



CITY OF LACOMBE
MUNICIPAL PLANNING COMMISSION

MINUTES 100715

DATE: October 7, 2015

PLACE: City of Lacombe Council Chambers

TIME: 5:00p.m.

PRESENT: Steve Christie Mayor
Reuben Konnik Councilor
Debbie Gallant Member at Large

REGRETS: Wayne Rempel Councilor
Sandra Badry Member at Large

STAFF: Lyla Peter, Manager of Planning and Development
Gail Long, Development Officer
Deb Bonnett, Development Officer

1. CALL TO ORDER

The meeting was called to order by Chairperson at 5:07 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

That the Municipal Planning Commission minutes for September 16, 2015 be confirmed as presented.

CARRIED: Unanimously

4. NEW DEVELOPMENT PERMITS

A. 61/252.83 (2015), 5817 52 Avenue,, Lot , Block 2, Plan 2864NY: Detached Garage with Variance to Maximum Parcel Coverage Zoned R1b (Medium Lot Single Detached Dwelling) District.

The applicant was present to provide details and answer questions regarding this application. The applicant requested information as to when the Development/Building Permit could be issued as he would like to get the foundation in before the frost. The applicant was advised that the Building Permit would be processed as soon as possible after the appeal period expired.

Development Officer Gail Long presented information on an application to construct a new 58m² garage west of the existing garage & carport. The maximum coverage allowed is 10% or 76.86m². The existing garage is 32.37m², the carport is 25.57m², therefore with the new garage the accessory buildings will cover a total of 115.9m². A variance of 39m² or 34% is requested.

The existing garage is located .8 m from the side boundary. The bylaw requires that the minimum side yard is .9 meters. A variance of .1 meters or 12% is requested.

Planning and Development Services advised that any impact will be minimal if the proposed garage is approved, and as there have been no concerns from adjacent landowners, the Department is recommending approval, subject to the following conditions:

“RESOLVED that the Municipal Planning Commission approve the construction of a detached garage with a 34% variance to the maximum parcel coverage at 5817-52 Avenue, Lot 5 Block 2 Plan 2864NY, zoned R1b,, and further that the Municipal Planning Commission approve a 12% side yard setback variance to allow the existing garage to remain at its current location on the parcel.

MOVED: Member Konnik

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. Applicant to apply for and obtain electrical, plumbing and gas permits as applicable.
5. Applicant to ensure that the accessory building matches or is complimentary to the primary dwelling unit in color and materials.
6. The exterior of the building, including paints, shall be completed within twelve (12) months from the date of issue of the building permit.
7. Applicant may not connect floor drain in garage floor slab to City services.
8. Access to the proposed garage must be from the rear laneway; no vehicle access shall be permitted from 58A Street.
9. Applicant to remove the existing garden shed that is located on the parcel upon construction completion of the detached garage.

10. Applicant to apply for a Building Permit for the existing solarium on the parcel **no later than October 31, 2015**, with arrangements being made for an inspection and a copy of the Permit Services Report for the building being provided to the City **no later than November 30, 2015**.
11. Applicant to apply for and obtain electrical and gas permits for the solarium, if applicable, with all inspections and Permit Services Reports being provided to the City **no later than November 30, 2015**.

APPROVED: Unanimously

B. 61/252.85 (2015), 14 Edith Avenue, Lot 18, Block 16, Plan 142 0989: Detached Dwelling with a Variance to the Rear Yard Setback and the Maximum Parcel Coverage. Zoned R1b (Medium Lot Single Detached Dwelling) District.

This item was heard last by MPC as the applicant was not in attendance at the meeting.

Development Officer Gail long presented information regarding the application.

The Land Use Bylaw requires residential dwelling units to be located 9.75m from the rear yard property boundary. Due to the sight line cutoff at the northeast corner of the lot adjacent the intersection of two laneways, the residence will be located a minimum of 5.41m from the rear boundary, requiring a 45% variance to the rear yard setback requirement at the northeast corner only. In addition, the Land Use Bylaw permits a deck to project 3.75m into the rear yard setback. If approved, a 61% variance will be required to the projection of the deck into the rear yard setback requirement, again at the northeast corner only.

Development Officer Long informed MPC that the City's Engineer had reviewed the application and is not concerned about sight lines at the corner of the property. This is because the angled cut off of the property already accommodates sight lines.

The maximum allowable lot coverage for a primary building in the R1b district is 33%. Based on the size of the parcel, a 32% variance will be required to the maximum parcel coverage should the application be approved as submitted. Development Officer Long indicated that a large portion of this variance is due to the parcel corner cut off. Calculations for lot coverage include the size of the residence, attached garage, front landing and steps, and rear deck.

MOVED: Member Konnik

"RESOLVED that the Municipal Planning Commission approve a residence with an attached garage and rear deck with a 45% variance to the rear yard setback requirement for the residence at the northeast corner, a 61% variance to the rear yard setback requirement for the rear deck at the northeast corner, and a variance of 32% to the maximum parcel coverage at 14 Edith Avenue, Lot 18 Block 16 Plan 142 0989, 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.

MOVED: Member Konnik

C. 61/252.85(2015), 5645 Wolf Creek Drive, Lot 2A, Block 4, Plan 992 4837: Addition to Existing Retail Building with Flood Fringe Zoned I1 (Light Industrial & Flood Risk Area Regulations Overlay) District.

The applicants were in attendance to provide comments & answer questions.

Development Officer Gail Long presented information regarding the application for the addition to an existing retail building located at 5645 Wolf Creek Drive. The parcel currently contains a building for the retail sale of hardware and building supplies. An open storage yard for the storage of lumber and other products related to the business is also located part of the business but is located on a separate adjoining property..

The proposed addition to the existing building will be used for storage of overstock store items, and as a receiving room where product will be accepted from suppliers and sorted manually before putting into the retail store. The addition meets all setback and height requirements and will not exceed the maximum lot coverage as outlined in the Land Use Bylaw.

The total width of the parcel currently serves as access to the parking spaces located on the parcel. The City's Engineer has reviewed the site plan and is recommending that the width of the access be reduced to meet City standards. In the Industrial District, the maximum width permitted for an access is 15m.

With the reduction to the width of the access to the parcel, there may be a loss of parking spaces for the retail business. At time of approval of the retail building on site, 7 parking spaces were provided at the front of the building and 12 parking spaces were provided to the west of the building. As the building located on the property is used more for retail sales rather than an industrial use, requirements for a commercial retail building have been used to calculate parking requirements for the existing building, while requirements for "other areas - industrial" have been used to calculate parking requirements for the building addition. Based on these calculations, a total of 34 parking spaces will be required.

It has been noted on an aerial photo that additional parking spaces are being provided immediately west of the access to the open storage yard located on the parcel. The applicant will be able to meet the requirement for additional parking spaces by allowing public parking inside of the fenced area at times when additional parking is required. These parking spaces should be marked with precast concrete curbs. In addition, a sign should be located on the property directing vehicles to the additional parking spaces provided inside of the fenced compound. The location of a loading space should also be identified.

The City currently provides garbage pickup services at this site. This location should be shown on the landscape plan. If the current location of the garbage storage changes as a result of the requirement for additional parking, the new location for garbage bin(s) is to be in a screened enclosure that has no roof structure, in the side or rear yard. No gates to the enclosure are permitted.

No landscaping has been provided on the parcel. In order to allow the applicant to maintain their existing parking configuration while still providing some landscaping, it is recommended that the applicant be required, with the exception of the access, to landscape and maintain a minimum of 3m along the road frontage at the front of the parcel.

Although no trees will be permitted in this area, the applicant should provide low growing shrubs and curbing. This will allow for some green space and will better define the access to the parcel.

During a site inspection of the property, it was noted that no addressing has been posted to identify the property. It is recommended that the applicant be required to display the assigned civic address at or near the front of the property so that it can be clearly read from the roadway.

As a portion of the building addition will be located in the flood fringe area, the City will require the top of slab elevation for the proposed addition to be 845.97m. This 100-year floodway elevation includes the 0.5m freeboard as required in the City's Land Use Bylaw and will match that of the existing building on site. All mechanical and electrical installations must be above the 845.97m geodetic elevation. The applicant will be required to provide information on the grade elevations of the proposed building site, the building corners and first floor, as well as the building openings and mechanical or electrical equipment, in accordance with geodetic elevations.

Both the applicants and the MPC members expressed concerns regarding the requirements to amend the access. Concerns raised regarding reducing the width of the access to the property, site lines, access to Len Thompson Drive, turning radius, the provision of onsite & offsite landscaping. There was a concern that the 15m wide access was not sufficient and that many of the vehicles that access the site will no longer be able to park in front. MPC members indicated that they did not see why the access was required to be changed, but accepted that the City's Engineer had jurisdiction over this area. It was determined that the applicant not be subject to a maximum 15m wide access but that the access could be approved by the City, after a plan had been agreed upon between the parties.

Recommendations:

Planning and Development Services supports the application and is recommending approval, subject to the following:

MOVED BY: Member Konnik

“RESOLVED that the Municipal Planning Commission approve the application for an addition to the existing retail building, to be located within the flood fringe at 5645 Wolf Creek Drive, Lot 2A Block 4 Plan 992 4837, Zoned I1.

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. The exterior of the building, including paints, shall match all existing exterior cladding in both materials and colors, and shall be completed within twelve (12) months from the date of issue of this building permit.
5. Applicant to apply for and obtain building permits and any necessary electrical, plumbing and gas permits for the proposed development.
6. **THIS PROPERTY IS IN THE FLOOD RISK AREA.** Prior to Building Permit issuance, the applicant to provide information on the grade elevations of the proposed building site to the satisfaction of the City's Engineer, identifying the building corners and first floor, as well as the building openings and mechanical or electrical equipment, in accordance with geodetic elevations, with the addition to the shop building being no lower than the existing building on the site, ie. 845.97m.

7. The Builder must construct within 100mm of the approved grading plan while still meeting the minimum elevation plan.
8. There shall be no unprotected openings below the minimum elevation of 845.97 m.
9. Applicant is to ensure positive drainage away from the dwelling.
10. Curb stop must remain visible and at proper elevation PRIOR to pouring concrete or completing landscape work.
11. Prior to building permit issuance, the applicant shall submit a landscaping plan to the satisfaction of the Development Authority. In addition to the required landscaping, the plan shall identify the location and width of the access to the satisfaction of the Development Authority.
12. All landscaping shall be protected by concrete curbs or other approved barriers having a minimum height of 140mm.
13. 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, and 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 at the end of the second growing season.
14. Prior to Building Permit issuance, the applicant shall submit a parking plan to the satisfaction of the Development Authority showing provision of 34 on-site parking spaces. Each parking space must be a minimum of 2.75m x 6m. A minimum of 1 parking space for the disabled will be required. All parking spaces must be identified with cement parking curbs. Pavement markings will be required for the parking spaces provided on the hard surfacing at the front and at the side of the building. The plan shall identify the location of a loading space and garbage storage.
15. Applicant must post a sign directing traffic to the additional parking area located within the fenced compound. The location of the sign is to be shown on the parking plan.
16. Prior to Building Permit issuance, the applicant is to provide a Fire Plan, to the satisfaction of the City's Fire Chief.
17. Prior to building permit issuance, the applicant shall submit a development permit deposit in the amount of \$2,000.00.
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. 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.

The decision of the Municipal Planning Commission shall be subject to an appeal period, ending at 4:30PM on October 29, 2015.

APPROVED: Unanimously

D. 61/252.88 (2015), 3859 Highway 12, Lot 1, Plan 002 4111: Construction of a Farm Equipment Sales & Repair Building.

The applicants were in attendance to provide information & answer questions.

Development Officer Gail Long presented information regarding an application. Administration has received an application to construct a farm equipment sales and service building near the eastern boundary of 3859 Highway 12, with the building being located partly on that parcel as well as on the lands located directly to the east described as Lot 2

Block 1 Plan 152 1430 (west of Harrington Ridge). It is the intentions of the landowner to consolidate both properties into one parcel.

3859 Highway 12 is located within the C2 - Highway Commercial District. With the consolidation of the lands contained within the west part of Lot 2 Block 1 Plan 152 1430, the proposed development will be located on one lot, not the two currently shown. Farm Equipment and Sales is listed as a discretionary use in the C2 district.

The Metcalf Ridge Outline Plan was approved by Council in June, 2014 and amended in June 2015. The Outline Plan indicates that architectural standards for the commercial sites follow those developed in the Wolf Creek Crossing/Lacombe Market Square Outline Plan. As such the proposed development was reviewed against the Wolf Creek Crossing/Lacombe Market Square Outline Plan to ensure continuity of land uses, roadways and open space connections in order to provide for a seamless transition. The parcel on which this building is being proposed will form part of the future Town Centre development.

The landowner has advised that the existing building currently being used for the business showroom and offices will continue to be used, but the use will be changed from the principal building on the parcel to an accessory building for the assembly of farm equipment. The building will not be used by the public in future.

Building Site Requirements

The proposed building on site will be a two storey building with a show room, parts warehouse, and shop area located on the main floor and offices and mezanines located on the second floor. The building meets all setback requirements. If approved, an 8% variance will be required to the height of the building.

Parking & Loading Space

Parking requirements for the existing building on site were calculated at time of construction. With the proposed building being changed to an assembly building for farm equipment and considering the existing cold storage building on the property, parking requirements located near the existing building will be reduced. Although the parcel is located within the commercial district, parking requirements for industrial uses have been used as they reflect more accurately the existing/future use of the existing buildings. Based on this, a minimum of four parking spaces will be required to be maintained for the future assembling building and the cold storage building.

New parking spaces will be required to be located for the new building as once constructed, it will become the principle building on the parcel. Again, parking requirements have been calculated using parking requirements for industrial uses. Based on these calculations, a total of 142 parking spaces will be required. If the commercial parking requirements were used, the applicant would be required to provide a total of 347 parking spaces. The applicant has indicated that 108 parking spaces have been provided, with three of these parking spaces designated for parking for disabled persons. Planning and Development considers 105 parking spaces more than adequate for the use that is taking place on this property. The Department will be working with the applicant to provide for one additional parking space for the disabled in order to meet Alberta Building Code requirements. If approved, a 69% variance to the number of parking spaces will be required.

One loading space will be located on the west side of the building. This is sufficient to meet requirements of the Land Use Bylaw.

Garbage Pickup

The City is currently providing both garbage & cardboard pickup on the parcel. With the construction of a new principal building on the site, it is more than likely that the existing garbage and recycling containers will be relocated. The City will require the location of the garbage and recycling bins to be included on the landscaping plan that is required from the Developer. It should be noted that these bins are to be placed in a screened enclosure that has no roof structure or gates, and are to be located at the side or rear of the property.

Signage

If the location of the existing sign is to be changed, or if any new signage is being proposed, the applicant will be required to apply for a sign permit to ensure compliance with the City's Land Use Bylaw and the Alberta Building Code.

Landscaping

In accordance with the City's Land Use Bylaw and the Metcalf Ridge Outline Plan, the applicant is providing a landscaped strip of land adjacent Highway 12 as well as along Harrington Ridge. A berm and landscaped area will be provided along the south boundary of the parcel. The number of both coniferous and deciduous trees and shrubs required to be planted on site is dependent on the size of the landscaped area. Although additional information will be required to be included on the landscaping plan, the applicant appears to be meeting the requirements for landscaping in accordance with the City's bylaw requirements.

The City's Land Use Bylaw requires that outside storage of farm equipment be screened. Given that the applicant wants to display their equipment, the Department is willing to consider alternatives for screening. With the exception of the west boundary, landscaping is being provided around the perimeter of the property.

Other than what exists on the property, no fencing will be permitted in the front yard of the property, which is considered to be on the west side of the proposed building to the north. On the east side of the building, no fencing will be permitted north of the south boundary of the access into the parcel.

In order to enhance the City's trail network, a trail will be required in an east/west direction through the property to connect Lacombe Market Square to 34th Street. In order to be consistent with what will be provided in the Lacombe Market Square development, the trail will need to be a minimum of 2.5m in width, with hard surfacing. The City will be working with applicant to extend the trail along the northern half of the property.

Once the new access from Harrington Ridge has been constructed, the existing access to the parcel from Highway 12 will be required to be closed. It will be the responsibility of the applicant to ensure the access is removed, and the ditch area re-contoured and seeded to grass.

Metcalf Outline Plan

The Metcalf Ridge Outline Plan (p15) states that "*development controls for the commercial areas will be consistent with those of Wolf Creek Crossing.*" Several development controls have been considered for these commercial areas:

Roadways

Roadways serving public entrances to buildings are to:

- *incorporate sidewalks a minimum of 2.0m wide*
- *be bordered with concrete curbs*
- *have one street furniture grouping element for every 30 linear metres, and*
- *have lighting levels of 4 foot candles or greater.*

Details regarding the construction of the roadway will be considered as part of the Development Agreement between the City and the Developer. The Agreement must be signed prior to Building Permit issuance.

The Metcalf Ridge Outline Plan requires one street furniture grouping element for every 30 linear metres. Planning and Development Services, in consultation with Community Planning, is of the opinion that this requirement is excessive. The Department is recommending that two street furniture groupings be located near the trail adjacent Highway 12, and one street furniture grouping be located adjacent Harrington Ridge south of the access to the site. Each grouping is to consist of a minimum of two steel benches and a steel waste container.

Single Tenant Buildings

Single tenant buildings greater than 1200 m² are to:

- *incorporate a minimum of two finish materials, with no material to cover more than 80% of the exposure;*
- *have canopied, galleried, vestibuled, or alcoved entrances that deviate from the building wall line by a minimum of 1.5m;*
- *have deviations in the building line and roof line of at least 1m every 25m;*

- *incorporate screening of rooftop mechanical facilities to obscure their visibility from ground level and adjacent roadways;*
- *incorporate a vertical relief by way of a gable or elevated parapet a minimum of 1m above the adjacent wall line at a public entrance to a building.*

Although the main finish material on the building exceeds 80% of the exposure, Planning and Development Services is recommending approval of the finish material as submitted. While the Department is satisfied that the building has no deviations in the roof line, it is recommended that a deviation could be added at the front entrance to allow for the entryway feature to be a minimum of 1m above the building line. As the side doors will be used primarily by employees, it is recommended that these doorways should not be canopied, galleried, vestibuled, or alcoved in order to deviate from the building. It does not appear that there will be rooftop mechanical facilities, but there has been a condition added that screening is required should mechanical facilities be placed on the rooftop.

Pedestrian Routes

- *Hard surfaced barrier free walkways a minimum of 2.0m in width will connect all public building entrances with the public walkway system outside of the property.*
- *Where pedestrian routes cross parking lots or roadways, the unprotected crossing distance will not exceed 10m.*
- *Pedestrian routes will have a minimum lighting level of 3 foot candles, provided by building mounted or freestanding fixtures.*

It is recommended that the applicant provide safe pedestrian crossings from the trail system to the north and from the sidewalk adjacent to the roadway to the east (Harrington Ridge). As these crossings will be unprotected to allow for easy maneuvering of large farm equipment within the parcel, and because the pedestrian routes will be greater than 10m in length, it is being recommended that the pedestrian walkways be finished with a material that will be noticeable and visible (ie. cobblestone, brick, raised asphalt) with the use of on-site signage to identify the walkways.

Street Furniture

- *Street furniture will include benches, recycling containers, waste containers, planters, light poles, banner poles, directional signs, bollards, and bicycle racks.*
- *One grouping of street furniture, to a minimum of two benches and a waste container will be provided for every 30m of building frontage.*
- *Light poles adjacent to walkways will be a maximum of 5m high, and incorporate brackets for hanging plants or banners.*
- *Excluding planters, all street furniture will be constructed of steel.*

Although the Outline Plan indicates street furniture groupings every 30 meters of building frontage, the Department is of the opinion that there would be limited use on this particular parcel. However, the applicant may wish to place a bench and waste container near the main door to the building.

Common Areas

- *A hard surface common area will be provided within 50m of any public building entrance;*
- *Common areas shall have a minimum area of 20 m², with a minimum linear dimension of 3m*
- *Common areas will connect with required sidewalks*
- *Common areas may be used for temporary displays, and vending*
- *Temporary street furniture (ie. cafe tables) may be placed in common areas*
- *Landscaping requirements (hanging plants, planters) may be provided in common areas*
- *Street furniture grouping requirements as noted above may be met in common areas*

As a farm equipment dealership is not normally a place for people to gather, Planning and Development Services does not feel it necessary to have the applicant provide a common area by the public entrance. However, it has been suggested that a common area with street furniture groupings be located at the side or rear of the property for staff use.

Parking, Loading and Storage

- *Where a parking area lies between a building and public property, a landscaped buffer a minimum of 2.0m wide and 1.0m high at maturity or an opaque fence 1.0 high shall be placed between the parking area and public property.*
- *Where a storage or loading area lies adjacent a public property, a landscaped buffer a minimum of 2.0m wide and 2.0m high at maturity or an opaque fence 2.0 high shall be placed between the area and the public property. If a landscape buffer is used, it will provide screening of 15% of the exposure at landscape maturity.*
- *Parking bays will be divided by 2.5m wide landscaped medians such that no more than 15 stalls are in a row.*
- *Bicycle parking will be provided with racks within 30m of public entrances to buildings, with a minimum of one rack space for every 50 vehicle parking stalls.*
- *Bicycle Parking that is provided in or adjacent to vehicle parking shall be raised above the parking lot grade or protected by barriers.*
- *Parking areas will have lighting levels of 2 candles or greater.*

The applicant has provided a landscaped strip adjacent Highway 12 and also Harrington Ridge. In order to provide a buffer between the south property boundary and residential development, the applicant will also be constructing a landscaped berm at the rear of the property.

The placement of one bicycle rack providing parking for a minimum of six bicycles will be required to be placed near the public entrance to the building. The location of the bicycle rack should be identified in the landscaping plan. If the bicycle parking area is provided in or adjacent to vehicle parking, the parking area for the bicycles is to be raised above the parking lot grade or protected by barriers.

Lighting

To address the lighting requirements on this parcel, the applicant will be required to submit a lighting plan for review and approval by the City's Engineer.

After the Development Officer read through the report, the applicant raised a number of concerns regarding the conditions and requirements. Concerns were raised regarding the lighting, access through the site, the trail system, fencing of the site, and servicing of the site. The applicant was directed to work with staff to address the issues raised. The applicant also indicated they would like to move this application forward as quickly as possible.

Some conditions were amended to address the applicants concerns, including the removal of a requirement to connect the trailing running East/West along the North boundary of the property to the building.

Recommendations:

Planning and Development Services has no objection to the proposed development and is recommending the following:

MOVED: Member Gallant

"RESOLVED that the Municipal Planning Commission approve an 8% variance to the height of the building and a 69% variance to the parking requirements for the construction of a farm equipment sales and repairs building to be located partially on 3859 Highway 12, Lot 1 Block 1 Plan 002 4111 zoned C2, and partially on lands located west of the future Harrington Ridge described as Lot 2 Block 1 Plan 152 1430, zoned FD."

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 relieving or excusing the applicant from complying with the Land Use Bylaw 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 prior to construction.
6. Applicant is to obtain electrical, plumbing and gas permits for the proposed construction.
7. Prior to building permit issuance, 3859 Highway 12 and that portion of Lot 2 Block 1 Plan 015 1430 on the west side of Harrington Ridge are to be subdivided and consolidated in accordance with the approved Outline Plan. Applicant will be required to submit a copy of the new land title to Planning and Development Services.
8. Prior to building permit issuance, the applicant must provide a grading plan for review and approval by the City's Engineering Department.
9. Prior to building permit issuance, applicant must extend services to the development area, to the satisfaction of the City's Engineer.
10. Prior to building permit issuance, the roadway that will serve as access to the parcel as well as access to future development areas is to be completed and paved, to the satisfaction of the City's Engineer.
11. Prior to building permit issuance, the applicant is to submit an exterior lighting plan for review and approval by the City's Engineering Department.
12. Prior to Building Permit issuance, the applicant is to provide a Fire Plan, to the satisfaction of the City's Fire Chief.
13. Applicant is to provide a deviation to the roof line at the front entryway by increasing the height of the parapet a minimum of 1m above the building line.
14. The builder must construct within 100mm of the design landscape elevation and illustrated drainage patterns unless otherwise approved by the Development Authority.
15. Curb stop must remain visible and at proper elevation PRIOR to pouring concrete or completing landscape work.
16. If it is deemed that upgrades are required to the existing water and/or sewer services to accommodate the proposed development, the applicant will be required to apply for and complete any upgrades at their expense, to the satisfaction of the City of Lacombe.
17. 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.
18. Applicant shall provide a 2.5 m wide trail from the northwest corner of 3859 Highway 12 to the west boundary of the future roadway (Harrington Ridge), to the satisfaction of the Development Authority. The trail shall be constructed in accordance with the City's Design Guidelines and will have an asphalt surface.
19. Applicant shall include three groupings of street furniture in the landscaping plan that is to be submitted for review and approval. Two of these groupings will be required near the trail adjacent Highway 12, and one will be provided south of the access to the site adjacent Harrington Ridge. Each grouping is to consist of a minimum of two steel benches and a steel waste container.
20. Applicant shall be required to provide a minimum 3m wide landscaped area adjacent Highway 12 and Harrington Ridge, to the satisfaction of the Development Authority.

21. Applicant shall provide a landscaped berm with a minimum height of 2.5m adjacent the south boundary of the parcel. The berm shall be contained entirely within the parcel.
22. Applicant shall provide for the placement of one bicycle rack providing parking for a minimum of six bicycles near the public entrance to the building. If the bicycle parking area is provided in or adjacent to vehicle parking, the parking area for the bicycle rack is to be raised above the parking lot grade or protected by barriers. Location of bicycle parking is to be shown on the landscaping plan.
23. Applicant shall provide for screening of outdoor storage areas and on-site garbage containers with appropriate screening, in accordance with requirements of the Land Use Bylaw, to the satisfaction of the Development Authority.
24. Location and style of fencing is to be shown in the landscaping plan, to the satisfaction of the Development Authority.
25. Applicant to provide safe pedestrian crossings on site to the sidewalk located to the east to the satisfaction of the Development Authority. Pedestrian walkways are to be finished with a material that will be noticeable and visible (ie. cobblestone, brick, raised asphalt) with the use of on-site signage to identify the walkways. The location of the pedestrian crossings and construction material to be used shall be included in the landscaping plan.
26. Prior to building permit issuance, the applicant shall submit a landscaping plan to the satisfaction of the development authority. All landscaping areas are to be protected by concrete curbs or other approved barriers having a minimum height of 140mm.
27. 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, and 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 at the end of the second growing season.
28. Applicant shall hard surface the parking spaces and loading spaces as shown on the approved plan. All parking spaces located both on the asphalt area and on the graveled area shall be identified with cement parking curbs and the parking areas that are hard surfaced will require pavement markings.
29. 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 on the site 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. Costs for paving the trail, parking curbs and pavement markings are to be included in the cost estimates.
30. Mechanical equipment (including roof top mechanical equipment) shall be screened from view from all sides, and shall be compatible with the surrounding character of the site, to the satisfaction of the Development Authority.
31. Prior to occupancy, applicant must remove the existing access from Highway 12, recontour the ditch, and seed to grass. Applicant is to consult with the City's Infrastructure Services Department to ensure highway pavement is not damaged.
32. Prior to building permit issuance, the applicant shall submit a development permit deposit in the amount of \$2,000.00.
33. 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.
34. If the location of the existing sign is to be relocated or a new sign is to be located on site, the applicant will be required to apply for a separate sign permit.
35. The decision of the Municipal Planning Commission/Development Officer being mailed to adjacent landowners, a sign posted on site, and advertised in the local newspaper, and no appeal against the decision being successful.

The decision of the Municipal Planning Commission shall be subject to an appeal period, ending at 4:30PM on October 29, 2015.

APPROVED: Unanimously

5. BUSINESS

A. Next MPC Meeting: Wednesday, October 21, 2015

6. ADJOURNMENT

THAT this meeting now adjourns at 6:24 p.m.

MOVED BY: Member Konnik

APPROVED: Unanimously

Chairperson Christie