MUNICIPAL PLANNING COMMISSION AGENDA
SUMMER VILLAGE OF HALF MOON BAY
SUMMER VILLAGES ADMINISTRATION OFFICE
JULY 27 @ 1:00 P.M.

A. CALL TO ORDER

B. ADOPTION OF AGENDA

C. DEVELOPMENT ITEMS

1. 49 Lakeview Road

D. ADJOURNMENT

Summer Village of Half Moon Bay – Municipal Planning Commission

Agenda Item

49 Lakeview Road (Lot 6 Block 4 Plan 3741MC)

Development Permit Application

Background:

John Macphail submitted an application for a garage with guest house located on the property of 49 Lakeview Road (Lot 6, Block 4, Plan 3741MC) in the Summer Village of Half Moon Bay. The property is located in the R District. The proposed garage with guest house meets the height and setback requirements. The proposed lot coverage would be 40% and under the maximum 45%. 2 trees will be removed and replanted and the driveway will be put back into compliance to the maximum of 10 m. The rear yard shed will be removed bringing the properties total accessory buildings to the maximum of two. There will be a front garage door as well as a side door which complies with the size of the lot. The proposed garage is subordinate to the main building.

Discussion:

This application is before MPC for the following reasons:

- A guest house is listed as a discretionary use in this district.
- Any accessory building where the total area is over 796.54 sq. ft. is a discretionary use.

Recommendation:

A “discretionary use” means a use which is may be compatible with other uses in the district, for which a Development Permit may be issued upon an application having been made. The proposed size is comparable to other similar developments in the area and the driveway will be developed to be compliant. The proposed size is comparable to other similar developments in Half Moon Bay

After viewing the application and all relevant planning documents, it is the recommendation of administration to approve the application with the variance requested.

Conditions:

If approved, Administration would recommend the following conditions along with standard conditions:

- Site survey to ensure compliance with permit.
- Completions deposit of $5,000.00.
- Exterior of the detached garage with guest house to be finished to match or compliment the exterior of the main building.
- Same number of trees removed to be replanted.
- Driveway width to be no wider than 10m measured in the carriageway.
- The guest house shall not be rented out to a separate party other than those renting the detached dwelling.

July 21, 2020

- The guest house shall not have a kitchen or other cooking facilities.
- Electrical power from the property line to any building shall be constructed underground.

Authorities:

The MPC may:

- Grant a variance to reduce the requirements of any use of the LUB and that use will be deemed to comply with LUB.
- Approve application even though the proposed development does not comply or is a non-conforming building if:
    - It would not unduly interfere with the amenities of the neighborhood, or
    - Materially interfere with or affect the use, enjoyment, or value of neighboring parcels of land, And
    - It conforms with the use prescribed for that land or building in the bylaw.
- Consider a Variance only where warranted by the merits or the proposed development and in response to irregular lot lines, parcel shapes or site characteristics which create difficulties in siting structures within the required setback or in meeting the usual bylaw requirements, except there shall be no variance for Parcel Coverage or Building Height.

Decision:

After discussion, the Municipal Planning Commission may:

- Approve the application, or
- Deny the application stating reasons why.

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From: John MacPhail
49 Lakeview Road
Half Moon Bay
Alberta, T4S1S1

June 15, 2020

Re: Proposed Development Application for 49 Lakeview Road, Half Moon Bay

To Whom it may concern;

Please see enclosed application for a detached garage on our property at 49 Lakeview Road in Half Moon Bay. The garage will be 48' X 24' with the main garage door facing Lakeview Road and one small garage side door for tractors and lake toys.

Above the garage will be 3 bedrooms and a sitting room for our growing family and visiting guests. We are a family with 4 kids and now also our first of, hopefully many more grand children to come. While we all immensely enjoy the cabin and the lake, we find ourselves in need of more space for storage and sleeping quarters.

All set backs to be compliant with the local bylaws. Attached are the plans for our proposed garage development.

Proposed plan also includes a full bathroom. Plumbing, septic services, holding tank etc, to be compliant to local bylaws when applying for this particular permit.

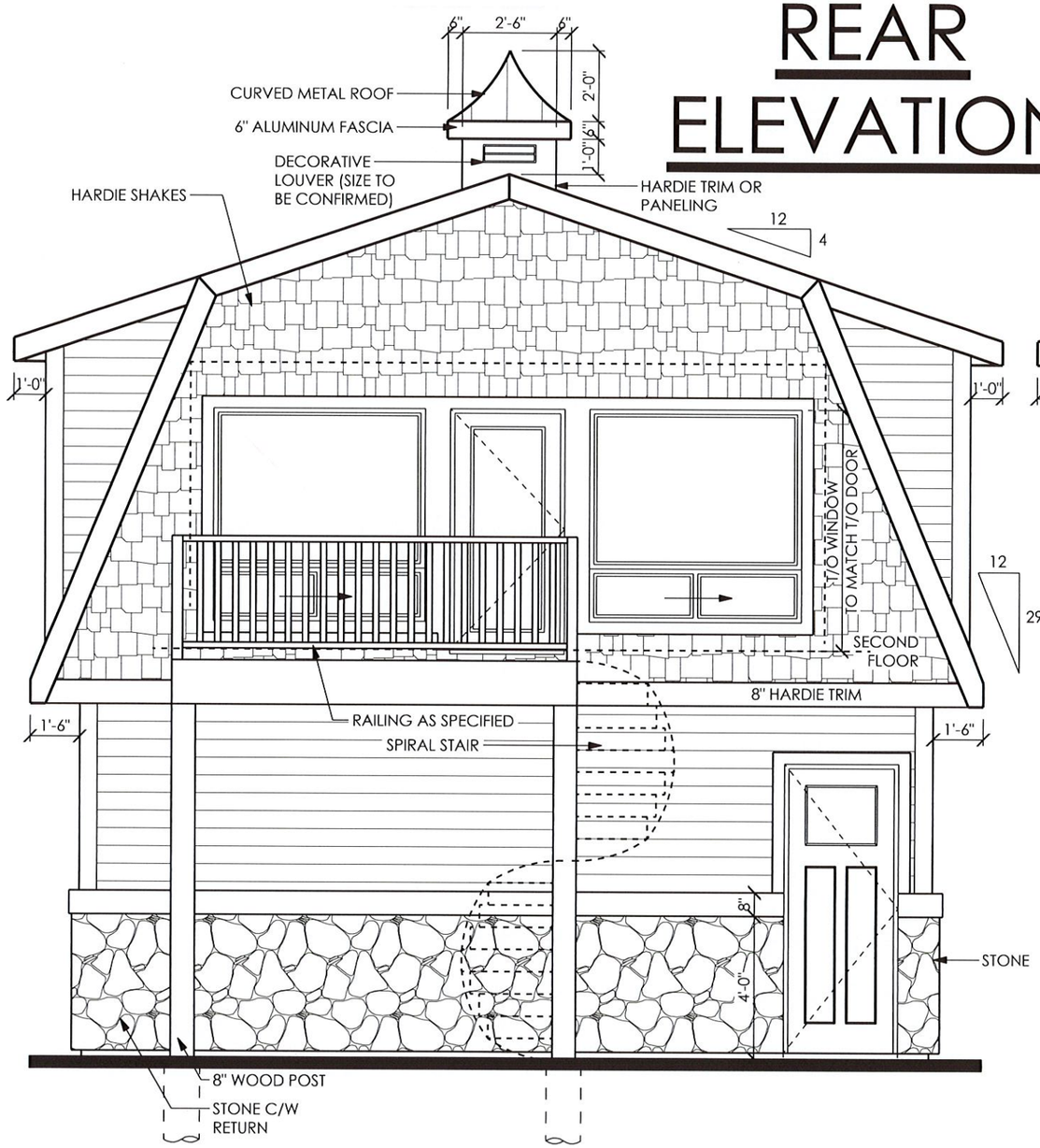
Audie Benson of Audie Benson Estate Homes and myself will be serving as the general contractor with most of the work to be subcontracted to qualified local professional contractors.

Regards

John MacPhail
1-403-540-6036

Audie Benson
1-780-966-3647

REAR ELEVATION



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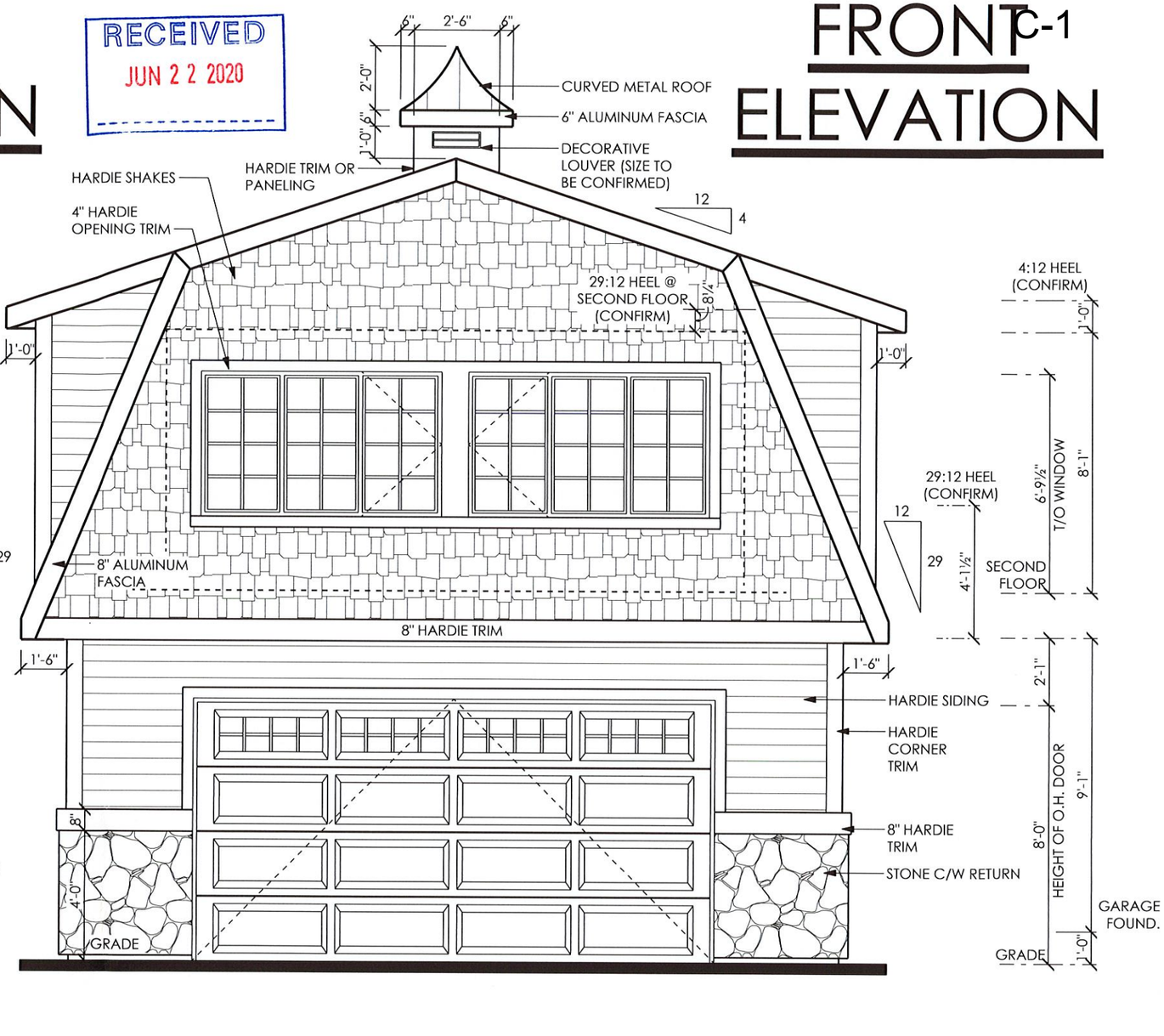
FRONT ELEVATION



•ELEVATION DETAILS & OPENING STYLES• TO BE CONFIRMED BY BUILDER/OWNER. TO COMPLY WITH ARCHITECTURAL GUIDELINES IF APPLICABLE.

•ALL WINDOWS SUGGESTED TO BE• TRIPLE PANE LOW-E ARGON, CONFIRM SIZE AND SPECS WITH MANUFACTURER

SCALE BAR:

FEET	1'	2'	3'	4'	5'	6'	7'	8'	9'	10'	11'	12'	13'	14'	15'	16'	17'	18'	19'	20'	21'	22'	23'	24'	25'
INCH																									

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2277 SQ.FT. GARAGE
HALF MOON BAY, AB
LOT: 6 BLOCK: 4 PLAN: 3741 MC

Audie Benson ESTATE HOMES
FOR THE LOVE of EXCELLENCE

#103 15 CARLETON DRIVE ST. ALBERT, AB, T8N 7K9

PLAN DATE
JUNE 2020

DATE PRINTED
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FRONT & REAR ELEVATION
SCALE
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LEFT ELEVATION

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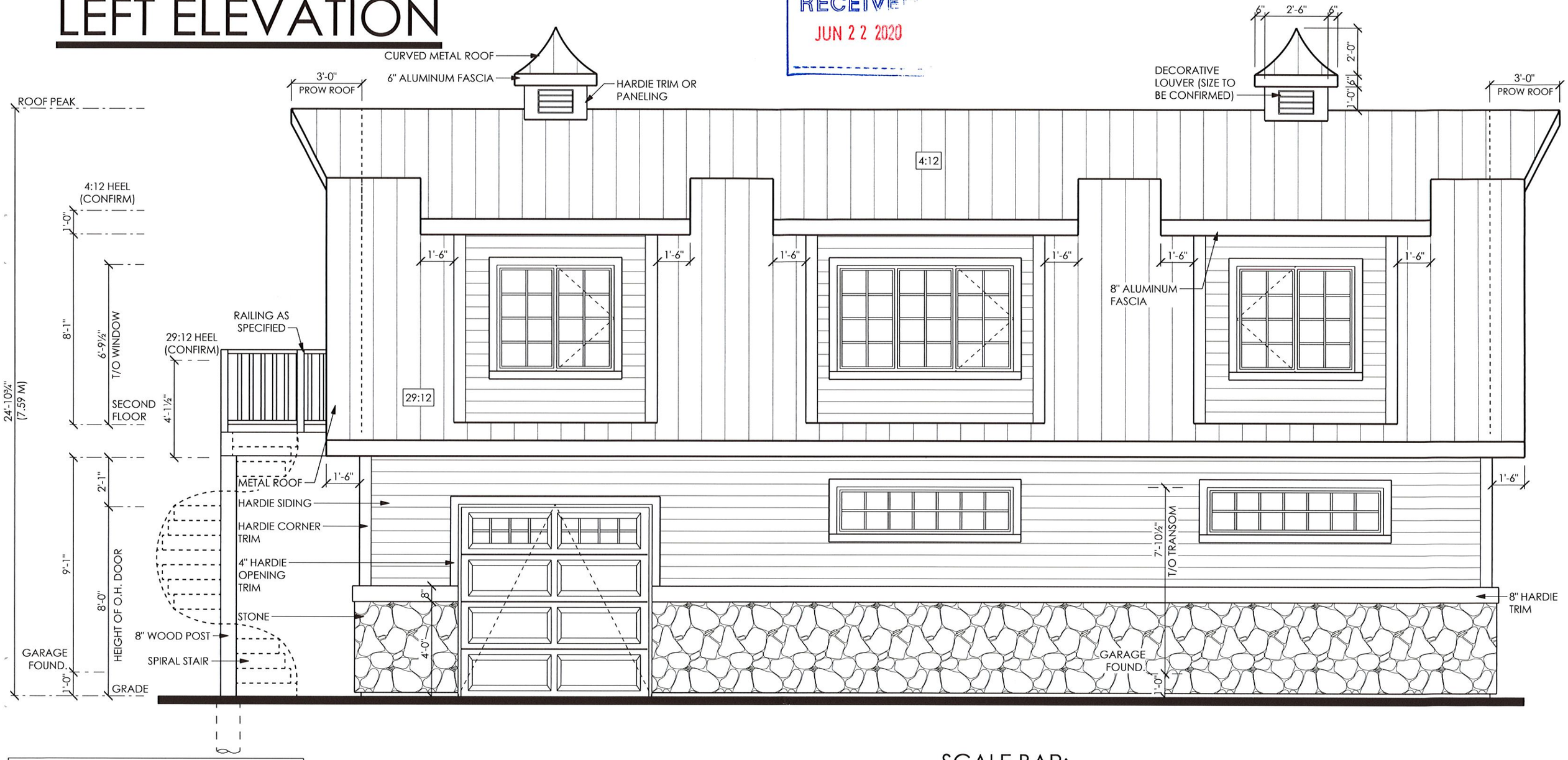

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PLAN DATE
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DRAWING
LEFT ELEVATION
SCALE
1/4" = 1'-0"

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RIGHT ELEVATION

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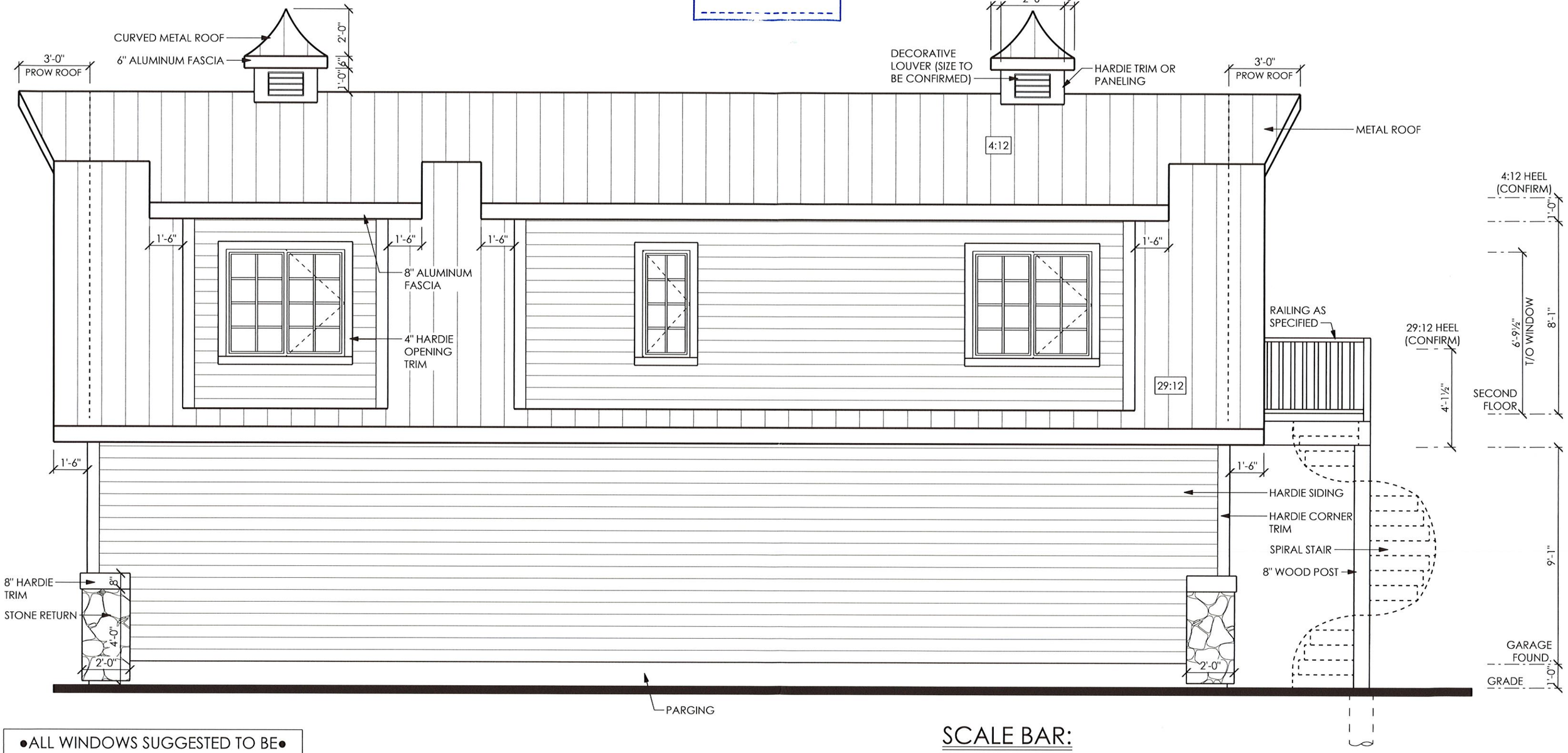

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RIGHT ELEVATION
SCALE
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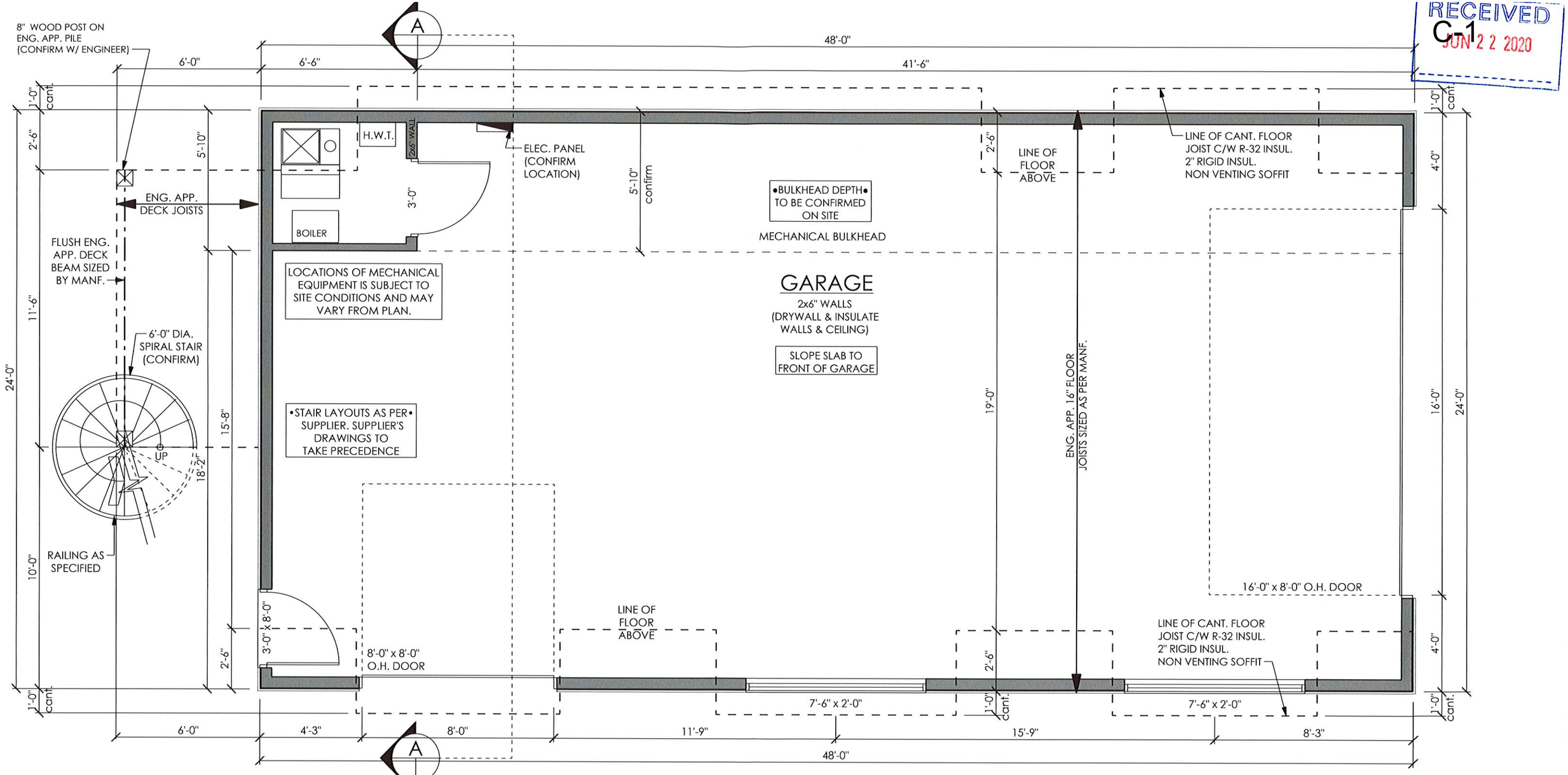

MAIN FLOOR PLAN - 1152 SQ.FT.

10'-1" MAIN FLOOR CEILING HEIGHT

8'-0" TALL EXTERIOR DOORS
6'-8" TALL INTERIOR DOORS

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SCALE BAR:

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LOT: 6 BLOCK: 4 PLAN: 3741 MC

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DRAWING
MAIN FLOOR PLAN
SCALE
1/4" = 1'-0"

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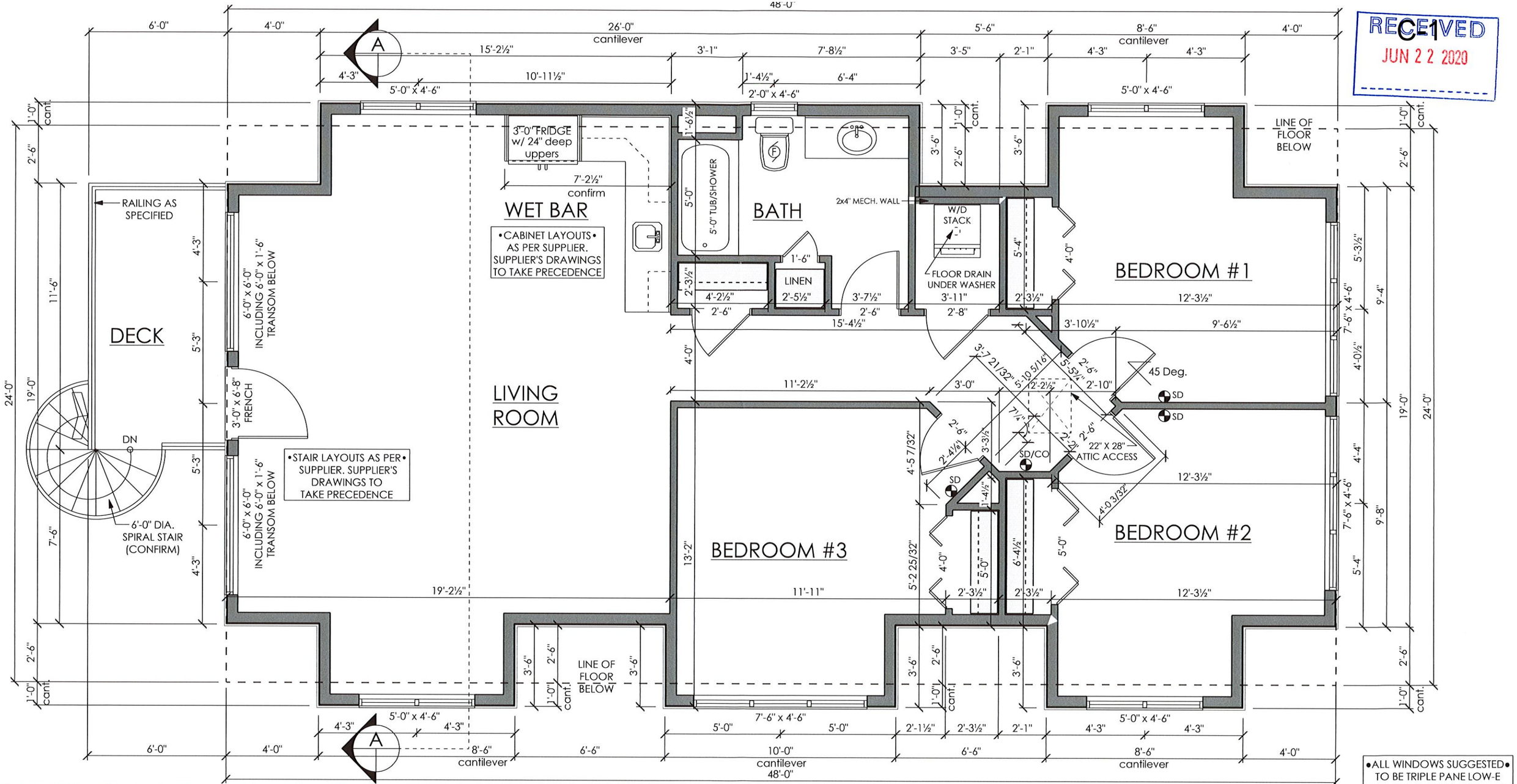
C-1



SECOND FLOOR PLAN - 1125 SQ.FT.

8'-1" SECOND FLOOR WALL HEIGHT

6'-8" TALL EXTERIOR/INTERIOR DOORS

SCALE BAR:

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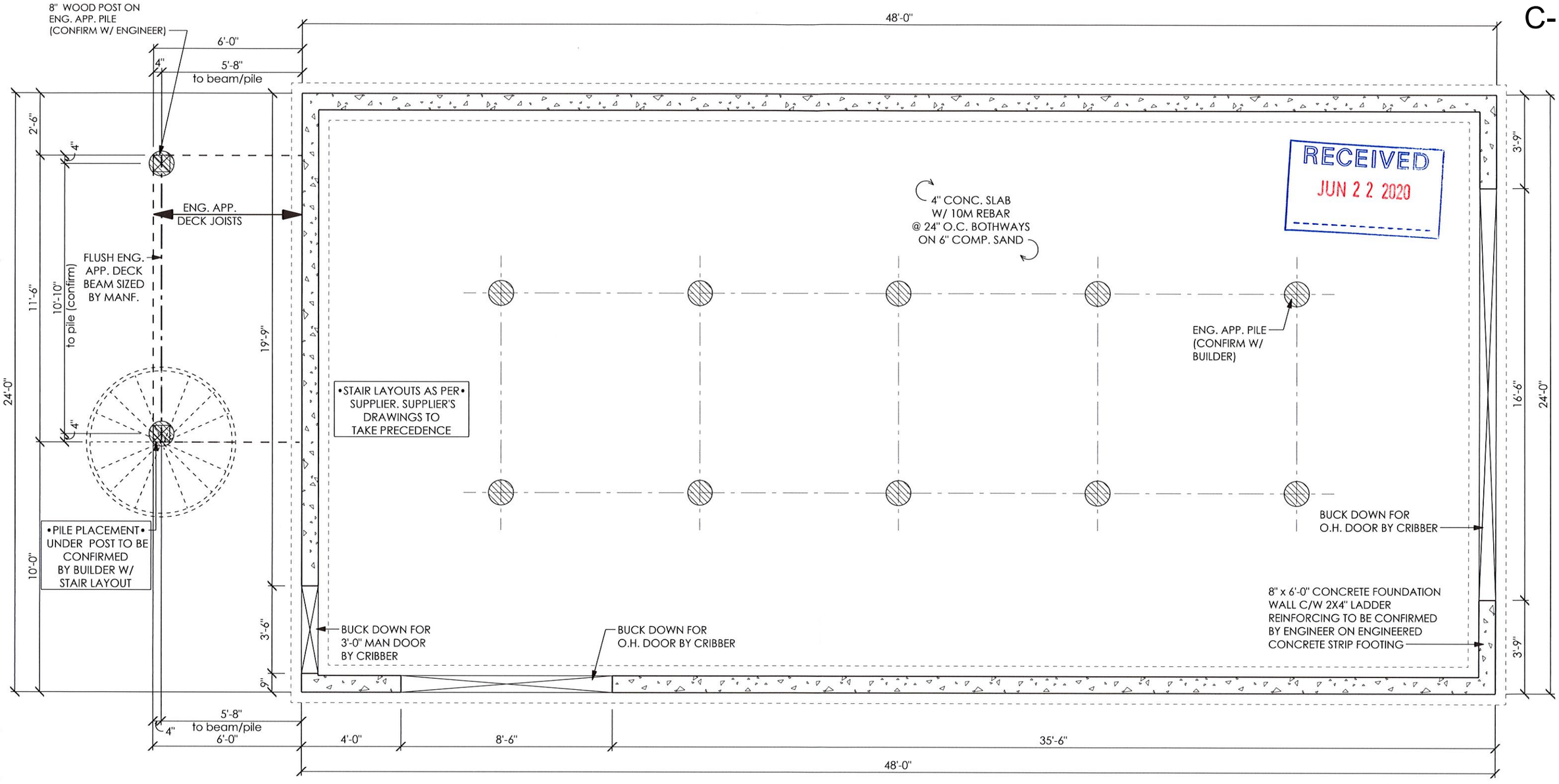

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FOUNDATION PLAN

6'-0" CONCRETE FROST WALL HEIGHT

SCALE BAR:

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FOUNDATION PLAN
SCALE
1/4" = 1'-0"

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BUILDING SPECIFICATIONS

SUBJECT TO INDIVIDUAL BUILDER SPECIFICATIONS

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1. TYPICAL ROOF CONSTRUCTION
Roof finish as per specification
7/16" sheathing c/w h-clips on pre-engineered roof trusses @ 24" o.c.
R50 loosefill insulation
(R34 fiberglass batt insulation to vaulted areas)
6mil vapour barrier
½" gypsum board

2. TYPICAL EAVE CONSTRUCTION
Prefinished metal eavestrough
Prefinished metal fascia over 2x8" or 2x6" k.d. spruce fascia board
(as noted on elevations)
Prefinished ventilated metal soffit

3. TYPICAL EXTERIOR WALL CONSTRUCTION
Hardie siding & stone (refer to elevations)
Air barrier
½" sheathing
2x6 k.d. spruce framing @ 16" o.c.
R20 fiberglass batt insulation
6mil vapour barrier
½" gypsum board (taped & sanded)
Paint finish

4. TYPICAL FLOOR CONSTRUCTION
Floor finish (refer to plans & schedules)
¾" T.G. fir plywood subfloor
Floor joists as specified on plans

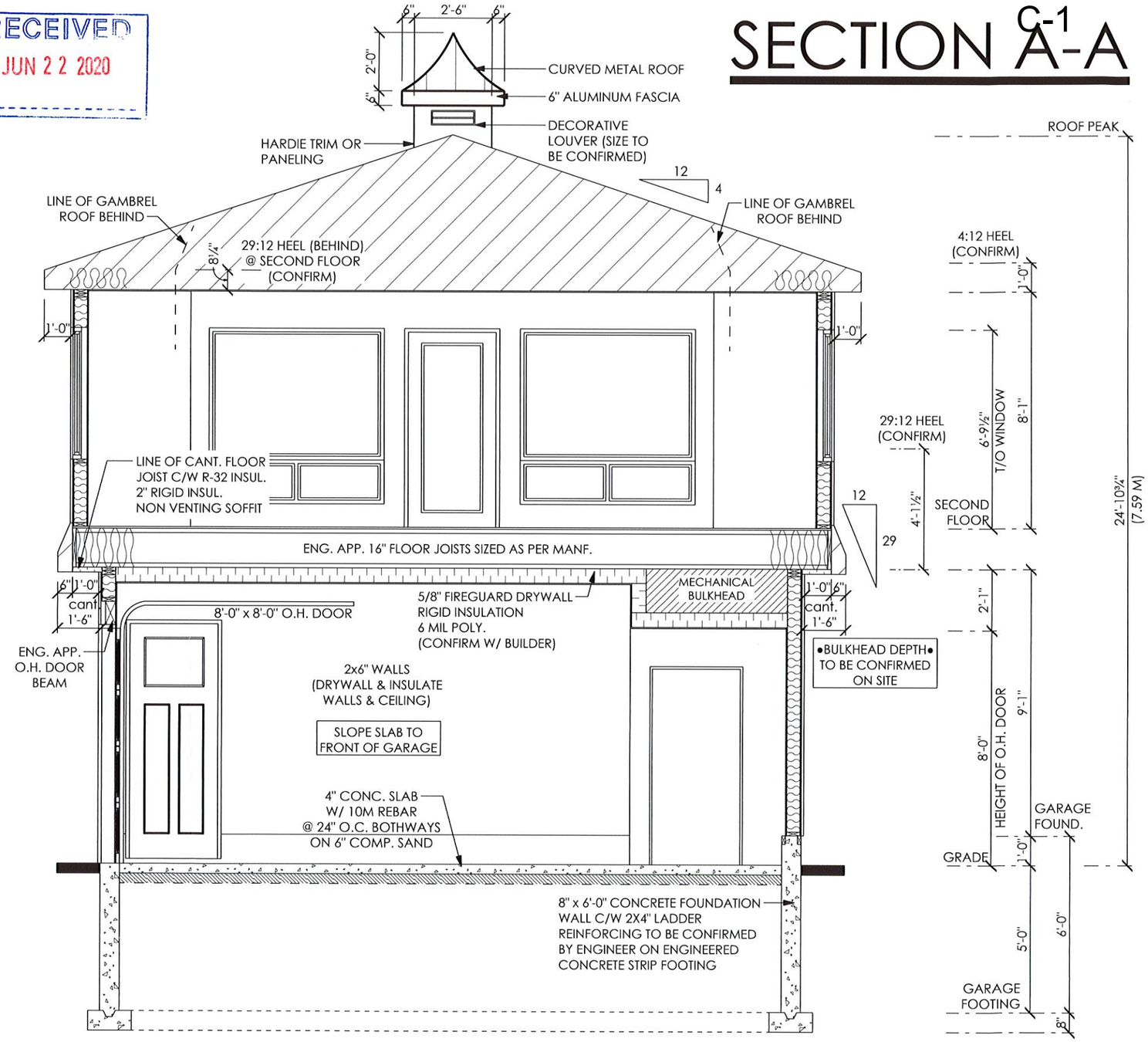
7. TYPICAL GARAGE FOUNDATION
8" conc. foundation wall
Reinforcing to be confirmed by engineer
on engineered concrete strip footing

8. TYPICAL GARAGE SLAB CONSTRUCTION
4" concrete slab reinforced w/ 10m rebar @ 24" o.c. both ways
over 6mil poly on 6" compacted granular fill

9. TYPICAL INTERIOR WALL CONSTRUCTION
Paint finish (both sides as per specifications)
1/2" gypsum board (taped & sanded) b/s spruce framing
@ 16" o.c. (size of studs as per plans)

SECTION A-A

C-1



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MACPHAIL RESIDENCE
2277 SQ.FT. GARAGE
HALF MOON BAY, AB
LOT: 6 BLOCK: 4 PLAN: 3741 MC

Audie Benson ESTATE HOMES
FOR THE LOVE OF EXCELLENCE

PLAN DATE
JUNE 2020

DATE PRINTED
June 10, 2020

DRAWING
SECTION A-A & SPECS
SCALE
1/4" = 1'-0"

DRAWN BY
CH

A7

#103 15 CARLETON DRIVE ST. ALBERT, AB, T8N 7K9
PH: 780-777-[illegible] INFO@BOSSDESIGN.CA

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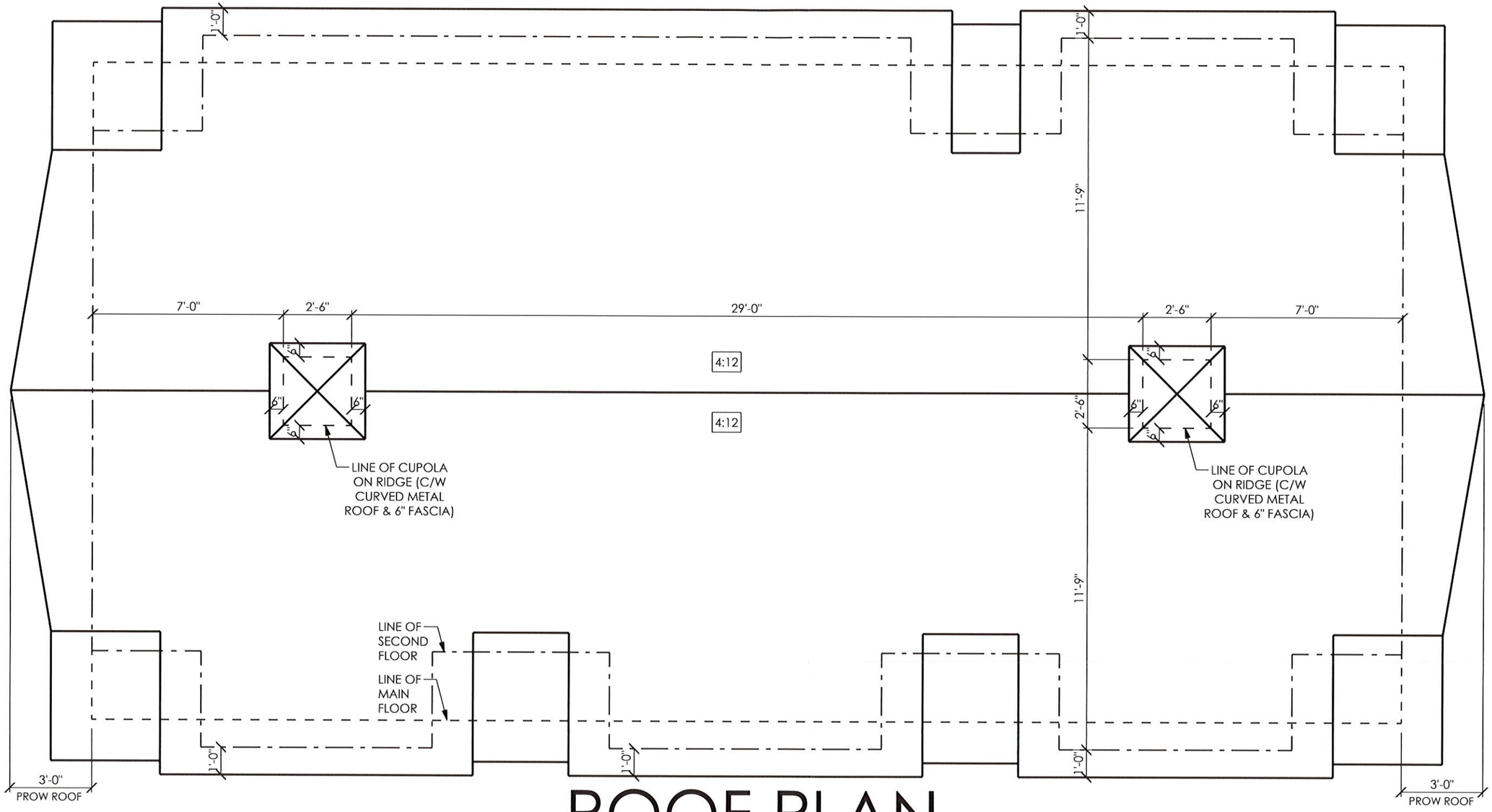

ROOF PLAN

- 18" OVERHANGS TYPICAL, EXCEPT WHERE NOTED
- 29:12 ROOF PITCH TYPICAL, EXCEPT WHERE NOTED
- ALL FASCIAS TO BE 8" WIDE, EXCEPT WHERE NOTED
- TRUSS HEEL HEIGHT TO BE CONFIRMED

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•REPORT INCONSISTENCIES & OMISSION TO THE CONSULTANT/DESIGNER FOR CLARIFICATION BEFORE COMMENCING WITH THE WORK .

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•DEVIATIONS FROM THE CONTRACTS DOCUMENTS WITHOUT WRITTEN APPROVAL FROM THE CONSULTANT/ DESIGNER ARE SUBJECT TO CORRECTION AT THE CONTRACTORS EXPENSE.

•ALL WORK IS TO BE DONE IN ACCORDANCE WITH PART 9 OF THE ABC(2013). PORTIONS OF WORK FALLING OUTSIDE PART 9 SHALL BE DESIGNED BY A LICENSED ENGINEER.

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Total area Coverage.
in Square feet.

Shed	80
Cabin	1200
garage	1152
Driveway	600
Purple path	180
Paving stones	1000
gravel Path	600
total	4812 Sq. ft.

Total Lot = 12000

Proposed Coverage 40%

Alberta Land Surveyor's Real Property Report C-1

LEGAL DESCRIPTION

Lot(s) 6 Block 4 Plan 3741 MC

CLIENT

LILLIAN AND ROBERT WELLS

MUNICIPAL ADDRESS

#49 LAKEVIEW ROAD, S.V. OF HALF MOON BAY.

CERTIFICATION

I hereby certify that this report was prepared and performed under my personal supervision and in accordance with the Manual of Standard Practice of the Alberta Land Surveyors' Association and supplements thereto. Accordingly within those standards and as of the date of this report, I am of the opinion that:

1. The plan illustrates the boundaries of the property, the improvements as defined in Part D, Section 8.5 of the Alberta Land Surveyors' Association's Manual of Standard Practice, registered easements and rights-of-way affecting the extent of the title to the property:
2. The improvements are entirely within the boundaries of the property,
3. No visible encroachments exist on the property from any improvements situated on an adjoining property,
4. No visible encroachments exist on registered easements or rights-of-way affecting the extent of property,

Purpose: This Report has been prepared for the benefit of the Property owner, subsequent owners and any of their agents for the purpose of (a land conveyance, support of a subdivision application, a mortgage application, a submittal to the municipality for a compliance certificate, etc.). Copying is permitted only for the benefit of these parties, and only if the plan remains attached. Where applicable, registered easements and utility rights of way affecting the extent of the property have been shown. Unless shown otherwise, property corner markers have not been placed during the survey for this report. This report should not be used to establish boundaries due to the risk of misinterpretation or measurement error by the user. The information shown on this Real Property Report reflects the status of this property as of the date of survey only. Users are encouraged to have the Real Property Report updated for future requirements.

Dated this 13th day of October 2017

Alberta Land Surveyor

ALBERTA LAND SURVEYORS' ASSOCIATION
PERMIT NUMBER
P 090
BEMOCO LAND SURVEYING LTD.

© KEVIN VENNARD, A.L.S., 2017

LEGEND

- Distances to building corners are at right angles from property lines, unless shown otherwise.
- Date of Survey: December 5, 1989 and October 10, 2017
- Date of Title Search (A copy of which is attached): October 11, 2017
- Unless otherwise specified, the building dimensions shown relate to the greatest extent of the exterior walls.
- Eaves are dimensioned to the line of the fascia and are shown thus: ----------
- Distances are in metres and decimals thereof.
- Fences are shown thus: —x— —x— —x— —x—
- Statutory iron posts found are shown thus: ●
- Iron bars found are shown thus: ↑
- Support columns are shown thus: ▣
- Unless shown otherwise, fences are within 0.20 metres of the property line
- Area referred to bounded thus: ————
- (R).....Radial

Drawn By: DF Chk'd: KV	BEMOCO LAND SURVEYING LTD
Date: October 13, 2017	100, 6040-47th Avenue
Scale: 1 : 250	Red Deer, Alberta
File No.: C-288-17	(403) 342-2611

Alberta Land Surveyor's Real Property Report

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LEGAL DESCRIPTION

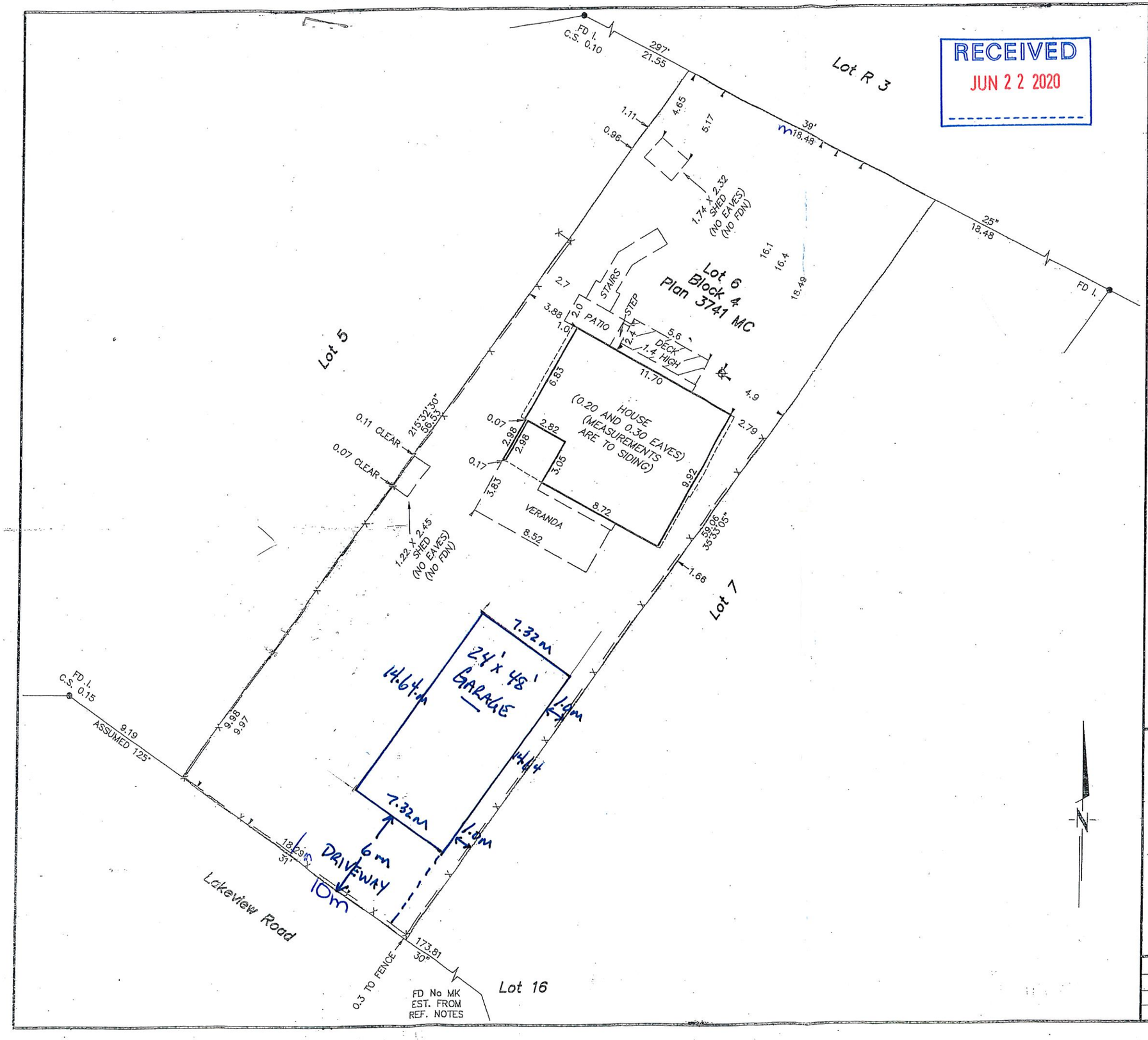
Lot(s) 6 Block 4 Plan 3741 MC

CLIENT

LILLIAN AND ROBERT WELLS

MUNICIPAL ADDRESS

#49 LAKEVIEW ROAD, S.V. OF HALF MOON BAY.



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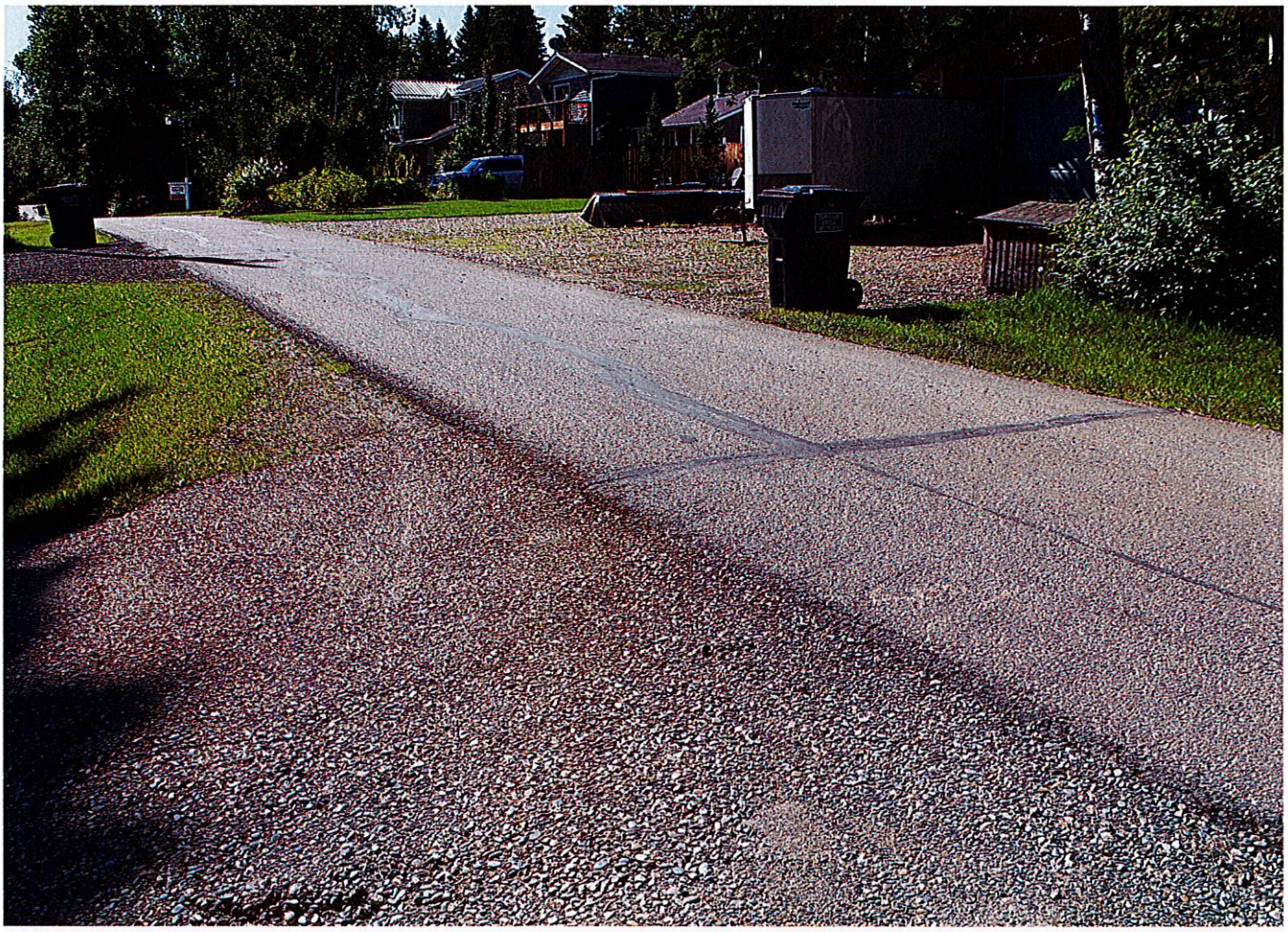

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49 Lakeview Road (Lot 6).