

MINUTES

MUNICIPAL PLANNING COMMISSION

APRIL 18, 2017

8:00 A.M.

Called to Order: 8:02 a.m.

PRESENT: Chairman Randall Sugden
Vice-Chairman Jason Alderson
Donald Verhesen, Councillor
Tammy Burke, Councillor
Kelly Spongberg, Member at Large
Jim Kult, Member at Large

STAFF PRESENT: Brad Dollevoet, Director of Planning and Community Development
Charlene Johnson, Development Officer

ABSENT: Glenys Kent, Member at Large

ITEM 1 - AGENDA

1.1 Additions or Deletions:

Moved by Kelly Spongberg, Member at Large that the Municipal Planning Commission agenda of April 18, 2017, be approved. Carried.

ITEM 2 - MINUTES

2.1 Municipal Planning Commission Meeting Minutes

Moved by Vice-Chairman Jason Alderson, that the Municipal Planning Commission meeting minutes of March 21, 2017, be approved. Carried.

ITEM 3 – DEVELOPMENT PERMIT APPLICATIONS

3.1 - **MIXED USE DEVELOPMENT (4 APARTMENT UNITS)**
APPLICANT: KENNECT DEVELOPMENTS
LOCATION: 4820 - 49 ST (LOT 21-23, BLOCK 28, PLAN 101AJ)
DEVELOPMENT PERMIT: 17/23

Brad Dollevoet, Director of Planning and Community Development, presented the report for a mixed use development which includes an office - business use (chiropractor and massage) and retail sale (smoothie & wrap take out) which are both permitted uses in LUB 11/11LU. However, the 4-apartment units on the second floor are a discretionary use in the (C) Central Commercial District.

A review of the (C) Central Commercial District was provided for this mixed use development. The site plan shows that the front, rear and side yard setbacks will be met. The maximum building height is appropriate because the property is not adjacent to a residential use. Maximum site coverage is less than the maximum for this district. The plans also indicate a screened garbage containment area is provided. As far as landscaping, the 9 shrubs and 1 tree will meet the density requirements of LUB 11/11HU. The outdoor eating area meets the requirement of being greater than 15.2m from a residential property. Parking requirements are also being met for commercial uses, as these uses are exempt from requiring parking due to Section 3.16.

Information in relation to LUB 11/11LU regarding the dwelling units (4 apartments) within the mixed use development was provided. The plans indicate two separate entrances and the units are located on the second storey and not on the same floor as the non-resident use, which meets the requirements for dwelling units above the ground floor in the (C) Central Commercial District.

Moved by Chairman Randall Sugden, that Development Permit #17/23 for a mixed use development (office; business; retail sales; & apartment use – 4 units) be approved as per the conditions listed. Carried

3.2 – **SECONDARY RESIDENCE**
APPLICANT: TIM TAYLOR
LOCATION: 5028 58 ST CLOSE (LOT 7, BLOCK 43, PLAN 5638RS)
DEVELOPMENT PERMIT: 17/22

Brad Dollevoet, Director of Planning and Community Development, presented the report for a development permit application from Tim Taylor for the development of a secondary residence. Secondary residences are a discretionary use in the (R-2) - General Residential District which is why this development permit is being referred to MPC for approval.

The applicant will also be obtaining a building permit for the main floor space of the home as it was damaged by a fire. During this reconstruction, he is requesting to have a secondary residence in the basement. The foundation of the building and the exterior walls will remain the same. Only the interior of the residence will be renovated.

“General Residential District (R-2), Section 4.6 regulations as per LUB 11-11 LU”: The provided site plan meets all of the requirements of floor area, maximum number of bedrooms, and a separate entrance for Section 4.6.

“Parking, Section 3.16 (1) & (7) regulations as per LUB 11-11 LU”: Provided are (3) parking stalls in the rear of the lot which meet the 9.02 ft by 18.04 ft dimension requirements. The requirements for on-site parking have been fulfilled.

Moved by Chairman Randall Sugden, that development permit # 17/22 for a secondary residence be approved as per the conditions listed on the development permit. Carried.

3.3 -

HOME OCCUPATION, CLASS 2 – CLEANING SERVICES
APPLICANT: GIOVANI VENTURA
LOCATION: UNIT 27, 4912 63 ST
DEVELOPMENT PERMIT: 17/24

Brad Dollevoet, Director of Planning and Community Development, presented the report for a development permit application received by the Town of Rocky Mountain House for a Home Occupation - Class 2 permit (Cleaning Service). Home Occupations – Class 2 are a discretionary use in the (R-2) General Residential District which is why this development permit is being referred to MPC for approval.

The application meets all the remaining requirements of “Home Occupations – Class 2 Section 3.49 regulations as per LUB 11-11 LU” as follows:

The co-operative housing units are duplexes and each unit of the duplex has (2) two paved stalls in the front with approximately (6) six visitor parking stalls. The visitor parking would provide for (1) one additional parking stall required for the home occupation, although, there will be no clients attending the dwelling.

The office space being utilized is 8 ft. by 12 ft. (96 sq. ft.) as indicated on the submitted floor plan. The gross floor area of the main floor is 1100 sq. ft. Therefore, 8.72% of the gross floor area is being used for business use which is less than the 20% allowable square footage for a Home Occupation – Class 2.

The applicant is a resident and will be the only employee of this business.

Moved by Chairman Randall Sugden that development permit # 17/24 for a Home Occupation - Class 2, for cleaning services, be approved as per the conditions listed on the development permit. Carried.

ITEM 4 – DEVELOPMENT PERMITS

- 4.1 The Development permits issued for March, 2017, were reviewed as information only.

ITEM 5 - BUILDING PERMITS

- 5.1 The Building permits issued from March, 2017, were reviewed as information only.

ADJOURNMENT

Moved by Tammy Burke, Councillor, that the meeting be adjourned at 8:29 a.m., Carried.

CHAIRMAN

SECRETARY