

MINUTES of a Regular Meeting of the **MUNICIPAL PLANNING COMMISSION** held on Monday, July 12, 2021 at 3:00 p.m. with the following in attendance:

CHAIRMAN:	M. Elemans	Member at Large
MEMBERS:	K. Baird P. Tessier	Member at Large (Participated Remotely) Member at Large
OTHERS:	J. Price D. Sarsfield	Acting Secretary to the Commission Recording Secretary to the Commission
ABSENT:	K. Fleckenstein A. Tuveson	Member at Large Member at Large

P. TESSIER:

THAT the agenda of the meeting of the Municipal Planning Commission held on July 12, 2021 be approved as presented.

-----**CARRIED**

K. BAIRD:

THAT the minutes of the meeting of the Municipal Planning Commission held on May 17, 2021 be approved.

-----**CARRIED**

DEVELOPMENT APPLICATIONS:

DEV 13126, James and Laura Ostoya, 652 – 11 Street South, propose to construct a new two storey detached garage with a secondary suite on the upper floor. It is requested that the requirement for one additional off-street parking space required for the secondary suite be waived. The existing detached garage would be demolished.

Pam Colling, Development Officer, outlined the proposal.

An application for a secondary suite was approved for the site on August 17, 2018, but the development did not proceed and the permit expired. Since that time, a bicycle lane has been installed on 7 Street South, meaning that no new driveway accesses will be approved by the City of Lethbridge Transportation Department.

Some of the guy wire supports along the lane will be relocated by Electrical Operations, but not all. This means the applicant will be able to access the two parking spaces within the detached garage, but not a third off-street parking space beside the garage, off of the lane. A waiver of the requirement of the one additional off-street parking space was requested.

The proposal complies with the Land Use Bylaw, the Municipal Development Plan, the London Road Area Redevelopment Plan, and the South Saskatchewan Regional Plan.

Notification letters were sent to residences within a 60 metre radius of the parcel. The London Road Neighbourhood Association was also notified of the proposed development. There were no letters received on the application.

James Ostoya, the applicant, provided his reasons for the application. Alternatives to the proposed waiver were investigated by the applicant, but none could be pursued.

A letter was received from Malden Developments Ltd.

There was no response to the Chair’s three calls for anyone else wishing to speak.

Questions:

Pam Colling and James Ostoya responded to questions regarding:

- Alternatives to providing the waiver
- Location of the guy wires
- Parking locations

The following motion was presented:

P. TESSIER:

That Development Application DEV13126 be APPROVED with the following conditions:

1. Compliance with the plans:

- (a) The accessory building with secondary suite shall be developed in accordance with the plans submitted June 29, 2021. Any change to these plans requires the approval of the Development Officer.
- (b) The exterior appearance of the accessory building shall be in accordance with the plans submitted June 29, 2021 to the satisfaction of the Development Officer.

2. Off-Street Parking:

A waiver of one off-street parking space be granted, thereby requiring two off-street parking spaces be provided and maintained for this use.

-----CARRIED

K. BAIRD:

THAT this meeting of the Municipal Planning Commission be adjourned at 3:40 p.m.

-----CARRIED

CHAIRMAN

SECRETARY