

**MUNICIPAL PLANNING COMMISSION AGENDA  
SUMMER VILLAGE OF HALF MOON BAY  
SUMMER VILLAGES ADMINISTRATION OFFICE  
NOVEMBER 17, 2023 @ 9:00 A.M.**

**A. CALL TO ORDER**

**B. ADOPTION OF AGENDA**

**C. DEVELOPMENT ITEMS**

1. 22 Hummingbird Lane

**D. ADJOURNMENT**

## **Summer Village of Half Moon Bay – Municipal Planning Commission**

### **November 17, 2023**

#### **Agenda Item**

#### **22 Hummingbird Lane (Lot 2, Block 2, Plan 3741MC)**

#### **Development Permit Application**

#### **Background:**

In September 2023 a dwelling development permit was issued for the property at 22 Hummingbird Lane (Lot 2, Block 2, Plan 3741MC) in the village of Half Moon Bay. This property is located within the R District (Residential). This application before the Municipal Planning Commission today, has been applied for on behalf of the homeowner and is for a proposed detached garage with a guest house on the property.

The proposed detached garage is within the setback requirements, within the maximum height, and when the dwelling permit was approved the landscaping and drainage plans were approved as well. The proposed detached garage is to be 1,260.45ft<sup>2</sup> and to be separate and subordinate to the main dwelling. The garage is intended to be used for storage and an additional room above. The parcel coverage for the property is to be within the maximum 45%.

#### **Discussion:**

This application is before MPC for the following reason:

- Land Use Bylaw, Part Four, Land Use District Uses: An accessory building where the total floor area is over 74m<sup>2</sup> (796.54ft<sup>2</sup>) is listed as a Discretionary Use. The proposed detached garage is 117.1m<sup>2</sup> (1,260.45ft<sup>2</sup>) therefore requires approval from the Municipal Planning Commission.
- Land Use Bylaw, Part Four, Land Use District Uses: Guest Houses are listed as a discretionary use, therefore requires approval from the Municipal Planning Commission.

#### **Application Review:**

After reviewing the application and all relevant planning documents, administration does not see any reason for the board to deny the discretionary use as requested. The proposed detached garage with guest house does not require any variances and meets the requirements of the Land Use Bylaw as mentioned above.

#### **Conditions:**

If approved, Administration would recommend the following conditions:

- Landscaping to be completed according to the landscaping plan. Minimum 26 trees to be replanted to replace those removed. A minimum 35% of the parcel shall be a landscaped area.
- Engineered guest house floor plan drawings to be provided and confirmation from Superior Safety codes that plans will meet building code prior to beginning construction.
- All applicable Building, Electrical, and Plumbing & Gas permits shall be obtained with Superior Safety Codes.
- The height of the garage with guest house shall not exceed 7.62m (25ft.) in building height measured from grade.
- An accessory building erected or placed on a parcel shall not be used as a dwelling unit.
- Completions deposit of \$5,000.00.
- The exterior of an accessory building must be finished to match or compliment the exterior finish of the main building.
- “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.
- In situations where a detached dwelling is being rented out and there is a guest house on the parcel, the guest house shall not to be rented out to a separate party other than those renting the detached dwelling.
- A lot grade certificate is required to be submitted to the Development Authority at completion to ensure proper drainage on the property exists.
- A final as build real property report from an Alberta Land Surveyor at completion of landscaping to ensure parcel coverage is within the maximum and to verify heights are within the maximum.

## **Authorities:**

For a discretionary use in any district:

- (a) The Municipal Planning Commission may approve an application for a Development Permit:
  - (i) With or without conditions;
  - (ii) Based on the merits of the proposed development, including its relationship to any approved statutory plan, non-statutory plan or approved policy affecting the site;
  - (iii) Where the proposed development conforms in every respect to this Land Use Bylaw; or
- (b) The Municipal Planning Commission may refuse an application for a Development Permit based on the merits of the proposed development, even though it meets the requirements of this Land Use Bylaw; or

(c) Subject to the 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 this 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*).



**Kara Hubbard**

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**From:** [REDACTED]  
**Sent:** Thursday, November 9, 2023 3:03 PM  
**To:** Kara Hubbard; [REDACTED]  
**Subject:** Garage/ guest bedroom, storage area

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Good afternoon,

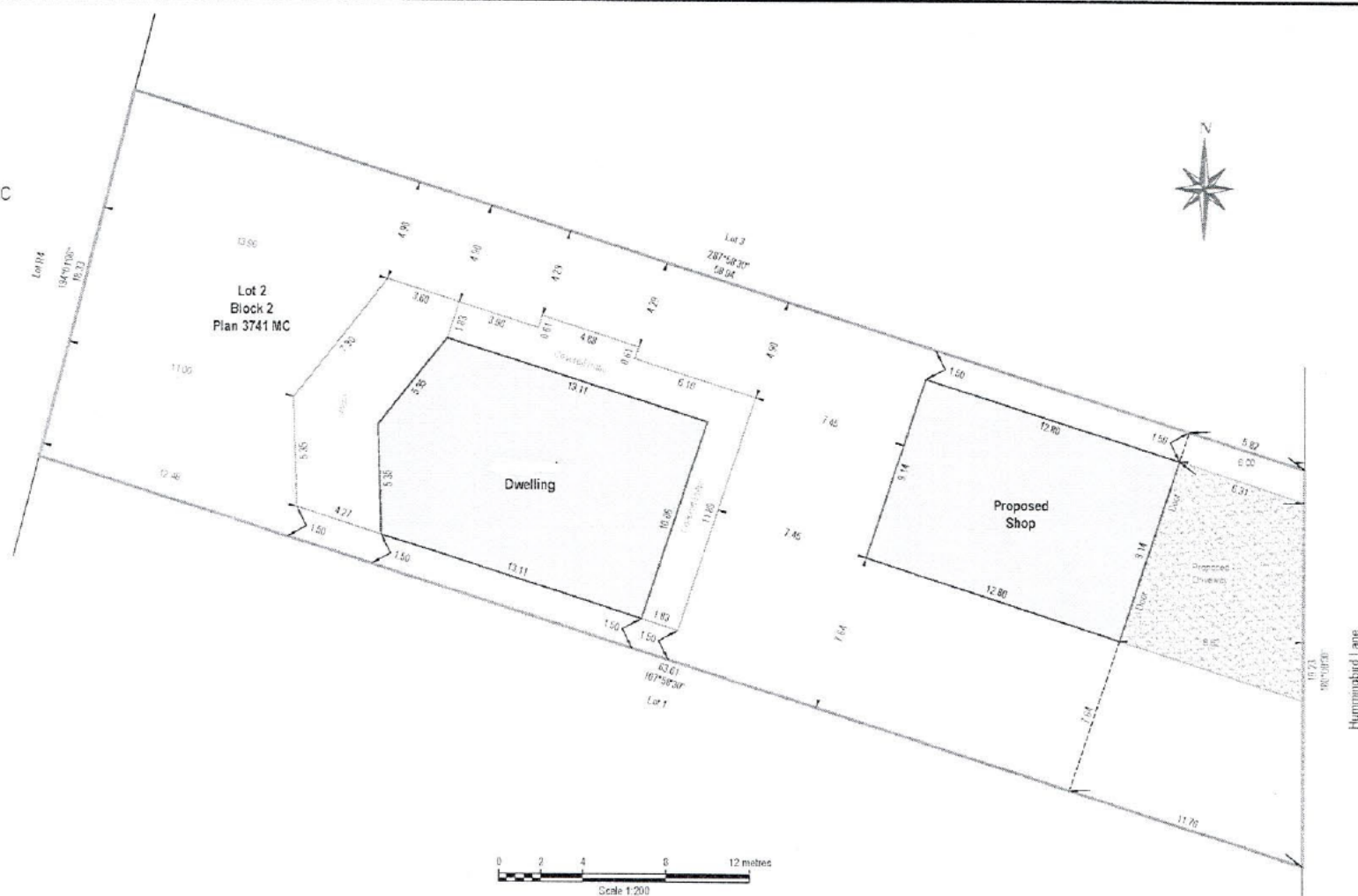
We were advised that you require a letter explaining our needs for the building we would like to add to our property. Our intent for this structure, that will compliment our soon to be permanent residence, is needed for our personal use. It will be used to accommodate our pontoon boat that measures 39 feet in length on the trailer and 8 feet wide and 9.5 feet tall. The boat will take up half the space. I also have two vehicle lifts for storage of my collector vehicles; in the up position with a vehicle on them, 14 feet in height is required. When the lifts are in the up position, we will be able to park our daily drivers under the lifts. The remaining width in centre of building will be used to store our golf cart, side by side ATV, and lawn tractor. We also have wall shelving, a work bench, and tools and tool boxes. We have had the designer come up with engineered rafters that will accommodate a future bedroom and storage area. This structure's exterior and roof design will match the house. It will have a hardy board finish with matching decorative accents. We want to ensure our property adds to the aesthetics of Half Moon Bay and does not detract from it.

Please feel free to contact us at any time with any questions or concerns.

Thank you,  
[REDACTED]

**PLOT PLAN  
SHOWING PROPOSED  
LOCATION OF BUILDING(S)**

Civic Address: 22 Hummingbird Lane  
Summer Village of  
Half Moon Bay, Alberta  
Legal Description: Lot 2, Block 2, Plan 3741 MC



APPROVED BY:

Print Name & Signature

**NOTES:**

Distances are in metres and decimal thereof. Measurements are shown to the outside face of the proposed building foundation wall at ground level.  
The above ground and buried facilities have not been located and are not shown on this plan. It is the responsibility of the owner(s) and contractor to have the facilities located prior to construction.  
Lot boundaries have been calculated from registered plan and may change due to located survey evidence at the time of staking.

**COMPASS**  
Geomatics Ltd.

11-4518 (2nd Street)  
Box 100, Airdrie, Alberta T4B 0T3  
Phone: (403) 755-6111 Fax: (403) 353-1114  
www.compassgeomatics.ca



COMPASS DRG. 01064-25-FP-R5 - SURVEYED BY: \_\_\_\_\_

LAND USE DISTRICT

R Residential District

**REVISION SUMMARY**

- △ Amend Shop Location (040525) PCLAW
- △ Amend Dwelling (040525) PCLAW
- △ Remove Option 11 (0301423) PCLAW
- △ Add Option 11 (0301423) PCLAW
- △ Amend Dwelling & Shop Location (040525) PCLAW
- △ Original Issue (040525) PCLAW

CLIENT

\_\_\_\_\_

REV

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PAGE

1 of 1



Landscape & Drainage.

C-1

~~Shrubs~~ - Shrubs.

Shrubs - shrubs.

 - Sidewalk.

 - Grass

 - Gravel.

PLOT PLAN  
SHOWING PROPOSED  
LOCATION OF BUILDING(S)

Civic Address: 22 Hummingbird Lane  
Summer Village of  
Half Moon Bay, Alberta  
Legal Description: Lot 2, Block 2, Plan 3741 MC

APPENDIX 10c

Print Name &amp; Signature

## NOTES

- Distances are in meters and decimal
- The outside face of the proposed curb
- The above ground and buried facilities shown on the plan. It is the responsibility of the facilities located prior to construction.
- Lot boundaries have been established due to located survey evidence of the

COM

11. **ACEC**  
 12. **ACEC**  
 13. **ACEC**  
 14. **ACEC**  
 15. **ACEC**

CC-BY-NC-ND 4.0 International license

Lot Area:	1120.7m <sup>2</sup>
Foundation:	141.0m <sup>2</sup>
Patio:	50.1m <sup>2</sup>
Covered Patio:	48.7m <sup>2</sup>
Driveway:	71.2m <sup>2</sup>
Shop:	117.1m <sup>2</sup>
Sidewalk:	8.0m <sup>2</sup>

35% to be landscaping

LAND USE REPORT

Figure 1

REGION CLASS:

- ▲ Arrest Stop Location (080523) PC/10
- ▲ Arrest Booking (080523) PC/10
- ▲ Release Option 16 (081023) PC/10
- ▲ Add Order To (081123) PC/10
- ▲ Arrest Booking & Stop Location (081023) PC/10
- ▲ Original Issue (081023) PC/10

CLIENT

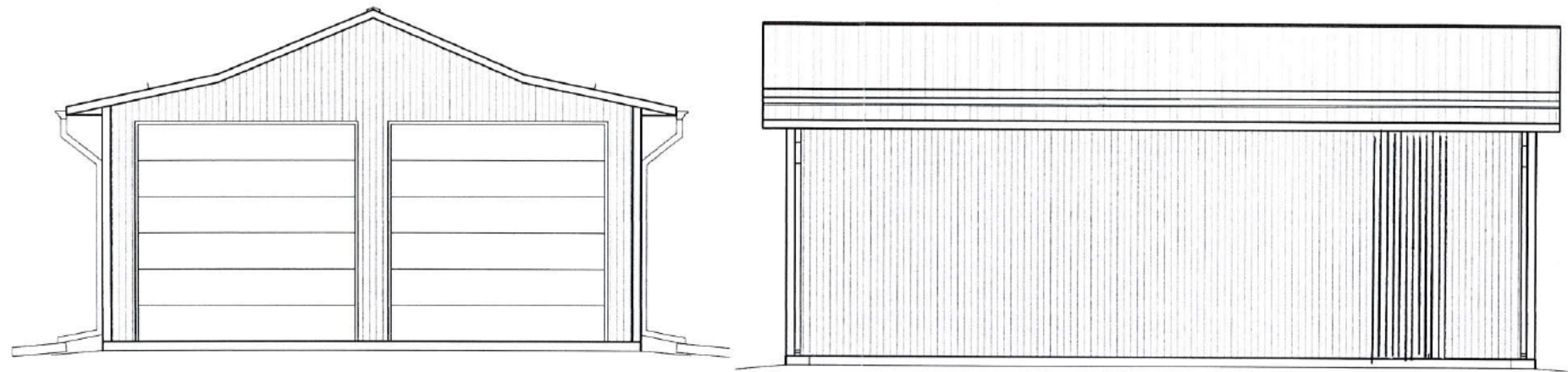
Calculus Contract 1.11

883





30'-0"X42'-0"  
DETACHED GARAGE  
RED DEER COUNTY, ALBERTA



BUILDING CODE ANALYSIS	
BUILDING CLASSIFICATION:	
PART 9 STRUCTURE - COLD STORAGE	
DESCRIPTION:	PROVIDED:
BUILDING HEIGHT	1 STOREY OR 4.43m (14'-5 1/4")
TOTAL MAIN FLOOR AREA	117.2m <sup>2</sup> (1250ft <sup>2</sup> )
TOTAL SECOND FLOOR AREA	N/A
TOTAL MEZZANINE FLOOR AREA	N/A
OCCUPANT LOAD	MAX ## PERSONS

SPATIAL SEPARATIONS:		RATING/ALLOWABLE OPENINGS:		PROVIDED:	
NORTH:		0 HR FIRE RATING, 60% ALLOWED OPENINGS COMB. CLADDING & COMB. CONST.		0 HR FIRE RATING, 0% UNPROTECTED OPENINGS NON-COMB. CLADDING & COMB. CONST.	
SOUTH:		0 HR FIRE RATING, 5% ALLOWED OPENINGS COMB. CLADDING & NON-COMB. CONST.		0 HR FIRE RATING, 0% UNPROTECTED OPENINGS COMB. CLADDING & COMB. CONST.	
EAST:		0 HR FIRE RATING, 100% ALLOWED OPENINGS COMB. CLADDING & COMB. CONST.		0 HR FIRE RATING, 35.31% UNPROTECTED OPENINGS NON-COMB. CLADDING & COMB. CONST.	
WEST:		0 HR FIRE RATING, 74% ALLOWED OPENINGS COMB. CLADDING & COMB. CONST.		0 HR FIRE RATING, 67.50% UNPROTECTED OPENINGS NON-COMB. CLADDING & COMB. CONST.	

FIRE RATING REQUIREMENTS REFERENCE THE NBC-AE SECTIONS 9.10.15.4 AND 9.10.15.5

REQUIRED PROFESSIONAL INVOLVEMENT				
ARCHITECTURAL:	STRUCTURAL:	MECHANICAL:	ELECTRICAL:	GEOTECHNICAL:
RICHARDS CONSULTING	RICHARDS CONSULTING	—	—	—

DRAWING LIST
00 - COVER PAGE
A2.0 - BUILDING ELEVATIONS
A3.0 - MAIN FLOOR PLAN
A3.2 - SAWCUT PLAN
A5.0 - CONSTRUCTION ASSEMBLIES
S1.0 - GENERAL NOTES
S3.0 - BUILDING SECTIONS
S4.0 - WALL SECTIONS
S6.0 - TRUSS PLAN
S7.0 - DETAILS

ACCEPTED BY: \_\_\_\_\_  
DATE: \_\_\_\_\_  
SIGNATURE: \_\_\_\_\_

ISSUED FOR  
PERMIT



PERMIT TO PRACTICE  
RICHARDS CONSULTING & ASSOCIATES LTD.  
PROFESSIONAL ENGINEER  
ALBERTA  
12 September 2022  
PERMIT NUMBER: P006515

STAMPS

0	ISSUED FOR PERMIT	SEPT2022	MA
NO.	REVISION	DATE	BY

RICHARDS  
CONSULTING &  
ASSOCIATES  
LIMITED  
27317 TWP RD 372  
RED DEER COUNTY  
ALBERTA T4E 1N9  
P: 403-886-2919 F: 403-886-2733  
CLIENT  
GARAGE

PROJECT  
30'-0"X42X13'-0"  
DETACHED GARAGE

RED DEER COUNTY, ALBERTA  
LEGAL DESCRIPTION  
22 HUMMINGBIRD, HALF MOON  
BAY

DRAWING TITLE  
COVER PAGE

SCALE AS NOTED

DESIGNED BY	DATE
M. RICHARDS	2023AUG31
DRAWN BY	DATE
M. ANTHONY	2023AUG31
CHECKED BY	DATE
M. RICHARDS	2023AUG31

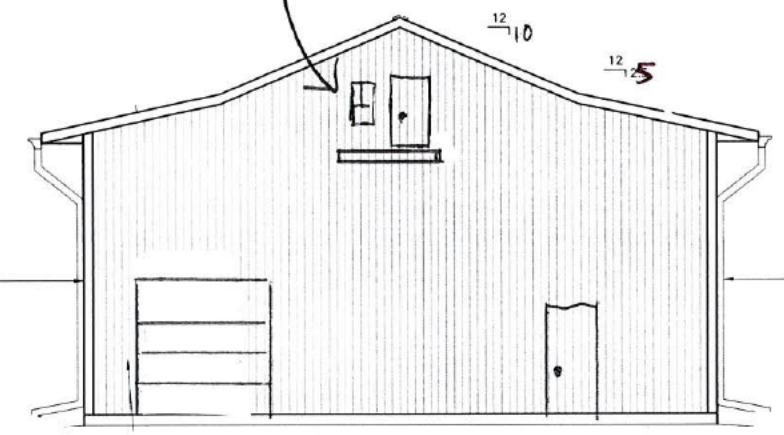
JOB NUMBER	PAGE NUMBER	REVISION
22440	00	2

To Peak  
Elev 23'-6"

T/O WALL  
ELEV. 113'-0"

T/O SLAB  
ELEV. 100'-0"

FINAL GRADE 1:12



1 EAST ELEVATION  
SCALE: 1/4" = 1'-0"

5" COMMERCIAL GRADE  
EAVES TROUGH &  
DOWNSPOUT

FINAL GRADE 1:12

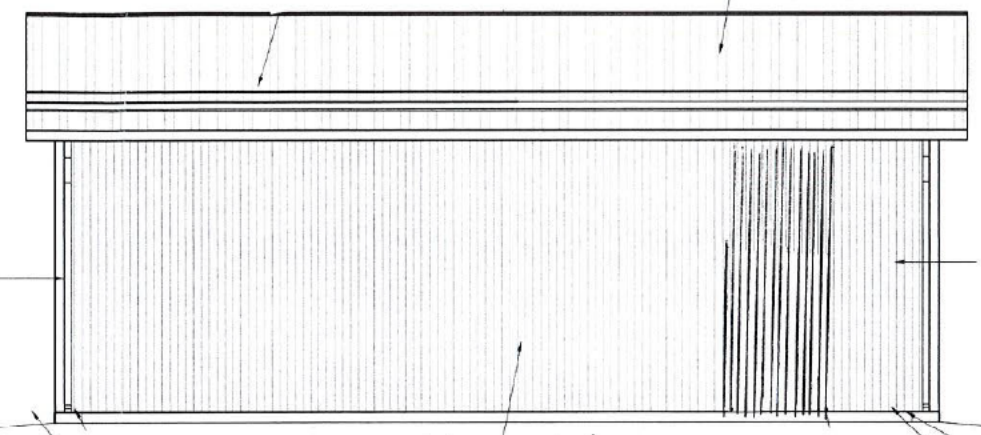
Asphalt  
Shingles.

To Peak  
23'-6"

T/O WALL  
ELEV. 113'-0"

T/O SLAB  
ELEV. 100'-0"

FINAL GRADE 1:12



2 SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"

5" COMMERCIAL GRADE  
EAVES TROUGH &  
DOWNSPOUT

Vertical Hardly  
Board.

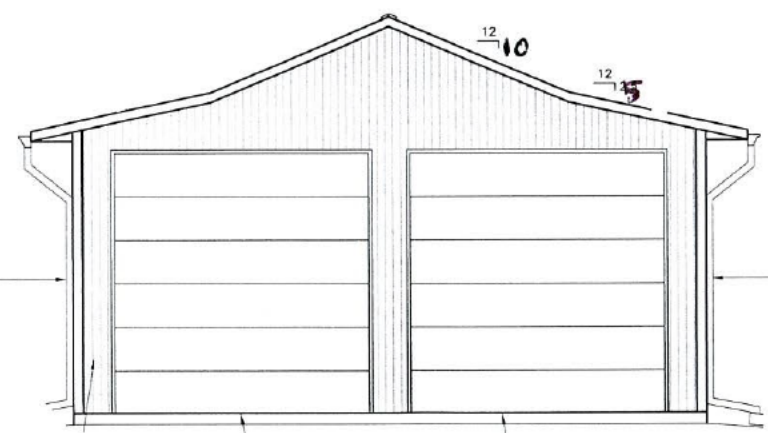
T/O WALL  
ELEV. 113'-0"

T/O SLAB  
ELEV. 100'-0"

5" COMMERCIAL GRADE  
EAVES TROUGH &  
DOWNSPOUT

12'-0"x12'-0"  
OVERHEAD DOOR

12'-0"x12'-0"  
OVERHEAD DOOR



3 WEST ELEVATION  
SCALE: 1/4" = 1'-0"

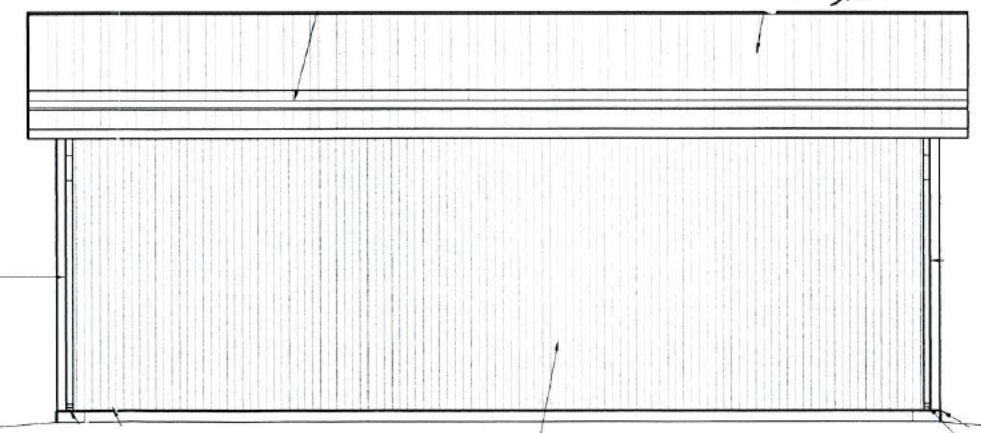
5" COMMERCIAL GRADE  
EAVES TROUGH &  
DOWNSPOUT

Asphalt  
Shingles

T/O WALL  
ELEV. 113'-0"

T/O SLAB  
ELEV. 100'-0"

FINAL GRADE 1:12



4 NORTH ELEVATION  
SCALE: 1/4" = 1'-0"

Vertical Hardly  
Board.

ACCEPTED BY: \_\_\_\_\_  
DATE: \_\_\_\_\_  
SIGNATURE: \_\_\_\_\_

ISSUED FOR  
PERMIT



PERMIT TO PRACTICE  
RICHARDS CONSULTING AND ASSOCIATES LTD  
PERMIT NUMBER: P006515  
The above is not a professional seal and  
is not valid without the seal of the P.E.

STAMPS

NO.	REVISION	DATE	BY
0	ISSUED FOR PERMIT	SEP 2023	MA

RICHARDS  
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ASSOCIATES  
LIMITED  
27317 TWP RD 372  
RED DEER COUNTY  
ALBERTA T4E 1N9  
P: 403-886-2919 F: 403-886-2733

CLIENT  
[REDACTED] GARAGE

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RED DEER COUNTY, ALBERTA  
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22 HUMMINGBIRD, HALF MOON  
BAY

DRAWING TITLE  
BUILDING  
ELEVATIONS

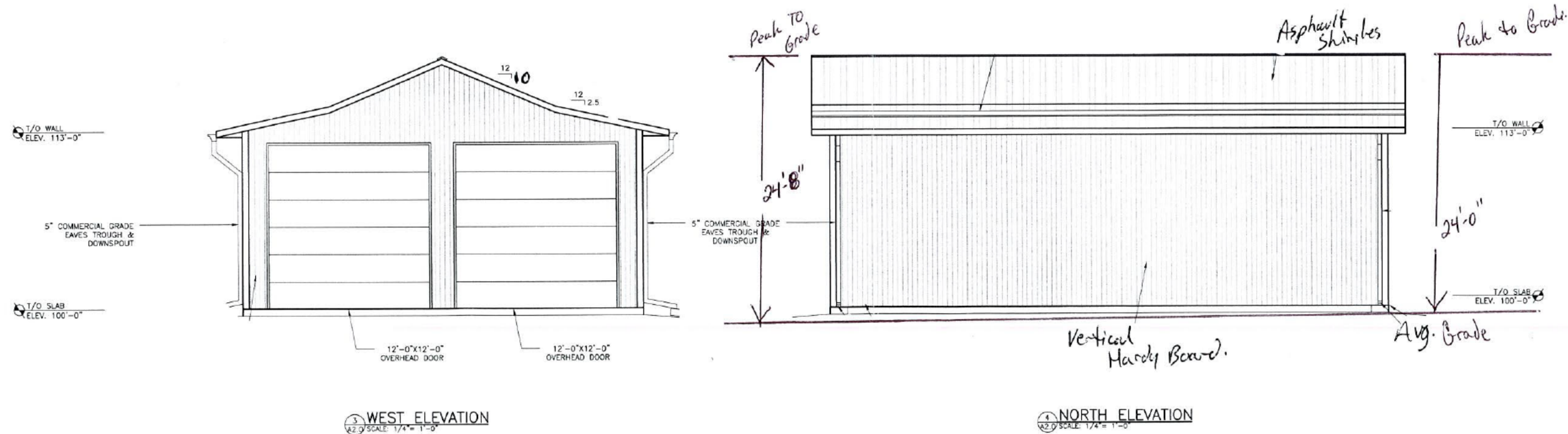
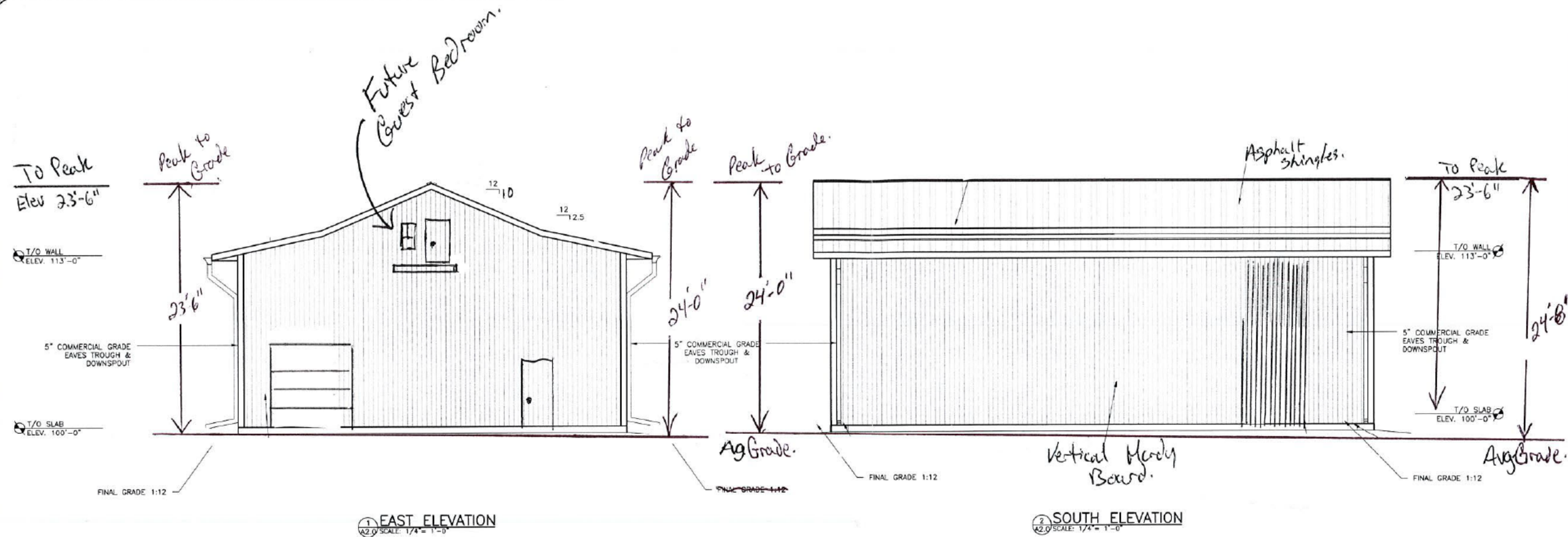
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M. RICHARDS	2023AUG31
DRAWN BY	DATE
M. ANTHONY	2023AUG31
CHECKED BY	DATE
M. RICHARDS	2023AUG31

JOB NUMBER	PAGE NUMBER	REVISION
22440	A2.0	2

File: Y:\2023\400\22440-02 - Callahan Contracting - 1st wall Elevation (22440-02) 2023-08-13 10:00 AM Plotted by: Mike Odeh Printed: Tuesday, September 05, 2023 12:06:11 PM





ACCEPTED BY: \_\_\_\_\_  
DATE: \_\_\_\_\_  
SIGNATURE: \_\_\_\_\_

ISSUED FOR  
PERMIT



PERMIT TO PRACTICE  
RICHARDS CONSULTING AND ASSOCIATES LTD.  
DATE: 12 September 2023  
PERMIT NUMBER: P006515  
The Association of Professional Engineers and  
Geoscientists of Alberta (APEGA)

STAMPS		
NO.	REVISION	DATE BY
0	ISSUED FOR PERMIT	12/09/2023 MA

**RICHARDS CONSULTING & ASSOCIATES LIMITED**  
27317 TWP RD 372  
RED DEER COUNTY  
ALBERTA T4E 1N9  
P: 403-886-2919 F: 403-886-2733

CLIENT: [REDACTED] GARAGE

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ELEVATIONS

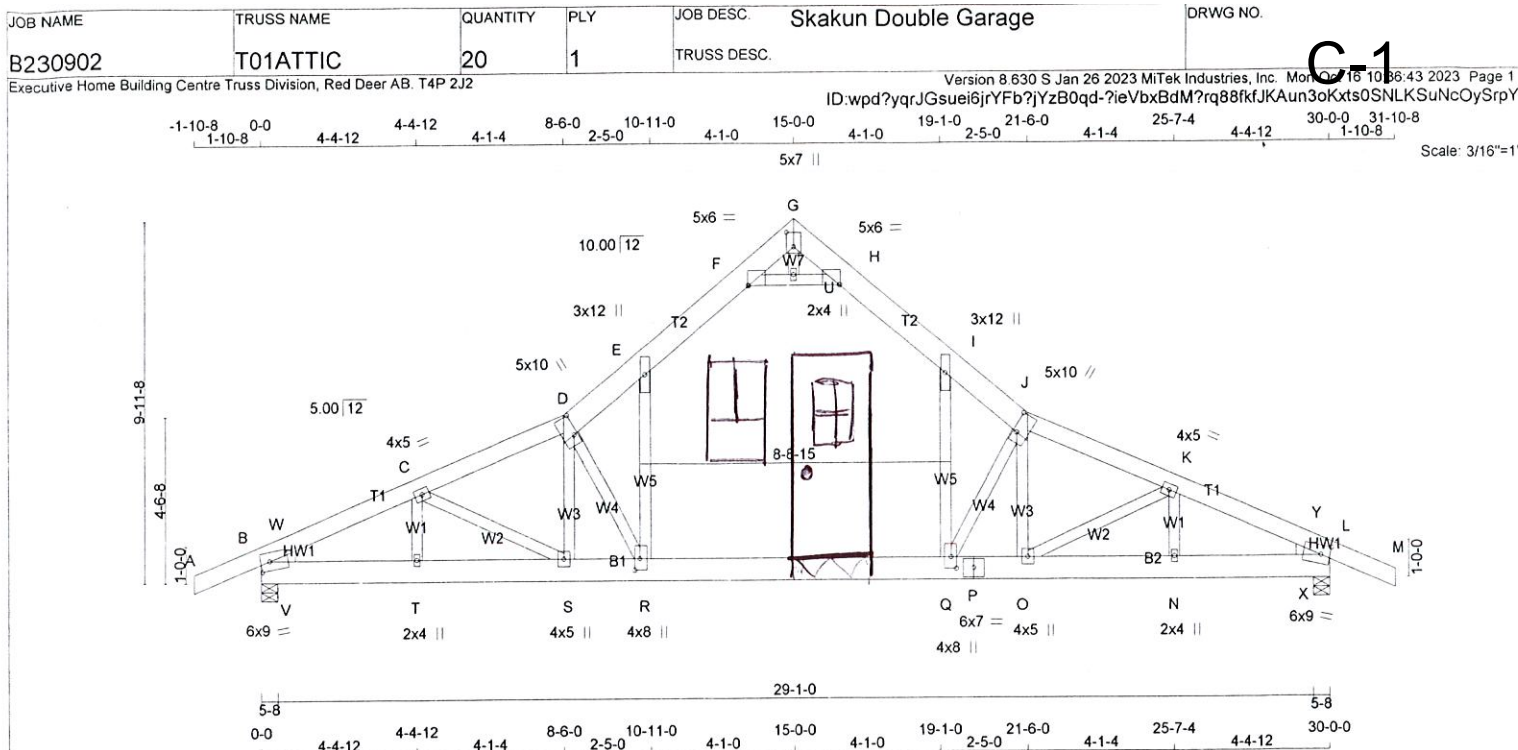
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JOB NUMBER	PAGE NUMBER	REVISION
22440	A2.0	2







LUMBER				DIMENSIONS, SUPPORTS AND LOADINGS SPECIFIED BY FABRICATOR TO BE VERIFIED BY BUILDING DESIGNER										DESIGN CRITERIA			
N. L. G. A. RULES														SPECIFIED LOADS:			
CHORDS SIZE LUMBER DESCR.														TOP CH. LL = 32.2 PSF			
A - D 2x6 DRY No.2 SPF														DL = 5.0 PSF			
D - G 2x8 DRY 1950F 1.7E SPF														BOT CH. LL = 10.0 PSF			
G - J 2x8 DRY 1950F 1.7E SPF														DL = 7.0 PSF			
J - M 2x6 DRY No.2 SPF														TOTAL LOAD = 54.2 PSF			
B - P 2x8 DRY No.2 SPF														ATTIC FLOOR = 40.0 PSF			
P - L 2x8 DRY No.2 SPF														DL = 10.0 PSF			
F - H 2x4 DRY No.2 SPF														CEILING DL = 5.0 PSF			
ALL WEBS 2x4 DRY No.2 SPF														SPACING = 24.0 IN. C/C			
DRY: SEASONED LUMBER.														THIS TRUSS IS DESIGNED FOR COMMERCIAL OR INDUSTRIAL BUILDING REQUIREMENTS OF PART 4, NBCC 2015			
PLATES (table is in inches)														THIS DESIGN COMPLIES WITH:			
														- PART 4 OF BCBC 2018, NBC-2019AE			
														- PART 4 OF OBC 2012 (2019 AMENDMENT)			
														- CSA 086-14			
														- TPIC 2014			
														DESIGN ASSUMPTIONS			
														- SLOPE REDUCTION FACTOR USED			
														(80 % OF 37.6 P.S.F. G.S.L. PLUS 2.1 P.S.F. RAIN LOAD) TIMES IMPORTANCE FACTOR EQUALS 32.2 P.S.F. SPECIFIED ROOF LIVE LOAD			
														ALLOWABLE DEFL.(LL)= L/360 (1.00")			
														CALCULATED VERT. DEFL.(LL)= L/990 (0.36")			
														ALLOWABLE DEFL.(TL)= L/180 (2.00")			
														CALCULATED VERT. DEFL.(TL)= L/667 (0.54")			
														CSI: TC=0.71/1.00 (D-E:5), BC=0.77/1.00 (O-Q:5), WB=0.61/1.00 (D-R:2), SSI=0.89/1.00 (E-F:4)			
														DOL LUMBER=1.00 NAIL=1.00 LS BEND=1.10 COMP=1.10 SHEAR=1.10 TENS= 1.10			
														SNOW LOAD IMPORTANCE FACTOR = 1.00			
														WIND LOAD IMPORTANCE FACTOR = 1.00			
														LIVE LOAD IMPORTANCE FACTOR = 1.00			
														COMPANION LIVE LOAD FACTOR = 1.00			
														TRUSS PLATE MANUFACTURER IS NOT RESPONSIBLE FOR QUALITY CONTROL IN THE TRUSS MANUFACTURING PLANT.			
														NAIL VALUES			
														PLATE GRIP(DRY) SHEAR SECTION (PSI) (PLI) (PLI)			
														MAX MIN MAX MIN MAX MIN			
														MT20 650 371 1747 788 1987 1873			
														PLATE PLACEMENT TOL. = 0.250 inches			
														PLATE ROTATION TOL. = 5.0 Deg.			
														JSI GRIP= 0.90 (H) (INPUT = 0.90)			
														JSI METAL= 0.94 (H) (INPUT = 1.00)			





SEP 14 2023







SEP 14 2023







SEP 14 2023







SEP 14 2023







SEP 14 2023





C-1



SEP 14 2023









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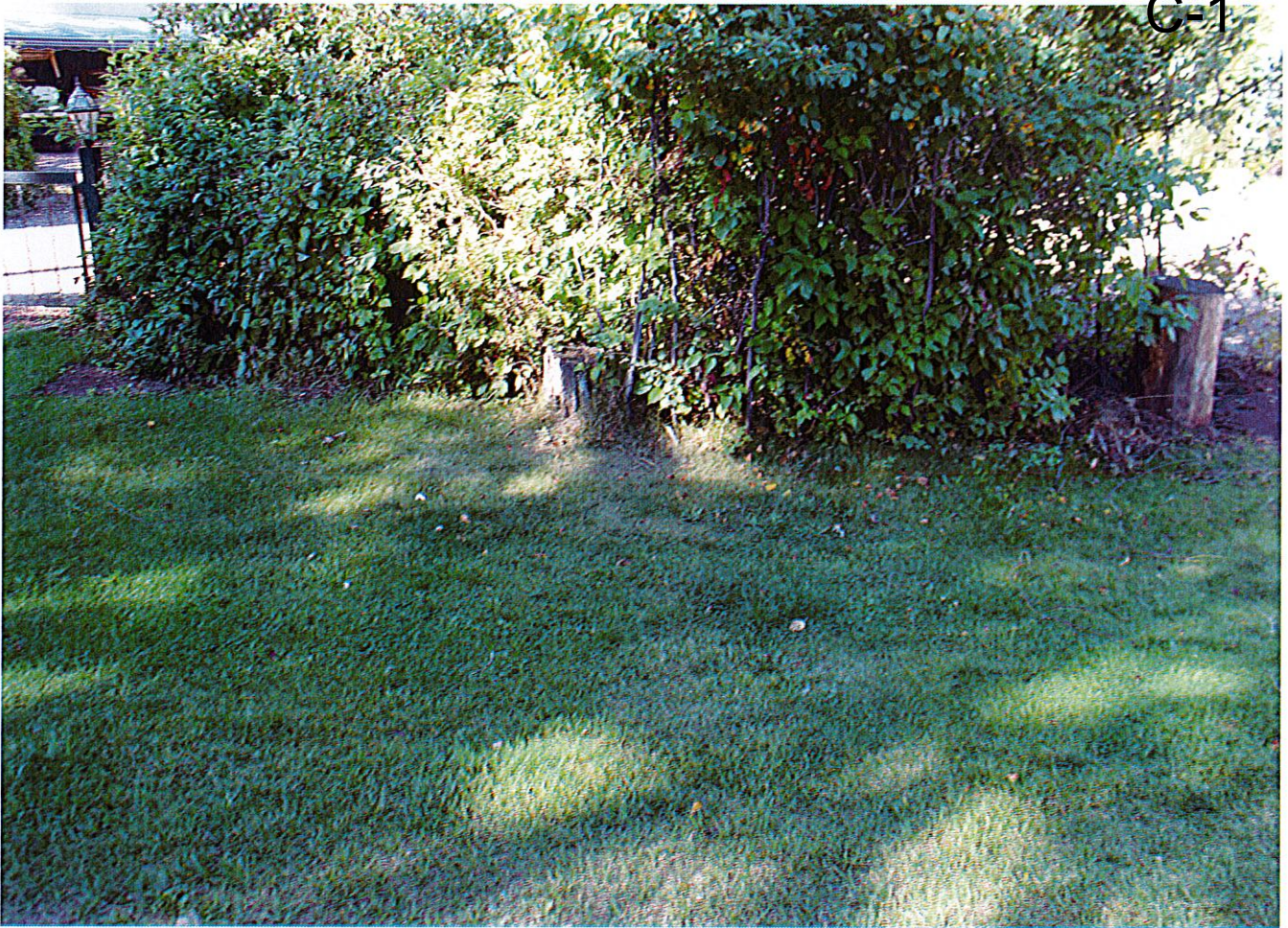


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C-1



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Lot 2