

**Municipal Planning Commission Meeting
May 15, 2024
Village of Alix Council Chambers 5:00 P.M.**

Agenda

1. Call to Order
2. Approval of Agenda
3. Nomination of Chairperson and Vice Chairperson
4. Minutes of MPC Meeting: September 6, 2023
5. Request for Decision – Development Permit Application 03/24
6. Request for Decision - Development Permit Application 05/24
7. Adjournment

Minutes of the Municipal Planning Commission of the Village of Alix, held on Wednesday, September 6, 2023 in the Village of Alix Council Chambers at 5:00 P.M.

Present: Mayor Rob Fehr, Councillor T. Besuijen and Councillor J. Besuijen

Also Present: Tanya Meston, Development Officer and Recording Secretary
Frank Laneuville, Applicant

Call to order: Tanya Meston called the meeting to order at 5:07 P.M.

Election of Chairperson: As per Bylaw 398/11, the Members of the Municipal Planning Commission shall elect a Chairperson and Vice-Chair from its members.

Tanya Meston, Development Officer and Recording Secretary, called for nominations for the position of Chairperson of the Municipal Planning Commission for the first time. Mayor Fehr nominated Councillor T. Besuijen for the position of Chairperson.

Councillor T. Besuijen allowed his name to stand for the position of Chairperson.

Tanya Meston, Development Officer and Recording Secretary, called a second time for nominations for Chairperson.

Tanya Meston, Development Officer and Recording Secretary, called a third and final time for nominations for Chairperson. Hearing none:

Resolution #01/23 Moved by Councillor J. Besuijen that nominations cease.

CARRIED

Tanya Meston, Development Officer and Recording Secretary, then declared Councillor T. Besuijen as Chairperson for the Municipal Planning Commission.

Chairperson T. Besuijen assumed the Chair for the remainder of the meeting.

Election of Vice-Chair: Chairperson T. Besuijen called for nominations for Vice-Chair for the Municipal Planning Commission, for the first time.

Mayor Fehr nominated Councillor J. Besuijen for the position of Vice-Chair.

Councillor J. Besuijen allowed her name to stand for the position of Vice-Chair.

Chairperson T. Besuijen called for nominations for Vice-Chair for a second time.

Chairperson T. Besuijen called for nominations for Vice-Chair for a third and final time. Hearing none:

Resolution #02/23: Moved by Mayor Fehr that nominations cease.

CARRIED

Chairperson T. Besuijen then declared Councillor J. Besuijen as Vice-Chair for the Municipal Planning Commission.

Approval of Agenda:

Resolution #03/23: Moved by Mayor Fehr that the Agenda be accepted as presented.

CARRIED

Minutes: a) Municipal Planning Commission – April 26, 2022

Resolution #04/23: Moved by Vice-Chair J. Besuijen that the minutes of the Municipal Planning Commission meeting, held on Wednesday, April 26, 2022 be accepted as presented.

CARRIED

Development: a) Application #08/23

Tanya Meston, Development Officer and Recording Secretary presented a report to MPC members regarding Development Application #08/23 for a discretionary use in an Urban Reserve (UR) District.

Resolution #05/23: Moved by Mayor Fehr that the Municipal Planning Commission approve Development Application #08/23 with the following conditions:

1. That the Developer/Owner shall ensure that all other applicable permit requirements are ascertained and the development proceeds in accordance with all other legislated requirements to conform compliance to the Safety Codes Act and Provincial Fire, Gas, Electrical, Plumbing Regulations and all First Calls are completed in the residential area of the building.
2. That the new Alberta Building Code Provisions will apply.
3. Any area that is landscaped and/or re-contoured shall be done so that the finished grade does not direct surface drainage or cause

the impounding of drainage on adjoining land unless otherwise approved by the Development Authority.

4. That the applicant repair or reinstate or pay for the repair or reinstatement to the original condition any road or street, street furniture, curbing, boulevard landscaping and /or tree planting which may be damaged or destroyed or otherwise harmed by development or construction operations on the site.

5. That the Developer/Owner ensure that compatibility with the amenities of the neighborhood and the use, enjoyment, and value of neighboring parcels of land, including, but not limited to, required attenuation or mitigation of noise and air quality, (ie. dust control), and environmental considerations.

6. That the Village of Alix be notified of the actual start date of development.

CARRIED

Adjournment:

Resolution #06/23:

Moved by Vice-Chair J. Besuijen that this meeting of the Municipal Planning Commission be adjourned at 5:40 P.M.

CARRIED

Chairperson

Development Officer

MUNICIPAL PLANNING COMMISSION REQUEST FOR DECISION

Date: May 8, 2024

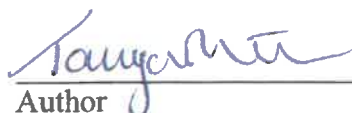
Development Permit Application 03/24

Subject: 4952 – 55 Street, Lots 9 & 10, Block 1, Plan 7922552

1. **PURPOSE** – The applicant is applying for a development permit for a permitted use in a Residential (Medium Density Detached Dwellings) District (R1A) and is requesting a relaxation of a maximum regulation greater than 110%.
2. **SUMMARY** – The applicant would like to build an accessory residential building on Lot 9 which exceeds the maximum floor area of 70m sq. (753 sq. ft.) for all areas of a detached garage. The applicant's parcel consists of two consolidated lots. The proposed accessory residential building is 1200 sq. ft.
3. **OPTIONS** –
 1. The Municipal Planning Commission approves Development Permit Application 03/24.
 2. The Municipal Planning Commission approves Development Permit Application 03/24 with conditions.
 3. The Municipal Planning Commission deny Development Permit Application 03/24.
4. **DISCUSSION** – As per the Village of Alix Land Use Bylaw 396/11, please see attached development permit application from the applicant which includes a site plan and written expression of request.
5. **FINANCIAL IMPLICATIONS** – As the applicant is proposing to construct an additional building on the parcel it will potentially increase the assessed value of the property, in turn increasing the tax revenue for the Village of Alix.
6. **LEGAL** – The property is zoned Residential (Medium Density Detached Dwellings) District (R1A). In a review of the Village of Alix Land Use Bylaw No. 396/11, 4.3 *Granting Relaxations*, (1) *The Development Authority may approve an application for a development permit notwithstanding that the proposed development does not comply with this Land Use Bylaw if, in the opinion of the Development Authority: (a) the proposed development conforms with the use prescribed for land or building in this Land Use Bylaw; and (b) the proposed development would not (i) unduly interfere with the amenities of the neighborhood; or (ii) materially interfere with or affect the use, enjoyment, or value of the neighboring properties.*
7. **POLITICAL/PUBLIC IMPLICATIONS** – Village of Alix Municipal Development Plan, Section 8.0 – Residential Development, Policies 8.11 – Infill and Intensification in Older Neighborhoods: The following criteria should be considered: (a) *Alignment with existing neighbouring properties in relation to front and side yard boundaries;* (b) *Rational increases in building mass with landscaping and architectural treatment used to achieve transition between larger and smaller buildings.*

8. OTHER COMMENTS – If the development permit application is approved, notice will be given to the applicant and the advertisement will be posted at the Village Office and on the Village website and notice will be given to adjacent landowners. A Development Permit shall not become effective until 21 days from the date the written decision is given. The time period for appealing a decision on a development application is now 21 days from the date the written decision is given.

9. RECOMMENDATIONS – That the Municipal Planning Commission consider and make their decision to approve, with conditions, Development Permit Application 03/24.



Author

Development Permit Application 03/24 – Proposed Conditions

- 1. That the Developer/Owner shall ensure that all other applicable permit requirements are ascertained and the development proceeds in accordance with all other legislated requirements to conform compliance to the Safety Codes Act and Provincial Fire, Gas, Electrical, Plumbing Regulations and all First Calls are completed in the residential area of the building.**
- 2. That the new Alberta Building Code Provisions will apply.**
- 3. Any area that is landscaped and/or re-contoured shall be done so that the finished grade does not direct surface drainage or cause the impounding of drainage on adjoining land unless otherwise approved by the Development Authority.**
- 4. That the Village of Alix be notified of the actual start date of development.**



VILLAGE OF ALIX
 BOX 87, ALIX, AB TOC OBO
 Phone: (403) 747-2495 Fax: (403) 747-3663
 E-mail: tmeston@villageofalix.ca
 Web Site: www.villageofalix.ca

Applicant No. 03/24

Land Use Bylaw No. 396/11

Roll #
57300

Development Permit Application

I/We hereby make application under the provisions of the Land Use Bylaw 396/11 and amendments thereto, for a Development Permit in accordance with the plans and supporting information herewith which form part of this application. I/We understand that a twenty-one (21) day appeal period which follows notice of approval must elapse before development may begin.

Applicant: James Bruketa Telephone: 403-396-6344

Address: 4952-4948-55 St. jbruketa@emberresources.com
PO Box 378

Address of proposed development: same

Lot (s) No: 9, 10 Block No: 1 Registered Plan No.: 792 2552

Certificate of Title: _____

Registered Owner: James + Geraldine Bruketa Address: same

Existing Use: Residential Land Use District: RIA

Proposed Development: build a garage

Proposed Main Use: Park vehicles in

Parcel Type: Interior _____ Corner _____ Parcel Dimensions: _____

Front Yard: _____ Side Yard: _____ Rear Yard: _____

Floor Area: 1200 feet² Parcel Coverage: _____

Height of Main Building: 23.6' No. of Off-Street Parking Stalls: _____

Size of Off-Street Loading Space: _____

Proposed Accessory Use: _____

Accessory Parcel Coverage: _____

Height of Accessory Building: No taller than Main Distance from Front Parcel Boundary: 37.5'

Distance from Side Parcel Boundary: 16' Distance from Rear Parcel Boundary: 73'

Estimated cost of project: \$65,000 Estimated dates of commencement/completion: _____

Applications shall be accompanied by the following:

- (1) A non-refundable processing fee
- (2) A scaled site plan in duplicate showing:
 - a) north arrow
 - b) scale of plan
 - c) legal description of property (lot #, block #, plan #)
 - d) lot lines shown with dimensions
 - e) location of all existing and proposed buildings dimensioned to property lines
 - f) location of vehicle parking and access and egress points to the parcel
 - g) utilities, site drainage, and existing and proposed site grades
 - h) location and size (trunk diameter, height) of existing trees
 - i) for multi-family, commercial, industrial, recreational, public and other similar uses:
 - i. loading space provisions
 - ii. garbage and storage areas and the fencing or screening proposed for same
 - iii. location and approximate dimensions of all existing and proposed parks, playgrounds and other amenity areas; and
 - iv. treatment of landscaped areas
 - j) plans showing elevations, floor plan and the perspective of the proposed development, including a description of the exterior finishing materials and color
 - k) pictures of a dwelling or a manufactured home, if applying to relocate a building
 - l) such other plans and information as the Development Officer/Municipal Planning Commission may consider necessary to properly evaluate the proposed development
- (3) Demolition of a building requires:
 - a) how the demolition will be carried out, including the disconnection of existing services and management of any hazardous and non-hazardous waste materials; and
 - b) how the parcel will be reclaimed

Further information may also be required.

Appeal Notice

It is understood that if this application is approved or refused by the Development Authority it may be appealed to the Subdivision and Development Appeal Board (SDAB). It is further understood that the SDAB may confirm, revoke, or vary the Development Permit or any condition as a result of such an appeal being duly served, and that any work undertaken prior to an appeal being filed is entirely at the applicant's risk.

The personal information provided by you is collected under the authority of the *Municipal Government Act* and will be used for the purposes under the Act. The personal information that you provide may be made public, subject to the provisions of the *Freedom of Information and Protection of Privacy Act (FOIP)*. If you have any questions about the collection, use, and disclosure of this information, please contact the FOIP Coordinator at the Village of Alix, Box 87, Alix, Alberta, T0C 0B0, 403-747-2495, or email info@villageofalix.ca.

Date of Application: April 23rd
2024

Signature of Applicant: 

For Office Use Only

Date Application Received: April 23/2024 Approved by Development Officer: _____

Date Application Deemed Complete: May 1/2024 Approved by MPC: _____

Date Application Approved: _____

Date of Appeal Period Completion: _____



VILLAGE OF ALIX

P.O. BOX 87
ALIX ALBERTA T0C 0B0
(403) 747-2495

OFFICIAL RECEIPT

Page 1 of 1
RECEIPT #
20241749
DATE OF ISSUE
2024-05-01
1:15:28PM
POSTING DATE
2024-05-01

JAMES BRUKETA

ACCOUNT #	DESCRIPTION	PREV BAL	PAYMENT	BALANCE	GST
1610000520 GL	DEV & BUILDING PERMITS		100.00		0.00
DEBIT			100.00		

GST REG. # 108175498RT0001	\$0.00
LEVY	\$0.00
TOTAL AMOUNT RECEIVED	\$100.00

Received By
TM
Batch #
28774

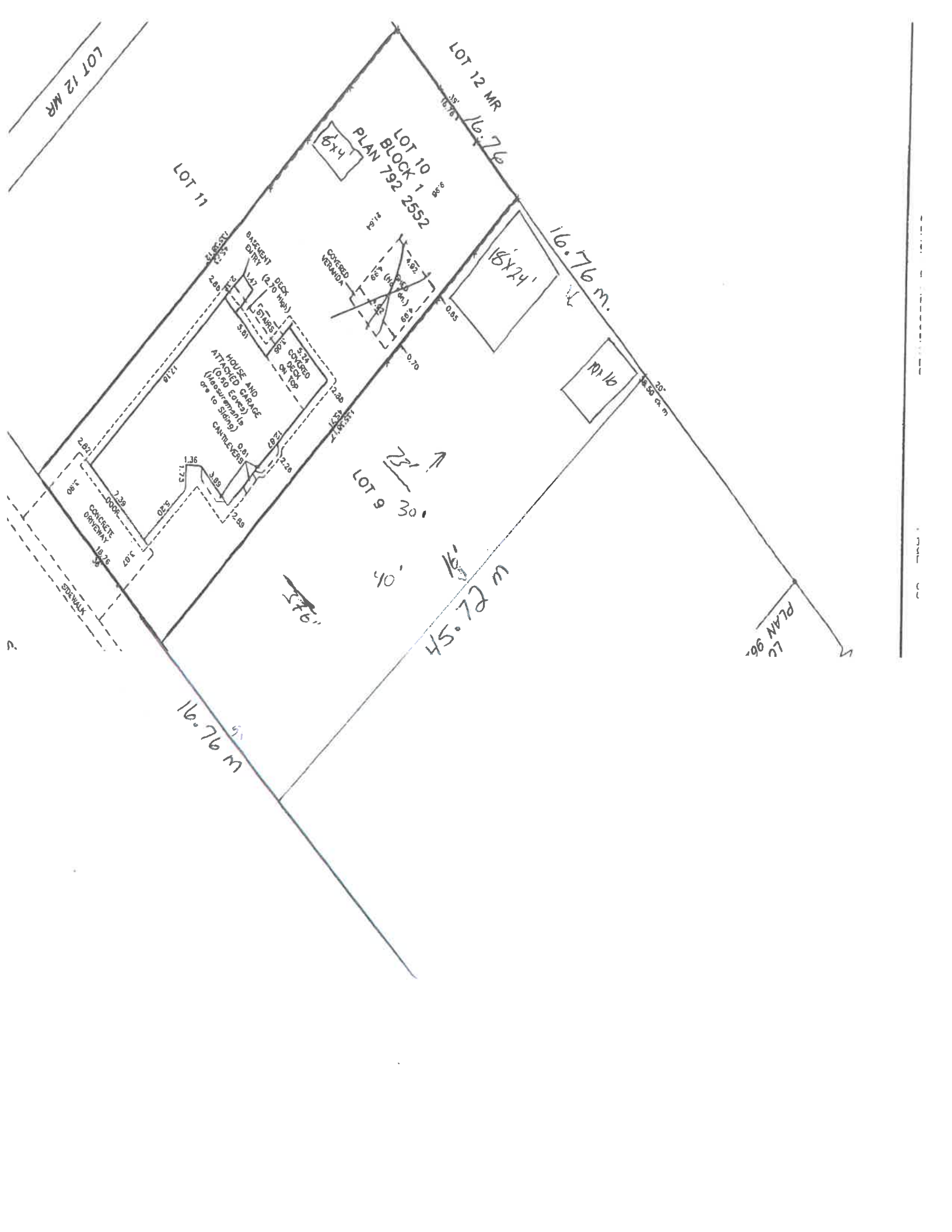


VILLAGE OF ALIX
P.O. BOX 87
ALIX ALBERTA T0C 0B0
(403) 747-2495
OFFICIAL RECEIPT

Page 1 of 1
RECEIPT #
20241602
DATE OF ISSUE
2024-04-23
4:02:19PM
POSTING DATE
2024-04-23

JAMES BRUKETA

ACCOUNT #	DESCRIPTION	PREV BAL	PAYMENT	BALANCE	GST
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DEBIT	100.00				
		GST REG. # 108175498RT0001		\$0.00	
		LEVY		\$0.00	
		TOTAL AMOUNT RECEIVED		\$100.00	
					Received By
					TM
					Batch #
					28744



LOT 12 MR

LOT 12 MR

LOT 11

LOT 10
BLOCK 792 2552
PLAN 10

16.76

16.76 m.

18x24'

R116

16.50

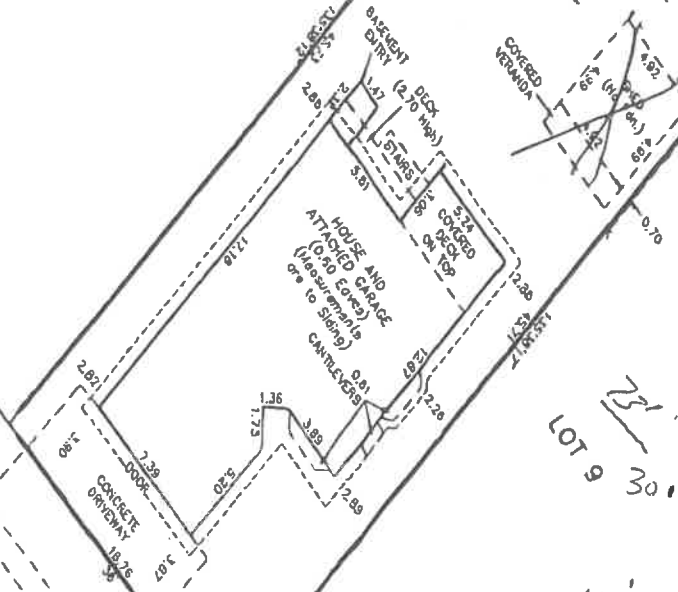
LOT 9
30'
40'

45.72 m

PLAN 901

16.76 m

19.75'



LOT 12 MR

LOT 12 MR

LOT 11

LOT 10
BLOCK 792 2552
PLAN 10

16.76

16.76 m.

18x24'

R116

16.50

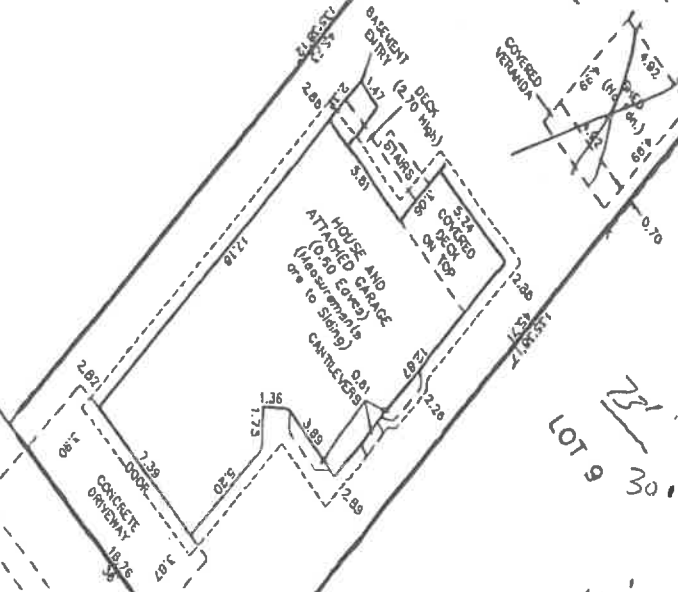
LOT 9
30'
40'

45.72 m

PLAN 901

16.76 m

19.75'



Tanya Meston

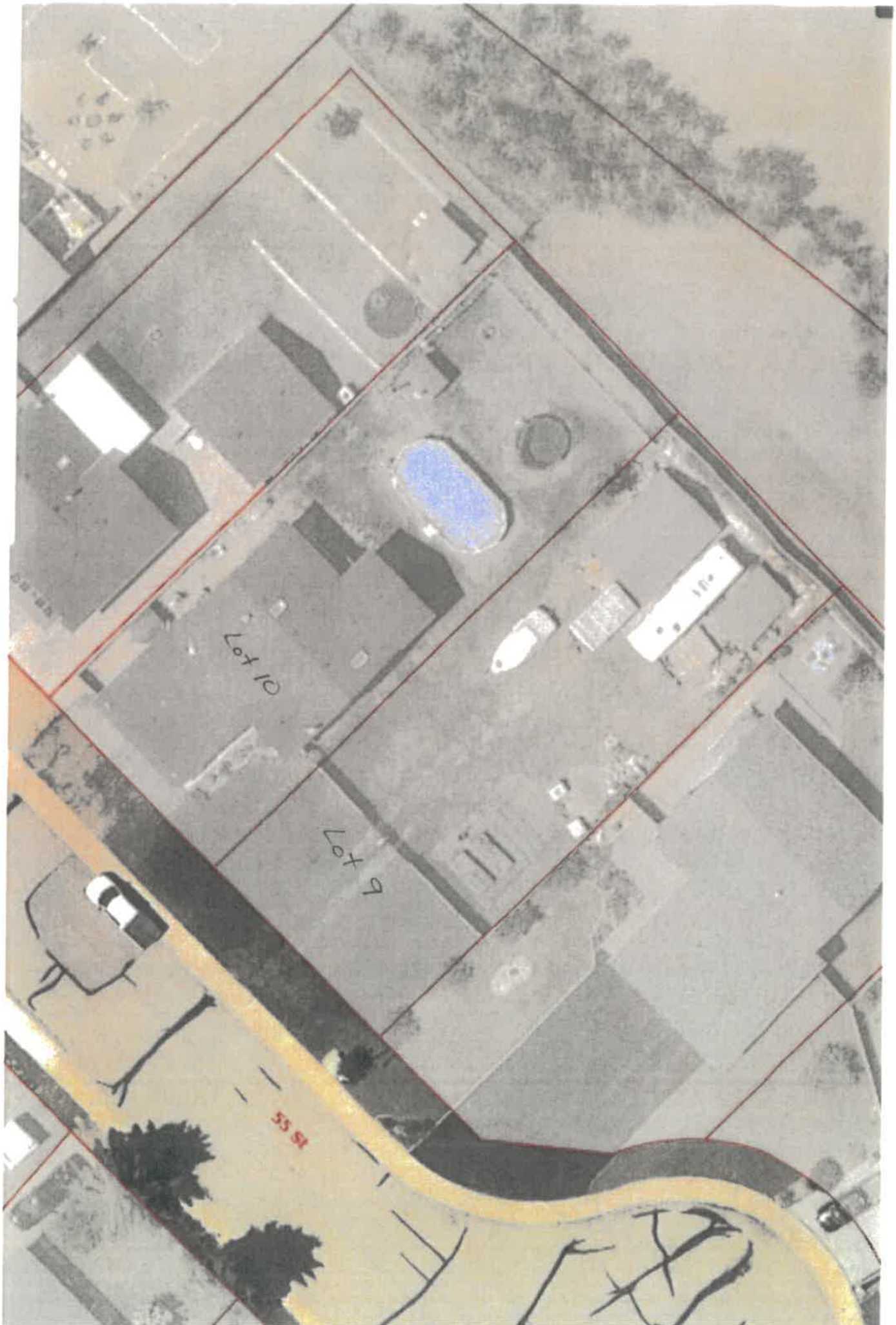
From: James Bruketa
Sent: May 1, 2024 3:07 PM
To: Tanya Meston
Subject: RE: Development Permit Application for Garage

Good afternoon Tanya,

The purpose of the new garage on my other lot is mainly for protecting my boat and truck from the elements and theft and will also clean up the look of my property. The attached garage on the house only has room for my SUV the other bay is to short for my truck and or boat. The size of my lot keeps the new purposed garage well within the property lines, detached guide lines and will fit in with the look of my main building with same roof slopes and will not protrude past the main house wall on either ends and will not be taller than it. I have lived in Alix since 2005 and have done a lot of work to my property to make it a clean and useable, when I moved in the house the house lot was not developed at all it had a hill that came in from the agricultural grounds down into my house which was a complete mess for water movement, since then I have leveled out the lot and purchased the lot beside my house and leveled it out also as we all know this takes time and money but gives the block and property a better look. I still get the odd curious character that jumps my fence when there is a function at the ag grounds and sometimes its just someone that is up to no good so that is why I want to get things locked up. Other reasons for the building is just for my hobbies nothing that would annoy my neighbors as I respect them also.

Thanks for hearing me out and hope to see you all at the meeting

James Bruketa



Lot 10

Lot 9

55



RESIDENTIAL (Medium Density Detached Dwellings) DISTRICT (R1A)

General Purpose:	To provide an area for medium density residential development in the form of detached dwellings and compatible uses, herein listed, which are connected to the municipal sewer and water systems.
Permitted Uses:	Accessory residential buildings Detached dwellings
Discretionary Uses:	Accessory buildings and uses Adult care housing Bed and breakfast establishments Child care facilities Duplexes existing at the date of passage of this Land Use Bylaw Group homes Home occupations – minor and major Manufactured homes meeting the requirements of Section 7.7F Parking facilities for uses in this District Parks and playgrounds Places of worship Public and quasi-public uses Public utility buildings Secondary suites Signs Any use that is similar, in the opinion of the Municipal Planning Commission, to the permitted or discretionary uses described above

The General Regulations contained in Part 7 shall apply to every development in this District in addition to the regulations listed below:

Minimum Front Yard:	6 m (19.69 ft.)
Minimum Side Yard:	1.5 m (4.92 ft.) except where it abuts a road - 3 m (9.84 ft.)
Minimum Rear Yard:	7.5 m (24.6 ft.)
Minimum Parcel Area:	Interior Parcels 460 m ² (4,951.39 ft ²) Corner parcels 510 m ² (5,489.59 ft ²)
Minimum Parcel Width:	12.80 m (42 ft)
Maximum Parcel Coverage:	55%
Maximum Building Height:	9.5 m (31.17 ft.)
Minimum Floor Area of Dwelling:	92.9 m ² (1,000 ft ²) at ground level excluding area of attached garage
Maximum Floor Area of Garage:	70 m ² (753 ft ²) for all areas of attached garage(s) 70 m ² (753 ft ²) for all areas of detached garage(s)

PART SEVEN: GENERAL LAND USE REGULATIONS

Buildings

7.1 Accessory Buildings

All Districts

- (a) The setback requirements for accessory buildings shall comply with the regulations of this section where a conflict exists between this section and any District Regulations
- (b) For the purpose of calculating yard requirements and setbacks as provided in this Land Use Bylaw, an accessory building or use, if connected to the main building by a structural element including but not limited to a common foundation, roof or wall, shall be deemed to be part of the main building.
- (c) No part of an accessory building shall be located on or over an easement or utility right-of-way unless authorised by the Development Authority.
- (d) An accessory building shall not be used for human habitation except where a secondary suite that is contained in a building separate from the main building has been approved.

Residential Districts

- (e) No accessory building or any portion thereof shall be erected or placed in the front yard of a parcel.
- (f) A permanent playhouse, play equipment or any combination of permanent playhouse, play equipment and storage shall not be located in the front yard of a parcel.
- (g) An accessory building on an interior parcel shall be situated so that the exterior wall is at least 1m (3.28 ft.) from the side and rear boundaries of the parcel.
- (h) An accessory building on a corner parcel shall not be situated closer to the street than the main building and shall not be closer than 1m (3.28 ft.) to the other side parcel boundary or the rear parcel boundary.
- (i) Notwithstanding subsections (g) and (h), an accessory building or any portion thereof may be erected or placed on the rear or side boundary common to two parcels provided the accessory building serves the two parcels and a party wall agreement has or will be registered against the two parcels.
- (j) An accessory building shall not be more than 6.1m (20 ft.) in height and shall not exceed the height of the main building.
- (k) An accessory building shall be located a minimum of 2.5m (8 ft.) from the main building unless a 1.5m (5 ft.) side yard for the accessory building is provided.

PART TEN: DEFINITIONS

Words, phrases, and terms not defined below or anywhere else in this Land Use Bylaw may be given their definition in the *Municipal Government Act, Subdivision and Development Regulation*, or the *Alberta Building Code*. Other words shall be given their usual and customary meaning.

"accessory residential building" means an accessory building to a residence, and includes such things as garages, garden sheds and greenhouses;

"accessory building or use" means a building or use which is subordinate, incidental and directly related to the principal use of the premises, building or site and which does not substantially add to the intensity of the use on the site. An accessory building or use must be located on the same site as the principal use and shall not precede the development of the principal building;

"adjacent land" means land that is contiguous to the parcel of land that is the subject of an application and includes land that would be contiguous if not for a highway, road, river, or stream;

"adult care housing" means a building providing long-term accommodation wherein residents, who because of their circumstances cannot or do not wish to maintain their own households, are provided with meal services, and may receive such services as housekeeping and personal care assistance;

"Agricultural Society Grounds" means the existing Grounds in which various agriculturally related shows and competitions, as well as various recreation activities may take place;

"agricultural uses, general" means the non-intensive use of land, building or structure for the raising or production of crops (including mushrooms) and of cattle and horses, which may include a single residence for the farmer, but does not include the rearing of animals in a confined area, or buildings such as a feedlot. This does not include cannabis production and distribution or medical cannabis production facility;

"agricultural uses, minor" means the tilling of the soil, the raising of crops, horticulture and gardening, but other than up to two (2) horses does not including keeping or raising of domestic animals, fowl, or fur farming, or any such building associated with agricultural industry or business;

"animal services" means a facility for the treatment, boarding, training, or grooming of animals and includes the retail sale of related products. It includes such things as pet grooming salons, training class facilities, animal rescue facilities and animal shelters;

"apartment" means a residential building consisting of at least 3 dwelling units which share entrance facilities;

"area redevelopment plan" means a plan adopted by bylaw pursuant to the *Municipal Government Act*;

MUNICIPAL PLANNING COMMISSION REQUEST FOR DECISION

Date: May 8, 2024

Development Permit Application 05/24

Subject: 4807 Lake Street, Lot 12, Block D, Plan 2441AI

-
1. **PURPOSE** – The applicant is applying for a development permit for a permitted use in a Residential (Low Density Detached Dwellings) District (R1) and is requesting a relaxation of a maximum regulation greater than 110%.
 2. **SUMMARY** – The applicant would like to add an addition onto an existing accessory residential building. The proposed addition area is 48.3m sq. The area of the existing garage is 59m sq. (635.97 sq. ft.). When combined, the total area of the accessory residential building would be 107.3m sq. (1154.96 sq. ft.) which exceeds the maximum floor area of 70m sq. (753 sq. ft.) for all areas of a detached garage. The applicant's property consists of two unconsolidated lots.
 3. **OPTIONS** –
 1. The Municipal Planning Commission approves Development Permit Application 05/24.
 2. The Municipal Planning Commission approves Development Permit Application 05/24 with conditions.
 3. The Municipal Planning Commission deny Development Permit Application 05/24.
 4. **DISCUSSION** – As per the Village of Alix Land Use Bylaw 396/11, please see attached development permit application from the applicant which includes a site plan.
 5. **FINANCIAL IMPLICATIONS** – As the applicant is proposing to construct an additional building on the parcel it will potentially increase the assessed value of the property, in turn increasing the tax revenue for the Village of Alix.
 6. **LEGAL** – The property is zoned Residential (Low Density Detached Dwellings) District (R1). In a review of the Village of Alix Land Use Bylaw No. 396/11, *Part 4.3 Granting Relaxations*, (1) *The Development Authority may approve an application for a development permit notwithstanding that the proposed development does not comply with this Land Use Bylaw if, in the opinion of the Development Authority: (a) the proposed development conforms with the use prescribed for land or building in this Land Use Bylaw; and (b) the proposed development would not (i) unduly interfere with the amenities of the neighborhood; or (ii) materially interfere with or affect the use, enjoyment, or value of the neighboring properties.*

Part 10: Definitions “accessory building or use” an accessory building or use must be located on the same site as the principal use and shall not precede the development of the principal building.

If approval is granted for the addition to the accessory residential building, a condition must be added to the development permit for a consolidation of titles into one certificate of title.
 7. **POLITICAL/PUBLIC IMPLICATIONS** – Village of Alix Municipal Development Plan, Section 8.0 – Residential Development, Policies 8.11 – Infill and Intensification in Older Neighborhoods: The following criteria should be considered: (a) *Alignment with existing neighbouring properties in relation to front and side yard boundaries;* (b) *Rational increases in building mass with landscaping and architectural treatment used to achieve transition between larger and smaller buildings.*

- 8. OTHER COMMENTS** – If the development permit application is approved, notice will be given to the applicant and the advertisement will be posted at the Village Office and on the Village website and notice will be given to adjacent landowners. A Development Permit shall not become effective until 21 days from the date the written decision is given. The time period for appealing a decision on a development application is now 21 days from the date the written decision is given.
- 9. RECOMMENDATIONS** – That the Municipal Planning Commission consider and make their decision to approve, with conditions, Development Permit Application 05/24.


Author

Development Permit Application 05/24 – Proposed Conditions

1. That the Developer/Owner shall ensure that all other applicable permit requirements are ascertained and the development proceeds in accordance with all other legislated requirements to conform compliance to the Safety Codes Act and Provincial Fire, Gas, Electrical, Plumbing Regulations and all First Calls are completed in the residential area of the building.
2. That the new Alberta Building Code Provisions will apply.
3. An application to Alberta Land Titles & Surveys Registrar to consolidate land contained in two certificates of title into one certificate of title.
4. Any area that is landscaped and/or re-contoured shall be done so that the finished grade does not direct surface drainage or cause the impounding of drainage on adjoining land unless otherwise approved by the Development Authority.
5. That the Village of Alix be notified of the actual start date of development.



VILLAGE OF ALIX
 BOX 87, ALIX, AB T0C 0B0
 Phone: (403) 747-2495 Fax: (403) 747-3663
 E-mail: tmeston@villageofalix.ca
 Web Site: www.villageofalix.ca

Applicant No. 05/24

Land Use Bylaw No. 396/11

Development Permit Application

Roll # 22700

I/We hereby make application under the provisions of the Land Use Bylaw 396/11 and amendments thereto, for a Development Permit in accordance with the plans and supporting information herewith which form part of this application. I/We understand that a twenty-one (21) day appeal period which follows notice of approval must elapse before development may begin.

Applicant: Larry Green / Sandy Fawcett Telephone: 403-358-4689 - Larry

Address: 4805, 4807 Lake Street Alix, AB T0C-0B0

Address of proposed development: 4807 Lake Street s-fawcett@hotmail.com

Lot (s) No: 12 Block No: D Registered Plan No.: 244 1A I

Certificate of Title: North Alberta Land Registration District

Registered Owner: Larry Green / Sandy Fawcett Address: _____

Existing Use: Garage Land Use District: Low density Detached Dwellings

Proposed Development: Add on to existing garage on 4807 ~~4805~~ Lake Street Alix, AB

Proposed Main Use: Store and work on hobby cars/trucks etc.

Parcel Type: Interior Corner _____ Parcel Dimensions: _____

Front Yard: 16.48 m Side Yard: 1.5 m Rear Yard: 7.5 m

Floor Area: Existing 59m² (635.07 sq. ft.) Parcel Coverage: _____

Height of Main Building: 3.83 m No. of Off-Street Parking Stalls: 4 total = 107.3 m² (1157.96 sq. ft.)

Size of Off-Street Loading Space: _____

Proposed Accessory Use: Store and work on hobby cars

Accessory Parcel Coverage: 48.3 m²

Height of Accessory Building: 3.83 m Distance from Front Parcel Boundary: 16.48 m

Distance from Side Parcel Boundary: 1.5 m Distance from Rear Parcel Boundary: 7.5 m

Estimated cost of project: \$35000.00 Estimated dates of commencement/completion: _____

ASAP - 31/12/24(?)

Applications shall be accompanied by the following:

- (1) A non-refundable processing fee
- (2) A scaled site plan in duplicate showing:
 - a) north arrow
 - b) scale of plan
 - c) legal description of property (lot #, block #, plan #)
 - d) lot lines shown with dimensions
 - e) location of all existing and proposed buildings dimensioned to property lines
 - f) location of vehicle parking and access and egress points to the parcel
 - g) utilities, site drainage, and existing and proposed site grades
 - h) location and size (trunk diameter, height) of existing trees
 - i) for multi-family, commercial, industrial, recreational, public and other similar uses;
 - i. loading space provisions
 - ii. garbage and storage areas and the fencing or screening proposed for same
 - iii. location and approximate dimensions of all existing and proposed parks, playgrounds and other amenity areas; and
 - iv. treatment of landscaped areas
 - j) plans showing elevations, floor plan and the perspective of the proposed development, including a description of the exterior finishing materials and color
 - k) pictures of a dwelling or a manufactured home, if applying to relocate a building
 - l) such other plans and information as the Development Officer/Municipal Planning Commission may consider necessary to properly evaluate the proposed development
- (3) Demolition of a building requires:
 - a) how the demolition will be carried out, including the disconnection of existing services and management of any hazardous and non-hazardous waste materials; and
 - b) how the parcel will be reclaimed

Further information may also be required.

Appeal Notice

It is understood that if this application is approved or refused by the Development Authority it may be appealed to the Subdivision and Development Appeal Board (SDAB). It is further understood that the SDAB may confirm, revoke, or vary the Development Permit or any condition as a result of such an appeal being duly served, and that any work undertaken prior to an appeal being filed is entirely at the applicant's risk.

The personal information provided by you is collected under the authority of the *Municipal Government Act* and will be used for the purposes under the Act. The personal information that you provide may be made public, subject to the provisions of the *Freedom of Information and Protection of Privacy Act* (FOIP). If you have any questions about the collection, use, and disclosure of this information, please contact the FOIP Coordinator at the Village of Alix, Box 87, Alix, Alberta, T0C 0B0, 403-747-2495, or email info@villageofalix.ca.

Date of Application: May 6/24 Signature of Applicant: _____


Sandy Jawetz

For Office Use Only

Date Application Received: May 6, 2024 Approved by Development Officer: _____

Date Application Deemed Complete: May 8, 2024 Approved by MPC: _____

Date Application Approved: _____

Date of Appeal Period Completion: _____



VILLAGE OF ALIX

P.O. BOX 87
ALIX ALBERTA T0C 0B0
(403) 747-2495

OFFICIAL RECEIPT

Page 1 of 1
RECEIPT #
20241833
DATE OF ISSUE
2024-05-06
1:30:33PM
POSTING DATE
2024-05-06

SANDRA FAWCETT & LARRY GREEN

To Be Paid	202.00
Amt Tendered	202.00
Rounding	0.00
Change	0.00

ACCOUNT #	DESCRIPTION	PREV BAL	PAYMENT	BALANCE	GST
1120000490 GL	ADMIN. - OFFICE SERVICES		2.00		0.00
1610000490 GL	Dev - General Revenue		200.00		0.00

CASH	2.00
CHEQUE	200.00

GST REG. # 108175498RT0001	\$0.00
LEVY	\$0.00
TOTAL AMOUNT RECEIVED	\$202.00

Received By
TM
Batch #
28788



CERTIFIED COPY OF
Certificate of Title
North Alberta Land Registration District

S

LINC SHORT LEGAL
0019 822 394 2441AI;D;11

TITLE NUMBER: 992 343 044 +1
TRANSFER OF LAND
DATE: 12/11/1999

AT THE TIME OF THIS CERTIFICATION

SANDRA FAWCETT

AND
LARRY GREEN
BOTH OF:
4805 LAKE STREET
ALIX
ALBERTA T0C 0B0
AS JOINT TENANTS
(DATA UPDATED BY: 992344878)

ARE THE OWNERS OF AN ESTATE IN FEE SIMPLE
OF AND IN

PLAN 2441AI
BLOCK D
LOT 11
EXCEPTING THEREOUT: ALL THAT PORTION TAKEN FOR LANE
AS SHOWN ON ROAD PLAN 2550MC

EXCEPTING THEREOUT ALL MINES AND MINERALS AND THE RIGHT
TO WORK THE SAME

SUBJECT TO THE ENCUMBRANCES, LIENS AND INTERESTS NOTIFIED BY MEMORANDUM UNDER-
WRITTEN OR ENDORSED HEREON, OR WHICH MAY HEREAFTER BE MADE IN THE REGISTER.

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
852 079 281	23/04/1985	CAVEAT RE : LEASE CAVEATOR - APACHE CANADA LTD. 1000, 700-9 AVE SW CALGARY ALBERTA T2P3V4 AGENT - GRANT W BIRCHALL (DATA UPDATED BY: TRANSFER OF CAVEAT 942186959) (DATA UPDATED BY: CHANGE OF NAME 982006506)
942 255 606	17/08/1994	MORTGAGE MORTGAGEE - ROYAL BANK OF CANADA P.O. BOX 100 ALIX ALBERTA T0C0B0 ORIGINAL PRINCIPAL AMOUNT: \$32,000
972 205 012	14/07/1997	CAVEAT

PAGE 2

CERTIFIED COPY OF
Certificate of Title

SHORT LEGAL 2441AI;D;11
NAME SANDRA FAWCETT ET AL
NUMBER 992 343 044 +1

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION
NUMBER

DATE (D/M/Y) PARTICULARS

RE : AMENDING AGREEMENT
CAVEATOR - ROYAL BANK OF CANADA.
424B-10 ST NW
CALGARY
ALBERTA T2N1V9
AGENT - ALLAN H MCMILLAN

992 342 176 10/11/1999 CAVEAT
RE : EQUITABLE OWNER
CAVEATOR - SHARON M FASZER
5025-51 ST
LACOMBE
ALBERTA T4L2A3
AGENT - ALEX K H ROSE

992 343 045 12/11/1999 MORTGAGE
MORTGAGEE - PARKLAND SAVINGS AND CREDIT UNION,
LIMITED.
BOX 129, ALIX
ALBERTA T0C0B0
ORIGINAL PRINCIPAL AMOUNT: \$88,706

I CERTIFY THE ABOVE TO BE AN ACCURATE REPRODUCTION OF THE CERTIFICATE OF TITLE REPRESENTED HEREIN. IN WITNESS WHEREOF I HAVE SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL THIS 15 DAY OF NOVEMBER, 1999


..... A.D. REGISTRAR
NORTH ALBERTA LAND REGISTRATION DISTRICT



SUPPLEMENTARY INFORMATION
D.C.T. ISSUED: NO
CONSIDERATION: SEE INSTRUMENT
MUNICIPALITY: VILLAGE OF ALIX
REFERENCE NUMBER:
942 237 608 +1
ATS REFERENCE:
4;23;39;36;SW
TOTAL INSTRUMENTS: 005



CERTIFIED COPY OF

Certificate of Title

North Alberta Land Registration District

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LINC SHORT LEGAL
0019 822 402 2441AI;D;12

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TRANSFER OF LAND
DATE: 12/11/1999

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AND
LARRY GREEN
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ALBERTA TOC OBO
AS JOINT TENANTS
(DATA UPDATED BY: 992344878)

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BLOCK D
LOT 12
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PLAN 2550MC

EXCEPTING THEREOUT ALL MINES AND MINERALS AND THE RIGHT
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SUBJECT TO THE ENCUMBRANCES, LIENS AND INTERESTS NOTIFIED BY MEMORANDUM UNDER-
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972 205 012	14/07/1997	CAVEAT

CERTIFIED COPY OF
Certificate of Title

SHORT LEGAL 2441AI;D;12
NAME SANDRA FAWCETT ET AL
NUMBER 992 343 044

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

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CAVEATOR - SHARON M FASZER
5025-51 ST
LACOMBE
ALBERTA T4L2A3
AGENT - ALEX K H ROSE

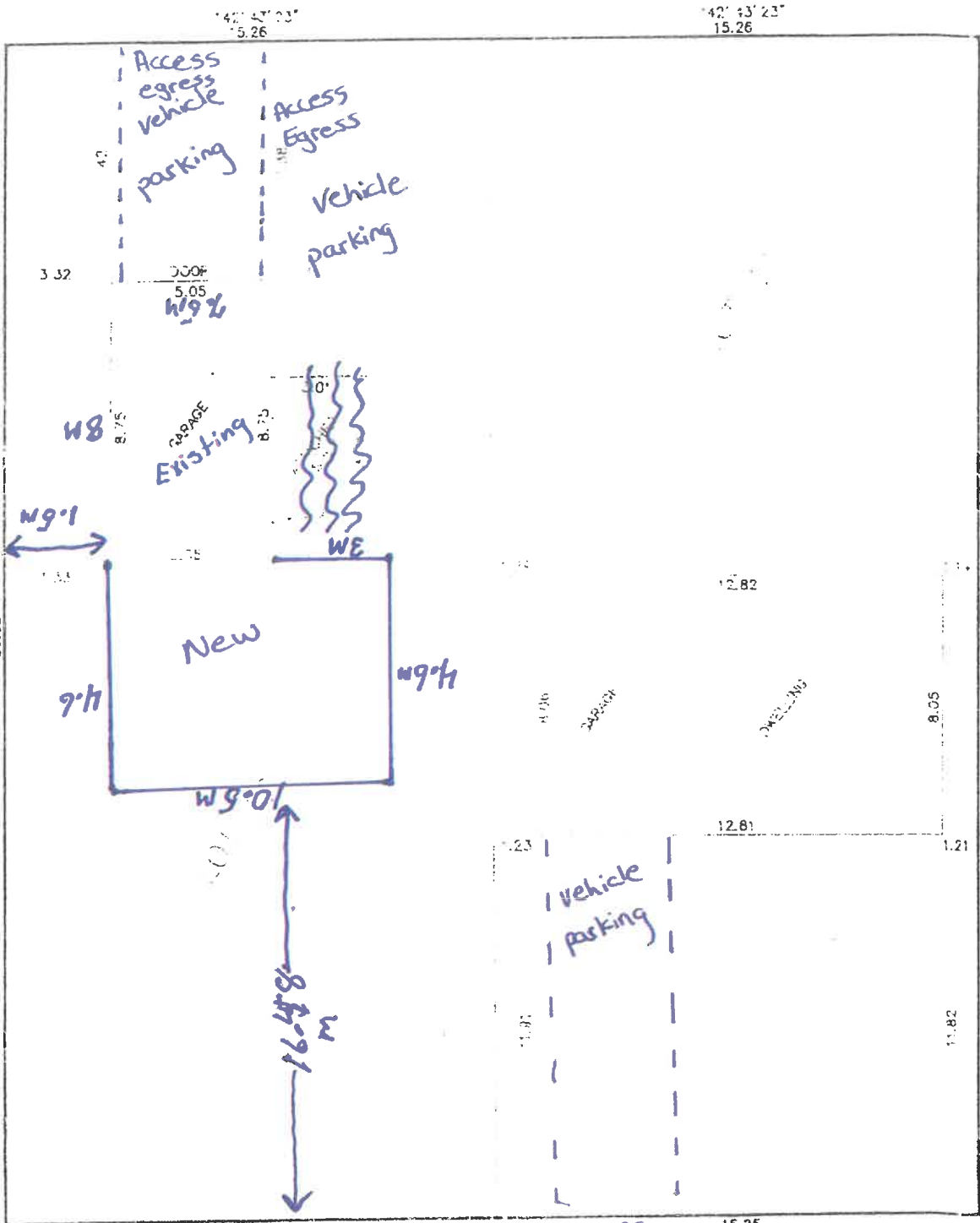
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C. Woodward
..... A.D. REGISTRAR
NORTH ALBERTA LAND REGISTRATION DISTRICT



SUPPLEMENTARY INFORMATION
D.C.T. ISSUED: NO
CONSIDERATION: SEE INSTRUMENT
MUNICIPALITY: VILLAGE OF ALIX
REFERENCE NUMBER:
942 237 608
ATS REFERENCE:
4;23;39;36;SW
TOTAL INSTRUMENTS: 005



76.28

LOT #7

76.26

142° 47' 03"
15.26

142° 43' 23"
15.26

15.26

20.1

3.32

DOOR
5.05
41.9%

W8
8.75

GARAGE
Existing

8.75

W9.1
1.61

9'11"

New

4'6"

WE

W5.01

16.48
8.49
M

1.01

Vehicle
parking

1.01

access
egress

12.82

12.81

8.05

11.82

1.21

38.59
52° 40' 23"

LOT #16

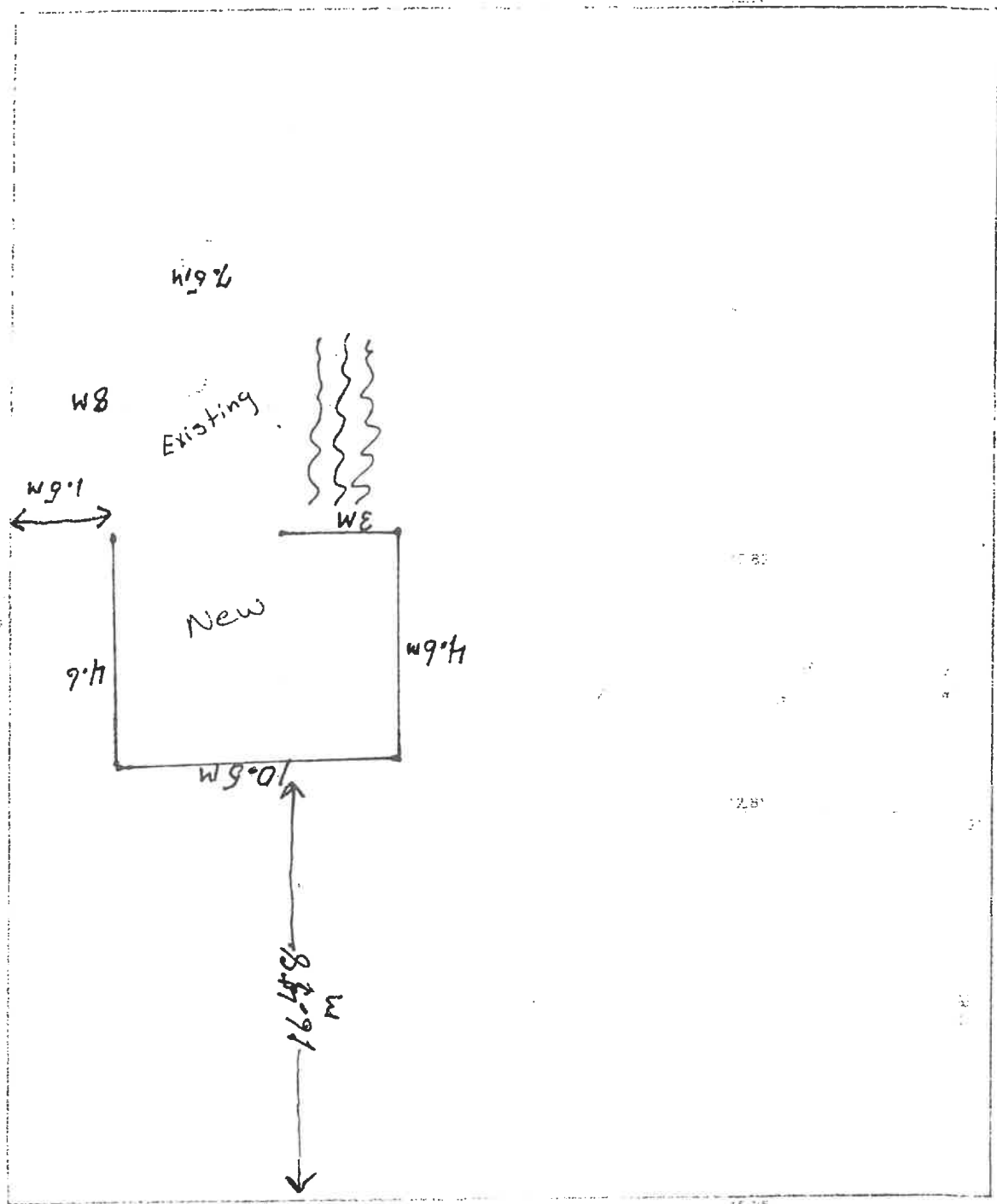
38.60
52° 40' 51"

70

LAKE

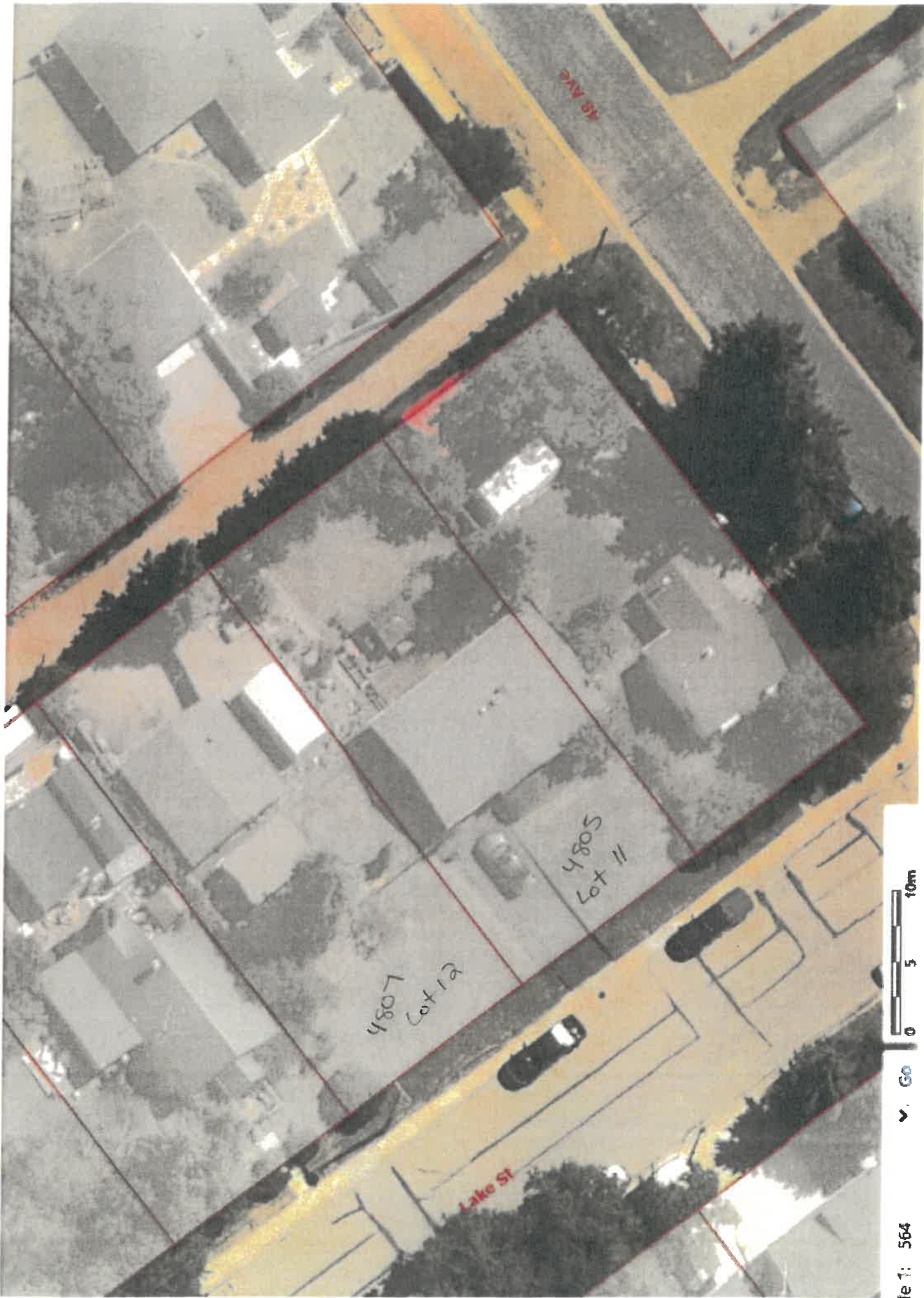
STREET

Lot #12 Block # D Plan # 244 2AI



Lot #12 Block # D Plan # 244 1AI





PART SEVEN: GENERAL LAND USE REGULATIONS

Buildings

7.1 Accessory Buildings

All Districts

- (a) The setback requirements for accessory buildings shall comply with the regulations of this section where a conflict exists between this section and any District Regulations
- (b) For the purpose of calculating yard requirements and setbacks as provided in this Land Use Bylaw, an accessory building or use, if connected to the main building by a structural element including but not limited to a common foundation, roof or wall, shall be deemed to be part of the main building.
- (c) No part of an accessory building shall be located on or over an easement or utility right-of-way unless authorised by the Development Authority.
- (d) An accessory building shall not be used for human habitation except where a secondary suite that is contained in a building separate from the main building has been approved.

Residential Districts

- (e) No accessory building or any portion thereof shall be erected or placed in the front yard of a parcel. ✓
- (f) A permanent playhouse, play equipment or any combination of permanent playhouse, play equipment and storage shall not be located in the front yard of a parcel.
- (g) An accessory building on an interior parcel shall be situated so that the exterior wall is at least 1m (3.28 ft.) from the side and rear boundaries of the parcel. ✓
- (h) An accessory building on a corner parcel shall not be situated closer to the street than the main building and shall not be closer than 1m (3.28 ft.) to the other side parcel boundary or the rear parcel boundary.
- (i) Notwithstanding subsections (g) and (h), an accessory building or any portion thereof may be erected or placed on the rear or side boundary common to two parcels provided the accessory building serves the two parcels and a party wall agreement has or will be registered against the two parcels.
- (j) An accessory building shall not be more than 6.1m (20 ft.) in height and shall not exceed the height of the main building. ✓
- (k) An accessory building shall be located a minimum of 2.5m (8 ft.) from the main building unless a 1.5m (5 ft.) side yard for the accessory building is provided. ✓

RESIDENTIAL (Low Density Detached Dwellings) DISTRICT (R1)

General Purpose:	To provide an area for low density residential development in the form of detached dwellings and compatible uses, herein listed, which are connected to the municipal sewer and water systems.
Permitted Uses:	Accessory residential buildings Detached dwellings
Discretionary Uses:	Accessory buildings and uses Adult care housing Bed and breakfast establishments Child care facility Duplexes existing at the date of passage of this Land Use Bylaw Group homes Home occupations - minor and major Manufactured homes meeting the requirements of Section 7.7F Parking facilities for uses in this District Parks and playgrounds Places of worship Public and quasi-public uses Public utility buildings Secondary Suites Signs Any use that is similar, in the opinion of the Municipal Planning Commission, to the permitted or discretionary uses described above

The General Regulations contained in Part 7 shall apply to every development in this District in addition to the regulations listed below:

Minimum Front Yard:	6 m (19.69 ft)
Minimum Side Yard:	1.5 m (4.92 ft) except where it abuts a road - 3 m (9.84 ft)
Minimum Rear Yard:	7.5 m (24.6 ft)
Minimum Parcel Area:	Interior parcels 550 m ² (5,920.15 ft ²) Corner parcels 600 m ² (6,458.34 ft ²)
Minimum Parcel Width:	15.24 m (50 ft)
Maximum Parcel Coverage:	55%
Maximum Building Height:	9.5 m (31.17 ft.)
Minimum Floor Area of Dwelling:	92.9 m ² (1,000 ft ²) at ground level excluding area of attached garage
Maximum Floor Area of Garage:	70 m ² (753 ft ²) for all areas of attached garage(s) 70 m ² (753 ft ²) for all areas of detached garage(s)

PART TEN: DEFINITIONS

Words, phrases, and terms not defined below or anywhere else in this Land Use Bylaw may be given their definition in the *Municipal Government Act*, *Subdivision and Development Regulation*, or the *Alberta Building Code*. Other words shall be given their usual and customary meaning.

"accessory residential building" means an accessory building to a residence, and includes such things as garages, garden sheds and greenhouses;

"accessory building or use" means a building or use which is subordinate, incidental and directly related to the principal use of the premises, building or site and which does not substantially add to the intensity of the use on the site. An accessory building or use must be located on the same site as the principal use and shall not precede the development of the principal building;

"adjacent land" means land that is contiguous to the parcel of land that is the subject of an application and includes land that would be contiguous if not for a highway, road, river, or stream;

"adult care housing" means a building providing long-term accommodation wherein residents, who because of their circumstances cannot or do not wish to maintain their own households, are provided with meal services, and may receive such services as housekeeping and personal care assistance;

"Agricultural Society Grounds" means the existing Grounds in which various agriculturally related shows and competitions, as well as various recreation activities may take place;

"agricultural uses, general" means the non-intensive use of land, building or structure for the raising or production of crops (including mushrooms) and of cattle and horses, which may include a single residence for the farmer, but does not include the rearing of animals in a confined area, or buildings such as a feedlot. This does not include cannabis production and distribution or medical cannabis production facility;

"agricultural uses, minor" means the tilling of the soil, the raising of crops, horticulture and gardening, but other than up to two (2) horses does not including keeping or raising of domestic animals, fowl, or fur farming, or any such building associated with agricultural industry or business;

"animal services" means a facility for the treatment, boarding, training, or grooming of animals and includes the retail sale of related products. It includes such things as pet grooming salons, training class facilities, animal rescue facilities and animal shelters;

"apartment" means a residential building consisting of at least 3 dwelling units which share entrance facilities;

"area redevelopment plan" means a plan adopted by bylaw pursuant to the *Municipal Government Act*;