



CITY OF LACOMBE
MUNICIPAL PLANNING COMMISSION

MINUTES 081716

DATE: August 17, 2016

PLACE: City of Lacombe Council Chambers

TIME: 5:00p.m.

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

REGRETS: Wayne Rempel Councilor
Sandra Badry Member at Large

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 Konnik

THAT the Agenda be adopted as presented.

CARRIED: Unanimously

3. ADOPTION OF MINUTES

MOVED BY: Member Gallant

That the Municipal Planning Commission minutes for August 3, 2016 be confirmed as presented.

CARRIED: Unanimously

4. NEW DEVELOPMENT APPLICATION

- A. 61/251.95 (2016), 9 Sheep Close, Lot 3 Block 8 Plan 152 4513, Detached Dwelling with a Secondary Suite, zoned R1b –Medium Lot Single Detached Dwelling**

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

Development Officer, Gail Long presented information regarding the application. An application has been received for construction of a detached dwelling with a secondary suite at 9 Sheep Close.

A total of thirteen (13) property owners within 60m of the subject site were notified. At time of the writing this report, no responses had been received to the circulation notice.

The proposed detached dwelling on the property is a permitted use as it is meeting the intent of the City's Land Use Bylaw. The proposed detached dwelling to be located on the property has a floor space totaling 235.70m².

A secondary suite is allowed to occupy no more than 75m² or a maximum of 40% of the total floor area of a detached dwelling (94.28m²), whichever is less.

Plans submitted with the application indicate that a proposed 64.28 m² secondary suite will be located in the lower level of the home. The laundry/utility room is shared between the home owner and the occupant of the secondary suite, so has not been considered as part of the secondary suite when considering its size. The size of the secondary suite does not exceed 40% of the floor area of the home, nor does it exceed the maximum size allowed for a secondary suite.

A lane runs to the rear of the property. A total of four parking spaces will be required for residents of the home and occupants of the secondary suite. The applicant is proposing two parking spaces in the double attached garage, and two parking spaces at the rear of the property. A hard surfaced path, connecting the two rear parking spaces to the stairs at the side of the home which access the suite shall be developed.

Section 9.8 (11) regulates the concentration of secondary suites to 10% on a block. This particular block currently has one secondary suite. If approved, one more secondary suite will be allowed in the block.

The applicants confirmed that there is no issues with the conditions.

Recommendations:

The proposed development fully meets regulations set out in the Land Use Bylaw. No input from neighbouring properties has been received. As the block percentage has not been exceeded, and as the suite meets the regulations, the Department supports the application as submitted and recommends approval subject to conditions.

MOVED: Member Konnik

“RESOLVED that the Municipal Planning Commission approve the construction of a detached dwelling with a secondary suite, to be located at 9 Sheep Close, Lot 3 Block 8 Plan 152 4513, 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. The exterior of the buildings, including paints, shall be completed within twelve (12) months from the date of issue of this development permit.
5. Applicant to apply for and obtain building permits and any necessary electrical, plumbing and gas permits for the proposed development.
6. The Builder must construct within 100mm of the approved grading plan while still meeting the minimum elevation plan.
7. This lot has been serviced with a sanitary line, which has a RED cap. Applicant is to ensure service connection is correct.
8. Applicant to install a sump pump with drainage being pumped to surface only.
9. Applicant may not connect floor drain in garage floor slab to City services.
10. Curb stop must remain visible and at proper elevation PRIOR to pouring concrete or completing landscape work.
11. 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 is approved by the Development Authority.
12. Prior to receipt of the Building Permit issuance, the applicant shall be required to submit a Development Deposit in the amount of \$1,000.00.
13. 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.
14. Applicant shall provide a minimum of 2 on-site hard surfaced parking spaces for residents of the home, plus an additional 2 on-site parking spaces for residents of the secondary suite.
15. Applicant shall provide a hard surfaced pathway from the rear parking area to the stairs which serve as access to the proposed secondary suite.
16. Applicant to hard surface front driveway no later than one (1) year from construction completion, with the driveway width to be as approved on the plot plan, unless otherwise approved by the Development Authority.
17. 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 September 8, 2016 at 4:30pm.

CARRIED: Unanimously

5. BUSINESS

A. Next MPC Meeting: Wednesday, September 7, 2016

6. ADJOURNMENT

MOVED BY: Member Gallant

THAT this meeting now adjourns at 5:08 p.m.

CARRIED: Unanimously

Chairperson

Date