



CITY OF LACOMBE
MUNICIPAL PLANNING COMMISSION

MINUTES 092116

DATE: September 21, 2016

PLACE: City of Lacombe Council Chambers

TIME: 5:00p.m.

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

REGRETS: Debbie Gallant Member at Large
Reuben Konnik Councilor

STAFF: 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 Badry

THAT the Agenda be adopted as presented.

CARRIED: Unanimously

3. ADOPTION OF MINUTES

MOVED BY: Member Rempel

That the Municipal Planning Commission minutes for September 7, 2016 be confirmed as presented.

CARRIED: Unanimously

4. NEW DEVELOPMENT APPLICATION

A. 61/251.97 (2016), 5226 51 Avenue, Lot 37 - 42 Block E Plan 1900U, Class 2, Identification Sign, zoned P – Public & Institutional Use District

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

Development Officer, Deb Bonnett presented information regarding the application. An application has been received for the location of a Class 2 sign to be located at 5226 51 Ave. The proposed sign will be 4 sq ft. (.4 m²) and will be advertising the preschool program. No regulations exist for freestanding signs within the P District. As the application does not meet the regulations for other districts, the application has been brought to the Municipal Planning Commission..

A total of forty two (42) property owners within 60m of the subject site were notified. Two responses in support has been received. One included comments. "The church has supported other day facilities in the basement – so the sign makes perfect sense to direct families to the proper entrance".

An application has been received for the placement of a smaller free standing sign. The proposed sign will be 4 sq. ft. (0.4 m²). The bylaw requires that the bottom edge of any free standing sign shall be 2.5 meters in commercial & Industrial districts. In residential areas, this requirement is 1.5 meters. There are no regulations for free standing signs in the Land Use Bylaw when located within the P district. The sign is approximately 4.5 ft. in height with approximately 1.8 ft. between grade and the bottom of the sign.

As the sign did not meet the regulations outlined in other Districts, the application was presented to the Municipal Planning Commission for a decision.

Recommendations:

This sign does not impact any sight lines and is very unobtrusive. As there has been no objections to the proposed development, Planning and Development Services supports the application and recommends approval subject to the following conditions:

MOVED: Member Badry

"RESOLVED that the Municipal Planning Commission approve the location of a freestanding identification sign 4 sq. ft (.4 m²) in area at 5226 51 Avenue, Lots 37 - 42 Block E Plan 1900 U, zoned P."

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 sign base shall be covered with topsoil, and seeded, or concealed by vegetation contained within a planting bed.
5. The area around the sign shall be kept clean and free of overgrown vegetation and refuse materials.
6. The applicant must maintain the sign, including the cleaning, painting, repair or replacement of any defective parts of the sign in a manner that does not alter the basic design or structure of the sign and does not include a change in copy.
7. The sign shall not be permitted to be illuminated.

8. No third party advertising shall be permitted.
9. No auxiliary sign shall be attached to, on, or, above or hung below the sign.
10. 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 October 13, 2016 at 4:30pm.

CARRIED: Unanimously

B. 61/252.23 (2016), 61 Terrace Heights Drive, Lot 45 Block 3 Plan 052 6570, Variance to the Maximum House to Garage Coverage Area, zoned R1c – Smaller Lot Single Detached Garage.

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

Development Officer, Deb Bonnett presented information regarding the application for the construction of a detached garage (residential accessory building). The proposed garage will be 728 sq. ft. (67.6 m²) which will exceed 60% of the coverage area of the dwelling unit.

A total of twenty three (23) property owners within 60m of the subject site were notified. At the writing of this report, one response has been received indicating support. No comments were received.

An application has been received for the construction of a detached garage. The proposed detached garage will be 728 sq. ft. (67.6 m²). The bylaw requires that the maximum size of an accessory building may be up to 60% of the main building coverage area, but shall not exceed 70 m². The coverage area of the residence is 1018 sq ft. (94.6m²). In this instance, the maximum detached garage size allowed, as compared to the size of the residence, would be 610.8 sq. ft. (56.8 m²). A variance of 19% is requested.

The height and setback requirements of the proposed garage meet the requirements of the Land Use Bylaw.

MOVED: Member Rempel

Recommendations:

Similar variances have been granted for garages in Lacombe. As the proposed garage is below the total size allowed for detached garages (70m²), is not larger than the principal residence, and lot coverage is not being exceeded, the size of the proposed garage is not considered to be excessive. Further, as there has been no objections to the proposed development, Planning and Development Services supports the application and recommends the following resolution:

“RESOLVED that the Municipal Planning Commission approve a 19% variance to the maximum garage size to allow for construction of a detached garage measuring 728 sq. ft (67.6 m²) in area at 61 Terrace Heights Drive, Lot 45 Block 3 Plan 052 6570, 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 is to obtain a City of Lacombe building permit to ensure compliance to the Alberta Building Code.
5. Applicant to apply and obtain any required secondary permits (electrical, plumbing, gas).
6. The builder must construct within 100mm of the design landscape elevation and illustrated drainage patterns unless otherwise approved by the Development Officer.
7. Applicant may not connect floor drain in garage floor slab to City services.
8. The exterior of the building, including paints, shall be completed within twelve (12) months from the date of issue of the building permit.
9. Applicant to ensure that the accessory building match or be complimentary to the primary dwelling unit in color and materials.
10. 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 October 13, 2016 at 4:30pm.

CARRIED: Unanimously

5. BUSINESS

- A. SDAB – Appeal Filed – Home Occupation 2 – Dog Grooming Business
- B. Next MPC Meeting: Wednesday, October 5, 2016

6. ADJOURNMENT

MOVED BY: Member Badry

THAT this meeting now adjourns at 5:11 p.m.

Chairperson

Date