



**CITY OF LACOMBE**  
**MUNICIPAL PLANNING COMMISSION**

**MINUTES 010715**

**DATE:** January 7, 2015

**PLACE:** City of Lacombe Council Chambers

**TIME:** 5:00 p.m.

**PRESENT:**

<b>Steve Christie</b>	<b>Chairperson</b>
Reuben Konnik	Councilor
Debbie Gallant	Member at Large
Sandra Badry	Member at Large

**REGRETS:** Wayne Rempel Councilor

**STAFF:** Lyla Peter, Manager of Planning and Development  
Gail Long, Development Officer  
Kristen Harder, Development Officer

**1. CALL TO ORDER**

The meeting was called to order by Chairperson Christie at 5:13 p.m.

**2. ADOPTION OF AGENDA**

**MOVED BY:** Member Gallant

THAT the Agenda be adopted as presented.

**CARRIED:** Unanimously

**3. ADOPTION OF MINUTES**

**MOVED BY:** Member Konnik

A. THAT the Municipal Planning Commission minutes for December 10, 2014 be adopted as presented.

**CARRIED:** Unanimously

**MOVED BY:** Member Badry

B. THAT the Municipal Planning Commission minutes for December 17, 2014 be adopted as presented.

**4. NEW DEVELOPMENT PERMITS**

**A. 61/252.82(14), Annette VanKoughnett, 24 Willow Crescent, Lot 6, Block 2, Plan 782 3298: Side Yard Setback Variance for Existing Deck, Zoned R1c (Residential Smaller Lot Single Detached Dwellings) District.**

The applicant was not present at the meeting.

Development Officer Gail Long presented information regarding the application to allow an existing deck to remain at its current location encroaching into the side yard of the home adjacent Spruce Drive.

Thirty one (31) property owners within 60m of the subject site were notified. One response was received in support of the application. No comments were included.

As the existing deck on site is .92m in height, it must meet the side yard setback requirements. The minimum side yard setback for the deck is 2.75m as it is located adjacent to Spruce Drive. The existing deck is located 1.75m from the side property boundary, requiring a 37% variance to the side yard setback requirement.

Planning and Development Services had no objections to the deck remaining at its current location on the property and recommended the following recommendation for consideration:

**MOVED BY:** Member Konnik

**"RESOLVED** that the Municipal Planning Commission approve a 37% variance to the side yard setback requirement to allow the existing deck to remain at its current location at 24 Willow Crescent, Lot 6 Block 2 Plan 782 3298, zoned R1c."

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 to apply for and obtain a building permit.
5. The decision of the Municipal Planning Commission being mailed to adjacent landowners, a sign posted on site, and advertised in the local newspaper, and no appeal against the decision being successful.

**APPROVED:** Unanimously

**B. 61/252.87(14), Jeff and Ashley Bajema, 4605 Henners Pointe, Lot 3, Block 8, Plan 072 0097: Rear Yard Setback Variance for Existing Shed, Zoned R1b (Residential Medium Lot Single Detached Dwellings) District.**

The applicant Jeff Bajema was present at the meeting.

Development Officer Gail Long provided information regarding an application to allow an existing shed to remain at its current location which encroaches into the rear yard. The Land Use Bylaw requires that accessory buildings be located at 0.9m from the rear boundary of the parcel, the shed is located at 0.68m from the rear property boundary requiring a variance.

Twenty two (22) property owners within 60m of the subject site were notified. Three responses in support of the application were received. One of the respondents indicated that the structure is not permanent (not on concrete), there is no rear access or neighbors, and they did not see a problem with the shed remaining. The other two notices did not include comments. Two additional responses in support of the application were received after package distribution, with one comment that at its existing location it has no impact to the community.

The shed is 16.03m<sup>2</sup> (172 ft<sup>2</sup>) in size. As the shed exceeds 10 meters<sup>2</sup> in area a Building Permit will be required.

Planning and Development Services had no objections to the shed remaining at its current location on the property and recommended the following resolution for consideration:

**MOVED BY:** Member Gallant

**"RESOLVED** that the Municipal Planning Commission approve a 25% variance to the rear yard setback requirement to allow the existing shed to remain at its current location at 4605 Henner's Pointe, Lot 3 Block 8 Plan 072 0097, zoned R1b."

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 to apply for and obtain a building permit and if applicable, an electrical permit.
5. The decision of the Municipal Planning Commission being mailed to adjacent landowners, a sign posted on site, and advertised in the local newspaper, and no appeal against the decision being successful.

**APPROVED:** Unanimously

Application D. 61/252.73(14) was moved ahead of C. 61/252.69(14) on the agenda as the applicant from General Construction was present at the meeting.

**C. 61/252.73(14), General Construction, 26 Edina Close, Lot 87, Block 10, Plan 122 2116: Detached Dwelling with Maximum Lot Coverage Variance, Zoned R1b (Residential Medium Lot Single Detached Dwellings) District.**

The applicant was present at the meeting.

The Development Officer Gail Long provided information regarding an application for a permitted use Single Family Dwelling with an attached garage and rear deck and discretionary maximum lot coverage variance of 31% to be located at 26 Edina Close. The variance being applied for requires approval from the Municipal Planning Commission.

Twenty nine (29) property owners within 60m of the subject site were notified. One response was received in support of the application. No comments were included.

The maximum allowable lot coverage for a primary building in the R1b district is 33%. The applicant is requesting total lot coverage of 43%, requiring a 31% variance. Calculations for lot coverage include the size of the residence, attached garage, front landing and steps, and rear deck.

Planning and Development Services was of the opinion that allowing a variance to the maximum lot coverage will have no impact on adjacent properties, and therefore supported the application and recommended the following resolution.

**“RESOLVED** that the Municipal Planning Commission approve a residence with an attached garage and rear deck with an overall lot coverage variance of 31% at 26 Edina Close, Lot 87 Block 10 Plan 122 2116, Zoned R1b.”

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 exterior of the building, including paints, shall be completed within twelve (12) months from the date of issue of the building permit.
4. 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.
5. Applicant is to obtain a City of Lacombe building permit to ensure compliance to the Alberta Building Code.
6. Applicant to obtain City of Lacombe building, electrical, plumbing and gas permits as required.
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. 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.
10. 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.
11. Applicant to hard surface front driveway no later than one (1) year from construction completion.
12. Applicant may not connect floor drain in garage floor slab to City services.
13. 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.
14. 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**.
15. The decision of the Municipal Planning Commission being mailed to adjacent landowners, a sign posted on site, and advertised in the local newspaper, and no appeal against the decision being successful.

**APPROVED:** Unanimously

**D. 61/252.69(14), Glendance Investments (1994) Ltd. 4563 46 Avenue, Lot K1, Plan 3401RS: Accessory Building, Zoned I1 (Light Industrial) District.**

The applicant was not present at the meeting.

Development Officer Gail Long presented information regarding an application for the approval of an existing cold storage building that has been moved onto the site. The 1920 sq. ft. accessory building was constructed in the Iron Wolf development area in 1994, and was moved onto an adjacent lot at 4555-46 Avenue in 2006. During the summer of

2014, it was again moved to its current location at 4563-46 Avenue. The building is considered an accessory use to the existing warehouse building currently on site.

Under the City's Land Use Bylaw, accessory buildings in the industrial districts are discretionary uses requiring approval from the Municipal Planning Commission. Additionally, buildings which are moved onto a site require approval from the Municipal Planning Commission.

Twelve (12) property owners within 60m of the subject site were notified. No response was received from adjacent landowners.

All setback requirements and the maximum allowable lot coverage for the proposed development are being met.

An inspection of this property indicates that the landscaping and hard surfacing plan approved in September 2013 has not been completed.

While the Department holds a significant landscaping deposit, minimal to no landscaping has been undertaken on the site. Typically the Department continues to collect full landscaping deposits until the landscaping is in place, or will not issue further permits until the conditions of the previous permits have been met. In this instance, the Department is of the opinion that additional deposits, being 100% of the estimated costs for landscaping, and 50% of the estimated costs for hard surfacing, should be required. The minimum amount for each deposit is \$2,000.

In addition, the accessory building that has been moved onto the site covers the area that was identified as parking area for the warehouse building. A revised parking plan will be required identifying the location of four parking spaces on site.

Because the building has been moved on site without prior development approval, it is recommended that a deadline be identified establishing a date in which the applicant is required to meet the conditions of development approval. A period of approximately three months has been identified in which the applicant must obtain their building permit. Prior to obtaining their building permit, the applicant is required to submit the additional deposits. Should the applicant not comply with the dates established, the City will look to enforcement measures, as necessary.

Planning and Development Services had objection to approval of the accessory building that has been moved onto the site, and recommended approval.

Member Gallant commented the MPC have cause for concern as frequently in this community the actions of applicants precede the permits, where the process should be the other way around. The Municipal Planning Commission should not feel obligated to approve a development because the action has already been done and a precedent should be set that permits are always required prior to the commencement of the development.

**MOVED BY: Member Badry**

**“RESOLVED** that the Municipal Planning Commission approve an application for approval of an existing accessory building located at 4563-46 Avenue, Lot K1 Plan 3401RS, zoned I-1.”

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 to apply for and obtain building permits and any necessary electrical, plumbing and gas permits for the proposed development **no later than March 31, 2015.**

5. Prior to building permit issuance, the applicant shall submit a site plan for review and approval of the Development Authority identifying the location of four on-site parking spaces.
6. Prior to building permit issuance, additional 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 with a minimum deposit of \$2000. Security will be released once a site inspection demonstrates that the hard surfacing has been completed in accordance with the approved plan.
7. 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 for landscaping with a minimum deposit of \$2000. 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 at the end of the second growing season.
8. The decision of the Municipal Planning Commission being mailed to adjacent landowners, a sign posted on site, and advertised in the local newspaper, and no appeal against the decision being successful.

**APPROVED:** Unanimously

**E. Permits no. 61/252.74(14), 61/252.75(14), 61/252.76(14), 61/252.77(14), 61/252.78(14), 61/252.79(14) - Colbray Homes.**

The applicant was not present at the meeting.

Development Officer Gail Long presented information regarding six applications for the construction of three semi detached dwelling proposed to be located on the following properties:

- 2 Beardsley Crescent (Unit 26 Condominium Plan 102 5865) and 4 Beardsley Crescent (Unit 27 Condominium Plan 102 5865)
- 6 Beardsley Crescent (Unit 28 Condominium Plan 102 5865) and 8 Beardsley Crescent (Unit 29 Condominium Plan 102 5865)
- 10 Beardsley Crescent (Unit 30 Condominium Plan 102 5865) and 12 Beardsley Crescent (Unit 31 Condominium Plan 102 5865)

Twenty three (23) properties were notified of the proposed development at 2 & 4 Beardsley Crescent, twenty five (25) properties were notified of the proposed development at 6 & 8 Beardsley Crescent, and eight (8) properties were notified of the proposed development at 10 & 12 Beardsley Crescent. No responses have been received to the landowner notification. Mr. Hoffman responded after the package distribution that they support the recommendations listed in the package. No objections for 6 – another response.

All six residences being proposed exceed the maximum lot coverage. When calculating maximum lot coverage, the residence, deck, verandah and the attached garage are included.

**61/252.74(14), Colbray Homes. 2 Beardsley Crescent, Unit 26 Condominium Plan 102 5865: Semi-Detached Dwelling with Variances. Zoned R4 (Medium Density Residential) District.**

**2 Beardsley Crescent (Unit 26)**

The residence being proposed on this site meets front, side, and rear yard setback requirements. Based on the site plan submitted, variances are being requested as follows:

- From 5.0m to 4.90m to the projection into the front yard setback requirement for the front landing and steps, requiring a 2% variance

- From 6.0m to 5.02m to the projection into the rear yard setback requirement for the rear deck and steps, requiring a 17% variance
- From 35% Maximum Lot Coverage to 40.85% Maximum Lot Coverage, requiring a 17% variance.

**61/252.75(14), Colbray Homes. 4 Beardsley Crescent, Unit 27 Condominium Plan 102 5865: Semi-Detached Dwelling with Variances. Zoned R4 (Medium Density Residential) District.**

**4 Beardsley Crescent (Unit 27)**

The residence being proposed on this site meets both front and side yard setback requirements. Based on the site plan submitted, variances are being requested as follows:

- From 5.0m to 4.28m to the projection into the front yard setback requirement for the front landing and steps, requiring a 15% variance
- From 9.75m to 7.5m to the rear yard setback requirement for the residence, requiring a 24% variance
- From 6.0m to 3.87m to the projection into the rear yard setback requirement for the rear deck and steps requiring a 36% variance
- From 35% Maximum Lot Coverage to 52.62% Maximum Lot Coverage, requiring a 51% variance

**61/252.76(14), Colbray Homes. 6 Beardsley Crescent, Unit 28 Condominium Plan 102 5865: Semi-Detached Dwelling with Variances. Zoned R4 (Medium Density Residential) District.**

**6 Beardsley Crescent (Unit 28)**

The residence being proposed on this site meets both front and side yard setback requirements. Based on the site plan submitted, variances are being requested as follows:

- From 5.0m to 4.89m to the projection into the front yard setback requirements for the front landing and steps, requiring a 3% variance
- From 9.75m to 7.5m to the rear yard setback requirement for the residence, requiring a 24% variance
- From 6.0m to 3.86m to the projection into the rear yard setback requirement for the rear deck, requiring a 36% variance
- From 35% Maximum Lot Coverage to 51.20% Maximum Lot Coverage, requiring a 47% variance

**61/252.77(14), Colbray Homes. 8 Beardsley Crescent, Unit 29 Condominium Plan 102 5865: Semi-Detached Dwelling with Variances. Zoned R4 (Medium Density Residential) District.**

**8 Beardsley Crescent (Unit 29)**

The residence being proposed on this site meets both front and side yard setback requirements. Based on the site plan submitted, variances are being requested as follows:

- From 5.0m to 4.27m to the projection into the front yard setback requirements for the front landing and steps, requiring a 15% variance
- From 9.75m to 7.5m to the rear yard setback requirement for the residence, requiring a 24% variance
- From 6.0m to 3.88m to the projection into the rear yard setback requirements for the rear deck, requiring a 36% variance
- From 35% Maximum Lot Coverage to 53.00% Maximum Lot Coverage, requiring a 52% variance

**E. 61/252.78(14), Colbray Homes. 10 Beardsley Crescent, Unit 30 Condominium Plan 102 5865: Semi-Detached Dwelling with Variances. Zoned R4 (Medium Density Residential) District.**

### **10 Beardsley Crescent (Unit 30)**

The residence being proposed on this site meets front, side, and rear yard setback requirements. Based on the site plan submitted, variances are being requested as follows:

- From 5.0m to 4.92m to the projection into the front yard setback requirements for the front landing and steps, requiring a 2% variance
- From 6.0m to 4.24m to the projection into the rear yard setback requirement for the rear deck and steps, requiring a 30% variance
- From 35% Maximum Lot Coverage to 46.55% Maximum Lot Coverage, requiring a 33% variance

**F. 61/252.79(14), Colbray Homes. 12 Beardsley Crescent, Unit 31 Condominium Plan 102 5865: Semi-Detached Dwelling with Variances. Zoned R4 (Medium Density Residential) District.**

### **12 Beardsley Crescent (Unit 31)**

The residence being proposed on this site meets both front and side yard setback requirements. Based on the site plan submitted, variances are being requested as follows:

- From 5.0m to 4.30m to the projection into the front yard setback requirements for the front landing and steps, requiring a 14% variance
- From 9.75m to 7.5m to the rear yard setback requirement for the residence, requiring a 24% variance
- From 6.0m to 3.84m to the projection into the rear yard setback requirements for the rear deck, requiring a 36% variance
- From 35% Maximum Lot Coverage to 57.65% Maximum Lot Coverage, requiring a 65% variance

#### **Recommendations:**

The Municipal Planning Commission has at past meetings indicated that the size of the housing units being developed for the lots in the Beardsley condo development area are too large. The applications are seeking variances to lot coverage, indicating that the proposed buildings are 'too large' for the parcels. However, with the exception of the minor variances being requested to the front yard setback requirements for the front landing and steps, all variances are occurring to the rear yard (and thus not impacting neighbours).

A geotechnical study for the development was undertaken in 2014. The proposals have been reviewed against the findings of the geotechnical study and do not appear to contravene the findings of the study.

For housing units 4,6, 8 and 12, the proposed lot coverages exceed 50% of the parcel size. This translates to very large variances being requested in relation to the Land Use Bylaw regulations. Lot coverage calculations are developed to consider items such as storm water drainage capacity of infrastructure and massing (visual appearance). Typically a single structure is permitted a 35% lot coverage allowance, and the addition of detached structures is permitted an extra 12% lot coverage. The idea is that no one building should 'appear' too large as it relates to the street, but that separate buildings break up the massing, so additional lot coverage can be considered.

Another way to provide visual relief (reduce massing) can be increasing the height of buildings, creating narrow building footprints, providing architectural details and breaks in patterns, varying roof designs and ensuring that the street width is appropriate for the height/width of the building.

The Department has previously expressed concern that the buildings being proposed are too large for the lots. While past discussion has resulted in the buildings seeking rear yard variances to reduce the impact on the street, this does not fully address the concern. A larger roof structure is needed for the deep set buildings, and this is visible from the street. As the street in front of these units is narrower than the standard City street, and no sidewalk has been provided, the impact is further felt at the street level. As such, the Department does not recommend that such variances should be provided, despite the variances occurring in the rear yards. It is recommended that the developer reduce the size of the decks so that the overall lot coverage does not exceed 47%.



In reviewing these applications, the Department studied the past approvals of the development. Despite past direction indicating that unit sizes should be decreased and appropriate for the lots, the average size of units has increased. Overall, had the development been required to consider the typical Land Use Bylaw requirements, each lot that has been developed or applied for development would have been required to be approximately 118m<sup>2</sup> larger. Put another way, the development would have to be reduced by 7 units for the structures to meet the typical 35% lot coverage requirement of Land Use Bylaw requirements.

47% is the **combined** maximum lot coverage for a unit with detached structures. The Department recognizes that this recommendation may do little to reduce the overall mass of the buildings in relation to the street, however, it should reduce potential impacts to the rear yard enjoyment due to proximity to property lines. It will also ensure that the overall lot coverage does not generally exceed what would be permissible should the dwellings be developed with detached garages. 47% lot coverage is still a large variance for the single structures but it also translates to the total maximum site coverage for the style of development and lot zoning.

The department also notes that the proximity of the deck posts to the recommended geotechnical setback lines for Unit 12 is extremely close. Should the development not be built exactly to plan, there is a risk that the slope is compromised, and that the structure will be non-compliant. Planning and Development wants to ensure that the structure is built fully within the recommended setbacks for the lot. Therefore the above recommendations should help to ensure that this occurs.

Planning and Development Services was of the opinion that the variances being requested for all residences have been minimized as the variances occur in the rear yard. However, it is the opinion of the department that the building mass proposed for four of the lots is too large and should be reduced in size. Planning and Development Services therefore recommended approval of the proposed developments, subject to conditions.

Member Gallant indicated that the builder has not taken into consideration the discussion at the last meeting, requesting that future applications meet the Land Use Bylaw Requirements.

Member Badry indicated that the applications continue show a complete disregard for the Land Use Bylaw and existing property owners, despite previous permit approvals and discussions.

Chairperson Christie addressed the planning department for clarification on the 47% coverage conditions on permits for 4,6,8 and 12 Beardsley Avenue.

Manager of Planning and Development Lyla Peter informed the MPC that the percentage of 47% was chosen as it considers the total lot coverage that would be available if the primary dwelling and the garage were separate buildings. The lot coverage for primary dwellings and attached garages of 35% are meant to ensure massing on the lots is not exceeded and also considers storm water drainage.

Member Gallant commented on the over use of space in the development, aesthetically it feels disorganized and does not flow well despite the pleasing architectural look of the buildings.

Member Badry indicated that she is not comfortable with any variances over the 35%.

Member Konnik discussed that the developer is simply applying for the permits in the same fashion as before. If MPC were to make a drastic change in their approvals and require the builder to meet the 35% lot coverage the designs would not fit in. Currently, the buildings all look alike, they are all setback similar distances and therefore they appear uniform.

Member Gallant asked the Planning and Development department whether the large variances requested are an indicator of a change needed in the Land Use Bylaw?

Manager Peter responded that the department has analyzed setbacks and lot coverage in other communities and changes may be considered in the update, however the developer is not failing to meet just one setback or LUB requirement and the applications submitted have shown no concession to meet any aspects of the bylaw. Furthermore the original subdivision was intended to suit rowhousing and the developer chose not to re subdivide to accommodate the type of dwellings he intended on building.

## Resolutions

**MOVED BY: Member Badry**

### **2 Beardsley Crescent**

**“RESOLVED** that the Municipal Planning Commission approve the development of a semi detached dwelling with a 2% variance to the front yard setback requirements for the front landing and steps, a 17% variance to the rear yard setback requirements for the rear deck and steps, and a 17% variance to the maximum lot coverage at 2 Beardsley Crescent; Unit 26 Plan 102 5865, 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. Applicant is to obtain a City of Lacombe building permit prior to commencement of construction.
4. The exterior of the building, including paints, shall be completed within twelve (12) months from the date of issue of the building permit.
5. 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.
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 approved by Development Authority.
9. 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.
10. Applicant to hard surface front driveway no later than one (1) year from construction completion.
11. Lot grading to conform to building grade plan as approved by Engineering Services at the time of subdivision.
12. 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.
13. 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.**
14. This development requires a party wall agreement. Applicant to have agreement registered on land title and submit a copy to the City within one (1) year of construction completion.
15. The decision of the Municipal Planning Commission being mailed to adjacent landowners, a sign posted on site, and advertised in the local newspaper, and no appeal against the decision being successful.

**APPROVED:** Unanimously

**MOVED BY:** Member Gallant

### **4 Beardsley Crescent**

**“RESOLVED** that the Municipal Planning Commission approve the development of a semi detached dwelling with a 5% variance to the front yard setback requirements for the front landing and steps, a 24% variance to the rear yard setback

requirements for the residence, and variances to the rear yard setback for the deck and steps such that the overall maximum lot coverage does not exceed 47% (from 52.62%) at 4 Beardsley Crescent; Unit 27 Plan 102 5865, 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. Applicant is to obtain a City of Lacombe building permit prior to commencement of construction.
4. The exterior of the building, including paints, shall be completed within twelve (12) months from the date of issue of the building permit.
5. 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.
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 approved by Development Authority.
9. 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.
10. Applicant to hard surface front driveway no later than one (1) year from construction completion.
11. Lot grading to conform to building grade plan as approved by Engineering Services at the time of subdivision.
12. 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.
13. 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.**
14. This development requires a party wall agreement. Applicant to have agreement registered on land title and submit a copy to the City within one (1) year of construction completion.
15. The decision of the Municipal Planning Commission being mailed to adjacent landowners, a sign posted on site, and advertised in the local newspaper, and no appeal against the decision being successful.
16. Prior to building permit issuance, the applicant is to submit revised plans reducing the maximum lot coverage on the parcel, not to exceed 47%.

**IN FAVOR: 3**

**OPPOSED: 1**

**MOVED BY: Member Konnik**

### **6 Beardsley Crescent**

“**RESOLVED** that the Municipal Planning Commission approve the development of a semi detached dwelling with a 3% variance to the front yard setback requirements for the front landing and steps, a 24% variance to the rear yard setback requirements for the residence, and variances to the rear yard setback for the deck and steps such that the overall maximum lot coverage does not exceed 47% (from 51.20%) at 6 Beardsley Crescent; Unit 28 Plan 102 5865, 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. Applicant is to obtain a City of Lacombe building permit prior to commencement of construction.
4. The exterior of the building, including paints, shall be completed within twelve (12) months from the date of issue of the building permit.
5. 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.
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 approved by Development Authority.
9. 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.
10. Applicant to hard surface front driveway no later than one (1) year from construction completion.
11. Lot grading to conform to building grade plan as approved by Engineering Services at the time of subdivision.
12. 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.
13. 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.**
14. This development requires a party wall agreement. Applicant to have agreement registered on land title and submit a copy to the City within one (1) year of construction completion.
15. The decision of the Municipal Planning Commission being mailed to adjacent landowners, a sign posted on site, and advertised in the local newspaper, and no appeal against the decision being successful.
16. Prior to building permit issuance, the applicant is to submit revised plans reducing the maximum lot coverage on the parcel, not to exceed 47%.

**IN FAVOR: 3**

**OPPOSED: 1**

**MOVED BY: Member Konnik**

**8 Beardsley Crescent**

**“RESOLVED** that the Municipal Planning Commission approve the development of a semi detached dwelling with a 15% variance to the front yard setback requirements for the front landing and steps, a 24% variance to the rear yard setback requirements for the residence, and variances to the rear yard setback for the deck and steps such that the overall maximum lot coverage does not exceed 47% (from 53.00%) at 8 Beardsley Crescent; Unit 27 Plan 102 5865, 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. Applicant is to obtain a City of Lacombe building permit prior to commencement of construction.
4. The exterior of the building, including paints, shall be completed within twelve (12) months from the date of issue of the building permit.
5. 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.
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 approved by Development Authority.
9. 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.
10. Applicant to hard surface front driveway no later than one (1) year from construction completion.
11. Lot grading to conform to building grade plan as approved by Engineering Services at the time of subdivision.
12. 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.
13. 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.**
14. This development requires a party wall agreement. Applicant to have agreement registered on land title and submit a copy to the City within one (1) year of construction completion.
15. The decision of the Municipal Planning Commission being mailed to adjacent landowners, a sign posted on site, and advertised in the local newspaper, and no appeal against the decision being successful.
16. Prior to building permit issuance, the applicant is to submit revised plans reducing the maximum lot coverage on the parcel, not to exceed 47%.

**IN FAVOR: 3**

**OPPOSED: 1**

**MOVED BY: Member Badry**

**10 Beardsley Crescent**

**“RESOLVED** that the Municipal Planning Commission approve the development of a semi detached dwelling with a 2% variance to the front yard setback requirements for the front landing and steps, a 30% variance to the rear yard setback requirements for the rear deck and steps, and a 33% variance to the maximum lot coverage at 10 Beardsley Crescent; Unit 30 Plan 102 5865, 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. Applicant is to obtain a City of Lacombe building permit prior to commencement of construction.
4. The exterior of the building, including paints, shall be completed within twelve (12) months from the date of issue of the building permit.
5. 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.
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 approved by Development Authority.
9. 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.
10. Applicant to hard surface front driveway no later than one (1) year from construction completion.
11. Lot grading to conform to building grade plan as approved by Engineering Services at the time of subdivision.
12. 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.
13. 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.**
14. This development requires a party wall agreement. Applicant to have agreement registered on land title and submit a copy to the City within one (1) year of construction completion.
15. The decision of the Municipal Planning Commission being mailed to adjacent landowners, a sign posted on site, and advertised in the local newspaper, and no appeal against the decision being successful.

**APPROVED: Unanimously**

**MOVED BY: Member Gallant**

### **12 Beardsley Crescent**

**“RESOLVED** that the Municipal Planning Commission approve the development of a semi detached dwelling with a 14% variance to the front yard setback requirements for the front landing and steps, a 24% variance to the rear yard setback requirements for the residence, and variances to the rear yard setback for the deck and steps such that the overall maximum lot coverage does not exceed 47% (from 57.65%) at 12 Beardsley Crescent; Unit 27 Plan 102 5865, 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. Applicant is to obtain a City of Lacombe building permit prior to commencement of construction.
4. The exterior of the building, including paints, shall be completed within twelve (12) months from the date of issue of the building permit.
5. 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.
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 approved by Development Authority.
9. 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.
10. Applicant to hard surface front driveway no later than one (1) year from construction completion.
11. Lot grading to conform to building grade plan as approved by Engineering Services at the time of subdivision.
12. 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.
13. 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.**
14. This development requires a party wall agreement. Applicant to have agreement registered on land title and submit a copy to the City within one (1) year of construction completion.
15. The decision of the Municipal Planning Commission being mailed to adjacent landowners, a sign posted on site, and advertised in the local newspaper, and no appeal against the decision being successful.
16. Prior to building permit issuance, the applicant is to submit revised plans reducing the maximum lot coverage on the parcel, not to exceed 47%.

**IN FAVOR: 3**

**OPPOSED: 1**

## **5. BUSINESS**

- A. Next MPC Meeting: Wednesday, January 21, 2014**

## **6. ADJOURNMENT**

**MOVED BY:** Member Badry

THAT this meeting now adjourns at 6:30 p.m.

**CARRIED:** Unanimously

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Chairperson Christie