



CITY OF LACOMBE
MUNICIPAL PLANNING COMMISSION
MINUTES 041917

DATE: April 19, 2017

PLACE: City of Lacombe Council Chambers

TIME: 5:15p.m.

PRESENT:	Steve Christie	Mayor
	Reuben Konnik	Councilor
	Wayne Rempel	Councilor
REGRETS:	Sandra Badry	Member at Large
	Debbie Gallant	Member at Large

STAFF: Debbi Bonnett, Acting Manager of Planning and Development
Gail Long, Development Officer
Crystal Chappell, Development Officer

1. CALL TO ORDER

The meeting was called to order by Chairperson Christie at 5:15p.m.

2. ADOPTION OF AGENDA

MOVED BY: Member Rempel

THAT the Agenda be adopted as presented.

CARRIED: Unanimously

3. ADOPTION OF MINUTES

MOVED BY: Member Konnik

That the Municipal Planning Commission minutes for April 5, 2017 be confirmed as presented.

CARRIED: Unanimously

4. NEW DEVELOPMENT APPLICATION

A. 61/255.06 (2017), Personal Services (Spray Tan / Airbrush); 11 Maple Bay; Lot 32, Block 3, Plan 782 3298; Zoned R1, Residential Detached District

The applicant was in attendance to present the application and provide additional information if needed.

A total of thirty one (31) property owners within 60m of the subject site were notified. No responses were received.

The Development Officer, Gail Long, presented information regarding a proposed Home Occupation 2 to be operated weekly from Monday-Sunday with no clients after 10:00pm. The proposed hours are contrary to what has been considered in previous approvals, therefore staff recommendation was to limit hours from 9:00am – 6:00 pm Monday through Saturday, and of those days, (2) two are permitted to be open until 8:00pm.

The total area utilized for the business covers 24.15m² for the personal services and associated products available for sale. Appointments will be set 15 minutes apart with parking available on the side yard parking pad. Garage parking is available for the residents of the home, and there will not be any street parking by clientele.

The Municipal Planning Commission approved the application with conditions and in support of staff recommendations for hours of operation.

MOVED: Member Rempel

“RESOLVED that the Municipal Planning Commission approve the discretionary use for a Home Occupation 2: Spray Tan/Airbrush Services, to be located at 11 Maple Bay, Lot 32, Block 3, Plan 782 3298, 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:

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 to obtain and maintain a valid business license from the City of Lacombe.
5. No more than one (1) non-resident employee is allowed to work on the parcel at any one time.
6. All business related parking is to occur within the property boundaries. Maple Bay may not be utilized to accommodate the parking needs of the Home Occupation 2.
7. Hours of operation shall be limited from Monday through Saturday from 9 a.m. to 6 p.m. Up to two days of those approved workdays may allow for operations to 8 p.m.
8. 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.
9. This permit is valid for the address stated on the application and is not transferable to a new address.
10. Only one sign shall be allowed on the property for the Home Occupation use. The sign may have the logo of the business if desired, shall display only the name of the business and the telephone number, shall not

exceed 0.16m² in size, is to be unlit, and is to be affixed to the front face of the dwelling or a free-standing sign post not to exceed 1.5m in height.

11. Applicant shall provide the City with confirmation that their business has been approved by Alberta Health Services (*if applicable*) prior to commencement of the Home Occupation 2.
12. The decision of the Municipal Planning Commission being placed on the City's web page, a sign posted on site, and advertised in the local newspaper, and no appeal against the decision being successful.

Please note that this decision is subject to an appeal period which ends on May 5, 2017 at 4:30pm.

5. BUSINESS

A. Next MPC Meeting: Wednesday May 3, 2017

6. ADJOURNMENT

MOVED BY: Member Rempel

THAT this meeting now adjourns at 5:20p.m.

Chairperson

Date