer access to the site shall be limited to 9:00 a.m. to 10:30 a.m. weekdays only.
12. Applicant to display the assigned civic address on the main building, facing the road or street, so that it can be clearly read from the roadway. Further information can be obtained from the Development department.
13. 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.

14. Decision letters circulated to adjacent land owners within 60m of the subject site advise the neighbours to report business related traffic congestion to the Planning and Development Services Department. The permit may be revoked if the Home Occupation has become detrimental to the amenities of the neighbourhood, or it may be required that the applicant develop a gravel parking pad to be accessed by the lane.
15. The decision of the Municipal Planning Commission being mailed to the Applicant and Landowner, notice being posted on the City of Lacombe's website, and a notice being posted on the subject lands, and no appeal against the decision being successful.

This decision is subject to an appeal period which ends March 11, 2020 at 4:30 p.m.

CARRIED: Unanimously

5. NEXT MPC MEETING

5.1 March 4th, 2020

6. INFORMATIONAL ITEM

6.1 Member Don Easton submitted his resignation letter to Mayor Creasey on February 17th, 2020.

7. ADJOURNMENT

MOVED BY: Councillor Hibbs

THAT this meeting now adjourns at 5:31 p.m.

CARRIED: Unanimously

Chairperson

Date