

MUNICIPAL PLANNING COMMISSION

AGENDA

February 27, 2012

8:45 A.M. - TOWN OFFICE – Boardroom

1. Call to Order
2. Additions to the Agenda
3. Approval of Agenda
4. Confirmation of the January 13, 2012 MPC Meeting Minutes
5. Business Arising from the Minutes
6. **Development Application: 2618-2012**
Applicant: Ann Pfeil
Legal: Lot 26, Block 4, Plan 7722835
Municipal: 6005 – Spruce Drive
Proposed Development: Replacement of Mobile Home
9. Adjournment

**MINUTES OF THE MUNICIPAL PLANNING COMMISSION MEETING
January 13, 2012**

Present:

Councillors Malcolm Fischer, Al Campbell and Steven Wildeboer, Planning & Development Officer Leann Graham, and Planning & Development Clerk Dara Green

1. **Call to Order:** Chairman Al Campbell called the meeting to order at 8:40 a.m.

2. **Approval of Agenda/Additions**

Moved by Councillor Malcolm Fischer to accept the agenda as presented.

MOTION CARRIED

Unanimous

3. **Confirmation of the December 19, 2011 MPC Meeting Minutes**

Moved by Councillor Steven Wildeboer that the Minutes of the December 19, 2011 MPC meeting be approved as presented.

MOTION CARRIED

Unanimous

4. **Business Arising**

None.

5. **Development Application: 2613-2012**

Applicant: Echo Ridge Homes Ltd.

Legal: Lot 4, Block 58, Plan 4708HW

Municipal: 4716 – 52 Street

Proposed Development: Renovation and Addition to Existing Single Family Dwelling and New Basement Suite

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

General:

The existing property currently consists of single family dwelling. The applicant is proposing to renovate and add a 12 x 12 square foot addition to the main floor as well as provide an additional dwelling in the form of a basement suite. 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 provide 4 off street parking stalls to accommodate 2 stalls/dwelling unit.

The applicant will be required to ensure the proposed renovation, addition and basement suite / are 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.

Alternatives:

- Defeat the application stating reasons.

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 (Renovation and addition to an existing Single Family Dwelling and new 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 provide separate utility services to each unit to the satisfaction of the Town of Stettler's Public Works department.
8. The applicant must ensure the finished grade of the development does not affect adjacent properties.

Discussion

Planning & Development Officer Leann Graham indicated the applicant is proposing to renovate and add a 12 x 12 square foot addition to the main floor as well as provide an additional dwelling in the form of a basement suite. 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 provide 4 off street parking stalls to accommodate 2 stalls/dwelling unit.

The applicant will be required to ensure the proposed renovation, addition and basement suite / are 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.

Councillor Malcolm Fischer questioned under whom's discretion was the definition of discretionary use for. Chairman Al Campbell indicated the discretion is of the Municipal Planning Commission.

Chairman Al Campbell questioned if all basement suite submissions had to be taken to an MPC Meeting and if there is a corresponding bylaw for this type of application. Planning & Development Officer Leann Graham indicated that there is no specific bylaw for basement suites but that it forms part of the Land Use Bylaw. Councillor Malcolm Fischer questioned how this application was different from the previous basement suite application in the R1: Residential Low Density District. Planning & Development Officer Leann Graham indicated that the previous application was to amend the Land Use Bylaw to have the zoning of the property changed to allow the use of a basement suite. Chairman Al Campbell asked if amendments to the Land Use Bylaw could be appealed. Planning & Development Officer Leann Graham confirmed that any amendment to the Land Use Bylaw could be appealed through the Subdivision Appeal Board.

Councillor Steven Wildeboer asked what the implications of approving the application were and if the applicant could build a triplex or a fourplex in the future. Planning & Development Leann Graham stated that any change or alteration to the building would require additional permits and review. Councillor Steven Wildeboer questioned what the parcel coverage was in the residential general district. Planning &

Development Officer Leann Graham replied that all residential general district lots have a parcel coverage of 50%. With the lot being 6000 sq ft, there is plenty of room for additional development.

Councillor Malcolm Fischer questioned if there were any other provisions related to developing a basement suite with the R2: Residential General Zoning. Planning & Development Officer Leann Graham indicated that since the zoning was general residential, the area can accommodate a variety of different housing throughout Town. Chairman Al Campbell mentioned that Council always has the option to perform a review of the zoning regulations in the Land Use Bylaw at a later date if required.

Councillor Steven Wildeboer made a motion to approve the application as presented.

MOTION CARRIED
Unanimous

Adjournment: The meeting adjourned at 8:51 a.m. on a motion by Councillor Malcolm Fischer.



Request For Decision

Agenda Item:

Issue:

Development Permit Application: 2618-2012
Applicant: Ann Pfeil
Legal: Lot 26, Block 4, Plan 7722835
Civic: 6005 – Spruce Drive
Proposed Development: Replacement of Mobile Home

Recommendation:

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

1. The applicant must comply with all the provisions of the Town Of Stettler Land Use Bylaw.
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 current Alberta Building Code
3. Compliance with the provisions of Land Use Bylaw does not exempt the applicant from compliance with any provincial, federal, or other municipal legislation;
4. The proposed development (Mobile Home) shall be located in accordance with the approved plan;
5. The applicant must provide two off street parking stalls in accordance with the requirements of the Land Use Bylaw.
6. The applicant shall arrange for and obtain approval for compliance with the current Alberta Building Code.
7. The applicant must provide services to the mobile home to the satisfaction of the Town of Stettler's director of Operations.
8. The applicant will have to ensure that the final grade of the development does not affect neighboring parcels.

IMPLICATIONS OF RECOMMENDATION

General:

The applicant is proposing to replace an existing mobile home at 6005 Spruce Drive with a 2011 model. The 2011 mobile is considered a permitted use in the R3: Mobile Home Land Use District as it is within eight years of age from the date of application. Based on the photos submitted by the applicant the mobile home will not detract but enhance the aesthetics of the neighborhood.

Access to the property is from Spruce Drive, and the property has sufficient space to meet the Land Use Bylaw parking requirement of two off street parking stalls as there is an existing garage and a drive way(see attached RPR).

Based on the length of the new mobile home (23.2 m) the applicant requires a variance in the rear yard of 1.48 meters and based on the 1.52 meter right of way in the rear yard a front yard variance of 0.21 meters to accommodate the new mobile home.

Key Issues:

The existing mobile is 20.25 meters long while the proposed new mobile is 23.2 meters long and therefore requires a front a rear yard variance for approval.

Legislation and Policy:

Staff has assessed this application against the provisions outlined in the Town of Stettler Municipal Development Plan where the goals of said documents have been maintained in compliance with the Land Use Bylaw, other than key issues mentioned above.

Development Review:

Requirements pertaining to the proposed development are regulated under Schedule B and Schedule C of the Land Use Bylaw as follows:

- Minimum Front Yard – 6 meters required – proposed 5.79 (requires 0.21 meter variance)
- Minimum Side Yard –1.5 meters required– Proposed 1.5 meters and 12.01 meters
- Minimum Rear Yard – 3 meters required – proposed 1.52 meters (requires a 1.48 meter variance)
- Maximum Parcel Coverage – 35% coverage – proposed 29%

Other Comments:

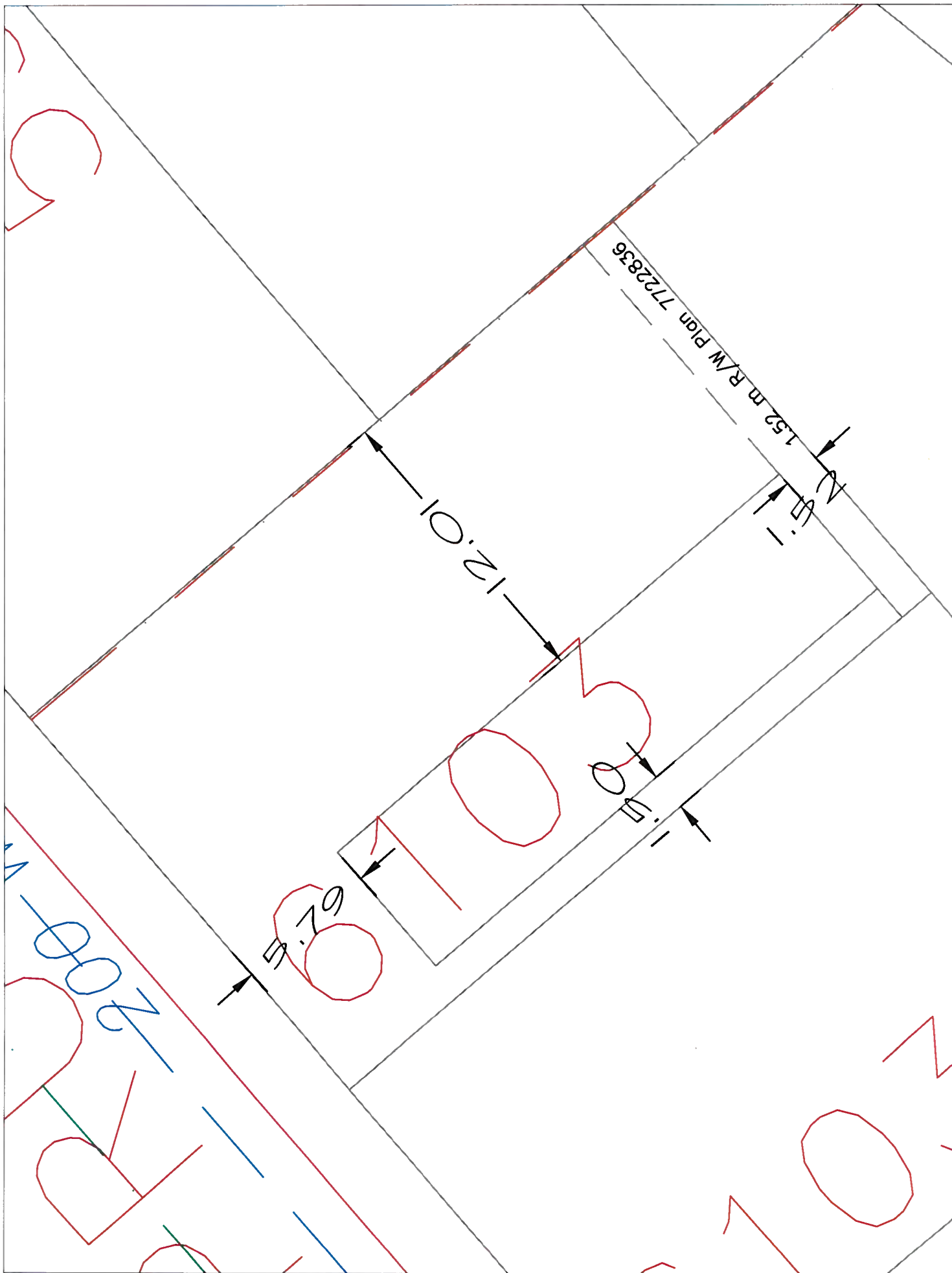
Existing and proposed land use – R3A Mobile Home Subdivision

Alternatives:

Defeat the application, stating reasons.

Author:

Leann Graham, Planning & Development Officer



1.52 m R/W Plan 7722836

12:01

61.5

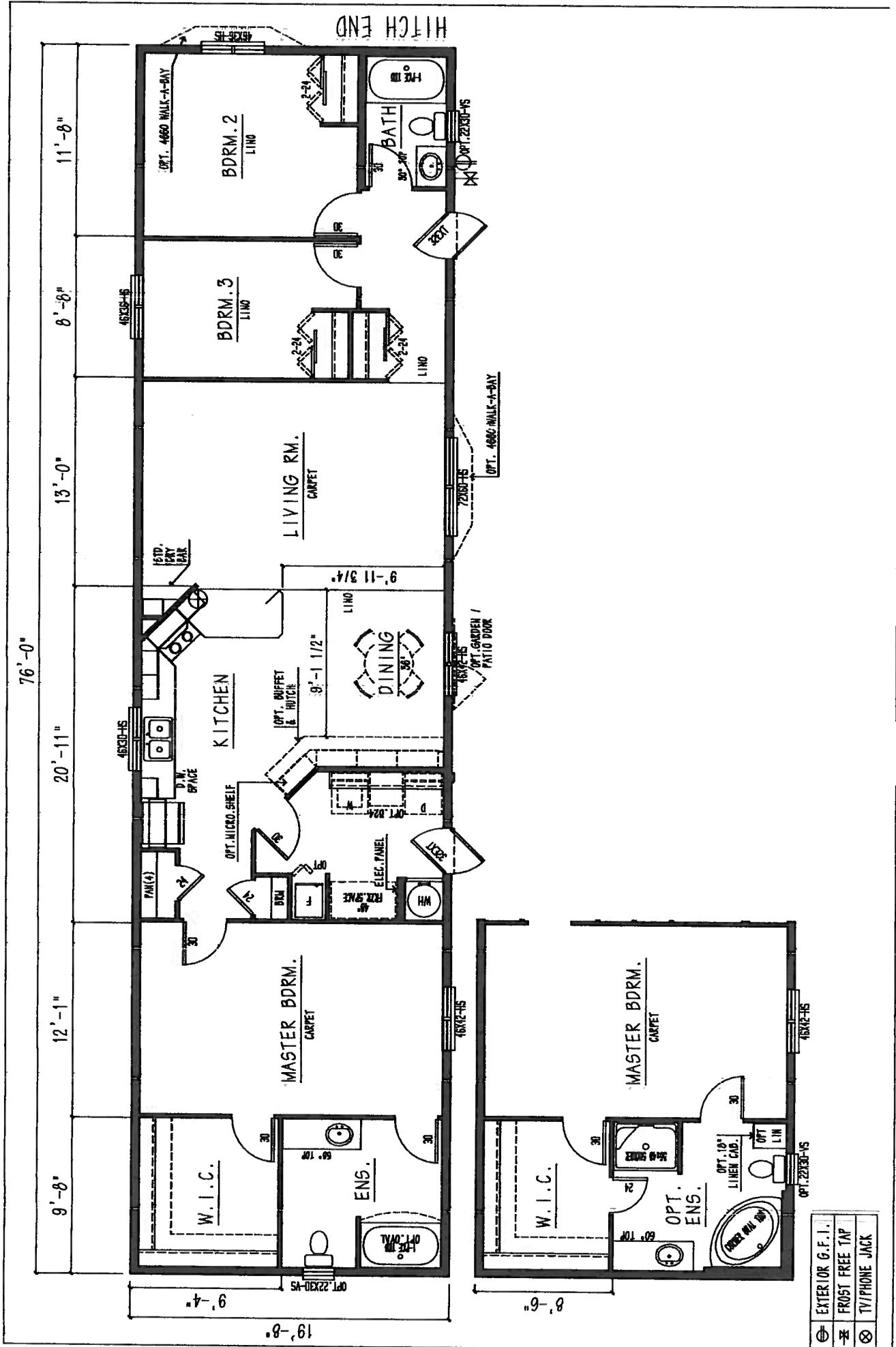
200

1:50

1:10





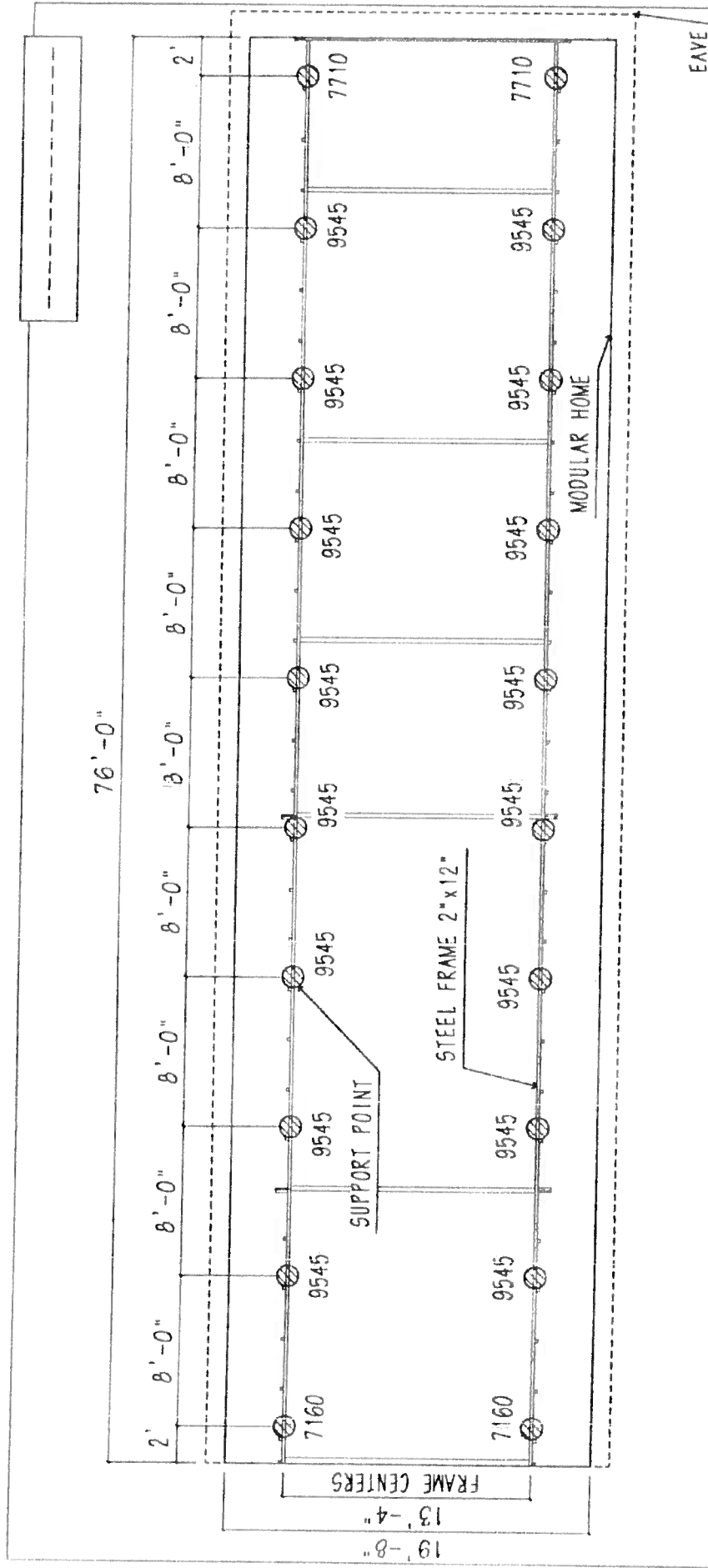


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|----------------|
| MRD2076-205-10 |
| SALES DRAWING |
| 2010-09-23 |
| N. T. S. |

TRIPLE M HOUSING

TRIPLE M HOUSING LTD. HAS AN UNSURPASSED COMMITMENT TO PRODUCT QUALITY AND INNOVATION. IN ORDER TO MEET MARKET DEMANDS TRIPLE M RESERVES THE RIGHT TO MODIFY PLANS AND/OR SPECIFICATIONS AT ANY TIME WITHOUT NOTICE. DUE TO PROVINCIAL, STATE AND/OR OTHER DESIGN REQUIREMENTS SOME VARIANCE IN STANDARD FEATURES MAY OCCUR. **SOME ITEMS SHOWN MAY BE OPTIONAL.

- ⊕ EXTERIOR G.F.I.
- ⊖ FROST FREE TAP
- ⊗ TV/PHONE JACK



FOUNDATION NOTES

- [1]. EACH SUPPORT POINT INDICATES THE TOTAL LOAD CALCULATED AS FOLLOWS:

| | |
|---|--------------------------|
| DEAD LOAD OF STRUCTURE..... | 40 LB/FT ² |
| FLOOR LIVE LOAD (MAXIMUM)..... | 40 LB/FT ² |
| ROOF DESIGN LOAD-- | |
| [55% G5L (61.0 LB/FT ²) + | |
| 100% RL (2.1 LB/FT ²)]..... | 35.7 LB/FT ² |
| CALCULATED DESIGN LOAD..... | 115.7 LB/FT ² |
- [2.] MAX. CALCULATED LOAD PER SUPPORT POINT 9 545 LBS.
- [3.] THIS DRAWING INDICATES FOUNDATION SIZING AND MAXIMUM SUPPORT SPACING ONLY. FOUNDATION MUST BE DESIGNED TO SUIT LOCAL CONDITIONS AND DESIGN LOADS SHOWN.
- [4]. BLOCKING AND TIE-DOWNS MUST CONFORM TO THE REQUIREMENTS OF CSA-Z240.10.1-08 SITE PREPARATION, FOUNDATION, AND ANCHORAGE OF MOBILE AND MODULAR HOMES.
- [5]. PROVIDE COMPACT GRAVEL BASE IF WOOD SUPPORT BLOCKING IS USED.
- [6]. ALL MATERIALS AND DESIGN CRITERIA MUST CONFORM WITH PART 9 OF THE APPLICABLE BUILDING CODE.

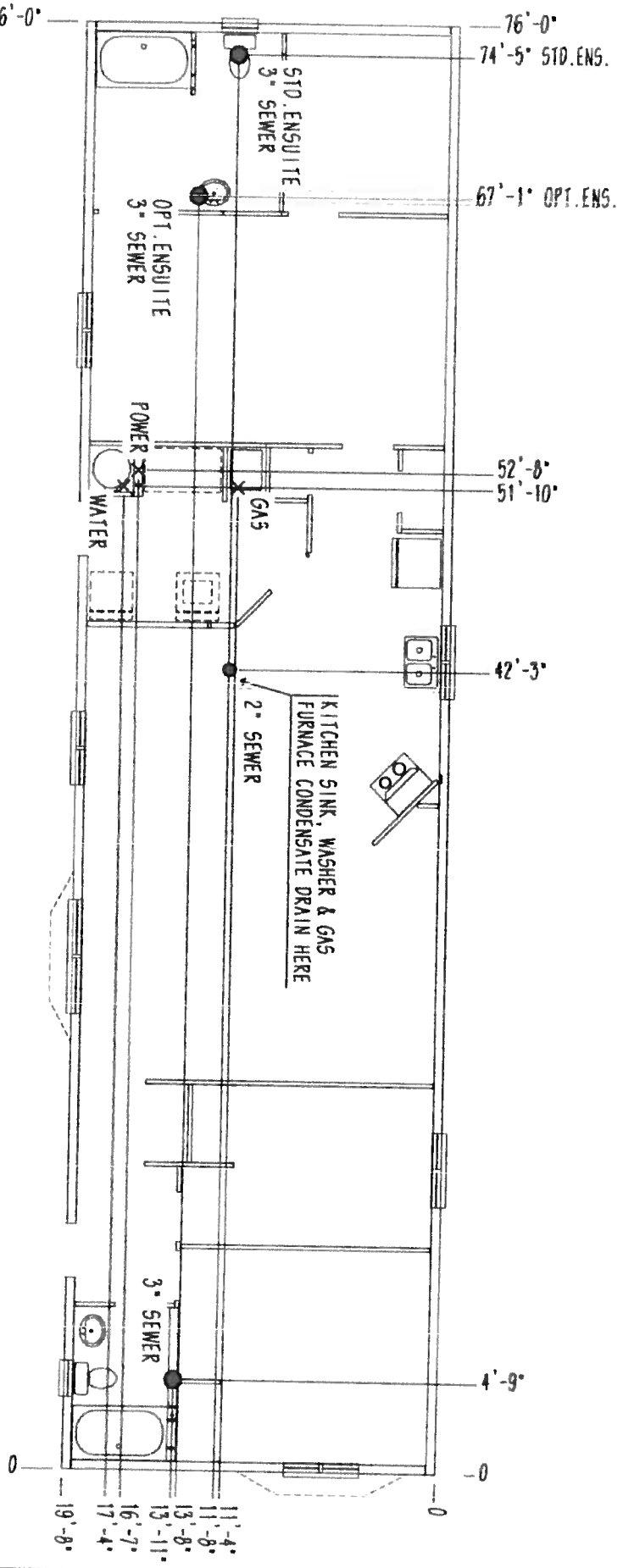
FILE: 01-08-2076-96 p_sheet15fnd-61-13-6w

13'-6" WIDE STEEL FRAME

| | | |
|---|---------------------|--------------------------|
| DATE: 0008-11-18 | SCALE: 1/4" = 1'-0" | PROJECT: 951-2076-000-61 |
| | | |
| Triple M Housing Custom Crafted for Life! | | |
| TITLE: FOUNDATION DWG | PROJECT: ST2076-000 | |
| NO: 951-2076-000-61 | | 12C |

DIMENSIONS FOR SERVICE LOCATIONS ARE APPROXIMATE AND MUST BE CONFIRMED ON SITE.

STEEL FRAME UNIT SERVICE DIAGRAM..



| REVISIONS | DATE | BY | APP. |
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Triple M Housing

Classroom Crafted for Life!

MRD2076-205-10

SERVICE DWG

DATE: 10-10-07
SCALE: 1/4" = 1'-0"

1251

MERIDIAN 20' SERIES

Built to the Residential CSA, A-277 standards

CONSTRUCTION STANDARDS

4/12 roof pitch
Residential, maintenance free vinyl siding
30 year fiberglass shingles w/full felt underlayment
Tubular steel frame with hitch
Floor joists: 2 x 10 16" O.C.
Exterior wall sheathing (glued & fastened)
Triple M proprietary exterior wall system
Frost free tap
Dedicated receptacle for heat tape in HWT cavity
¾" floor sheathing (glued & fastened)
8' walls
6 mil vapor barrier
Insulation:
Ceiling: R-34
Floor: R-28
Walls: R-20
½" stippled gyproc ceilings
Vaulted ceiling – living room, dining room,
kitchen & family room
Carbon monoxide/Smoke detectors
Trackless carpet with upgrade underlay in living
room, family room and master bedroom
Quality cushioned linoleum (fully glued & rolled)
Convertible gas furnace with electronic ignition
40 Imperial gallon electric HWT
Plumbed for washer, wired for dryer
Dryer vent installed
100 amp electric service panel
36" front and 32" rear exterior doors with peepholes
Screen doors
Pre-finished interior doors
Illuminated door chime(s)
Carriage light at all exterior doors

DISTINCTIVE STANDARD FEATURES

Low E PVC windows & sills complete w/screens
12" side eave with venting
Decorative shutters around windows (Ft &
curbside)
Pre-finished decorative wall panels with taped
Seams
Straight roof line
Color coordinated décor package complete
with window coverings (mini blinds & valances)
Toggle Switches

MODERN CRAFTED KITCHENS

30" deluxe range with power range hood
18 cubic ft. frost free fridge
Modular cabinets with adjustable shelving
Spacious pantry in kitchen (where applicable)
PVC cabinet doors throughout
Laminate countertops

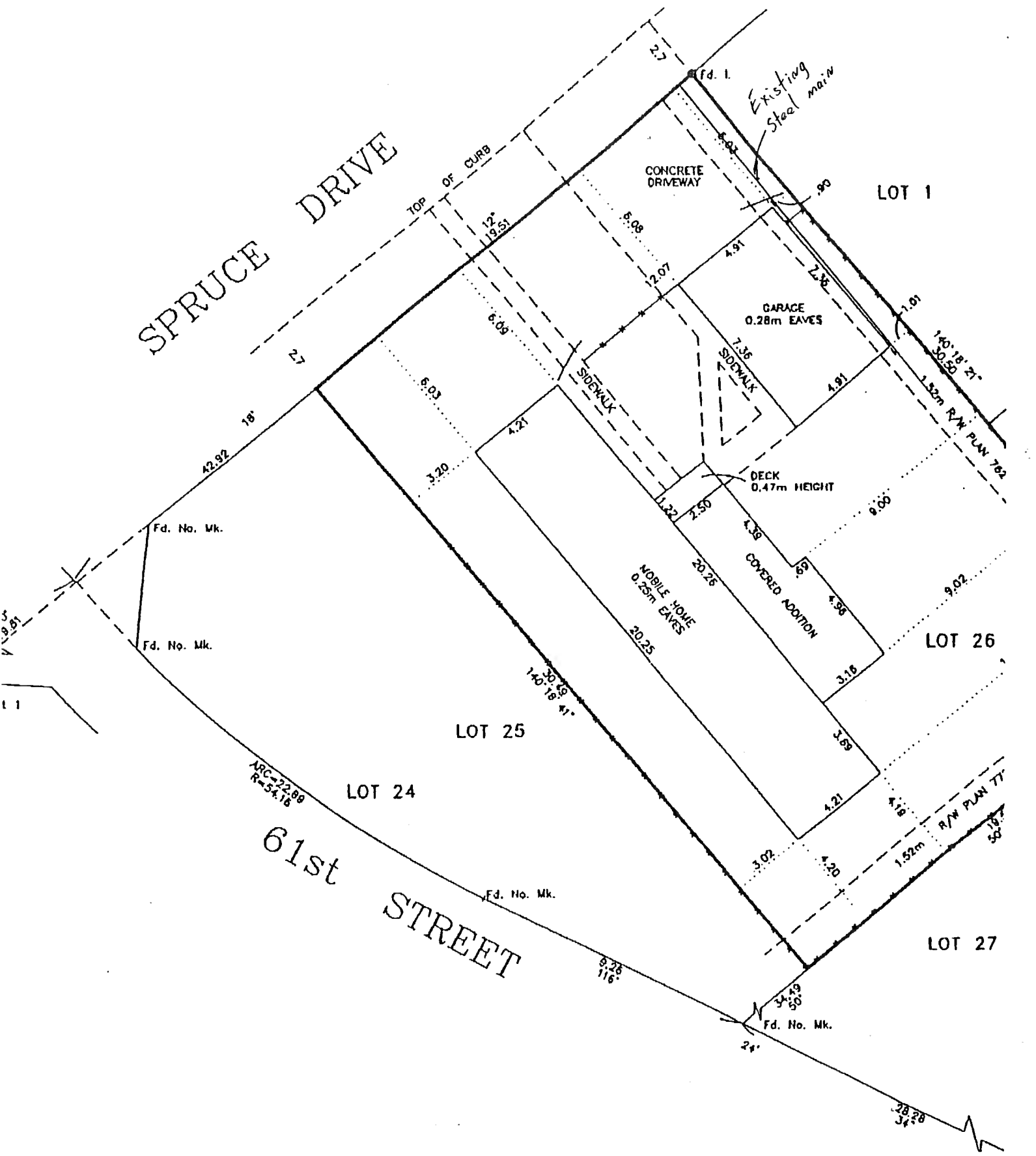
CONTEMPORARY BATHS

De-humidistat on main bath fan, all other fans
on separate switch
1 Piece tub/shower combination in main bath & ens.

OPTIONAL FEATURES

Kitchen island
Patio or garden door
Pebble creek exterior packages
Buffet & hutch
R9 triple glazed argon filled windows
Glass pantry door
Jetting on tubs
Living room wired for ceiling fan with separate
light switch
Stucco Pillars

SPRUCE DRIVE



LOT 1

LOT 26

LOT 25

LOT 24

LOT 27

61st STREET

CONCRETE DRIVEWAY

GARAGE
0.28m EAVES

SIDEWALK

SIDEWALK

DECK
0.47m HEIGHT

MOBILE HOME
0.25m EAVES

COVERED ADDITION

Fd. No. Mk.

Fd. No. Mk.

Fd. No. Mk.

Fd. No. Mk.

140'18" 21"
30.50
1.52m R/W PLAN 762

1.52m R/W PLAN 77

ARC=72.89
R=54.18

28.28
34'

11

24'

24'