

**MUNICIPAL PLANNING COMMISSION AGENDA
SUMMER VILLAGE OF HALF MOON BAY
SUMMER VILLAGES ADMINISTRATION OFFICE
JUNE 21, 2023 @ 9:00 A.M.**

- A. CALL TO ORDER**
- B. ADOPTION OF AGENDA**
- C. DEVELOPMENT ITEMS**
 - 1. 6 Hummingbird Lane
- D. ADJOURNMENT**

Summer Village of Half Moon Bay – Municipal Planning Commission

June 21, 2023

Agenda Item

6 Hummingbird Lane (Lot 7, Block 1, Plan 3741MC)

Development Permit Application

Background:

An application for a guest house above an existing garage has been applied for on behalf of the registered homeowner for 6 Hummingbird Lane (Lot 7, Block 1, Plan 3741MC), in the village of Half Moon Bay. This property is located in the R District (Residential District).

The proposed guest house garage addition complies within the maximum height, the parcel coverage will not change with the proposed development and is 32%, which is under the maximum 45%, there will be no landscaping changes or trees removed.

The setbacks to the existing garage are compliant with the Land Use Bylaw today, except for the rear yard setback of 3m (9.1ft.), not meeting the minimum required 3.65m (12ft.), a variance was granted when the detached garage and additional driveway was constructed in 2003, it does not require a variance with this application today.

Discussion:

This application is before MPC for the following reason:

- Guest house is listed as a discretionary use, therefore requires Municipal Planning Commission approval.

Recommendation:

A “discretionary use” means a use which may be compatible with other uses in the district, for which a Development Permit may be issued upon an application having been made. After reviewing the application and all relevant planning documents, it is the recommendation of administration to approve the application as a discretionary use.

The proposed garage with guest house meets Land Use Bylaw regulations and is considered subordinate to the existing dwelling. Adjacent landowners have been notified of the proposed development and no response has been received.

Conditions:

If approved, Administration would recommend the following conditions:

- Existing landscaping to remain, zero trees to be removed.

June 12, 2023

- Completions deposit of \$3,000.00
- The height of the garage with guest house shall not exceed 6.40m (21ft.) in building height measured from grade.
- Copies of all applicable Building, Electrical, and Plumbing & Gas permits shall be provided to the administration office to be kept on file.
- Once the applicant has a builder and engineered floor plans, confirmation from a plumbing safety codes officer shall be provided stating that the existing private wastewater disposal system is adequate for the proposed development.
- An accessory building erected or placed on a parcel shall not be used as a dwelling unit.
- Electrical power from the property line to any buildings situated on this parcel to be constructed underground.
- The exterior of an accessory building must be finished to match or compliment the exterior finish of the main building.
- In situations where a detached dwelling is being rented out and there is a guest house on the parcel, the guest house shall not be rented out to a separate party than those renting the detached dwelling.
- Guest house means an accessory building containing sleeping facilities for temporary usage only and may have a bathroom but shall not have a kitchen or other cooking facilities.

Authorities:

For a discretionary use in any district:

- The Municipal Planning Commission may approve an application for a Development Permit:
 - o With or without conditions;
 - o Based on the merits of the proposed development, including it's relationship to any approved statutory plan, non-statutory plan, or approved policy, affecting the site;
 - o Where the proposed development conforms in every respect to this Land Use Bylaw; or
- May refuse an application for a development permit based on the merits of the proposed development, even though it meets the requirements of the Land Use Bylaw; or
- Subject to provisions of section 2.4 (2), the Municipal Planning Commission shall refuse an application for a development permit if the proposed development does not conform in every respect to the Land Use Bylaw.

Decision:

In order to retain transparency of the Commission, Administration recommends one of the following:

1. Approve the application with or without conditions (*Section 642 of the MGA*), or
2. Deny the application stating reasons why (*Section 642(4) of the MGA*).

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Statement of Existing and Proposed Uses of Property at 6 Hummingbird Lane

Our intent for the garage addition is to provide more summer living space for our ever growing family. This property will be in the family for years to come and we feel it is necessary to start renovating in order to provide for futures to come. As it stands, the main cabin is a three bedroom, and can only accommodate one family. We propose to build a suite on top of the garage to house more family and friends during the summers.

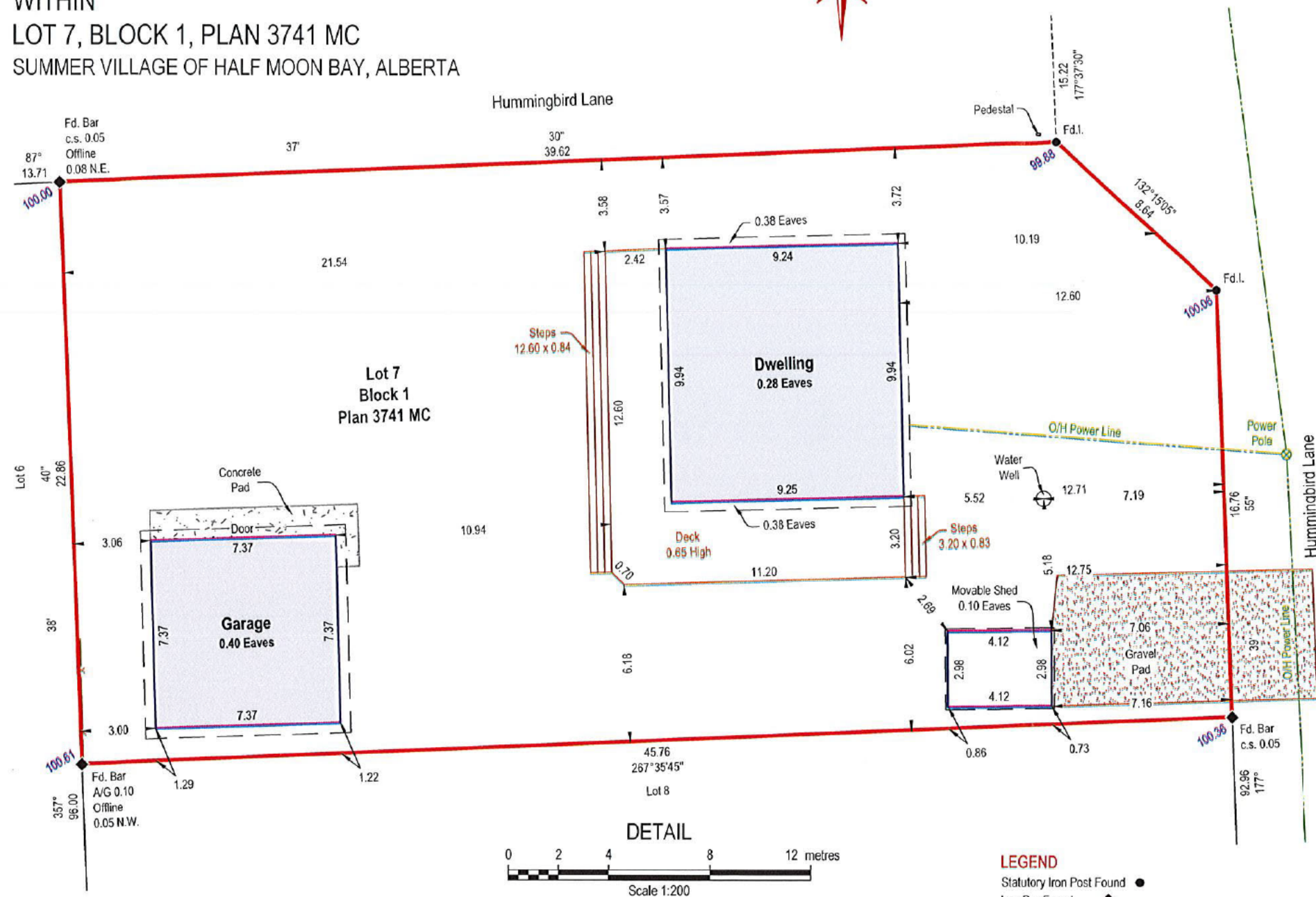
Sincerely,



SITE PLAN

SHOWING IMPROVEMENTS

LOT 7, BLOCK 1, PLAN 3741 MC
SUMMER VILLAGE OF HALF MOON BAY, ALBERTA



NOTES:

- Distances are in metres and decimals thereof.
- Bearings and Coordinates are UTM NAD83(ORIGINAL) Zone 11; derived from GNSS Observations.
- Combined Scale Factor: 0.999909
- Date of Survey: January 25th, 2023
- Title information is based on title no. 942 296 050
- Property is Subject to: No registrations affecting the extent of title
- Date of title search: January 23rd, 2023
- Existing Grades shown thus: 100.00
- Elevations are assumed to Fd. Bar at N.W. corner of Lot 7 being 100.00.

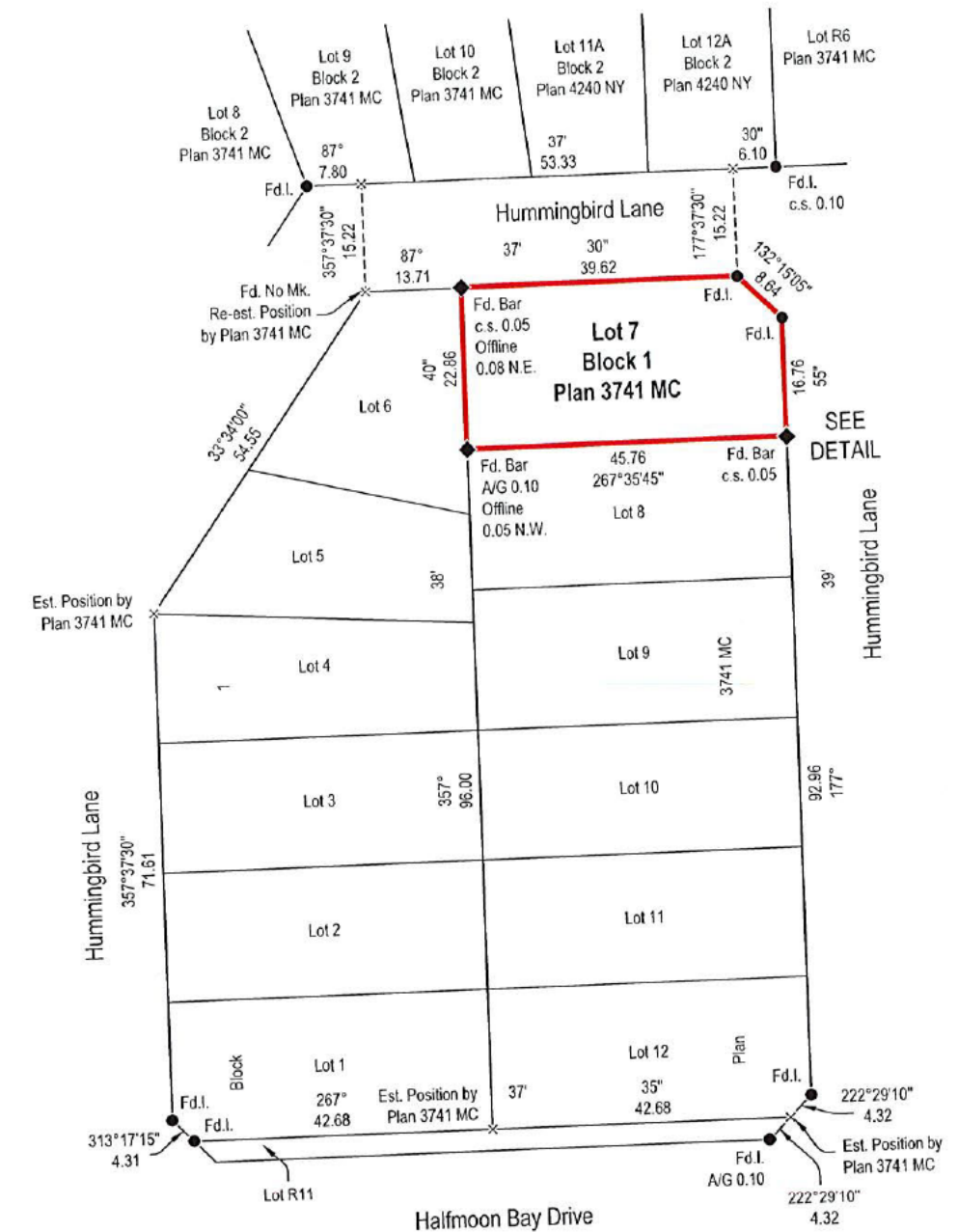
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Geomatics Ltd.

11-4608 62nd Street
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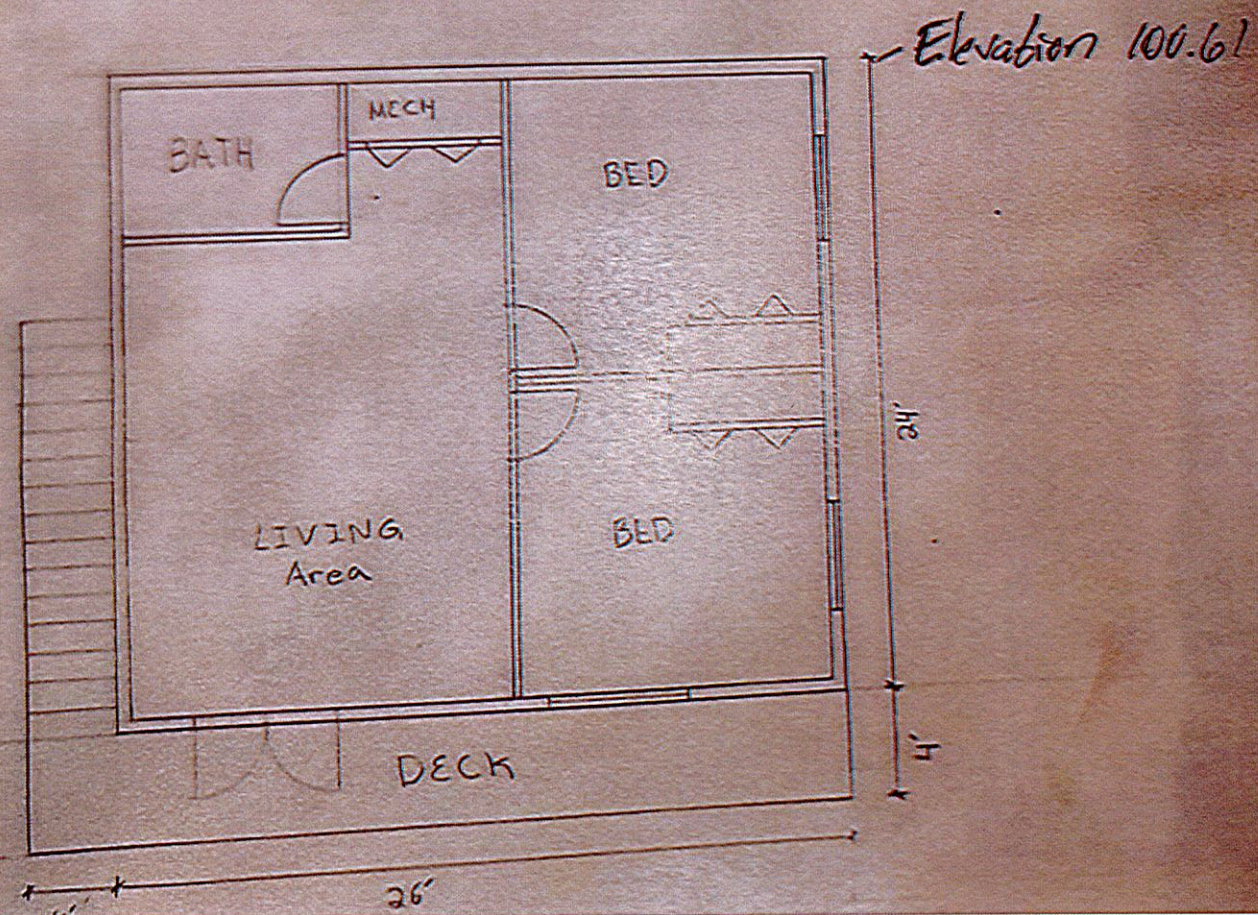
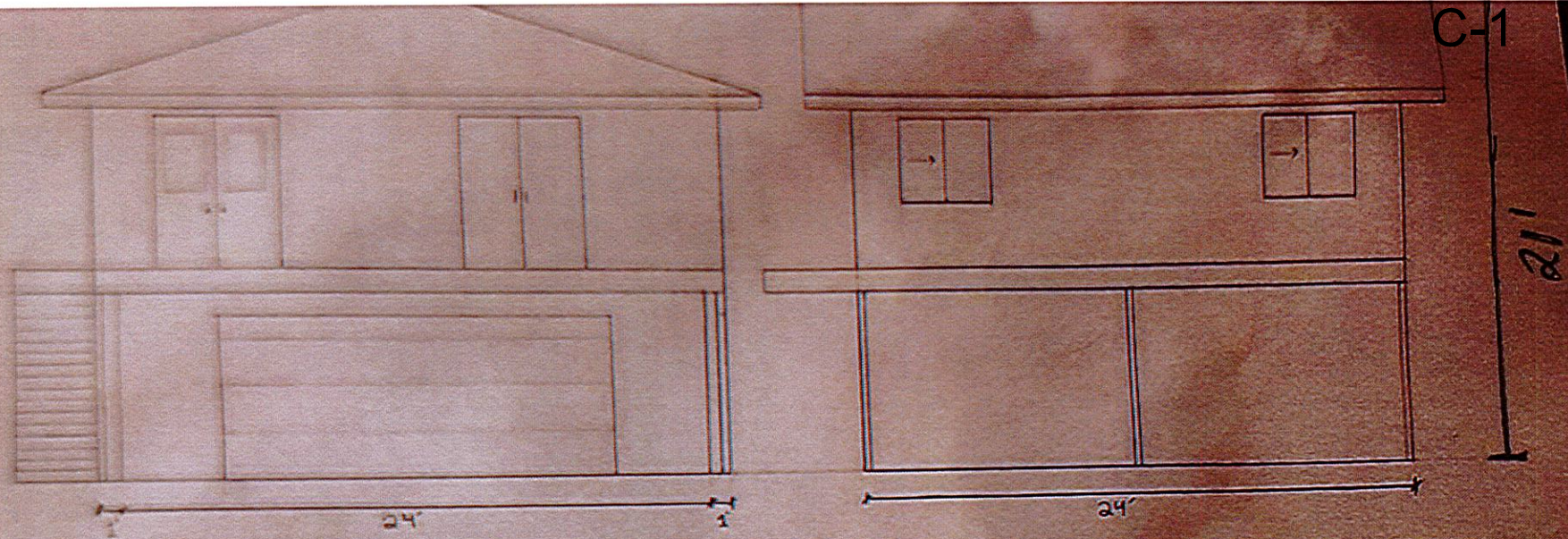


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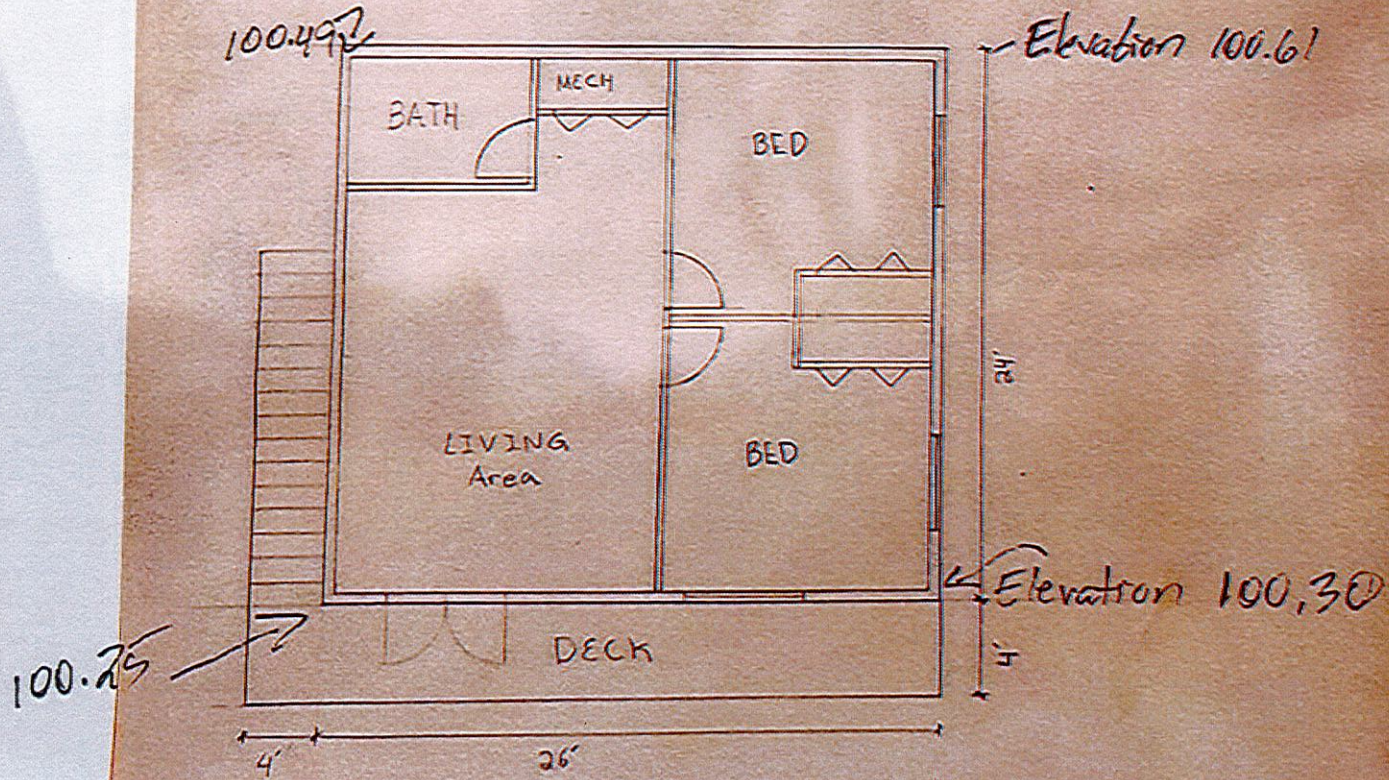
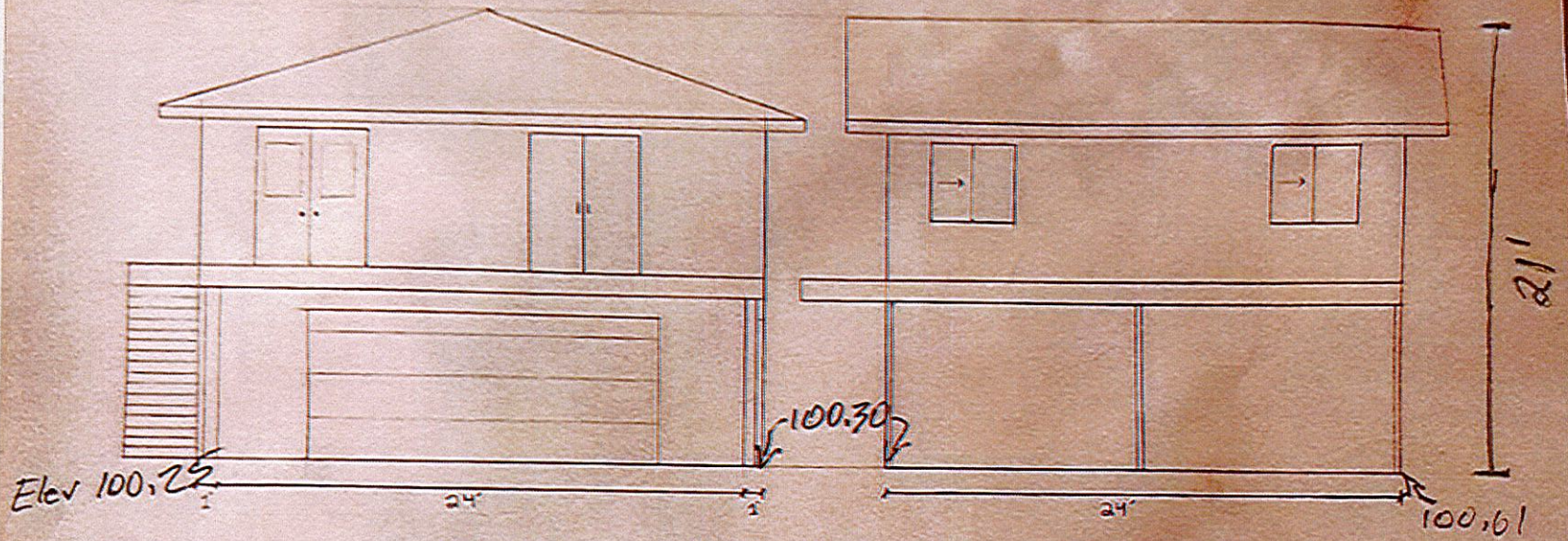
REVISION SUMMARY

- 1 Add Elevations (04/28/23) PC/JW
- 2 Original Issue (01/30/23) PC/JW

REV. 1
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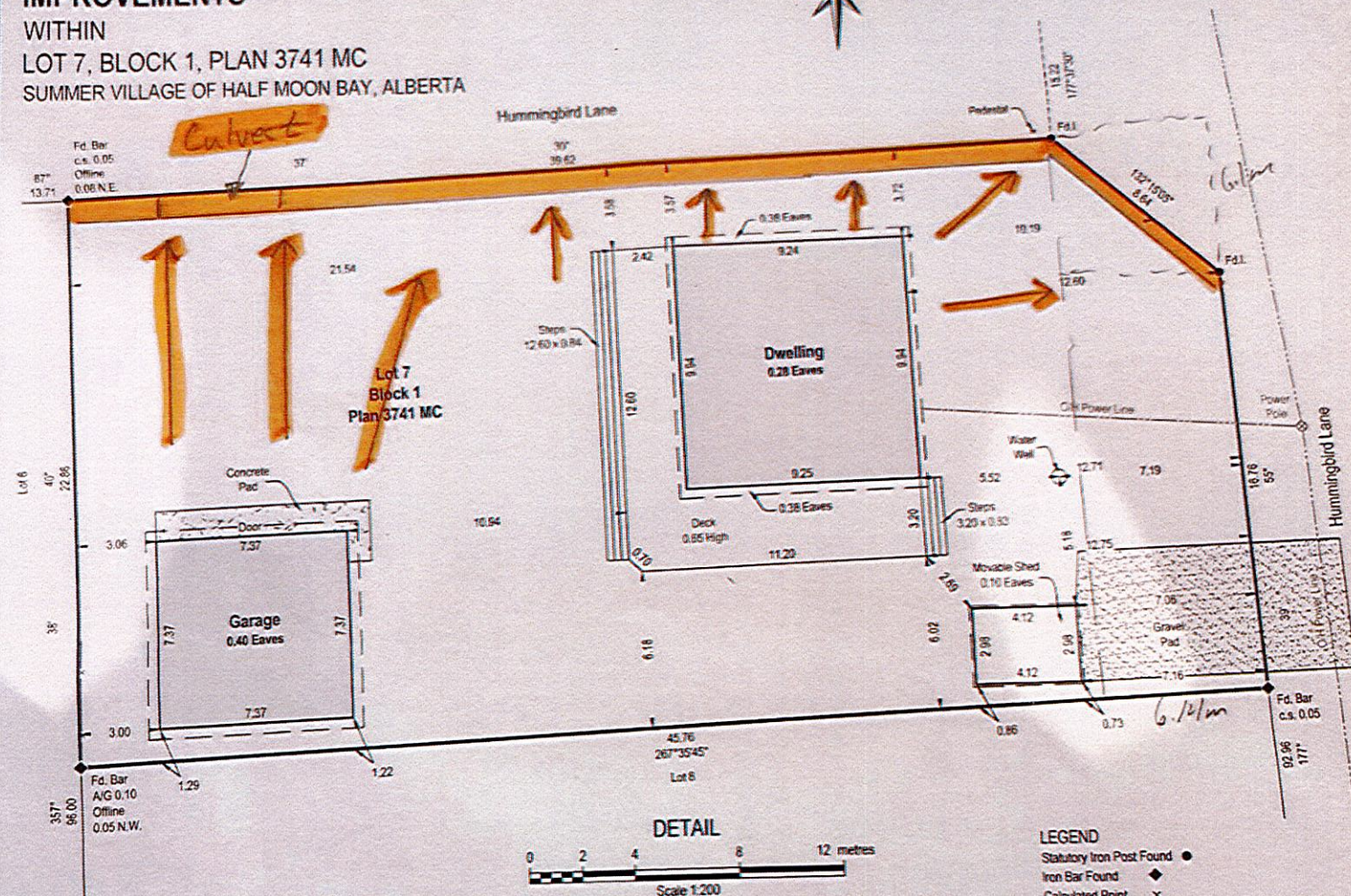
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SITE PLAN SHOWING IMPROVEMENTS

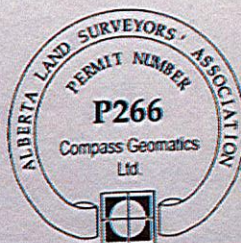
WITHIN
LOT 7, BLOCK 1, PLAN 3741 MC
SUMMER VILLAGE OF HALF MOON BAY, ALBERTA

DRAINAGE PLAN



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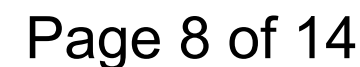


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Google Maps 6 Hummingbird Ln



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6 Hummingbird Ln



Directions



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phone

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6 Hummingbird Ln, Half Moon Bay, AB T4S 1S1

8RWH+6W Half Moon Bay, Alberta



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