



CITY OF LACOMBE
MUNICIPAL PLANNING COMMISSION
MINUTES 121218

DATE: December 12, 2018
PLACE: City of Lacombe Council Chambers
TIME: 5:00 p.m.

PRESENT:	Grant Creasey	Chairperson
	Thalia Hibbs	Councilor
	Don Gullekson	Councilor
	Don Easton	Member at Large
	Sandra Badry	Member at Large

STAFF: Debbie Bonnett, Manager
Gail Long, Development Officer

1. CALL TO ORDER

Chairperson Creasey called the meeting to order at 5:00 p.m.

2. ADOPTION OF AGENDA

MOVED BY: Member Gullekson

That the agenda be approved as presented.

CARRIED: Unanimously

4. ADOPTION OF MINUTES

MOVED BY: Member Hibbs

That the Municipal Planning Commission minutes for November 6, 2018, be approved as presented

CARRIED: Unanimously

4. NEW DEVELOPMENT PERMIT APPLICATIONS

A. 61/252.34 2018 - Single Detached Dwelling
1 & 3 Beardsley Crescent
Lots 24 & 25, Plan 102 5865

The landowner was in attendance to provide additional information and answer questions.

Development Officer Gail Long presented an application for a Single Detached Dwelling to be constructed on 1 & 3 Beardsley Crescent (Lots 24 & 25, Plan 102 5865, zoned R4 – Residential Mixed District. The proposed home would straddle the 2 lots. A single detached dwelling is listed as a discretionary use in the R4 District.

A total of 26 property owners within 60m of the subject site were notified. Three responses had been received in support of the application, happy to have the property developed. One response in opposition to the proposed development was concerned about loss of view from their home.

The proposed dwelling is meeting all Land Use Bylaw requirements.

The purpose of the R4 District is to provide an area for residential development promoting a mix of dwelling types, primarily in the form of street-oriented, multi-attached housing units and compatible uses. Existing homes in the condo development consist of 2 single detached dwellings and 15 (30 units) semi-detached dwellings. As the proposed single detached dwelling fits within the purpose of this District, Planning and Development Services recommended approval, subject to conditions.

The applicant had concerns regarding the requirement for lot consolidation due to the complexity of the condominium. Following discussion, Planning and Development Manager Bonnett suggested an amendment to the condition to allow the City the opportunity to seek advice from the City's lawyer.

MOVED BY: Member Hibbs

RESOLVED that the Municipal Planning Commission approve the construction of a single-detached dwelling to be located at 1 & 3 Beardsley Crescent, Lots 24 & 25 Plan 102 5865, zoned R4, subject to the following conditions:

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 consolidate the lots into one lot by Descriptive Plan or Plan of Survey, or to a manner satisfactory to the Development Authority, prior to June 30, 2018. A \$1,000 deposit will be required, to be refunded once the applicant has submitted a title showing consolidation to the Development Department.
5. Applicant is to obtain a City of Lacombe building permit prior to commencement of construction.
6. Applicant to apply for and obtain any required secondary permits (electrical, plumbing, gas).
7. The builder must construct within 100mm of the design landscape elevation and illustrated drainage patterns unless otherwise approved by the Development Officer.
8. Curb stop must remain visible and at proper elevation PRIOR to pouring concrete or completing landscape work.
9. The exterior of the building, including paints, shall be completed within twelve (12) months from the date of issue of the building permit.
10. 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 approved by Development Authority.

11. 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.
12. Applicant to hard surface front driveway no later than one (1) year from construction completion. The maximum driveway width is as approved on the plot plan, unless otherwise approved by the Development Authority.
13. Lot grading to conform to building grade plan as approved by Engineering Services at the time of subdivision.
14. 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 expense.
15. Applicant may not connect floor drain in garage floor slab to City services.
16. **This lot requires 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.**
17. Prior to building permit issuance, the applicant shall submit a development permit deposit in the amount of \$1,000.00.
18. The decision of the Municipal Planning Commission being provided to the applicant and landowner, notice being posted on the City of Lacombe's website and in a local newspaper, and a notice being posted on the subject lands, and no appeal against the decision being successful.

*Please note that this decision is subject to an appeal period which ends on **January 2, 2019** at 4:30pm.*

Please Note: This is to inform the applicant that the City of Lacombe cannot guarantee a ten minute fire department response time. As such, the building plan review may identify construction measures necessary to ensure fire spread is limited as required by the Alberta Building Code.

CARRIED: Unanimously

**B. 61/252.27 2018 Dog Training Facility
Unit 5, 5210 Wolf Creek Drive
Lot 4 Plan 992 4577**

The applicant and landowner were in attendance to provide additional information and answer questions.

Development Officer Gail Long presented an application for a dog training facility to be operated from Bay 5, 5210 Wolf Creek Drive, as a similar use in the I1 – Light Industrial District. It was noted that Animal Services is not included in the I1 District as either a permitted or discretionary use, but would be similar to a veterinary clinic and veterinary hospital, which are listed as permitted uses, and a kennel, which is listed as a discretionary use.

A total of 3 adjacent property owners were notified, with 1 response being received in support of the proposed development. No comments were included.

It was noted that under the current Land Use Bylaw, a total of 30 parking spaces would be required onsite to accommodate the 5 bays contained within the building. These parking spaces would need to be identified with pavement markings and concrete parking barriers. Although some landscaping has been completed, requirements of the Land Use Bylaw are not being met.

Some members expressed concern regarding vehicle maneuverability on site, stating that the site would benefit from pavement markings to identify the parking spaces. However, as the file was closed compliant at the time the building

was constructed, Planning and Development Services is recommending approval of the permit with no further requirements for landscaping and/or parking for this occupancy.

MOVED BY: Member Badry

RESOLVED that the Municipal Planning Commission approve an application for a dog training facility and indoor dog park at Unit 5, 5210 Wolf Creek Drive, Lot 4 Plan 992 4577, zoned I1 – Light Industrial District.

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 for any tenant improvements.
5. Applicant to apply for and obtain any required secondary permits (electrical, plumbing, gas).
6. All dogs shall be kept indoors. No activities shall take place outside of the existing building on the parcel.
7. Applicant to ensure the assigned civic address is displayed at or near the front of the property so that it can be clearly read from the roadway.
8. Applicant to apply for any signage through a separate application.
9. Applicant to obtain and maintain a valid Business License from the City of Lacombe.
10. The decision of the Municipal Planning Commission being provided to the applicant and landowner, notice being posted on the City of Lacombe's website and in a local newspaper, and a notice being posted on the subject lands, and no appeal against the decision being successful.

*Please note that this decision is subject to an appeal period which ends on **January 2, 2019** at 4:30pm.*

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CARRIED: Unanimously

5. NEXT MPC MEETING

A. Wednesday January 16, 2019

6. ADJOURNMENT

MOVED BY: Member Badry

THAT this meeting now adjourns at 5:40pm

CARRIED: Unanimously

Chairperson

Date