

**MINUTES** of a Regular Meeting of the **MUNICIPAL PLANNING COMMISSION (MPC)** held on Tuesday, February 26, 2019 at 3:00 p.m. with the following in attendance:

<b>CHAIRMAN:</b>	B. Crowson	Councillor
<b>MEMBERS:</b>	J. Coffman	Councillor
	R. Miyashiro	Councillor
	A. Cornforth	Member at Large
	M. Kawchuk	Member at Large
	S. Martin	Member at Large
	P. Tessier	Member at Large
	B. Thurber	Member at Large
<b>OTHERS:</b>	M Gaehring	Manager, Planning and Development
	J. Bourelle	Development Officer
	P. Colling	Development Officer
	W. Smith	Recording Secretary
<b>ABSENT:</b>	B. Hyggen	Councillor

**M. KAWCHUK:**

THAT the agenda of the meeting of the Municipal Planning Commission (MPC) held on February 26, 2019 be approved as presented/amended.

-----**CARRIED**

**P. TESSIER:**

THAT the minutes of the meeting of the Municipal Planning Commission (MPC) held on January 29, 2019 be approved.

-----**CARRIED**

**DEVELOPMENT APPLICATIONS:**

**DEV10991, Purvis Management Inc., 185 Purdue Court West**, propose to construct a a secondary suite, new in the basement of the single detached dwelling to be constructed. The three required off-street parking stalls will be provided. Land Use District is R-L Low Density Residential District.

***Development Officer's Presentation:***

**Josh Bourelle, Development Officer** outlined the following information:

- Application received June 29, 2018 to construct a second dwelling on a parcel
- Application was presented to the MPC on July 17, 2018 and it was determined:
  - The waiver of Section 9.6 – Dwelling Units on a Parcel, was granted
  - Two dwelling units on the parcel was the maximum desirable density, and required the removal of the exterior basement entrance in order to ensure that a secondary suite could not be subsequently approved
- One off-street parking stall is provided within the detached garage and two additional off-street parking stalls will be provided on parking pad west of the dwelling
- Secondary Suite has a separate side access from the exterior
- Secondary Suite cannot be Subdivided from the Single Detached Dwelling
- Secondary Suites are low density residential and are considered to be compatible use
- The City of Lethbridge cannot force a property owner to live in any residence.

- Parcel is zoned R-L Low Density Residential and secondary suites are considered to be compatible use
- Application is before MPC due to the previous application was approved by MPC as a Single Detached Dwelling. Applicant is now requesting a Secondary Suite
- Neighbourhood letters sent to property owners within 60m radius of the subject parcel on January 17, 2019 advising of the application. Three landowners expressed objection; written comments were circulated
- This application meets the requirements of Land Use Bylaw 5700
- It meets the goals and policies of the Integrated Community Sustainability Plan/Municipal Development Plan
- This development is an efficient use of land and is in accordance with our ICSP/MDP and the South Saskatchewan Regional Plan 2014-2024

In conclusion this application to construct a Secondary Suite is not supported for the following reasons:

- MPC approved the second dwelling as a Single Detached Dwelling only
- There appears to be material or undue impact on the use, enjoyment, or value on neighbouring properties or neighbourhood amenities with the additional density applied for
- Neighbours have concerns with:
  - Traffic congestion
  - Visibility
  - Increased density
  - Parking congestion
- Application should be refused for the following reasons:
  - Proposal would materially or unduly impact on the use, enjoyment, or value on neighbouring properties or neighbourhood amenities with the additional density applied for
  - Proposal would contradict "Condition number two of DEV10420"

#### ***Applicant's Presentation:***

**Trent Purvis, WSB Consultants, 185 Purdue Court West**, advised as follows:

- Tried to meet all building requirements
- Development Services explained the application was a two-step process
- Plans designed to fit into community
- Live in area and respect community
- Large lot which is great to redevelop
- Great opportunity to add more housing
- Presented only the second dwelling at the July 17, 2018; MPC
- Took into consideration, safety and curve in road when planning development
- Understand the demand on parking in area and designed parking pads to be as narrow as possible to still allow the off-street parking
- Feel all is done that can be to minimize taking away curb space
- Secondary Suite will only have one bedroom
- Will build with all safety codes required

#### ***Other Presentations:***

***There was no response to the Chairman's three calls for anyone else wishing to speak.***

#### ***Questions:***

Mr. Bourelle, Ms. Colling and Mr. Purvis responded to questions regarding:

- Previous application was presented with secondary suite included
- Mr. Purvis was not present at July 17, 2018 MPC
- Zoning of subject parcel does not allow secondary suites
- When were drawings of secondary suite presented
- Difference between R-M Mixed Density Residential and R-L Low Density

- Clarification of previous MPC decision
- Site plan shows parking pads that are not long enough in length
- Always two steps when planning to subdivide a parcel

**The following motion was presented:**

**P. TESSIER:**

THAT Development Application DEV10991 be **APPROVED** with the following conditions:

1. The secondary suite is approved and shall be developed in accordance with the plans submitted January 17, 2019. Any change to these plans requires the approval of the Development Officer.
2. A minimum of three off-street parking stalls (2 for the single detached dwelling and 1 for the secondary suite) shall be provided and maintained at all times.

-----CARRIED

**A. CORNFORTH:**

THAT this meeting of the Municipal Planning Commission be adjourned.

-----CARRIED

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CHAIRMAN

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SECRETARY