



CITY OF LACOMBE
MUNICIPAL PLANNING COMMISSION
MINUTES 040319

DATE: April 3rd, 2019

PLACE: City of Lacombe Council Chambers

TIME: 5:00 p.m.

PRESENT:	Thalia Hibbs Don Easton Brian McLoughlin	Councillor (Acting Chairperson) Member at Large Member at Large
REGRETS:	Grant Creasy Don Gullekson	Mayor Councillor
STAFF:	Debbie Bonnett Crystal Chappell Jennifer Kirk	Planning & Development Manager Development Officer Development Officer

1. CALL TO ORDER

A. Chairperson Hibbs called the meeting to order at 5:04 p.m.

2. ADOPTION OF AGENDA

MOVED BY: Member Easton

That the agenda be approved as presented.

CARRIED: Unanimously

3. ADOPTION OF MINUTES

MOVED BY: Member McLoughlin

That the Municipal Planning Commission minutes for March 20th, 2019, be approved as presented.

CARRIED: Unanimously

4. NEW DEVELOPMENT PERMIT APPLICATIONS

A. 61/250.29 2019 – Detached Garage with Garden Suite
7132 Henner's Road
Lot 22, Block 11, Plan 072 9051

The Applicant was not in attendance to provide additional information and answer questions.

Development Officer, Crystal Chappell, presented an application for a Detached Garage with a Garden Suite to be located at 7132 Henner's Road (Lot 22, Block 11, Plan 072 9051, zoned R1 – Residential Detached District). Garden suites are listed as a Discretionary Use in the R1 District.

A total of 20 adjacent property owners were notified, with 1 response being received in opposition of the proposed development. The respondent expressed concerns regarding parking, population density, and property devaluation.

The purpose of the R1 District is to provide an area for residential development in the form of detached dwellings and compatible uses.

After discussion, the following motion was put forward:

MOVED BY: Member Easton

RESOLVED that the Municipal Planning Commission approved a detached garage with a secondary suite to be located at 7132 Henner's Road; Lot 22, Block 11, Plan 072 9051, zoned R1.

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 shall be required to submit a Development Deposit of \$1,000.00 prior to receipt of the Building Permit.
5. Applicant to apply for and receive a Building Permit and the necessary Electrical, Plumbing and Gas Permits for the garden suite located in the accessory residential building.
6. The builder must construct within 100mm of the design landscape elevation and illustrated drainage patterns unless otherwise approved by the Development Officer.
7. One garage parking space shall be designated for occupants of the garden suite with minimum dimensions of 2.75m x 5.5m.
8. Applicant may not connect floor drain/interceptor in garage floor slab to City services.
9. Applicant shall provide a hard surfaced corridor from the parking area (located within the garage) to the foot of the stairs which lead to the garden suite.
10. Where a garage entrance connects to a paved lane, the driveway or apron to the garage shall be hard surfaced.
11. Applicant to ensure that the accessory building matches or is complimentary to the primary dwelling unit in color and materials.
12. Applicant to ensure that the exterior of the garage, including paints, shall be completed within twelve (12) months from the date of issue of the Building Permit.
13. The decision of the Municipal Planning Commission being mailed to the Applicant/Landowner, notice being posted on the City of Lacombe's website, 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 **April 24th, 2019** at 4:30pm.*

CARRIED: Unanimously

**B. 61/250.33 2019 - Multi-Attached Housing (4 units)
5324 49th Avenue
Lot 6, Block 20, Plan RN1B**

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

Development Officer, Crystal Chappell, presented an application for a Four Unit Multi-Attached Housing Development (following the demolition of a house and detached garage) to be located at 5324 49th Avenue; Lot 6, Block 20, Plan RN1B, zoned R4 (Residential Mixed District). A Four Unit Multi-Attached Housing Development is a Discretionary Use in the R4 District.

A total of twenty one (21) property owners within 60m of the subject site were notified. Five responses were received in opposition of the application. The respondents expressed concerns regarding the size of the building, a lack of parking, excessive building height/size, neighbourhood density, an overall preference for a duplex, building is too large, rear lane is messy, and snow removal has nowhere to go. As the proposed building complies with the Land Use Bylaw, Planning & Development Services recommended approval.

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-orientated, multi-attached housing units and compatible uses.

The Applicant provided additional information for committee members. Three affected residents spoke against the application. Concerns raised included snow removal, storm water management, grass clippings, lighting, parking, lack of play area, etc.

After discussion, the following motion was put forward:

Member Easton requested a recorded vote. Members Hibbs and McLoughlin voted in favor of the motion. Member Easton registered a dissenting vote. The motion was carried.

MOVED BY: Member McLoughlin

RESOLVED that the Municipal Planning Commission approved a Four (4) Unit Multi-Attached Housing Development to be located at 5324 49 Avenue; Lot 6, Block 20, Plan RN1B, zoned R4.

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. Prior to Building Permit issuance, all conditions of Development Permit 61/250.27 2019 which approved demolition of the existing residence and detached garage, shall be met to the satisfaction of the Development Authority.
5. Prior to Building Permit issuance, the Applicant shall prepare a Fire Safety Plan, subject to approval by the City's Fire Chief. The Plan is to be followed while construction is taking place on site.
6. Prior to Building Permit issuance, the Applicant must provide a lot grading plan for review and approval by the City's Engineering Services.
7. Prior to Building Permit issuance, the Applicant shall submit a Site Plan, showing areas of landscaping and hard surfacing, for approval by the Development Authority.
8. Prior to Building Permit issuance, Landscaping Deposits will be required in the form of cash or letter of credit in an amount equal to 100% of the estimated cost of the required landscaping as estimated by an appropriate trade professional, but not less than \$2,000. Security will be released once a site inspection demonstrates that the landscaping has been completed in accordance with the approved plan, has been well maintained, and is in healthy condition.

9. Prior to Building Permit issuance, Hard Surfacing Deposits will be required in the form of cash or letter of credit in an amount equal to 50% of the estimated cost of the hard surfacing, as estimated by an appropriate trade professional, and not less than \$2,000. Security will be released once a site inspection demonstrates that the hard surfacing has been completed in accordance with the approved plan. Laneway upgrades, parking curbs and pavement markings are to be included in the cost estimates.
10. Prior to Building Permit issuance, the Applicant shall submit a Development Permit Deposit in the amount of \$ 2000.00.
11. Prior to Building Permit issuance, the Applicant shall submit a Downtown Area Redevelopment Plan Architectural Deposit (specific to residential developments with four (4) or less units) Development Permit Deposit in the amount of \$3000.00.
12. Prior to Building Permit issuance, Applicant is to identify the water and wastewater servicing required for the development. Applicant will be required to apply for and complete any necessary upgrades at their expense, to the satisfaction of the City of Lacombe.
- 13. Applicant is to obtain a City of Lacombe Building Permit prior to commencement of construction.**
14. The builder must construct within 100mm of the design landscape elevation and illustrated drainage patterns unless otherwise approved by the Development Officer.
15. **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.**
16. This lot has been serviced with both Sanitary and Storm lines. TO CONFIRM, call PUBLIC WORKS. Applicant must ensure service connections are correct. Any cross connections will be remedied at the Applicant's expense.
17. The existing trees located on the City Boulevard are not to be damaged or removed during construction. Retention of mature landscaping and trees on the parcel should be done wherever possible.
18. Applicant shall provide a solid 1.5m high fence on both the east and west property boundaries from the front of the building to the rear property boundary as shown in the submitted Site Plan.
19. Applicant to hard surface the rear laneway from 54 Street to the Eastern property line of 5324 49 Avenue, all accesses, and parking lot areas within one (1) year from construction completion.
20. Applicant shall provide a dedicated pedestrian walkway connecting any parking facilities to each entrance to the building.
21. Applicant shall be required to provide nine (9) hard surfaced parking spaces as shown on the attached approved Parking Plan.
22. Applicant shall provide for the placement of bicycle parking, including a bicycle rack, providing parking for a minimum of four (4) bicycles, to be located within 15 m of the main entrance or employee entrance.
23. Where an existing access is to be relocated or removed, the Applicant will ensure that any unnecessary dropped curb and driveway aprons are replaced or repaired, with the City's boulevard being seeded to grass or sodded, to the City's satisfaction.
24. Any concrete curb or sidewalk that is damaged by the Applicant during the course of construction shall be replaced by the Applicant to the City's satisfaction. Where necessary, the City of Lacombe shall be responsible to replace any surface infrastructure which the City removes to complete water and sewer servicing.
25. Curb stop must remain visible and at proper elevation PRIOR to pouring concrete or completing landscape work.
26. All exterior parking areas accessed by the rear lane are to be identified with pavement markings.
27. Applicant to apply for and obtain all required Electrical, Plumbing and Gas Permits for each unit.
28. With exception of the visitor parking, all parking spaces shall be energized (have access to electrical outlets).
29. The exterior of the building, including paints, shall be completed within twelve (12) months from the date of issue of the Building Permit.
30. Applicant to display the assigned civic address on the front wall of the building, facing 49 Avenue, so that it can be clearly read from the roadway. Planning and Development Services will provide civic addressing of the new units and provide guidelines for posting a civic addresses for the proposed building.

*Please note that this decision is subject to an appeal period which ends on **April 24th, 2019** at 4:30 p.m.*

6. NEXT MPC MEETING

A. Wednesday, April 17th, 2019

7. ADJOURNMENT

THAT this meeting now adjourns at 5:55 p.m.

MOVED BY: Member McLoughlin

CARRIED: Unanimously

Chairperson

Date