



CITY OF LACOMBE
MUNICIPAL PLANNING COMMISSION
MINUTES 051618

DATE: May 16, 2018

PLACE: City of Lacombe Council Chambers

TIME: 5:00 p.m.

PRESENT:

Grant Creasey	Mayor
Thalia Hibbs	Councilor
Don Gullekson	Councilor
Don Easton	Member at Large
Sandra Badry	Member at Large

STAFF:

Deb Bonnett, Manager of Planning and Development Services
Gail Long, Development Officer
Kyle Schole, Development Officer

1. CALL TO ORDER

Mayor Creasey called the meeting to order at 4:59 p.m.

2. ADOPTION OF AGENDA

MOVED BY: Member Easton

THAT the Agenda be adopted as amended, now including New Business following consideration of Development Permit Applications.

CARRIED: Unanimously

3. ADOPTION OF MINUTES

MOVED BY: Member Hibbs

That the Municipal Planning Commission minutes for May 2, 2018, be approved as presented.

CARRIED: Unanimously

4. NEW DEVELOPMENT PERMIT APPLICATION

A. 61/250.62 (2018) Detached Dwelling with Variance to Side Yard Setback

The applicant was in attendance to provide additional information.

Development Officer Gail Long presented an application construction of a detached dwelling at 5420 55 Street, Lot 21 Block 5 Plan 162 4190.

Fifteen (15) property owners were notified of the proposed development and no responses were received to the circulation notice.

The Mulvee subdivision was approved in 2016, however the zoning of the lots remained R4.

The proposed dwelling on the lot complies to the setback requirements with the exception of the right (north) side yard. The bylaw requires a minimum side yard of 1.5m. The applicant is proposing 1.37m.

A 0.13m side yard setback variance will be required on the north side property boundary.

Two graveled parking spaces are being proposed at the rear of the property. They bylaw requires that when the lane is paved, the parking is also required to be hard surfaced.

Administration confirmed that all six of the lots are currently vacant.

There was discussion regarding the lengthy period of time allowed for the hard surfacing to be completed. Administration confirmed that a deposit is taken to ensure that this condition is met.

The applicant/developer was responsible for partial paving of the lane, while the City paid for a portion as part of an agreement in place at the time of subdivision.

MOVED: Member Gullekson

RESOLVED that the Municipal Planning Commission approve the construction of a detached dwelling at 5420 55 Street, Lot 21 Block 5 Plan 162 4190, zoned R4 – Residential Mixed District with a 1.37m side yard setback on the north side property boundary.

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 is to obtain a City of Lacombe building permit prior to commencement of construction.
5. Applicant to apply for and obtain any required secondary permits (electrical, plumbing, gas).
6. The builder must construct within 100mm of the design landscape elevation and illustrated drainage patterns unless otherwise approved by the Development Officer.
7. Curb stop must remain visible and at proper elevation PRIOR to pouring concrete or completing landscape work.

8. Applicant to complete minimum front yard landscaping requirements: (a) a minimum of one (1) tree; or (b) a landscape bed consisting of a minimum of three (3) shrubs; **and** (c) placement of sod unless other landscaping material is approved by the Development Authority.

9. If the property requires more than 1.0 m of fill, the lot will require a bearing certificate. Applicant must submit foundation soil bearing certification from a Geotechnical Engineer (stamped and signed) prior to a foundation inspection. Such certificate shall reference footing design approved with the associated building permit.

10. This lot has been serviced with both Sanitary and Storm lines. Sanitary lines have a **RED** cap, while Storm lines have a **GREEN** cap. TO CONFIRM, call PUBLIC WORKS. Applicant must ensure service connections are correct. Any cross connections will be remedied at the applicant's expense.

11. Applicant to provide 2 hard surface parking spaces, measuring a minimum dimension of 5.5m x 5.5m at the rear of the property as approved on the plot plan, no later than one (1) year from construction completion.

12. Applicant to display the assigned civic address at or near the front of the property so that it can be clearly read from the roadway.

13. Prior to building permit issuance, the applicant shall submit a development permit deposit in the amount of \$1,000.00.

14. 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 at 4:30 p.m. on June 6, 2018.

5. NEW BUSINESS

A. Training

MOVED BY: Member Hibbs

RESOLVED that the Municipal Planning Commission request that Administration look into initiating training for local MPC Members, and to invite neighboring and regional MPC members to attend.

CARRIED: Unanimously

6. NEXT MPC MEETING

A. June 6, 2018

7. ADJOURNMENT

MOVED BY: Member Badry

THAT this meeting now adjourns at 5:15pm

CARRIED: Unanimously

Chairperson

Date