



**CITY OF LACOMBE**  
**MUNICIPAL PLANNING COMMISSION**  
**MINUTES 052020**

**DATE:** May 20<sup>th</sup>, 2020

**PLACE:** City of Lacombe Council Chambers

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

<b>PRESENT:</b>	Grant Creasey	Mayor (Chairperson)
	Thalia Hibbs	Councillor
	Don Gullekson	Councillor
	Debbi Gallant	Member at Large
<b>STAFF:</b>	Debbie Bonnett	Planning & Development Manager
	Crystal Chappell	Development Officer
	Jennifer Kirk	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 Hibbs

That the agenda be adopted as presented.

Discussions took place regarding the new Land Use Bylaw amendment that allows the Development Officer to decide upon discretionary use applications if no opposition is received from neighbouring properties. Administration reviewed said permits for the information of the commission (61/250.53 (20) & 61/250.59 (20)).

**CARRIED:** Unanimously

**3. ADOPTION OF MINUTES**

**MOVED BY:** Councillor Gullekson

That the Municipal Planning Commission minutes for April 1<sup>st</sup>, 2020 be approved as presented.

**CARRIED:** Unanimously

**4. DEVELOPMENT PERMIT APPLICATIONS**

**4.1 66/250.01 2020 – Subdivision: Create Two Highway Commercial (C4) Parcels and One Public Utility Lot  
6005 50 Avenue  
Lot P, Block 50, Plan 3583 NY**

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

Planning and Development Manager, Debbie Bonnett, presented an application for a subdivision to create two highway commercial (C4) parcels and one public utility lot to be located at 6005 50 Avenue.

After discussions, the following motion was put forward:

**MOVED BY:** Councillor Gullekson

**“RESOLVED** that the Municipal Planning Commission approve the proposed subdivision of Lot P, Block 50, Plan 3583 NY, subject to the following conditions:”

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. Subdivision by means suitable to the Registrar of the Land Titles Office.
2. Written confirmation that the reserve designation has been removed from the portion of Lot P, Block 50, Plan 3583 NY used to create the proposed parcels.
3. Registration of Road Closure Bylaw 481 prior to or concurrent with the registration of the Plan of Subdivision with Land Titles.
4. Provision of a utility right of way and agreement satisfactory to the City of Lacombe across Lot 9 and Lot 10.
5. Provision of a mutual access easement satisfactory to the City of Lacombe ensuring Lot 9, Lot 10, Lot 11 PUL each have access to the service road and to 50 Avenue across one another with the easement to be registered against each title.
6. Provision of a temporary easement satisfactory to the City of Lacombe allowing the existing sign to remain on Lot 10.

**CARRIED:** Unanimously

**4.2 66/250.02 2020 – Subdivision: Create Four Residential Lots for a Four-Plex (Under Construction)  
5345 49 Avenue  
Lot 10, Block 23, Plan RN1B**

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

Planning and Development Manager, Debbie Bonnett, presented an application for a subdivision to create four residential lots for a four-plex that is currently under construction to be located at 5345 49 Avenue.

After discussions, the following motion was put forward:

**MOVED BY:** Councillor Hibbs

**“RESOLVED** that the Municipal Planning Commission approve the proposed subdivision of Lot 10, Block 23, Plan RN 1B subject to the following conditions:”

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. Subdivision by means suitable to the Registrar of the Land Titles Office.
2. All outstanding taxes to be paid, or satisfactory arrangement for payment thereof, to the City of Lacombe.
3. Provision of individual curb stops/shutoffs on each water line for each unit in a location accessible from 49 Avenue and meeting the City of Lacombe specifications.
4. Registration of an easement satisfactory to the City of Lacombe on either Lot 10C or Lot 10D for the placement of a communal garbage bin serving Lot 10A, Lot 10B, Lot 10C and Lot 10D.
5. Provision of a Party Wall Agreement satisfactory to the City of Lacombe to be registered on the titles of Lot 10A, Lot 10B, Lot 10C and Lot 10D addressing access and maintenance of water lines and wastewater lines serving the individual units/lots.

6. Registration of an easement satisfactory to the City of Lacombe for pedestrian access for all proposed Lots to be able to access 49 Avenue, the rear lane, and the communal garbage bin location.

**CARRIED:** Unanimously

**5. NEXT MPC MEETING**

June 3<sup>rd</sup>, 2020

**6. ADJOURNMENT**

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

**MOVED BY:** Member Gallant

**CARRIED:** Unanimously

Chairperson



Date

*June 17, 2020*

