



**CITY OF LACOMBE**  
**MUNICIPAL PLANNING COMMISSION**  
**MINUTES 040120**

**DATE:** April 1<sup>st</sup>, 2020

**PLACE:** City of Lacombe Council Chambers

**TIME:** 5:00 p.m.

**PRESENT:**

Grant Creasey  
Thalia Hibbs  
Don Gullekson  
Debbi Gallant

Mayor  
Councillor  
Councillor  
Member at Large

**STAFF:**

Debbie Bonnett  
Crystal Chappell  
Jennifer Kirk

Planning and Development Manager  
Development Officer  
Development Officer

**1. CALL TO ORDER**

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

**2. ADOPTION OF AGENDA**

**MOVED BY:** Councillor Gullekson

That the agenda be approved as presented.

**CARRIED:** Unanimously

**3. ADOPTION OF MINUTES**

**MOVED BY:** Councillor Hibbs

That the Municipal Planning Commission minutes for March 18<sup>th</sup>, 2019 be approved as presented.

**CARRIED:** Unanimously

**4. DEVELOPMENT PERMIT APPLICATIONS**

**4.1 61/250.39 (20) – Development of an Oversized Accessory Building (Shop)**

**5948 60 Avenue Close**

**Lot 1, Block 6, Plan 5234RS**

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

Development Officer, Crystal Chappell, presented an application for an oversized accessory building (shop) to be located at 5948 60 Avenue Close.

Discussions took place regarding the construction of the shop concurrently to the dwelling. After discussions, it was determined that there were no concerns as the Applicant is in the final drafting stages of the dwelling and will be applying for permits for such in due time.

Discussions also took place regarding vegetative screening adjacent to the south and west boundaries. After discussions, it was determined that a condition (#11) be added to the Development Permit for the Applicant to provide additional vegetative screening adjacent to the south and west boundaries to the satisfaction of the Development Authority.

After discussion, the following motion was put forward:

**MOVED BY:** Councillor Gullekson

**“RESOLVED** that the Municipal Planning Commission approved a 2400ft<sup>2</sup> Shop (Accessory Residential Building) with 59.2% variance to the overall floor area, a 0.8% (more or less) variance to the house to shop floor area ratio, and a 25% (more or less) variance to the maximum allowable height to be located at 5948 60 Avenue Close; Lot 1, Block 6, Plan 5234RS; zoned R1.”

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:

General 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.

Further Permits Required:

4. Applicant is to obtain a City of Lacombe Building Permit and a Development Permit for the demolition of the existing shop prior to commencement of construction of the new shop.
5. Applicant is to obtain a City of Lacombe Building Permit prior to commencement of construction of the new shop.
6. Applicant is to obtain a City of Lacombe Development building permit and development permit for the construction of the new house within six (6) months of building permit issuance on the new shop.
7. Applicant is to apply for and obtain electrical, plumbing and gas permits for the new shop.

Design Requirements:

8. Applicant to ensure that the exterior of the building, including paints, shall be completed within twelve (12) months from the date of issue of the Building Permit.
9. Applicant to ensure that the accessory building matches or is complimentary to the primary dwelling unit in color and materials.
10. The maximum height of the accessory residential building (shop) shall not exceed 8.00m
11. Applicant shall provide additional vegetative screening adjacent to the south and west boundaries to the satisfaction of the Development Authority.

Servicing Considerations:

12. Applicant may not connect floor drain in garage floor slab to City services.
13. Curb stop must remain visible and at proper elevation PRIOR to pouring concrete or completing landscape work.
14. Applicant to identify the water servicing required for the development PRIOR to Building Permit issuance.
15. If it's deemed that upgrades are required to the existing water and/or sewer services to accommodate the proposed development, the Applicant will be required to apply for and complete any upgrades at their expense, to the satisfaction of the City of Lacombe.

Conclusion:

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 April 22, 2020 at 4:30 p.m.**

**CARRIED:** Unanimously

**5. NEXT MPC MEETING**

**5.1 April 15<sup>th</sup>, 2020 (tentative)**

**6. ADJOURNMENT**

THAT this meeting now adjourns at 5:12 p.m.

**MOVED BY:** Councillor Hibbs

**CARRIED:** Unanimously

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Chairperson

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Date