



CITY OF LACOMBE
MUNICIPAL PLANNING COMMISSION

MINUTES 031616

DATE: March 16, 2016

PLACE: City of Lacombe Council Chambers

TIME: 5:00p.m.

PRESENT: Steve Christie Mayor
Sandra Badry Member at Large
Wayne Rempel Councilor

REGRETS: Debbie Gallant Member at Large
Reuben Konnik Councilor

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

1. CALL TO ORDER

The meeting was called to order by Chairperson Christie at 5:00 p.m.

2. ADOPTION OF AGENDA

MOVED BY: Member Rempel

THAT the Agenda be adopted as presented.

CARRIED: Unanimously

3. ADOPTION OF MINUTES

MOVED BY: Member Badry

That the Municipal Planning Commission minutes for March 2, 2016 be confirmed as presented.

CARRIED: Unanimously

4. NEW DEVELOPMENT APPLICATION

- A. 61/255.00 (2016), 5851 45 Avenue, Lot 9, Block 3, Plan 762 1709, Home Occupation 2 – Personal Service Massage Therapy, zoned R1b – Medium Lot Single Detached Dwelling**

The applicants were in attendance.

Development Officer, Deb Bonnett presented information regarding the application for a home occupation 2 – personal services – massage therapy at 5851 45 Avenue. As a home occupation 2 is a discretionary use, the application is being referred to the Municipal Planning Commission for consideration.

A total of thirty five (35) property owners within the City boundaries received notification. Four responses were received, 2 opposing the application with comments below, 1 supporting the application conditionally, (comment below) and 1 supporting the application with attached letter.

- Business should not be in residential areas.
- Parking is at a premium in this area.
- The applicant has 4 vehicles usually parked in front.
- Neighbors next to them can have up to 6 – 7 vehicles.
- Bringing a business in will just bring more problems regarding parking.
- If approved, I support this application if with 100% certainty it can be reviewed in one year, however if this is not a viable option (to review the application in one year), I am only left to oppose the application.

The applicant is requesting approval to provide message therapy services from the residence located at 5851 45 Avenue. The business will be open Monday & Friday from 10:00 a.m. - 5:00 p.m., Tuesday – Thursday from 10:00 a.m. – 8:00 p.m. and Sunday from 10:00 a.m. – 3:00 p.m. The applicant has indicated there will be 3 – 4 clients per day. There will be a 30 minute lapse between clients. One parking space for the business will be provided.

This business is considered a Home Occupation 2 as the applicant will be operating out of the primary dwelling and will be allowing customers into the home. As a result, this home occupation will increase the traffic in the area.

The residence has an attached front garage that provides for two parking spaces, a double detached garage and a separate parking space in the rear yard. The applicant has indicated that there will be a 30 minute lapse between clients, therefore one parking space is required. This parking can be provided for in the front or in the rear yard. It should be noted that neither the front or the rear parking is hard surfaced.

The applicant indicated many of the clients work all day and can only have evening appointments and because of religious beliefs prefer Sunday appointments. The applicant also indicated that there is ample parking both at the rear and in the front. They indicated that the front yard is all hard landscaping and that the front driveway is gravel and hoped that this would be sufficient rather than having to hard surface. Clarification was also requested on the time frame for the hard surfacing to be completed. Staff advised that the condition for completion of hard surfacing is based on the construction season.

Recommendations:

Planning and Development is concerned about the hours of operation proposed for the business. Firstly they potentially allow for more than the total stated daily number of clients, depending on the length of each appointment. While the Department recognizes that this provides the applicant flexibility to set a schedule to match the client schedule, it also provides potential for more clients to come to the site than stated. With the many hours of operation stated, this business lends itself to being better located in a commercial district.

Secondly, the stated hours have the possibility to conflict with neighbours enjoyment of their residence, and are more in keeping with commercial district hours. Typically, the Department has not had applicants request hours for Sunday use.

Based on the concerns stated by the Department and the neighbours, Planning and Development Services proposes that the business be limited to Monday through Saturday operations, and that hours of operation be limited from 10 – 6pm. Should later hours be approved, these should be limited to no more than two days a week, to help ensure that this business doesn't interrupt the residential character of the neighbourhood.

With modifications to the applicant's submission, Planning & Development supports the application and recommend the following resolution:

MOVED: Member Rempel

“RESOLVED that the Municipal Planning Commission approve the discretionary use for a Home Occupation 2: Massage Therapy, to be located at 5851 45 Avenue, Lot 9, Block 3, Plan 762-1709, 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. 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.
3. Applicant to obtain and maintain a valid business license from the City of Lacombe.
4. Only the applicant, and additional family members approved by the Development Authority shall be engaged on the premises for the purpose of carrying on the home occupation.
5. All business related parking is to occur within the property boundaries. 45 Avenue may not be utilized to accommodate the parking needs of the Home Occupation 2.
6. The front driveway shall be hard surfaced, no later than October 30, 2016.
7. Prior to development permit issuance, the applicant shall submit a hard surfacing deposit in the amount of \$1,000.
8. Hours of operation shall be limited from Monday through Saturday, 10 AM to 6 PM. Up to two days of those approved workdays may allow for operations to 8 PM.
9. Any permit issued for home occupations may be revoked at any time if, in the opinion of the development authority, the home occupation is, or has become detrimental to the amenities of the neighbourhood.
10. This permit is valid for the address stated on the application and is not transferable to a new address.
11. Only one sign shall be allowed on the property for the Home Occupation use. The sign may have the logo of the business if desired, shall display only the name of the business and the telephone number, shall not exceed 0.16m² in size, is to be unlit, and is to be affixed to the front face of the dwelling or a free-standing sign post not to exceed 1.5m in height.
12. Applicant shall provide the City with confirmation that their business has been approved by Alberta Health Services prior to commencement of the Home Occupation 2.
13. 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.

Please note that this decision is subject to an appeal period which ends on April 7, 2016 at 4:30pm.

CARRIED: Unanimously

B. 61/250.31 (2016), 15 MacKenzie Ranch Way , Lot 3 Block 3 Plan 132 5297, Manufactured Home Park Phase 2B, zoned R3 – Manufactured Home District.

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

Development Officer, Gail Long presented information regarding the application for the final phase (Phase 2B) of the MacKenzie Ranch Manufactured Home Park, consisting of 45 pads for the placement of manufactured homes. A manufactured home park is listed as a discretionary use in the R3 district, requiring Municipal Planning Commission approval.

A total of twenty one (21) property owners within 60m of the subject site were notified. Lacombe County also received notice of the proposed development. No comments have been received in response to the circulation notice.

The development of the manufactured home park is for the location of single wide manufactured homes. In accordance with the Land Use Bylaw, the minimum lot area for a single-wide manufactured home is 370 m². The total amount of land included in Phase 2B is 3.620 ha. Taking out 0.326 ha for roadways, a total of 3.294 ha is planned for the development of 45 additional parking pads in Phase 2B, which allows for an average minimum lot area of 732 m² per lot, which is well over the required lot area.

The Land Use Bylaw requires manufactured homes and their attached structures to be at least 4.5m from one another, 7m from any park boundary, 3m from any internal access road or common parking area, 1.5m from any side lot line, and 1.5m from any rear lot line.

In all cases, the proposal meets the required distances between manufactured homes, from the side lot lines, and from the rear lot line. There is only one unit that requires a variance as the northwest corner of the proposed unit will be located 2.96m from the internal access road rather than the required 3m, equating to a 1.4% variance. Planning and Development have no concerns regarding this minor variance.

The Land Use Bylaw requires that manufactured homes be located 7m from any park boundary. Similar to other phases within the development area, the applicant will require variances to the setback requirement from the park boundaries. On the park boundary to the east, nine manufactured homes will require variances, with the closest being located only 2.45m from the east park boundary, requiring a 65% variance. From the park boundary to the south, seven manufactured homes will require variances, with the closest manufactured home being 2.4m from the south property boundary, requiring a 66% variance.

Planning and Development Services is supporting this variance as it is consistent to what has been approved in previous phases of the manufactured home park development. Furthermore, the lots to the south benefit from a Municipal Reserve strip running between the Park Boundary and a future road – which means that additional separation between the units and the road exists. Although there is no municipal reserve strip adjacent the east property boundary, it is proposed that a laneway divide the park boundary from future residential development. Additionally, the set up of the park is such that the most used amenity space is to the side of each unit, not to the rear. Therefore the Department sees little concern with the proximity of the units to the rear property line, as there will likely be minimal interactions at the rear of each unit.

Both the existing and the proposed development are meeting the requirement that each residential dwelling unit have two parking spaces provided by means of attached garages, a long driveway, or a shorter parking pad for every residential unit.

There is open park space being provided for on the west boundary of this phase. This park space will be connected to the playground area developed further to the west in Phase 1B by means of a connecting strip of land which runs through Phase 2A approximately midway through the park.

A strip of municipal reserve land was developed along the southern boundary of the park. It is proposed that this municipal reserve strip will be carried forward to the east park boundary as part of Phase 2b.

A condition of previous approval for Phase 2a required the developer to provide a fenced storage compound for storage of seasonal recreational equipment not capable of being stored on the manufactured home lot. Although the parcel has been provided and is in use, only a portion of the compound has been fenced. As fencing has not been completed, we are recommending this condition to be placed on the Development Permit for Phase 2B, with the Developer being required to pay additional deposits based on a cost estimate for the unfinished fencing.

A minimum of one commercial garbage bin shall be provided on site for any residential building containing three or more dwelling units on a parcel. The garbage bins are to be placed in a screened enclosure that has no roof structure, in the side or rear yard. The Public Works Department will monitor the number of bins provided on the property and work with the developer to determine suitable locations and screening of these containers.

In order to be consistent with previous development of the park, the developer will be required to construct a similar vinyl fence on the south boundary of Phase 2B, and on the east parcel boundary, to connect to the fence that is to be constructed on the south boundary of 4451 45 Street by the developer of the adjacent parcel. In addition, the developer will be required to complete fencing of the storage compound.

The estimated cost for fencing to be completed in Phase 2B, as well as the unfinished portion of fencing required as a permit condition in Phase 2A is to be included as part of the landscaping deposit.

Rather than requiring each residential unit to have either a tree or 3 shrubs, the developers have requested that the requirement for trees be waived in previous development areas and included in the municipal reserve area planned for Phase 2B of the development. Prior to signing of the Development Agreement, the applicant will be required to submit a landscaping plan for this area, to the satisfaction of the Development Authority.

The residential lots and the municipal reserve areas on the west boundary of Phase 2B and along the south property boundary will be seeded to grass. A security deposit, based on the estimated costs for landscaping (and fencing as outlined above) will be required.

The Manufacture Home Park will be a private development – where residents rent the space from the landowner. Residents enter into a tenancy agreement with the landowner, and the landowner administers that agreement. As this is the final phase of the Manufactured Home Park and is a private development, the existing underground services do not meet City standard as at the time of development of the park, it was not our policy to require private development to meet City standards. The City's Engineer has indicated that he will not be requiring the development to meet City specifications in the final phase. However, any new condo development will be required to meet City standards for all underground infrastructure.

Discussion took place regarding the deposits for fencing of the compound and the additional deposits being requested for Phase 2B. It was determined that the City has sufficient deposits on file to adequately cover costs of the fencing required to finish the compound and no additional deposits will be required.

Recommendations:

Planning and Development Services has no objections to the proposed development, and recommends approval of the application, subject to conditions.

MOVED: Member Badry

“RESOLVED that the Municipal Planning Commission approve the development of Phase 2B of the MacKenzie Ranch Manufactured Home Park at 15 MacKenzie Ranch Way, Lot 3 Block 3 Plan 132 5297, zoned R3, consisting of 45 pads for the placement of single-wide manufactured homes, with a 1.4% variance to the setback distance from the internal access road, a 65% variance to the setback requirement from the east property boundary, and a 66% variance to the setback requirement from the south property boundary,.”

Approval is in respect of works consisting of and as described on the development permit application form and plans submitted by the applicant, subject to the following conditions:

1. This permit indicates that only the development to which it relates is authorized, with the provisions of the Land Use Bylaw and in no way relieves or excuses the applicant from complying with the Land Use Bylaw and in or any other bylaw, orders and/or regulations affecting such development.
2. This permit is valid for a period of twelve (12) months from the date of issue. If, at the expiry of this period, the development has not been commenced with reasonable diligence, this permit shall be null and void.
3. The Development Officer may, in accordance with Section 645 of the Municipal Government Act, take such action as is necessary to ensure that the provisions of this bylaw are complied with.
4. The proposed development is to meet all regulations of the Manufactured Home (R3) District.
5. Two graveled on-site parking spaces are required per residential dwelling, and may consist of tandem parking where it is not feasible to provide side-by-side stalls.

6. Fencing will be required along the south and east boundary of Phase 2B, with the fence on the east boundary connecting to the fence that is to be constructed on the adjacent lot to the north (4441 45 Street). The fence shall be similar to existing vinyl fencing provided in previous phases of this development.
7. Applicant is to complete the fencing of the storage compound with a 6' high vinyl fence on both the south and west boundary of the compound.
8. Prior to the Development Permits being issued, the applicant will be required to submit a landscaping plan for Phase 2B to the satisfaction of the Development Authority. All trees and shrubs to be planted on the property must meet the minimum size requirements as outlined in the City's Land Use Bylaw.
9. Prior to the Development Permits being issued, 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.
10. Applicant is to hard surface the interior roadway within one year from construction completion.
11. Prior to the Development Permit being issued, hard surfacing deposits will be required in the form of cash or letter of credit in an amount equal to 50% of the estimated cost of the hard surfacing, as estimated by an appropriate trade professional, and not less than \$2,000. Security will be released once a site inspection demonstrates that the hard surfacing has been completed in accordance with the approved plan.
12. The Applicant will be required to meet the requirements of the City's Engineer as it relates to site development and plans approval.
13. Individual development and building permits shall be required for all future development on site.
14. The decision of the Municipal Planning Commission being mailed to adjacent landowners, a sign posted on site and advertised in a local newspaper, and no appeal against the decision being successful.

**Please note that the decision of MPC is subject to an appeal period, ending on April 7, 2016 at 4:30 PM.*

CARRIED: Unanimously

C. 61/250.36 (2016), 4716 College Avenue, Lot 19A, Block 1, Plan 072 0097, Multiple Housing Development – 29 Unit Townhouse Condo Development , zoned – R5 – High Density Residential District

The applicant were in attendance to provide information and answer questions regarding the application.

Development Officer, Gail Long presented information regarding an application for a multiple housing development to be located at 4716 College Avenue. The development will consist of a 29 residential multiple housing development. The property is located in the R5 - Medium Density Residential District, which lists multiple housing developments as a discretionary use.

A total of forty two (42) property owners within 60m of the subject site were notified. At the writing of the agenda, five responses had been received. Comments included the following:

- The north side of the property should have an added 6 meter green belt as the variable 9m setback has an impact to the properties to the north, due to the unique location of the project in question. There is minimal impact to properties to the west and east due to lane access, and no property impact to the south.
- Too many units. 29 units crammed into such a small area? How can the homeowners/renters take pride in their homes with so little space. Could we have a scaled down version of the development?
- Social consequences. High density/low income housing entails an increase in noise and crime in the area.
- Traffic congestion. I count approximately 60 parking stalls in the proposed development. That's a lot more vehicles entering the traffic flow on College Avenue. Cobb Street already has a lot of traffic trying to get onto College Avenue and it is less than a block away from the proposed new road. I foresee big traffic problems. The surrounding duplexes already have a large University population of renters. Parking is

already at a premium. With each half duplex typically having at least four vehicles, where will the extra vehicles park? Larger vehicles and visitors will attempt to park on Beardsley Avenue and use the foot path to the proposed new development, causing even more congestion on Beardsley Avenue.

- Property Value. The value of the surrounding properties will be greatly diminished with high density row housing in such close proximity.
- Personal Reasons. Our family picked our home primarily because of the view and perceived extra space around it. The mature trees to the south provide a beautiful view that quells the feeling of claustrophobia I sometimes get in other suburban areas. I was well aware that the area would be developed eventually, but was under the impression that it would be only a few fourplexes ... I feel great anxiety at the prospect of scores of people living so close to me. Going from a beautiful view of the trees and sunshine to looking at the side of row housing and parking lots fill me with sadness. Surely a compromise solution can be found. I have lived in Lacombe since 1976 and have seen many changes over the years. Tax revenue and development profits should not be the driving force behind such developments. People and families flock towards green spaces and open areas. Keeping our community a place where families can thrive and take pride in will continue to make Lacombe a community preferred over others.
- I have lived in this area since early 2008 when there were only a few houses in Henner's Landing. I am writing to say that we object to this plan just as I did in the past when a similar one was proposed. The flooding that has occurred along the duplexes on Cobb Street has been more than significant. The person living in the other half of my duplex lost their entire developed basement 3 times since 2008. Our basement is coated in silt from the flooding that still occurs every year. The water that runs down the open field in question is surprisingly heavy in even the most minor rain. Instead of draining along the alley, the water runs right into our basement window wells. I sincerely hope you as our City Officials take a long hard look at the drainage this development has planned. Ultimately we are depending on you to ensure every effort has been made to prevent more flooding. At this point we have received advice from several landscapers and make improvements every year to mitigate the problem and would please ask that this concern be brought forward.
- It appears from the diagram that the front entrance to several of the row houses will be against the alley. Parking here is crazy as it is. If we are looking at this correctly it appears we very well may have people parking in our alley to access the front door of their homes. How far back from our back parking stalls will the door to the row houses be? We are not comfortable with that level of traffic in our alley. Where will the garbage be for us and the development?
- Our concerns stem from the following: (1) this development would create a large increase in traffic on College Avenue which is already problematic for us as it is. (2) We feel the number of units proposed is too many for the space allotted. It would be more favorable if the number of units was reduced substantially to prevent a bottle neck in traffic on College Avenue at the access to the development.

The 29 unit multiple housing development, to be located on a single parcel, will consist of 2 3-unit, 2 5-unit, 1 6-unit, and 1 7-unit residential buildings.

The proposed development is meeting both front and side yard setback requirements (with the front yard being considered College Avenue). A minimum of 9m is required from the rear property boundary; the side of the closest residence will be located 7.56m from the rear property boundary, requiring a 16% variance.

The proposed development is not exceeding the maximum building height or the maximum parcel coverage, and is meeting the requirements for minimum parcel area and parking. Sixty four parking spaces are being provided which includes parking for the residents of the units and visitor parking. Visitor parking spaces should be identified and parking spaces provided for the residents should be electrified. It has been noted that the length of each parking space has been reduced from 6m to 5.5m, requiring a 9% variance.

Loading spaces for this type of development are not required. A screened area for garbage containers is being provided at the rear of the property.

The Land Use Bylaw indicated that multiple housing developments with ground level private accesses shall have a private, screened yard area of not less than 45m². The smallest rear yards in the proposed development area is located on both side property boundaries, with each residence having 58.8m² of rear yard space. Although the applicant is not intending to fence each yard, the resident's will be provided with some privacy with a divider wall

on the rear decks where adjoining decks are being proposed. City regulations would not restrict fencing the yards should that be a consideration in the future.

Three bedroom units are to have a minimum amenity area of 90m² for a total of 2,610m² of amenity space throughout the total development area. The application includes a total of 1,989m² amenity space, requiring a 24% variance. Both public and private amenity space is being provided, with a small public amenity space to the east of the development.

There are currently twenty-nine mature coniferous trees and two mature deciduous trees on the parcel. Nine coniferous trees will remain on the site once development occurs. Based on the landscaped area of the parcel, a total of 31 trees and 52 shrubs will be required. In addition to the mature trees that will remain on the site, the applicant is proposing an additional 64 trees and 72 shrubs, which exceeds the requirement of the Land Use Bylaw. However, the plan indicates that the minimum container for the shrubs would be 1 gallon (#1 Class Container), whereas the Land Use Bylaw stipulates a minimum of a 2 gallon (#2 Class Container). A revised landscaping plan will be required to confirm the minimum requirements.

The applicants spoke in support of the application indicating that this use was carefully considered and determined the proposal was the best use for the site to accommodate the number of units being proposed. Opponents to the application voiced concerns regarding the parking, additional traffic in the vicinity, and removal of the trees.

Recommendations:

Planning and Development Services has no concerns with the proposed development and feels that the variances being requested are minimal with the exception of the 24% variance required for amenity space. The applicant is providing private decks on all units and is exceeding the minimum size for private rear yard amenity space. In addition, the developer has provided a large common area which will include a grassed area with picnic tables and a fire pit. It is the opinion of the Department that this development will look good, providing adequate public and private amenity space for its residents despite the variance request and meets the intention of the Land Use District and overall Outline Plan for the area. The proximity to the University, recreation areas, public transportation and future neighbourhood commercial site to the east of C& E Trail all make this location an appropriate location for the scale and type of development. The Department is recommending approval, subject to conditions.

MOVED: Member Rempel

“RESOLVED that approval be granted for the construction of 29 residential units at 4716 College Avenue, Lot 19A Block 1 Plan 072 0097 zoned R5, with a 16% variance to the rear yard setback requirement, a 9% variance to the length of each parking space, and a 24% variance to the minimum amenity area.”

Approval is in respect of works consisting of and as described on the development permit application form and plans submitted by the applicant, subject to the following conditions:

1. This permit indicates that only the development to which it relates is authorized, with the provisions of the Land Use Bylaw and in no way relieves or excuses the applicant from complying with the Land Use Bylaw and in or any other bylaw, orders and/or regulations affecting such development.
2. This permit is valid for a period of twelve (12) months from the date of issue. If, at the expiry of this period, the development has not been commenced with reasonable diligence, this permit shall be null and void.
3. The Development Officer may, in accordance with Section 645 of the Municipal Government Act, take such action as is necessary to ensure that the provisions of this bylaw are complied with.
4. Prior to building permit issuance, the applicant must provide a lot grading plan for review and approval by the City's Engineering Services.
5. The builder must construct within 100mm of the design landscape elevation and illustrated drainage patterns unless otherwise approved by the Development Officer.
6. **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.

7. 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.
8. This lot has been serviced with both Sanitary and Storm lines. Sanitary lines have a **RED** cap, while Storm lines have a **GREEN** cap. TO CONFIRM, call PUBLIC WORKS. Applicant must ensure service connections are correct. Any cross connections will be remedied at the applicant's expense.
9. Applicant is to obtain a City of Lacombe building permit prior to commencement of construction.
10. Applicant to apply for and obtain any required secondary permits (electrical, plumbing, gas).
11. Applicant to apply for and install one water metre per unit.
12. All landscaping areas are to be protected by concrete curbs or other approved barriers having a minimum height of 140mm or separated from the street or parking area by a paved, curbed sidewalk.
13. Applicant shall be required to install a fence on the perimeter of the parcel.
14. Prior to building permit issuance, an updated landscaping plan, to the satisfaction of the Development Authority, be provided confirming the shrubs will be a minimum #2 container class. Details regarding the required fencing shall be included as part of the plan.
15. 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. The landscaping estimate should include the costs for the required fencing.
16. Applicant to hard surface all accesses and parking lot area within one (1) year from construction completion. All parking spaces shall be electrified and identified with cement parking curbs and pavement markings.
17. Applicant to hard surface the laneway located on the west boundary of the parcel from the south boundary of the access to Beardsley Avenue.
18. Prior to building permit issuance, hard surfacing deposits will be required in the form of cash or letter of credit in an amount equal to 50% of the estimated cost of the hard surfacing, as estimated by an appropriate trade professional, and not less than \$2,000. Security will be released once a site inspection demonstrates that the hard surfacing has been completed in accordance with the approved plan. The hard surfacing estimate shall include costs for hard surfacing of the two accesses, all parking lots, the sidewalks, and the laneway as outlined in Condition 15 above. Parking curbs and pavement markings are to also be included in the cost estimates.
19. Curb stop must remain visible and at proper elevation PRIOR to pouring concrete or completing landscape work.
20. Prior to building permit issuance, the applicant is to submit an exterior lighting plan for review and approval by the City's Engineering Department.
21. Prior to Building Permit issuance, the applicant shall prepare a Fire Safety Plan, subject to approval by the City's Fire Chief. The Plan is to be followed while construction is taking place on site.
22. Prior to building permit issuance, the applicant shall submit a development permit deposit in the amount of \$2,000.00 per structure, for a total of \$12,000.
23. The exterior of the buildings, including paints, shall be completed within twelve (12) months from the date of issue of the building permit.
24. Any concrete curb or sidewalk that is damaged by the applicant during the course of construction shall be replaced by the applicant to the City's satisfaction. Where necessary, the City of Lacombe shall be responsible to replace any surface infrastructure which the City removes to complete water and sewer servicing.

25. 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.
26. Applicant shall make separate application for any signs proposed on the property.
27. 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.

Note: The applicant should be aware that there is an abandoned sewer line running through the property. This line has been abandoned with concrete plugs being poured on both ends at the manhole. If the line is hit during excavation, the applicant is requested to contact the City of Lacombe Utility Manager, Phone 403-782-1256.

**Please note that the decision of MPC is subject to an appeal period, ending on April 7, 2016 at 4:30 PM.*

CARRIED: Unanimously

5. BUSINESS

A. SDAB Decision of March 9, 2016. Lyla Peter, Manager of Planning & Development advised the MPC of the decision .

B. Next MPC Meeting: Wednesday, April 6, 2016

6. ADJOURNMENT

THAT this meeting now adjourns at 6:21 p.m.

MOVED BY: Member Badry

CARRIED: Unanimously

Chairperson Christie

Date