

MUNICIPAL PLANNING COMMISSION

AGENDA

August 14, 2015

8:45 A.M. - TOWN OFFICE – Board Room

1. Call to Order
2. Additions to the Agenda
3. Approval of Agenda
4. Confirmation of the June 18, 2015 MPC Meeting Minutes
5. Business Arising from the Minutes
6. **Development Application:** 2882-2015
Applicant: Derwin Massey
Legal: Plan 0729463, Block 20, Lot 13 & 14
Municipal: 4026 & 4028 – 68 Street
Proposed Development: Fourplex
7. Adjournment

**MINUTES OF THE MUNICIPAL PLANNING COMMISSION MEETING
June 18, 2015**

Present:

Councillors Al Campbell, Will Brown, Darcy Bachman, Contract Planning & Development Officer Dave Dittrick and Planning and Operations Clerk Angela Stormoen.

1. **Call to Order:** Chairman Al Campbell called the meeting to order at 9:03 am.

2. **Approval of Agenda/Additions**

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

MOTION CARRIED

Unanimous

3. **Confirmation of the June 9, 2015 MPC Meeting Minutes**

Moved by Councillor Will Brown that the Minutes of the June 9, 2015 MPC meeting be approved as presented.

MOTION CARRIED

Unanimous

4. **Business Arising**

None.

5. **Development Application:** 2875-2015

Applicant: Josh Huraj

Legal: Lot 19, Block 60, Plan 5847HW

Municipal: 4611 – 54 Street

Proposed Development: Relocate Accessory Building

A report prepared by the Planning & Development Officer Dave Dittrick was reviewed as follows:

General:

The applicant is proposing to relocate an accessory building (garage) from a neighbours yard to this location.

The Land Use Bylaw is silent with respect to the relocation of existing accessory buildings within the Town to another location within the Town.

This accessory building appears suitable for relocation. The applicant will be required to obtain a building permit for this garage, which will ensure that the end result will be in compliance with the Safety Codes Act.

Alternatives:

- Defeat the application, stating reasons.

Recommendation:

That the Municipal Planning Commission consider approval of this application subject to the following conditions:

1. The owner/applicant must ensure the proposed development (Relocated Accessory Building) shall be located in accordance with the approved plan;
2. The owner/applicant must comply with all the provisions of the Town of Stettler Land Use Bylaw 2060-15;
3. The owner/applicant shall ensure that street access for the accessory building is approved by the Town of Stettler's Director of Operational Services. All costs associated with access construction shall be borne by the owner/applicant; and
4. Compliance with the provisions of Land Use Bylaw does not exempt the owner/applicant from compliance with any provincial, federal, or other municipal legislation;

Discussion

Councillor Darcy Bachman made a motion to accept the application as presented.

6. **Development Application:** 2876-2015
Applicant: Karen Sernecky
Legal: Lot 4A, Block 7, Plan 7922458
Municipal: 4708 – 41 Street
Proposed Development: Change in Use (Gymnastics Studio)

A report prepared by the Planning & Development Officer Dave Dittrick was reviewed as follows:

General:

The applicant is proposing to rent an industrial building to accommodate a gymnastics studio.

The Industrial Land Use District does not accommodate recreational facilities such as this. These facilities are allowed within the Public Use and Commercial Districts.

Alternatives:

- Defeat the application, stating reasons.

Recommendation:

That the Municipal Planning Commission consider approval of this application subject to the following conditions:

1. The gymnastics studio is considered to be a "similar use" to a listed discretionary use (public use), within the I Industrial District.
2. That the owner/applicant must comply with all the provisions of the Town of Stettler Land Use Bylaw 2060-15; and
3. Compliance with the provisions of Land Use Bylaw does not exempt the owner/applicant from compliance with any provincial, federal, or other municipal legislation;

Discussion

Councillor Will Brown made a motion to accept the application as presented.

MOTION CARRIED
UNANIMOUS

Adjournment: The meeting adjourned at 9:12 a.m. on a Motion by Councillor Darcy Bachman.

Issue:

Development Permit Application: 2882-2015
Applicant: Derwin Massey
Legal: Plan 0729463 Block 20 Lots 13&14
Civic: 4026-4028 – 68 Street
Proposed Development: Fourplex

Recommendation:

That the Municipal Planning Commission consider approval of this application subject to the following conditions:

1. The owner/applicant must comply with the provisions of the Town of Stettler Land Use Bylaw 2060-15;
2. The owner/applicant is responsible for the cost and repair of any damage to public property or works located thereon that may result of undertaking work regulated by the Alberta Building Code;
3. Compliance with the provisions of Land Use Bylaw 2060-15 does not exempt the applicant from compliance with any provincial, federal, or municipal legislation;
4. The owner/applicant must ensure the proposed development (Fourplex) shall be located in accordance with the approved plan;
5. The owner/applicant shall ensure that the driveway and lane access construction to the fourplex is approved by the Town of Stettler's Director of Operational Services;
6. The owner/applicant shall ensure that all water, sanitary, and storm connections are approved by the Town of Stettler's Director of Operational Services;
7. 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 2060-15;
8. The owner/applicant must obtain a building permit for this development.

IMPLICATIONS OF RECOMMENDATION

General:

The applicant is proposing to construct a fourplex on 68 Street in Meadowlands.

The applicants' site plan indicates the following:

- Proposed dwelling meets all property setback and land use bylaw requirements;
- Parcel coverage is 40%, which is significantly less than the 50% site coverage allowed within the district;
- Two parking stalls will be provided in the front of the dwelling, and six parking stalls will be provided in the rear of the dwelling.

Legislation and Policy:

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

The fourplex is considered to be a discretionary uses within the Residential General Land Use District.

The application is before the Municipal Planning Commission because it:

1. Any dwelling other than a single detached or duplex shall be vetted to the MPC to ensure compatibility with the neighbourhood.

Other Comments:

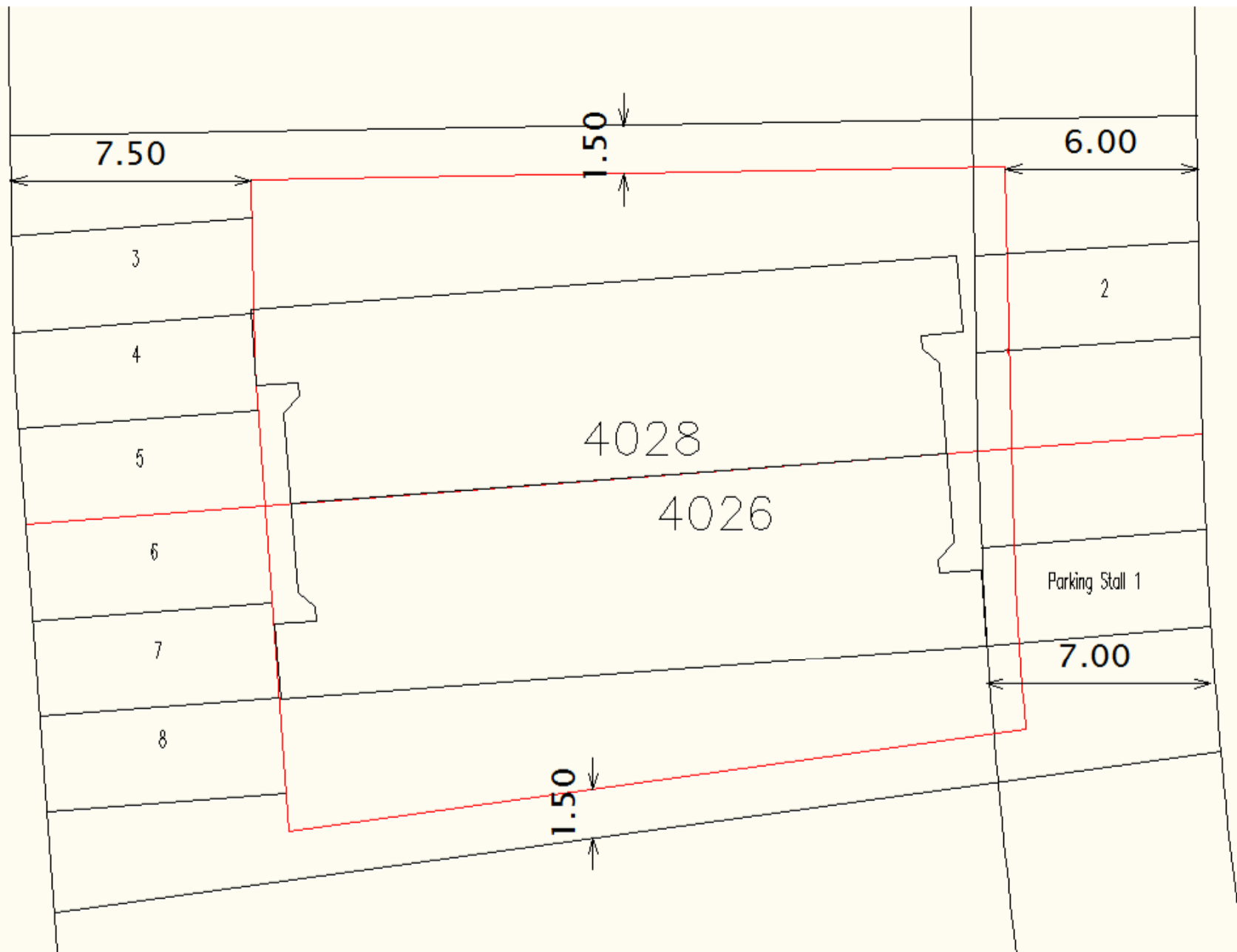
Administration has worked with the applicant to come up with a proposal that will fit into the neighbourhood. Having a majority of the parking in the rear will be compatible with the neighbouring affordable housing duplexes to the north of the property, and having a double driveway in the front will make the dwelling compatible with other driveways on 68 Street.

Alternatives:

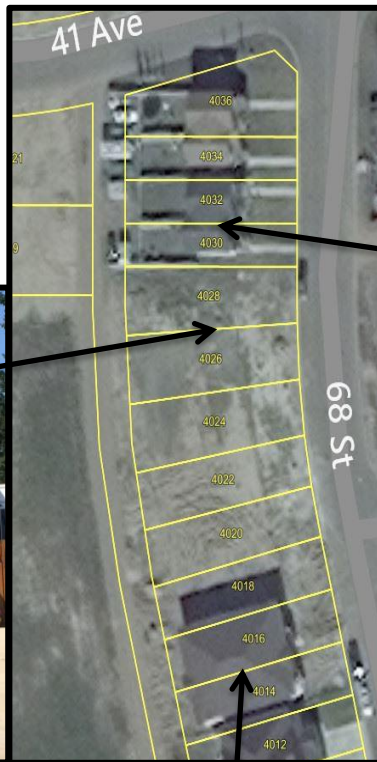
Defeat the application, stating reasons.

Author:

Dave Dittrick, Contract Development Officer



Proposed Fourplex



Existing
(4030 & 4032 – 68 Street)



Existing
(4014 & 4016 – 68 Street)