

MUNICIPAL PLANNING COMMISSION

AGENDA

April 11, 2013

8:45 A.M. - TOWN OFFICE – Meeting Room

1. Call to Order
2. Additions to the Agenda
3. Approval of Agenda
4. Confirmation of the October 31, 2012 MPC Meeting Minutes
5. Business Arising from the Minutes
6. **Development Application:** 2700-2013
Applicant: Tim & Felisa Berry
Legal: Lot 8A, Block 5, Plan 8120341
Municipal: 5906 – 52 Avenue
Proposed Development: Basement Suite
8. Adjournment

**MINUTES OF THE MUNICIPAL PLANNING COMMISSION MEETING
October 31, 2012**

Present:

Councillors Al Campbell, Darcy Bachman and Malcolm Fischer and Planning & Development Officer Leann Graham, and Planning & Development Clerk Dara Hallett

1. **Call to Order:** Chairman Al Campbell called the meeting to order at 8:45 a.m.

2. **Approval of Agenda/Additions**

Moved by Councillor Darcy Bachman to accept the agenda as presented.

MOTION CARRIED
Unanimous

3. **Confirmation of the September 12, 2012 MPC Meeting Minutes**

Moved by Councillor Malcolm Fischer that the Minutes of the September 12, 2012 MPC meeting be approved as presented.

MOTION CARRIED
Unanimous

4. **Business Arising**

None.

5. **Development Application:** 2680-2012
Applicant: Streamwood Construction Inc.
Legal: Lot 7 & 8, Block 20, Plan 0729463
Municipal: 4014 & 4016 – 68 Street
Proposed Development: Fourplex

Planning & Development Officer Leann Graham reviewed the report as follows:

General:

The applicant is proposing to develop a fourplex at 4014 & 4016 – 68 Street in the meadowlands area. The proposed fourplex meets all setback requirements of the R2 land use district. A fourplex is listed as a discretionary use in the R2 land use district and therefore requires approval from Municipal Planning Commission.

Alternatives:

- Defeat the application stating reasons.
- Approve the application with additional conditions

Recommendation:

That The Municipal Planning Commission approves this application subject to the following conditions:

1. The applicant must comply with all the provisions of the Town Of Stettler Land Use Bylaw #2018-11.
2. The owner is responsible for the cost and repair of any damage to public property or works located thereon that may occur as a result of undertaking work regulated by the Alberta Building Code.
3. Compliance with the provisions of Land Use Bylaw #2018-11 does not exempt the applicant from compliance with any provincial, federal, or other municipal legislation;
4. The proposed development (Fourplex) shall be located in accordance with the approved plan;

5. The applicant shall arrange for and obtain approval for compliance with the current Alberta Building Code.
6. The applicant must provide four off street parking stalls to accommodate each dwelling unit.
7. The applicant must provide separate utility services to each unit to the satisfaction of the Town of Stettler's Public Works department.
8. Landscaping must be completed by the end of the first growing season following approval.
9. The applicant must ensure the finished grade of the development does not affect adjacent properties.
10. It is the owner/applicant's responsibility to ensure that lot grading and drainage are compliant with Section 51 of the Town Of Stettler Land Use Bylaw #2018-11;

Discussion

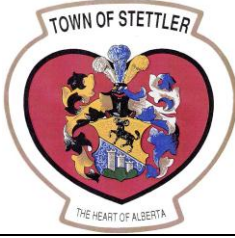
Planning & Development Officer Leann Graham indicated the applicant is proposing to develop a fourplex at 4014 & 4016 – 68 Street in the meadowlands area. The proposed fourplex meets all setback requirements of the R2 land use district. A fourplex is listed as a discretionary use in the R2 land use district and therefore requires approval from Municipal Planning Commission.

Councillor Malcolm Fischer questioned if the location was just south of the existing duplexes. Planning & Development Officer Leann Graham confirmed. Councillor Darcy Bachman asked if there would be any unforeseen problems in the future. Planning & Development Officer Leann Graham indicated that there would not be any concerns in the future with the development since the proposed fourplex currently meets all setback requirements of the R2 land use district and is compliant with the Town of Stettler's Land Use Bylaw.

Councillor Malcolm Fischer made a motion to approve the application as presented.

MOTION CARRIED
UNANIMOUS

Adjournment: The meeting adjourned at 8:50 a.m. on a motion by Councillor Darcy Bachman



Request For Decision

Agenda Item:

Issue:

Development Permit Application 2700 - 2013
Applicant: Time & Felisa Berry
Proposed Lot 8A , Block 5, Plan 8120341
Municipal: 5906 – 52 Avenue
Development: Basement Suite

Recommendation:

That the Municipal Planning Commission approve this application subject to the following conditions:

1. The applicant must comply with all the provisions of the Town Of Stettler Land Use Bylaw #2018-11.
2. The owner is responsible for the cost and repair of any damage to public property or works located thereon that may occur as a result of undertaking work regulated by the Alberta Building Code.
3. Compliance with the provisions of Land Use Bylaw #2018-11 does not exempt the applicant from compliance with any provincial, federal, or other municipal legislation;
4. The proposed development (Basement Suite) shall be located in accordance with the approved plan;
5. The applicant shall arrange for and obtain approval for compliance with the current Alberta Building Code.
6. The applicant must provide four off street parking stalls to accommodate each dwelling unit.
7. The applicant must ensure the finished grade of the development does not affect adjacent properties.

IMPLICATIONS OF RECOMMENDATION

General:

The existing property currently consists of a single family dwelling. The applicant is proposing to renovate and add a basement suite as an additional dwelling. The proposed basement suite will have a separate entrance as required by the Town of Stettler's Land Use Bylaw and the applicant is required to provide 4 off street parking stalls to accommodate 2 stalls/dwelling unit.

The applicant will be required to ensure the basement suite is built to the current Alberta building Code standards, including proper fire separation between units, hard wired fire alarms, separate heating systems, proper egress from basement windows, etc.

The proposed development is located in a R2: General Residential Land Use District and as such the basement suite is considered a discretionary use.

BACKGROUND

Legislation and Policy:

Staff has assessed this application against the provisions outlined in the Town of Stettler Land Use Bylaw.

Other Comments:

Existing Land Use – Single Family Dwelling
Proposed Land Use – Detached Dwelling with Basement Suite

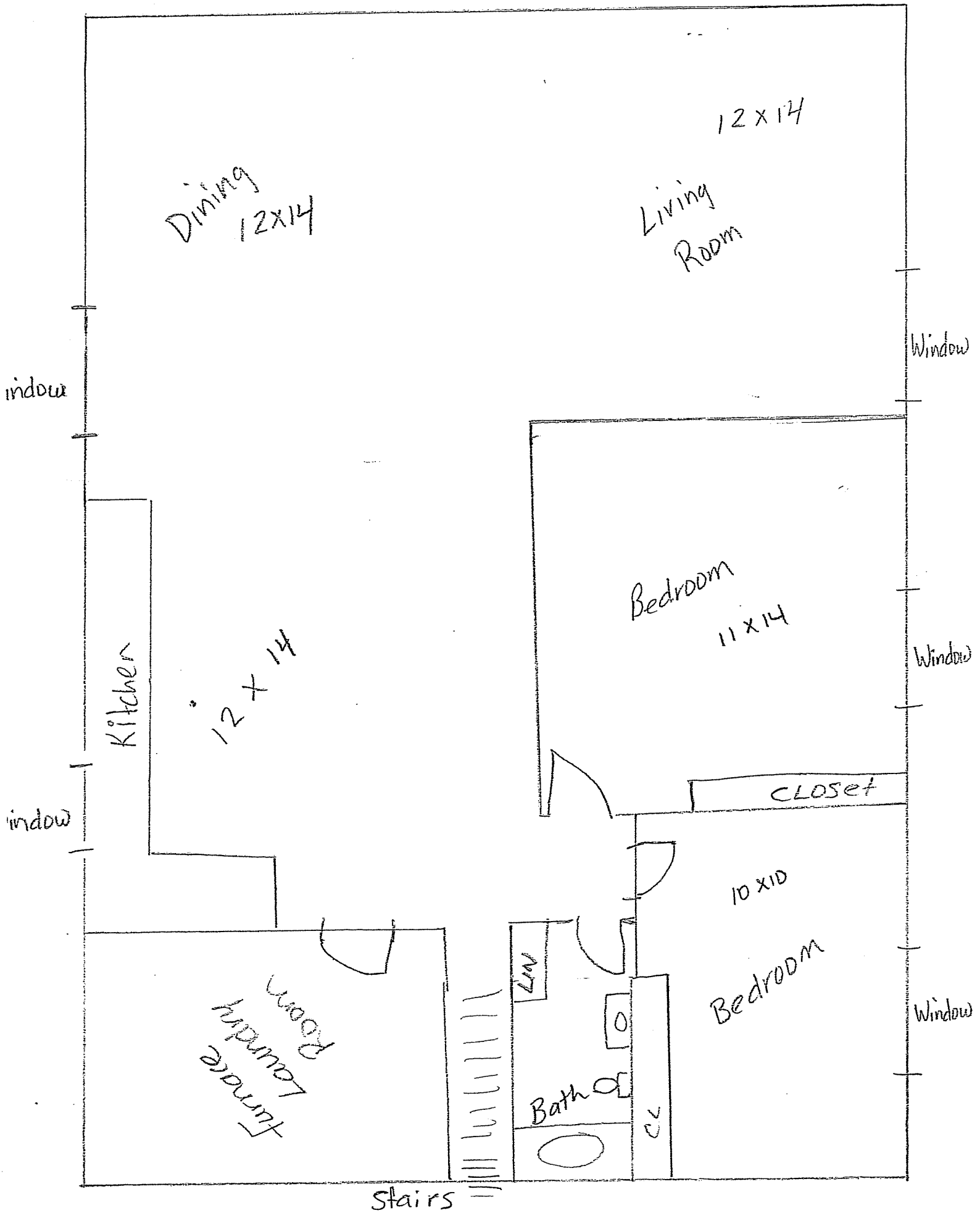
Alternatives:

Defeat the application stating reasons.

Author:

Leann Graham, Planning and Development Officer

Sizes are approximate





2 additional parking stalls

Source: USGS

Source: NASA, NGA, USGS

Source: Esri, i-cubed, USDA, USGS, AEX, GeoEye, Getmapping, Aerogrid, IGN, IGP, and the GIS User Community

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