

AGENDA

MUNICIPAL PLANNING COMMITTEE MEETING OF THE VILLAGE OF LONGVIEW

In the Province of Alberta, held on Tuesday, June 20, 2023

At Longview Council Chambers 5:15 pm

1.0 CALL TO ORDER

2.0 AGENDA

3.0 BUSINESS

- 3.1 RFD recommend approve primary residence floor less floor square foot than current Land Use Bylaw (LUB). Also, next step to amend the LUB for latest land development trends of allowing more options for smaller living areas for primary residences and any other new amendments required for Village of Longview best practice land development controls.

4.0 ADJOURNMENT



**VILLAGE OF LONGVIEW
REQUEST FOR COUNCIL DECISION**

Agenda Item #: 3.1

Date: June 20, 2023
Title: Smaller floor space Cottage and Sunroom build
Submitted by: Roy Tutschek, CAO

Recommendation:

MOVED by _____ that MPC approve smaller floor space cottage and sunroom on the small inner Village lot in question. Expectation is that cottage owner will maintain the outside appearance in an appealing and well-kept manner. **Re: Demolition It is moved that _____**

Also, Moved that the CAO is directed to lead amending the Land Use Bylaw to reflect these new trends and any other required amendments.

- Alternatives :**
2. Defeat above motion.
 3. That discussion be tabled _____ *(for further information or future date).*

Background:

Trends in land development are towards allowing more options in urban areas for smaller primary residences. Budgets are lower, space lot sizes may not be large going forward. A key factor is that residents maintain well kept homes whether small or large. The Cottage in question is in zoning requiring minimum 1001 sq. ft. habitable floor area. Falling short approximately 100 sq. ft. currently.

The property owner is not willing pay any demolition deposit costs. \$5 000 is the quoted rate. According to the property owner the dump trucks will not be driving over gas lines inside the property, power lines to the shed are 18 inches under ground. No water lines will be driven over. Refuse will be kept contained. Instead of the deposit the property owner is recommending a check list to abide by and be monitored.

The Land Use Bylaw should be updated to reflect these new trends and include any other required amendments.

Implications:
*Policy, Statutory
Plans, Legislative:*

Financial:

Communications n/a
:

Attachments: Is the documentation severed by **NO**
FOIP:
1. No attachment

ALBERTA LAND SURVEYOR'S REAL PROPERTY REPORT - PLAN

This plan is page 3 of a Real Property Report and is ineffective if it is detached from page 1 or 2.

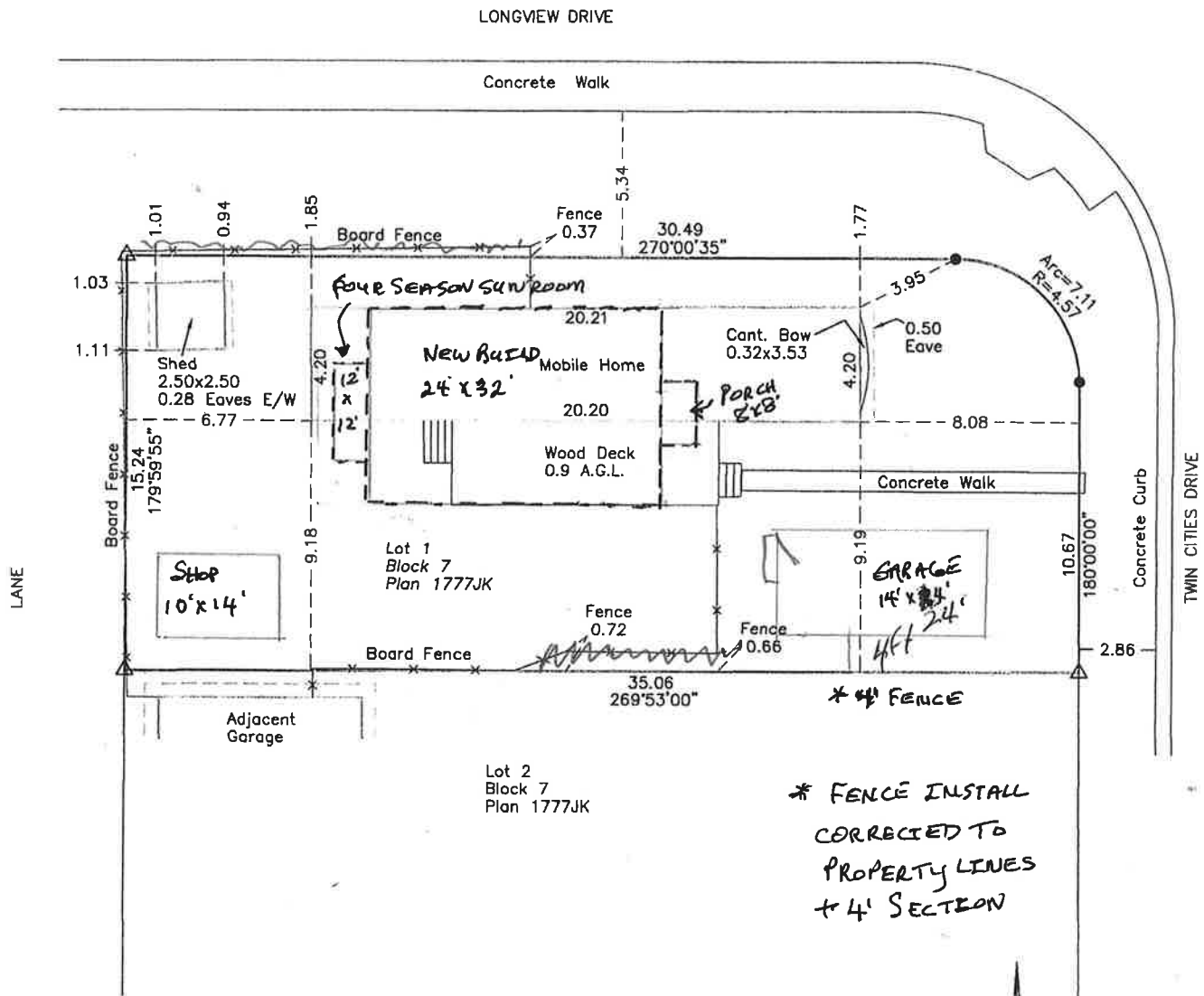
Page 3 of 3

Legal Description: Lot 1 Block 7 Plan 1777JK

Civic Address: 300 Twin Cities Drive

Longview, Alberta

300 TWIN CITIES DR.



ENCUMBRANCES:

Registration No. Particulars

6470IA Caveat - Re: Easement
~~097 225 968 Mortgage Bank of Montreal~~

LEGEND:

1. Unless otherwise noted, measurements are made to the extent of the exterior walls
2. Distances are shown in metres and decimals thereof
3. Statutory Iron Posts are shown thus... ●
4. Calculated points are shown thus... △
5. (e) denotes encroachment
6. Eaves are dimensioned to the line of the fascia
7. Unless otherwise noted, fences are shown within 0.20m of Property Lines



Scale : 1:250 Drawn: RLJ
 File No. : 12-312

SexSmith
 Surveys Ltd.

Box 5122, High River, Alberta, T1V 1M3

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ALLEY

BACK

SUMMER 2023

BOULEVARD
WORTH OF
FENCE

SECTIONS FOR
BEES, BUTTERFLIES
GOOD INSECTS

MEADOWSCAPES (4 ea.)

NATURAL GROWTH
WILD FLOWERS
SUN FLOWERS

4' SECTIONS WILL BE
MOWED/TRIMMED

AS WILL FRONT AND BACK

SIGNAGE

APPROX. 1' x 2'

① PARDON THE WEEDS
FEEDING THE BEES (1 ea)

② MEADOWSCAPE (1 ea)

APPROX 1' x 1'

2' A "FOOT" picture with
red stripe (no walking)
(4 ea)

~~M~~AWN MOWER WITH
RED STRIPE (NO CUTTING)
(4 ea)

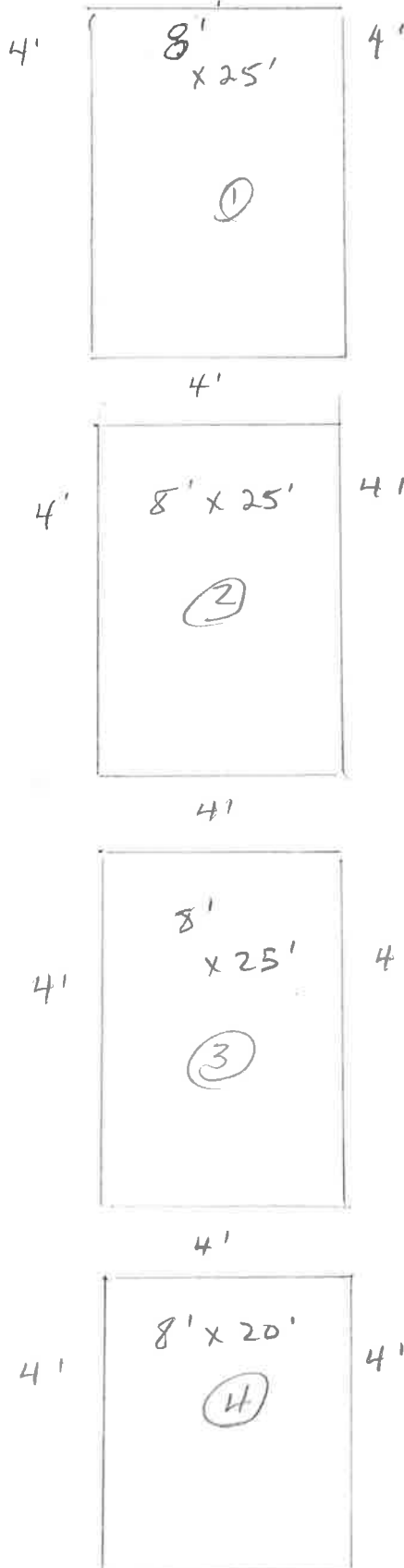
*UNABLE TO PHYSICALLY
WALK ALL THE AREA THIS SUMMER

~~H~~ILLO TREES

FRONT

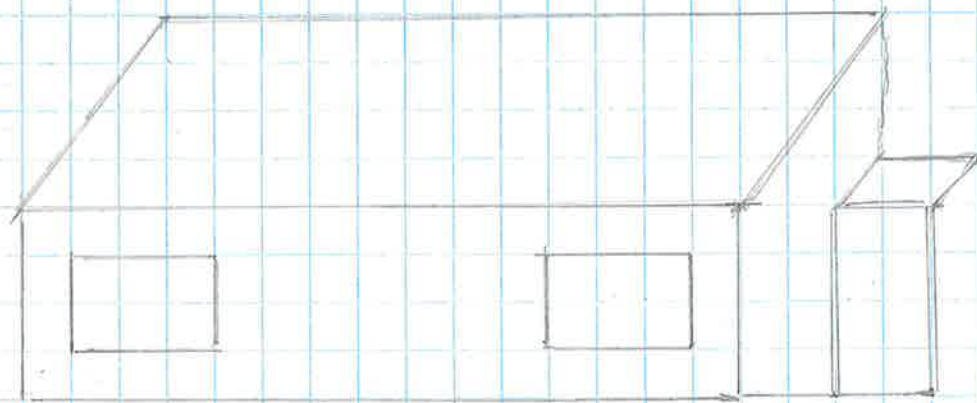
TWIN CITIES DR.

HONGVIEW DR

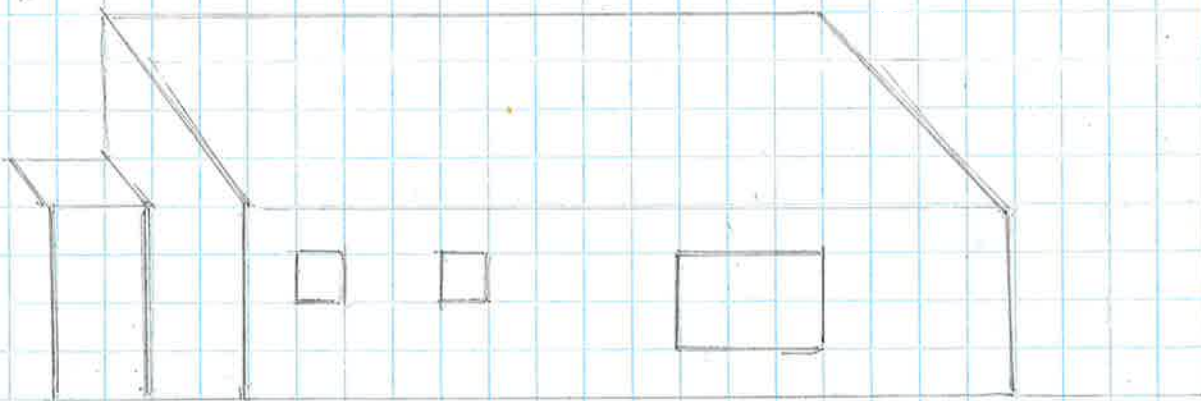


STREET LIGHT POLE

SOUTH VIEW (NEIGHBOUR VIEW)

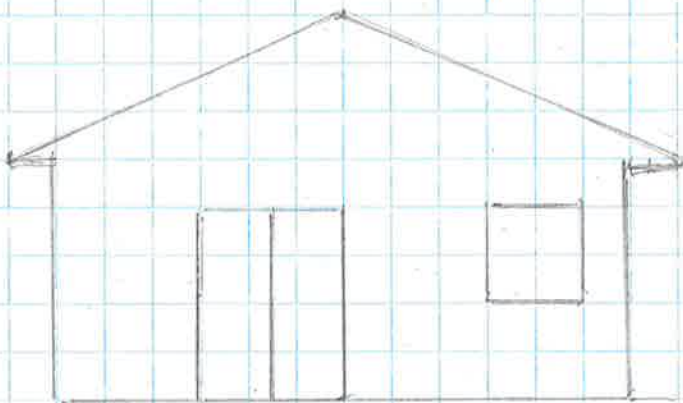


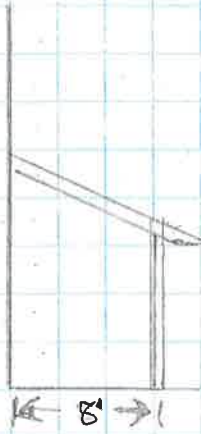
NORTH VIEW (HONGKIEW DR.)



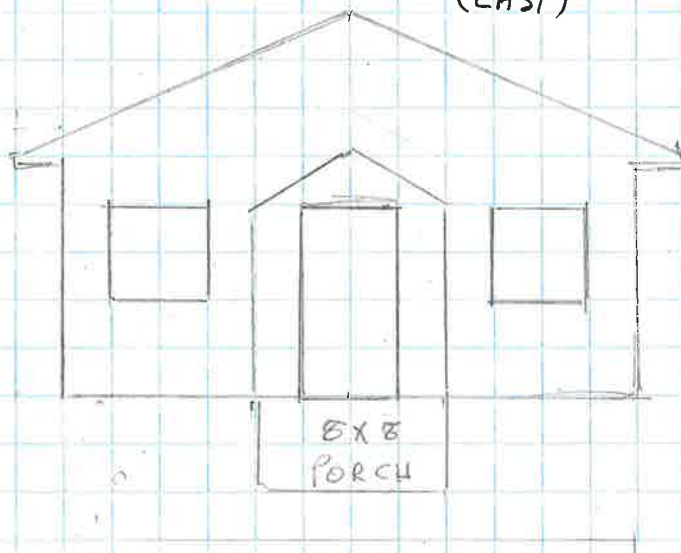
REAR VIEW (WEST ALLEY)

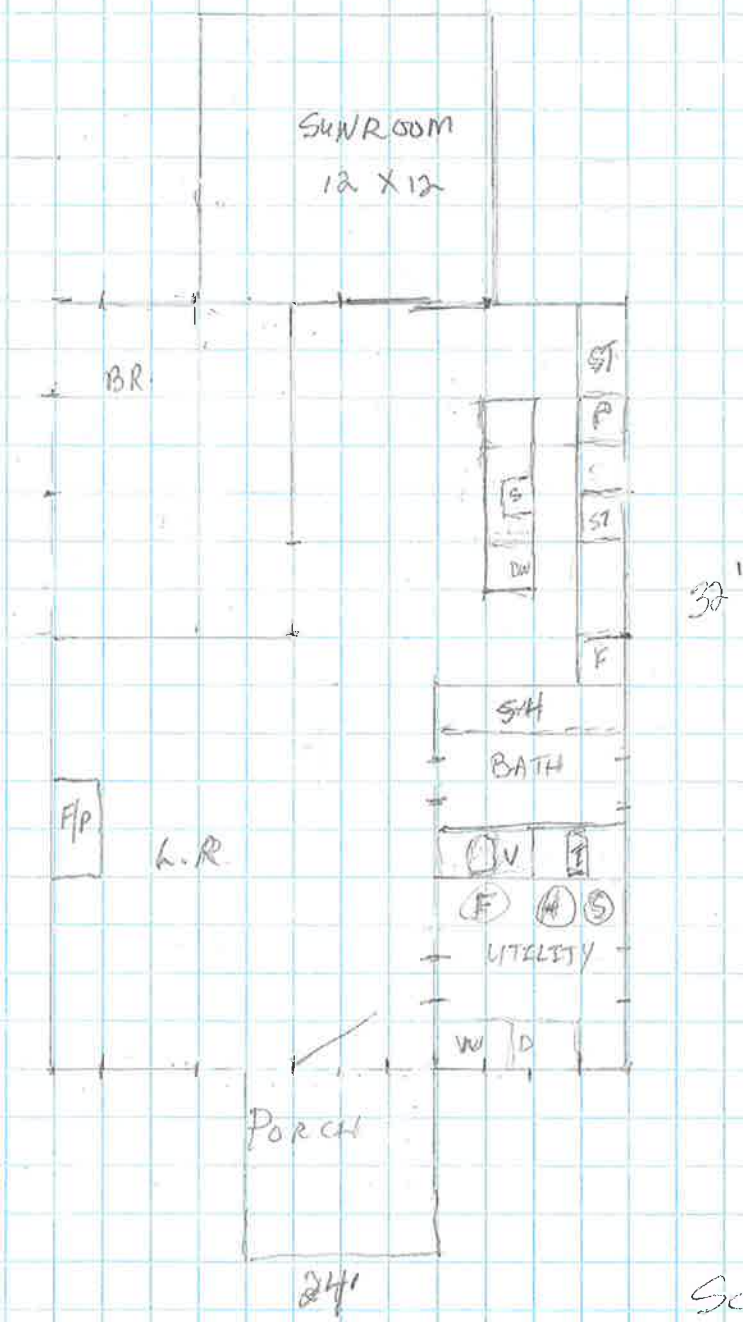
+ SUN ROOM 12' X 12'





FRONT VIEW (TWIN CITIES DR.)
(EAST)





SCALE 1 SQ = 2"



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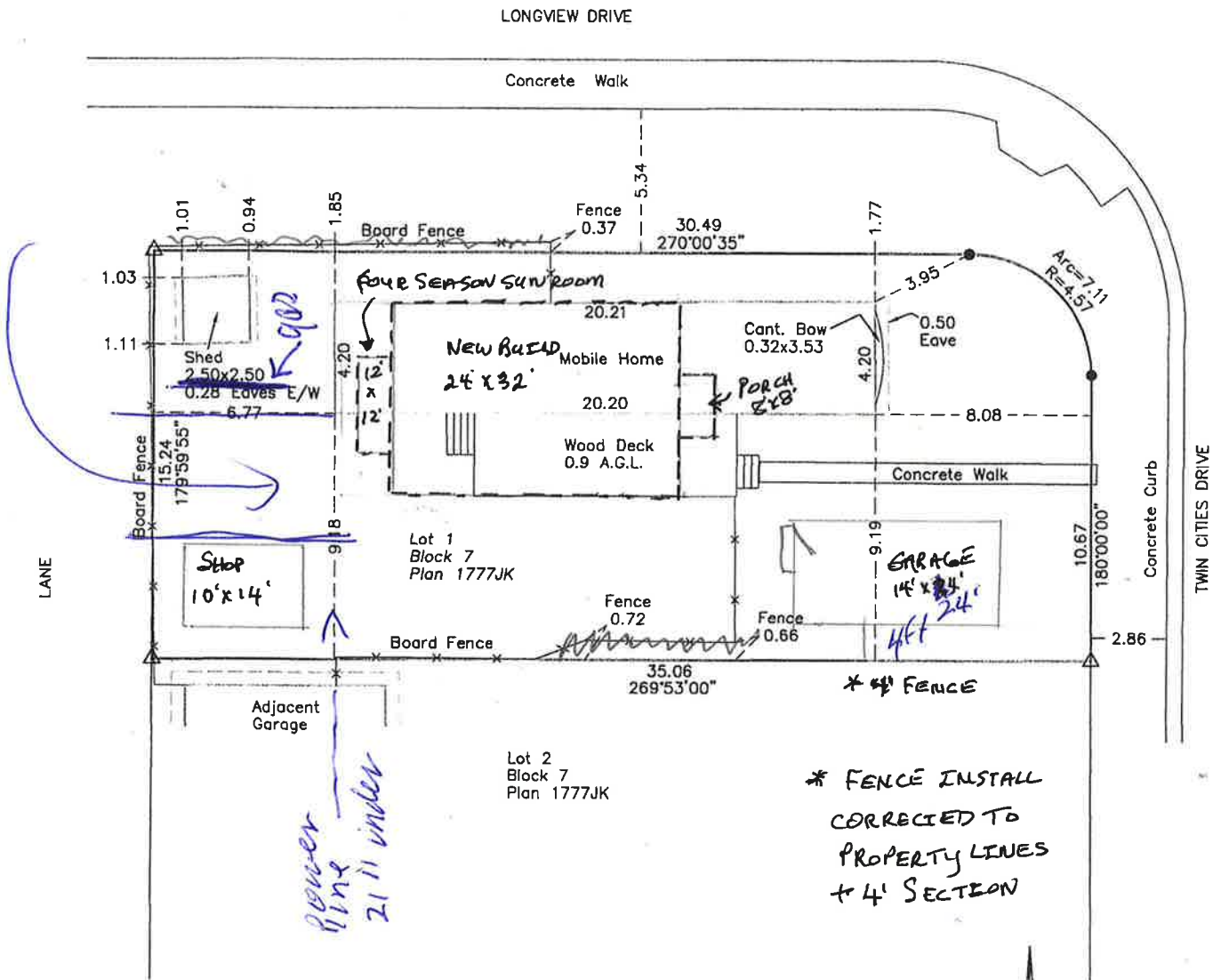
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