



MUNICIPAL PLANNING COMMISSION

Summary Meeting Agenda

Wednesday, July 22, 2020 at 5:00pm

in Council Chambers

Time	Agenda Item	Presenter
5:00	1. CALL TO ORDER	
	2. ADOPTION OF AGENDA	
	3. ADOPTION OF MINUTES	
	3.1 July 8, 2020 meeting	
	4. DEVELOPMENT PERMIT APPLICATIONS	
	4.1 61/251.16 2020	<i>Development Officer, Crystal Chappell</i>
	Oversized Detached Garage	
	59% (42m ²) Variance to	
	Maximum Allowable Floor Area	
	5620 52 Avenue	
	Lot 3, Block 26, Plan RN1F	
	5. SUMMARY OF PERMITS ISSUED BY THE DEVELOPMENT OFFICER DEVELOPMENT AUTHORITY	
	6. NEXT MPC MEETING	
	6.1 August 5, 2020, tentatively	
	7. ADJOURNMENT	



CITY OF LACOMBE
MUNICIPAL PLANNING COMMISSION
MINUTES 08/07/2020

DATE: July 8th, 2020

PLACE: City of Lacombe Council Chambers

TIME: 5:00 p.m.

PRESENT:	Grant Creasey Don Gullekson Debbi Gallant	Mayor/Chair Councillor Member at Large
STAFF:	Debbie Bonnett Jennifer Kirk	Planning and Development Manager Development Officer
REGRETS:	Thalia Hibbs Crystal Chappell	Councillor Development Officer

1. CALL TO ORDER

Chairperson Creasey called the meeting to order at 5:02 p.m.

2. ADOPTION OF AGENDA

MOVED BY: Councillor Gullekson

That the agenda be approved as presented.

CARRIED: Unanimously

3. ADOPTION OF MINUTES

MOVED BY: Member Gallant

That the Municipal Planning Commission minutes for June 17th, 2020 be approved as presented.

CARRIED: Unanimously

4. DEVELOPMENT PERMIT APPLICATIONS

- A. 61/251.14 (20) – Addition to Existing Attached Garage with 30% (1.78m) Front Yard Setback Variance
26 Iron Wolf Ridge
Lot 13, Block 2, Plan 992 5122**

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

Planning and Development Manager, Debbie Bonnett, presented an application for an addition to an existing double car garage with a 30% (1.78m) front yard setback variance to be located at 26 Iron Wolf Ridge. The purpose of the application is to develop a triple car garage.

After discussion, the following motion was put forward:

MOVED BY: Councillor Gullekson

“RESOLVED that the Municipal Planning Commission approve a 30% (1.78m) Front Yard Variance to a Proposed Addition on an Existing Attached Garage to be located at 26 Iron Wolf Ridge; Lot 13, Block 2, Plan 992 5122; Zoned R1.”

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. Existing mature landscaping should be retained wherever possible. Where mature trees are removed to enable a proposed development, they should be replaced at a 1:1 ratio of an appropriate species to the satisfaction of the Development Authority.
5. No portion of the garage shall project into the right-of-way located in the front yard of the subject site. To do so will require an agreement with the City/owner of the right-of-way.
6. Applicant is to obtain a City of Lacombe Building Permit prior to commencement of construction.
7. Applicant to apply for and obtain any required Secondary Permits (Electrical, Plumbing, Gas).
8. Applicant to ensure that the addition matches or is complimentary to the primary dwelling unit in color and materials, to the satisfaction of the Development Authority.
9. Applicant to ensure that the exterior of the building, including paints, shall be completed within twelve (12) months from the date of issue of the Building Permit.
10. Applicant to ensure that the accessory building matches or is complimentary to the primary dwelling unit in color and materials.
11. Applicant may not connect floor drain in garage floor slab to City services.
12. Prior to Building Permit issuance, the Applicant shall submit a Development Permit Deposit in the amount of \$1000.00. Deposits will be released once it has been determined that all conditions of the Development Permit have been met.
13. The decision of the Municipal Planning Commission being provided to the Applicant and Landowner, notice being posted on the City of Lacombe's website, a local newspaper, and a notice being posted on the subject lands, and no appeal against the decision being successful.

*Please note that this decision is subject to an appeal period which ends on **July 29th, 2020** at 4:30 p.m.*

CARRIED: Unanimously

5. SUMMARY OF DISCRETIONARY USE PERMITS ISSUED BY THE DEVELOPMENT OFFICER

5.1 61/255.10 (20): Home Occupation 2 – Quilting & Giftware

9 Henner’s Outlook; Lot 38, Block 7, Plan 072 9973; Zoned R1 (Residential Detached District)

5.2 61/250.86 (20): Side Yard Setback Variance on 9’ x 18’ Proposed Residential Addition

5427 50 Avenue; Lot 11, Block 21, Plan RN1B; Zoned R1 (Residential Detached District) and part of the Downtown Area Redevelopment Plan (DARP) Old Town Main Street: Residential District Overlay

The Municipal Planning Commission accepted for information the summary of discretionary use permits issued by the Development Officer.

6. NEXT MPC MEETING

July 22nd, 2020

7. ADJOURNMENT

THAT this meeting now adjourns at 5:17 p.m.

MOVED BY: Member Gallant

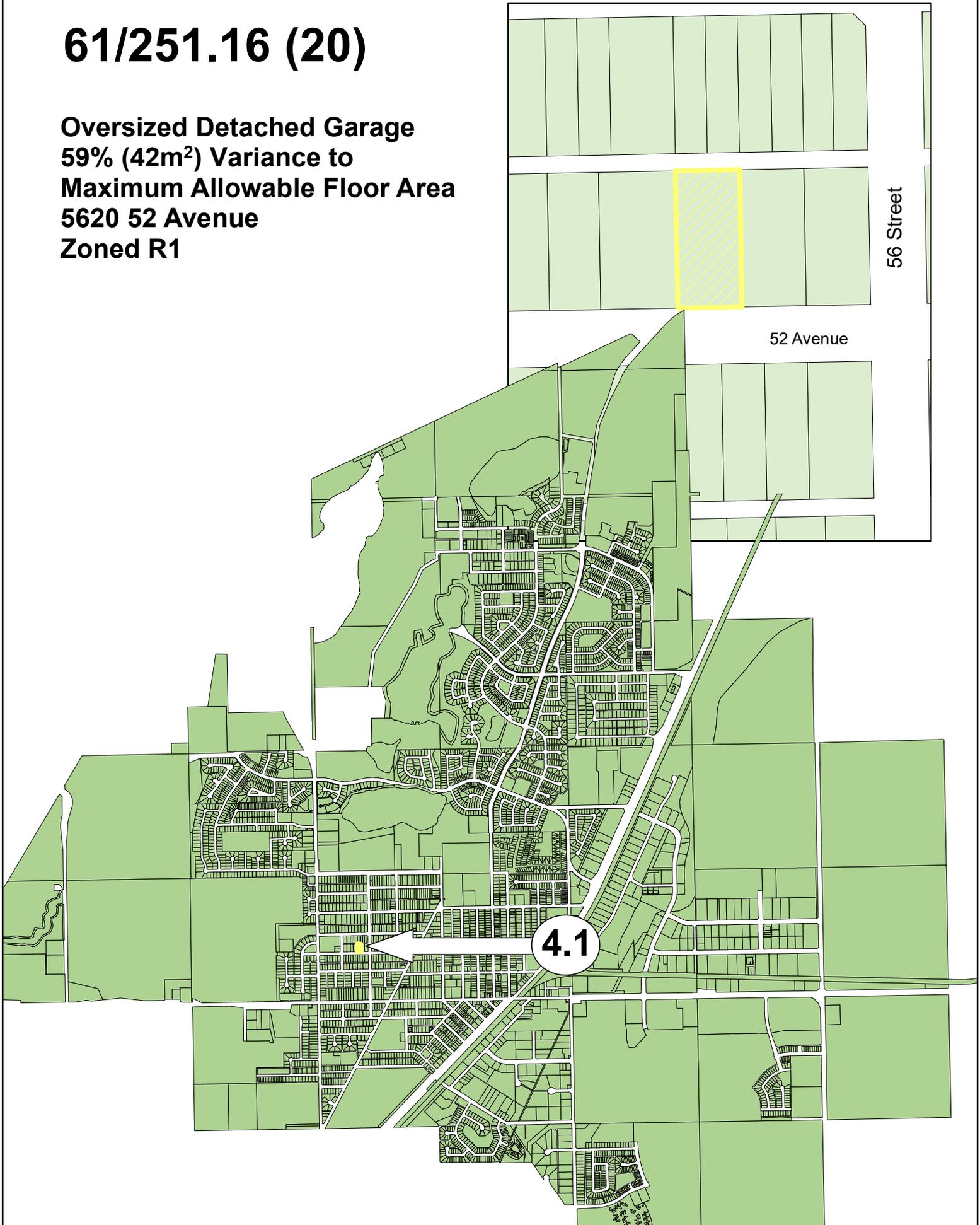
CARRIED: Unanimously

Chairperson

Date

61/251.16 (20)

Oversized Detached Garage
59% (42m²) Variance to
Maximum Allowable Floor Area
5620 52 Avenue
Zoned R1



MUNICIPAL PLANNING COMMISSION AGENDA

DATE: July 22, 2020
ITEM 4.1: 61/251.16 (20)
DEVELOPMENT OFFICER: CRYSTAL CHAPPELL

District: R1– Residential Detached District
Type of Use: Over-Sized Detached Garage
Proposal: Develop a 111.5 m² Detached Garage – Size Variance Required
Location: 5620 52 Avenue; Lot 3, Block 26, Plan RN1F

The Municipal Planning Commission’s approval is requested for:

PROPOSED VARICANCE 59% (42m²) Variance to the Maximum Allowable Floor Area for a Detached Garage on a Parcel less than 1500m²
SITE DEVELOPMENT Oversized Detached Garage

Background:

Administration has received an application for a 111.5 m² detached garage to be located on a large residential lot. The Applicant is requesting a 59% (42m²) variance to the maximum allowable floor area. The proposed building would comply with both the maximum allowable lot coverage and the house to garage floor area ratio.

A new detached dwelling, attached garage and a secondary suite were constructed on the property in 2019.

Neighbouring Property Consultations and Feedback:

Neighbouring property consultations are required as part of the Public Consultation Policy. Pursuant to this policy, a total of twenty-three (23) Property Owners within 60m of the subject site were notified. At the time of writing this report, one notice was received in opposition indicating that the back alley is busy with fast driving traffic, and one was returned in support.

Legal Constraints of the Land Use Bylaw:

Part 3; subsection 3.2 on The Development Officer
Part 3; subsection 3.3 on The Municipal Planning Commission
Part 4; subsection 4.8 on Granting Variances
Part 9; subsection 9.2 on Accessory Buildings
Part 9; subsection 9.13 on Residential Detached District

Analysis:

The Planning and Development Department is of the opinion that the proposed garage can be accommodated on this parcel without affecting the visual aesthetic of the neighbourhood. Appropriate building massing will be achieved as the proposed structure will be less than 60% the principal building parcel coverage. The only variance being requested is with respect to the maximum allowable floor area for an accessory building. Opposition of the application discussed traffic volumes in the area and rate of travel. The

opposition was not related to the size of the structure and the related variance being requested. This property was issued a permit for a secondary suite in 2019, therefore the traffic density for the area has already been approved.

Recommendations:

Given the large lot size of the lot, Planning and Development Services is in support of the application and recommends approval subject to conditions.

RESOLVED that the Municipal Planning Commission approve 59% (42m²) variance to the maximum allowable floor area for a 111m² detached garage on a Parcel less than 1500m² to be located at 5620 52 Avenue; Lot 3, Block 26, Plan RN1F zoned R1.

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 prior to commencement of construction.
5. Applicant to apply for and obtain any required Secondary Permits (Electrical, Plumbing, Gas).
6. Applicant to ensure that 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 to ensure that the exterior finish to the accessory building matches or is complimentary to the primary dwelling unit in color and materials.
8. The maximum height of the garage shall not exceed 4.9 meters (16 ft.).
9. The Builder must construct within 100mm of the design landscape elevation and illustrated drainage patterns unless otherwise approved by the Development Officer.
10. Applicant may not connect floor drain in garage floor slab to City services.
11. The decision of the Municipal Planning Commission being provided to the Applicant and Landowner, notice being posted on the City of Lacombe's website, a local newspaper, and a notice being posted on the subject lands, and no appeal against the decision being successful.

*Please note that this decision is subject to an appeal period which ends on **August 12, 2020** at 4:30pm.*



5432 56th Avenue
Lacombe, Alberta T4L 1E9
Phone: (403) 782-6666
Fax: (403) 782-5655
www.lacombe.ca

June 26, 2020

**CITY OF LACOMBE PROPERTY OWNER
38 MCKINLAY CRESCENT LACOMBE AB; T4L 2L4**

RE: Application 61/251.16 (20)

The City of Lacombe's Planning and Development Services Department has received an application for an oversized detached garage to be located at 5620 52 Avenue; Lot 3, Block 26, Plan RN 1F; zoned R1 (Residential Detached District). The maximum allowable size of a detached garage for this parcel is 70m². The proposed garage is 111m² and would require a 42m² (59%) variance to the maximum allowable size.

The City of Lacombe is required to notify all owners of neighbouring properties of the proposed variance request. A Municipal Planning Commission (MPC) meeting has been scheduled for **July 22, 2020 at 5:00 p.m.** in the Council Chambers room at City Hall to decide upon the application. Please note that all meetings are open to the public. The name of those speaking at the MPC meeting will be recorded in the minutes. Minutes are published on the City's web page. **Please contact our office if you wish to attend the meeting.** Scheduling is subject to change – please confirm with Planning and Development staff if you plan to attend.

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Your feedback is important to us; please provide comments on the proposed variance. If you do not wish to identify yourself, please do not indicate your name and contact information.

NAME: (please print) FOIP Section 17(1)	Are you the registered owner? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
CONTACT INFORMATION: FOIP Section 17(1)	Do you plan to attend the meeting? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Please comment on the application:

I support the application

I support the application with the following suggestions for change (please provide suggestions below)

I am opposed to the application

Please provide us with details as to why you support/do not support the application (use additional sheets if necessary):

Date July 1, 2020

Signature **FOIP Section 17(1)**

* Please return/provide comments to Planning and Development at City Hall by 12:00 p.m. on **July 15, 2020** to permits@lacombe.ca. If you have any questions, please contact Planning and Development at 403-782-1264.



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June 26, 2020

**CITY OF LACOMBE PROPERTY OWNER
5627 53 AVENUE Lacombe AB; T4L 1L2**

RE: Application 61/251.16 (20)

The City of Lacombe's Planning and Development Services Department has received an application for an oversized detached garage to be located at 5620 52 Avenue; Lot 3, Block 26, Plan RN 1F; zoned R1 (Residential Detached District). The maximum allowable size of a detached garage for this parcel is 70m². The proposed garage is 111m² and would require a 42m² (59%) variance to the maximum allowable size.

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CONTACT INFORMATION: FOIP Section 17(1)	Do you plan to attend the meeting? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Please comment on the application:

I support the application

I support the application with the following suggestions for change (please provide suggestions below)

I am opposed to the application

Please provide us with details as to why you support/do not support the application (use additional sheets if necessary):

Date July 9/20

Signature **FOIP Section 17(1)**

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June 26, 2020

**CITY OF LACOMBE PROPERTY OWNER
5631 53 AVENUE LACOMBE AB; T4L 1L3**

RE: Application 61/251.16 (20)

The City of Lacombe's Planning and Development Services Department has received an application for an oversized detached garage to be located at 5620 52 Avenue; Lot 3, Block 26, Plan RN 1F; zoned R1 (Residential Detached District). The maximum allowable size of a detached garage for this parcel is 70m². The proposed garage is 111m² and would require a 42m² (59%) variance to the maximum allowable size.

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NAME: (please print) _____	FOIP Section 17(1)	Are you the registered owner? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
CONTACT INFORMATION _____	FOIP Section 17(1)	Do you plan to attend the meeting? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Please comment on the application:

I support the application

I support the application with the following suggestions for change (please provide suggestions below)

I am opposed to the application

Please provide us with details as to why you support/do not support the application (use additional sheets if necessary):

The Back Alley IS Already busy enough with vehicle driving fast down the back alley

FOIP Section 17(1)

Date July 2 / 2020 Signature _____

* Please return/provide comments to Planning and Development at City Hall by 12:00 p.m. on **July 15, 2020** to permits@lacombe.ca. If you have any questions, please contact Planning and Development at 403-782-1264.



5620 52 Avenue

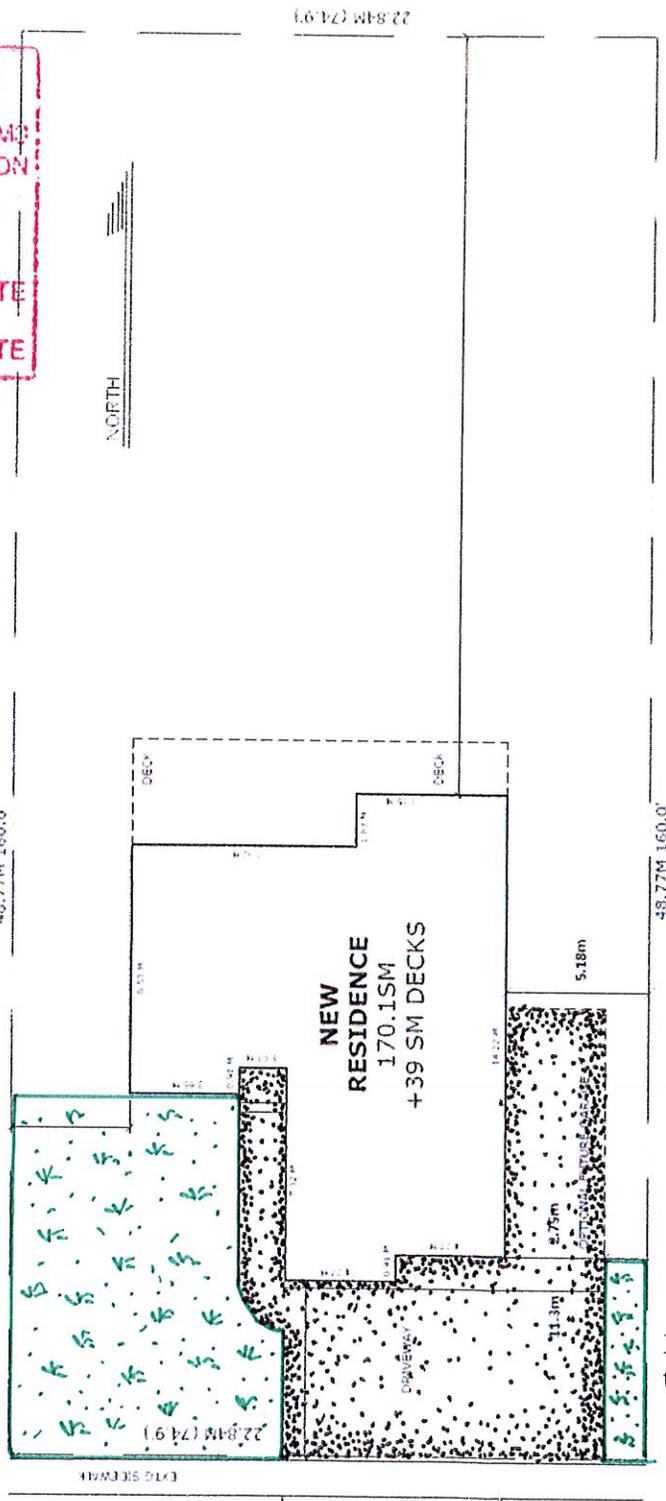
Lot dimensions are 75' X 160'
(23m X 49m)

FILE COPY

LANE

APPROVED
 SUBJECT TO THE CONDITIONS AND TERMS
 SET OUT IN THE LETTER OF DECISION
**LACOMBE MUNICIPAL PLANNING
 COMMISSION**
Cybil Clippell DESIGNATE
 APRIL 17 / 2019 DATE

61/250.42 (19)

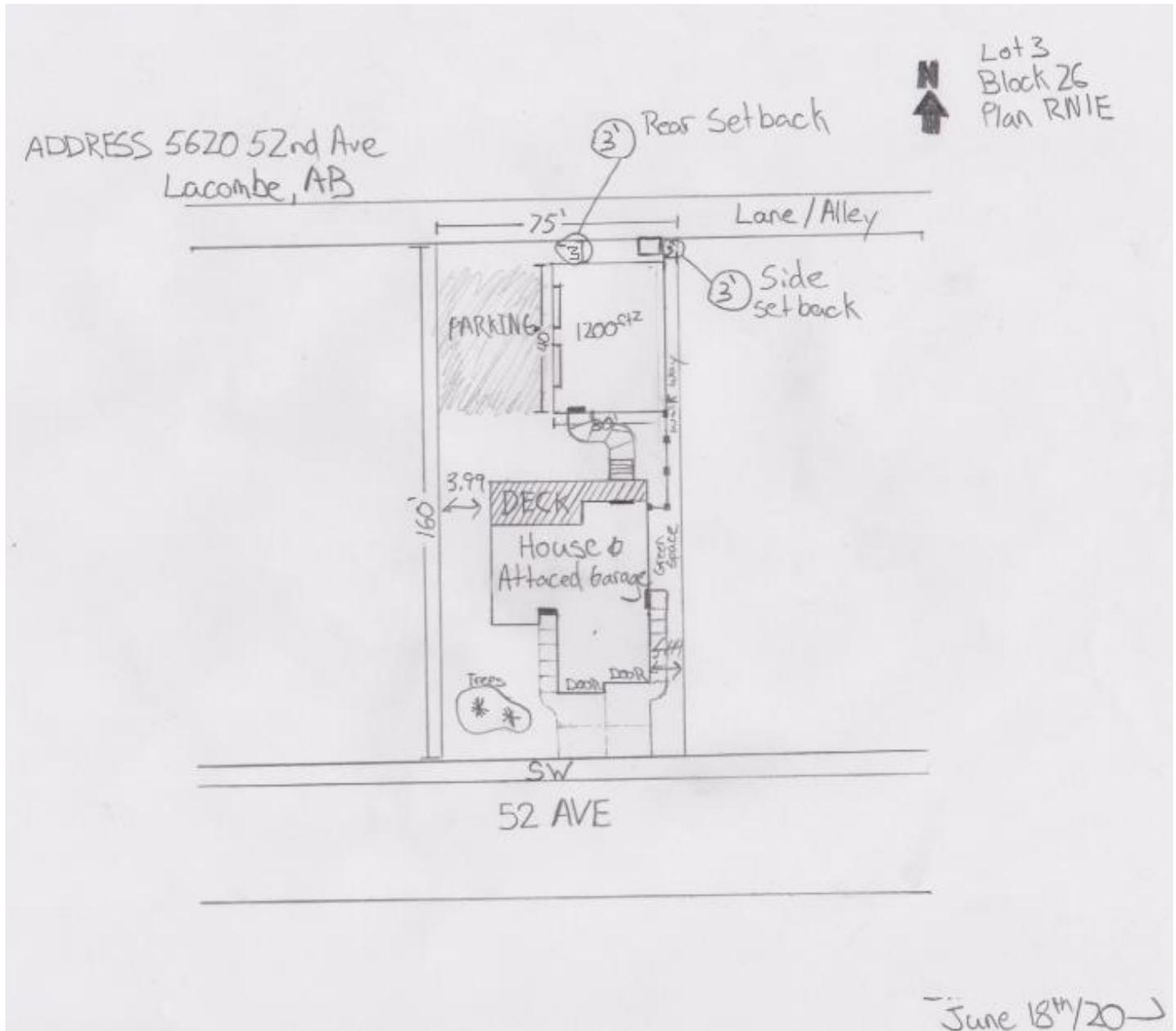


LANDSCAPING REQUIRED

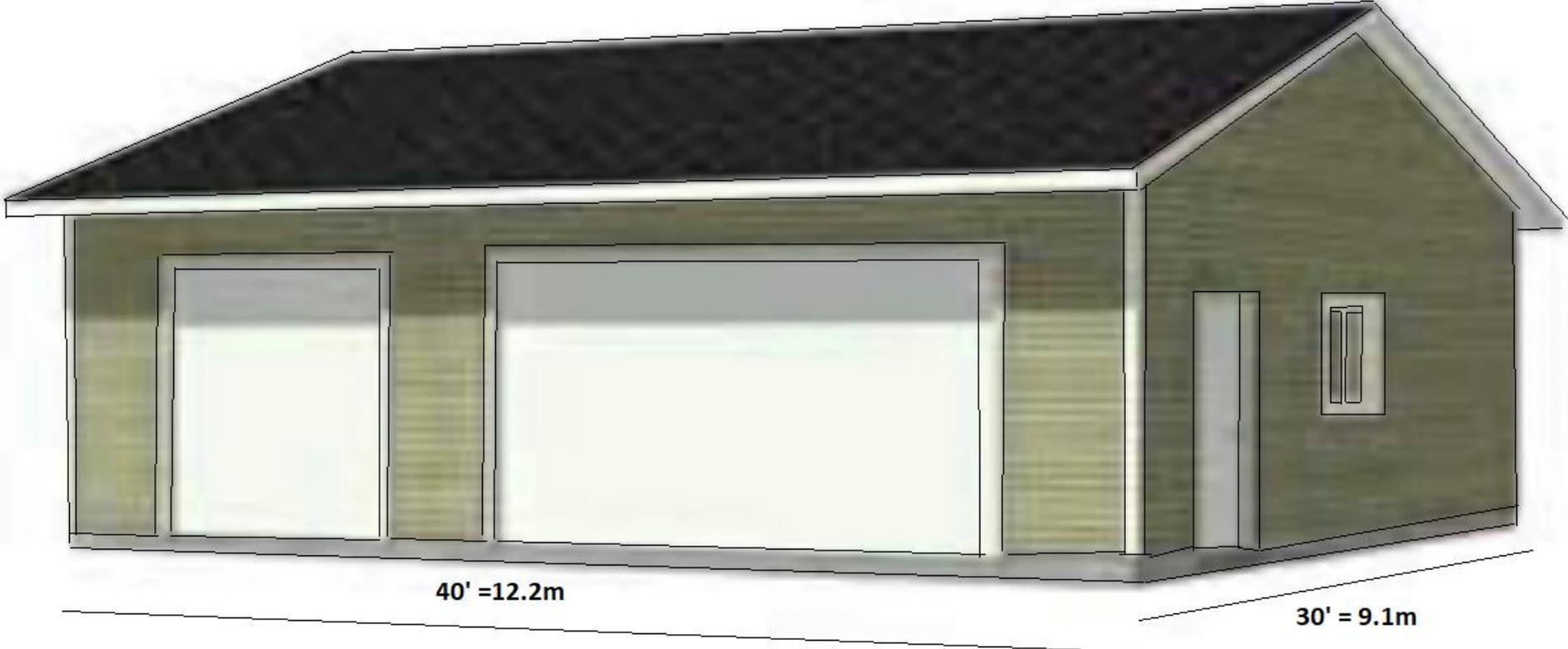
HARD SURFACING REQ'D

Extra wide driveway to accomodate parking

Site Plan



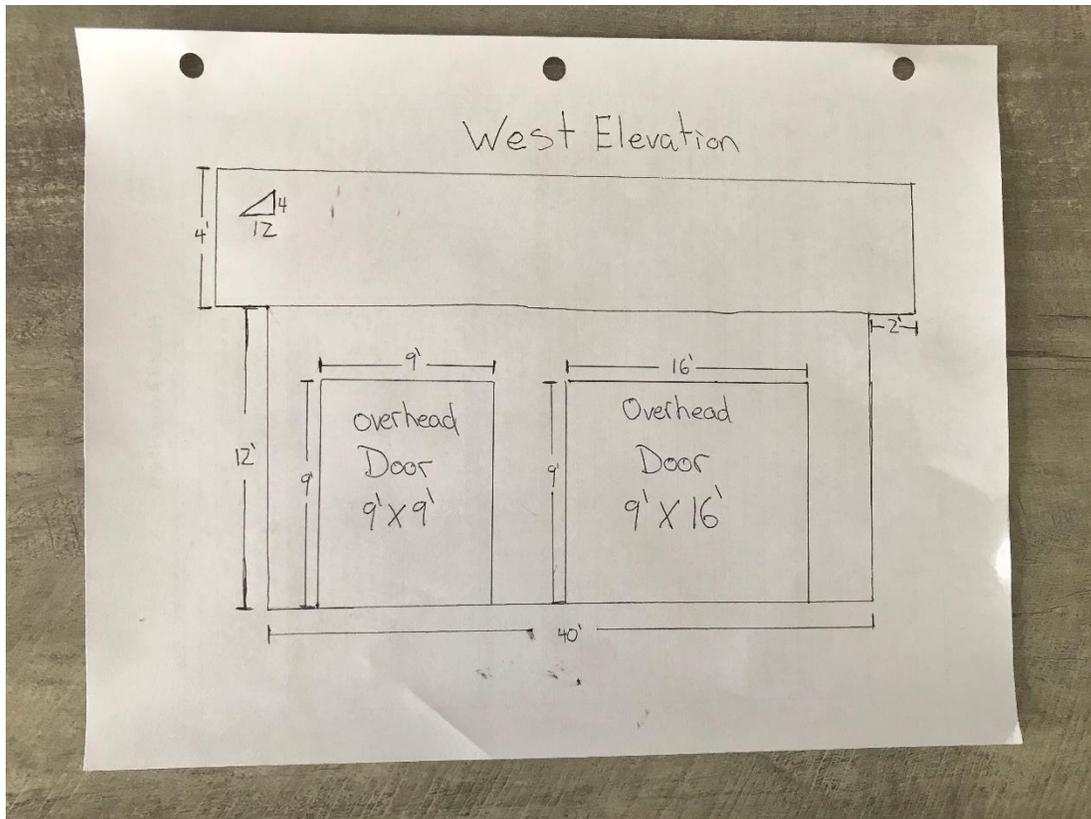
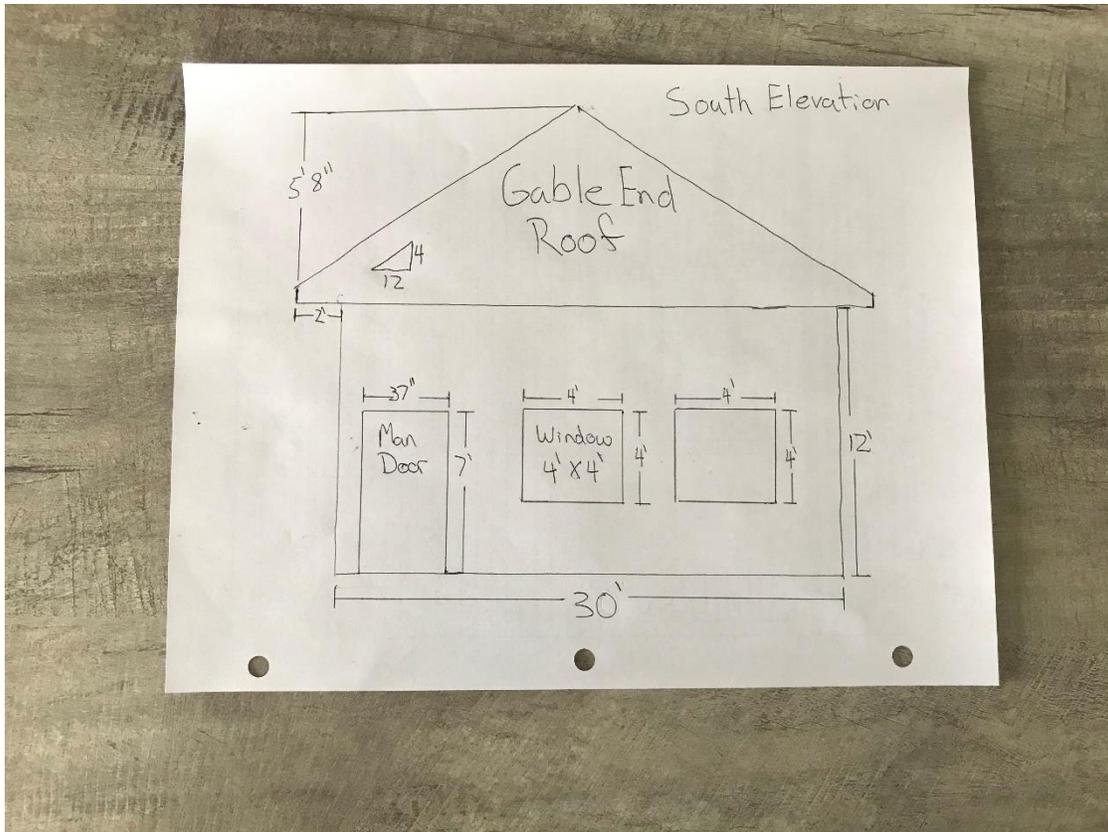
Proposed Detached Garage



5620 52 Avenue



Drawings of Proposed Detached Garage to be located at 5620 52 Avenue



Drawings of Proposed Detached Garage to be located at 5620 52 Avenue

