



CITY OF LACOMBE
MUNICIPAL PLANNING COMMISSION
MINUTES 060717

DATE: June 7, 2017

PLACE: City of Lacombe Council Chambers

TIME: 5:00p.m.

PRESENT:

Steve Christie	Mayor
Reuben Konnik	Councilor
Wayne Rempel	Councilor
Sandra Badry	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 5:00p.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 May 17, 2017 be confirmed as presented.

CARRIED: Unanimously

4. NEW DEVELOPMENT APPLICATION

A. 61/250.90 (2017), Relaxation of a Requirement for Fencing; 4929 Beardsley Avenue; Lot 17, Block 4, Plan 032 6218; Zoned R4, Medium Density Residential

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

A total of twenty four (24) property owners within 60m of the subject site were notified. Two were received in opposition and requested that the proposed fence remain on the site plans to be developed.

The Development Officer discussed an existing permit that approved three 8-unit residential buildings and an accessory building. A condition of approval required a screening fence to be built along the south boundary of the parcel. As the width of the lane was narrower than anticipated, and there were other obstructions, the applicant requested a variance to the requirement for the fence. In lieu of fencing the applicant has agreed to plant trees to provide screening as suggested by the City's Solid Waste and Wastewater Foreman. The Foreman also indicated a lack of maneuverability space for City garbage trucks and pointed out the potential for damaging the proposed fence.

The Municipal Planning Commission approved the application.

MOVED: Member Badry

"RESOLVED that approval to waive Condition #15 of Development Permit #61/250.26 2016 requiring the applicant to install a solid fence on the south boundary of the parcel be granted, subject to additional trees being planted along the south boundary in accordance with the revised landscape plan. The approved fencing on the east boundary of the parcel is still required.

Please note that this decision is subject to an appeal period which ends on June 23, 2017 at 4:30pm.

CARRIED: Unanimously

B. 61/250.82 (2017); Community, Culture and Recreation Facility, Minor; Winter Inn; 5225 – 53 Street; Lots 19-22, Block 20, Plan 5781 AF; Zoned R2, Residential Single and Semi-Detached District

The applicant and the Board and Chair of the Lacombe Food bank were in attendance to present the application and provide additional information if needed.

A total of twenty-nine (29) property owners within 60m of the subject site were notified. Seven responses were received on paper with six in opposition and one undecided. The department also received phone responses that were not recorded within the report.

The Development Officer presented information regarding a proposed Community, Culture and Recreation Facility, Minor. She provided the definition of the use for clarification:

"any facility with a gross floor area less than 400m² provided by the municipality or by other groups or organizations without profit or gain for such special purposes including but not limited to a community meeting room, community centre, drop-in centre, museum, art gallery, art studio, library, arena, gymnasium, swimming pool, and other recreation infrastructure but does not include education facilities or group homes".

The proposed use is to provide an emergency warming shelter in the winter months (community drop-in centre) from 7:00pm to 7:00am. The applicant, also the operator of the local food-bank has expressed a need for this facility and refers to it as a Winter Inn.

The neighbors collaborated and appointed one spokeswoman to speak on behalf of the group. Several concerns were raised and discussed throughout a question and answer period with the applicant. Concerns included safety of the volunteers, the patrons and the neighbours. A need for more information on protocols and procedures of the shelter was also expressed.

Staff advised the members that they may consider approving the application for a period of 1 year or table the application until additional information is available.

MOVED: Member Rempel

RESOLVED that the Municipal Planning Commission approve the location of a Winter Inn to operate annually during the months of October 1 to April 30 at 5225 53 Street, Lots 19-22 Block 20 Plan 5781 AF, zoned R2.

MOVED: Member Rempel

RESOLVED that the Municipal Planning Commission rescind the motion to approve the location of a Winter Inn to operate annually during the months of October 1 to April 30 at 5225 53 Street, Lots 19-22 Block 20 Plan 5781 AF, zoned R2.

CARRIED: Unanimously

MOVED: Member Rempel

RESOLVED that the Municipal Planning Commission table the application for a Winter Inn until such time as the applicant has provided additional information on operational protocols and procedures for the proposed "Winter Inn." It is further recommended that input be obtained from the various community groups available.

CARRIED: Unanimously

5. BUSINESS

A. Next MPC Meeting: June 21, 2017

6. ADJOURNMENT

MOVED BY: Member Konnik

THAT this meeting now adjourns at 6:02 p.m.

CARRIED: Unanimously

Chairperson

Date