

MUNICIPAL PLANNING COMMISSION

AGENDA

January 13, 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 December 19, 2011 MPC Meeting Minutes
5. Business Arising from the Minutes
6. **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
9. Adjournment

**MINUTES OF THE MUNICIPAL PLANNING COMMISSION MEETING
December 19, 2011**

Present:

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

1. **Call to Order:** Chairman Darcy Bachman called the meeting to order at 8:59 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 November 7, 2011 MPC Meeting Minutes**

Moved by Councillor Malcolm Fischer that the Minutes of the November 7, 2011 MPC meeting be approved as presented.

MOTION CARRIED
Unanimous

4. **Business Arising**

None.

5. **Development Application: 2611-2011**

Applicant: Stettler and District Community Adult Learning

Legal: Lot 1-2 and 7-10, Block 56, Plan 9524556

Municipal: 5221 – 46 Street

Proposed Development: Change of Occupancy

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

General:

The applicant is proposing to lease a portion of the Stettler Oil and Gas Facility. The applicant has already had a fire inspection done by the Stettler Regional Fire Department which contained conditions (see attached). Further the applicant will be required to obtain a Safety Codes Inspection to ensure compliance with the current Alberta Building Code.

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 provisions of the Town of Stettler Land use Bylaw #2018-11;
2. 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;
3. The applicant is to ensure compliance with the current Alberta Fire Code and Alberta Building Code.
 - a. The existing site requires an inspection by the Stettler Regional Fire Department,
 - b. The existing site requires an inspection by a Safety Codes Officer,
 - c. The applicant will be required to meet the terms and conditions set out by the Stettler Regional Fire Department and the Safety Codes Officer prior to receiving final occupancy.
4. The applicant must obtain a development permit for any additional signage or change in signage.

Discussion

Planning & Development Officer Leann Graham indicated the applicant is proposing to lease a portion of the Stettler Oil and Gas Facility. The applicant has already had a fire inspection done by the Stettler Regional Fire Department which contained conditions. Further the applicant will be required to obtain a Safety Codes Inspection to ensure compliance with the current Alberta Building Code.

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

MOTION CARRIED
Unanimous

Adjournment: The meeting adjourned at 9:00 a.m. on a motion by Councillor Malcolm Fischer.



Request For Decision

Agenda Item:

Issue:

Development Permit Application 2613 - 2012
Applicant: Echo Ridge Homes
Proposed Lot 4, Block 58, Plan 4708HW
Municipal: 4716 – 52 Street
Renovation and addition to an existing Single Family Dwelling and new 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 (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.

IMPLICATIONS OF RECOMMENDATION

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.

BACKGROUND

Legislation and Policy:

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

Development Review:

Requirements pertaining to the proposed development are regulated under the Land Use Bylaw as follows:

- Minimum Front Yard – required 6.0 m (19 ft.) and existing – 8.10 m (26.56 ft.)
- Minimum Side Yard – required 1.5 m (4.92 ft.) and existing – 1.56 m (5.12 ft.)
- Minimum Side Yard – required 1.5 m (4.92 ft.) and existing– 2.49 m (8.17 ft.)
- Minimum Rear Yard – required 7.5m (24.6 ft.) and proposed – 16.11 m (52.87 ft.)
- Maximum Parcel Coverage – 50 % and proposed – 23%

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



Request For Decision

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Author:

Leann Graham, Planning and Development Officer



ALBERTA LAND SURVEYOR'S REAL PROPERTY REPORT

48TH AVENUE

53'

36.58
LOTS 1&2, BLOCK 58,
PLAN 3049 A.T.

LOT 3, BLOCK 58,
PLAN 4708 H.W.

267°52'45" - 36.58

LOT 4, BLOCK 58,
PLAN 4708 H.W.

LOTS 5-11
BLOCK 58
PLAN 4708 H.W.

36.58

47TH AVENUE

50'

No Mk.'s

20.12

19"

Fd. No Mk.
N.W. corner of
Lot 16, Block 38,
Plan 489 A.P.

52ND STREET

Fd. No Mk.
ASSUMED 177

Fd. No Mk.
S.W. corner of
Lot 12, Block 38,
Plan 913 M.C.



Suite 306, 5033-52nd Street, Lacombe, Alberta T4L 1J1
p:403.782.5358 f:1.888.782.5358 f:403.782.3508
a:administration@newwestgeomatics.com newwestgeomatic

To: Shirley Webb (the "Client")

Re: Lot 4, Block 58, Plan 4708 H.W.,
4716-52nd Street, Town of Stettler, Alberta (the "Prop")

Date of Survey: November 25, 2011

Date of Title Search: November 24, 2011

Certificate of Title #: 932 032 856 (A copy of which is at)

CERTIFICATION:

I hereby certify that this report, and related survey, was prepared performed under my personal supervision and in accordance with the Land Surveyors' Association's Manual of Standard Practice and sup thereto. Accordingly, within those standards and as of the date c lation of the opinion that:

- the plan illustrates the boundaries of the property, the improve as defined in Part D, Section 8.5 of the Alberta Land Surveyor's Association's Manual of Standard Practice, registered easements and rights-of-way affecting the extent of the title to the prop
- the improvements are entirely within the boundaries of the property,
- no visible encroachments exist on the property from any impro situated on an adjoining property,
- no visible encroachments exist on registered easements or rights-of-way affecting the extent of property.

NOTES:

- Distances to building corners are at right angles from property li unless shown otherwise.
- Unless otherwise specified, the dimensions shown relate to the greatest extent of the exterior walls, foundation or footings a
- Eaves are dimensioned to the line of the fascia
- Distances are in metres and decimals thereof.
- Unless shown otherwise, fences are within 0.20 metres of the prc
- Interior fences are not necessarily shown.

PURPOSE:

This report and related plan have been prepared for the benefit of owner, subsequent owners and any of their agents for the purpose conveyance, support of a subdivision application, a mortgage applic submittal to the municipality for a compliance certificate, etc.). C permitted only for the benefit of these parties. Where applicable, easements and utility rights of way affecting the extent of the prop been shown on the attached plan. Unless shown otherwise, proper markers have not been placed during the survey for this report.

The attached plan should not be used to establish boundaries due the risk of misinterpretation or measurement error by the user.

The information shown on this report reflects the status of the pr as of the date of survey only. Users are encouraged to have the Property Report updated for future requirements.

Dated at Lacombe, Alberta.
This 28th day of November, 2011.

Cathy Spratt

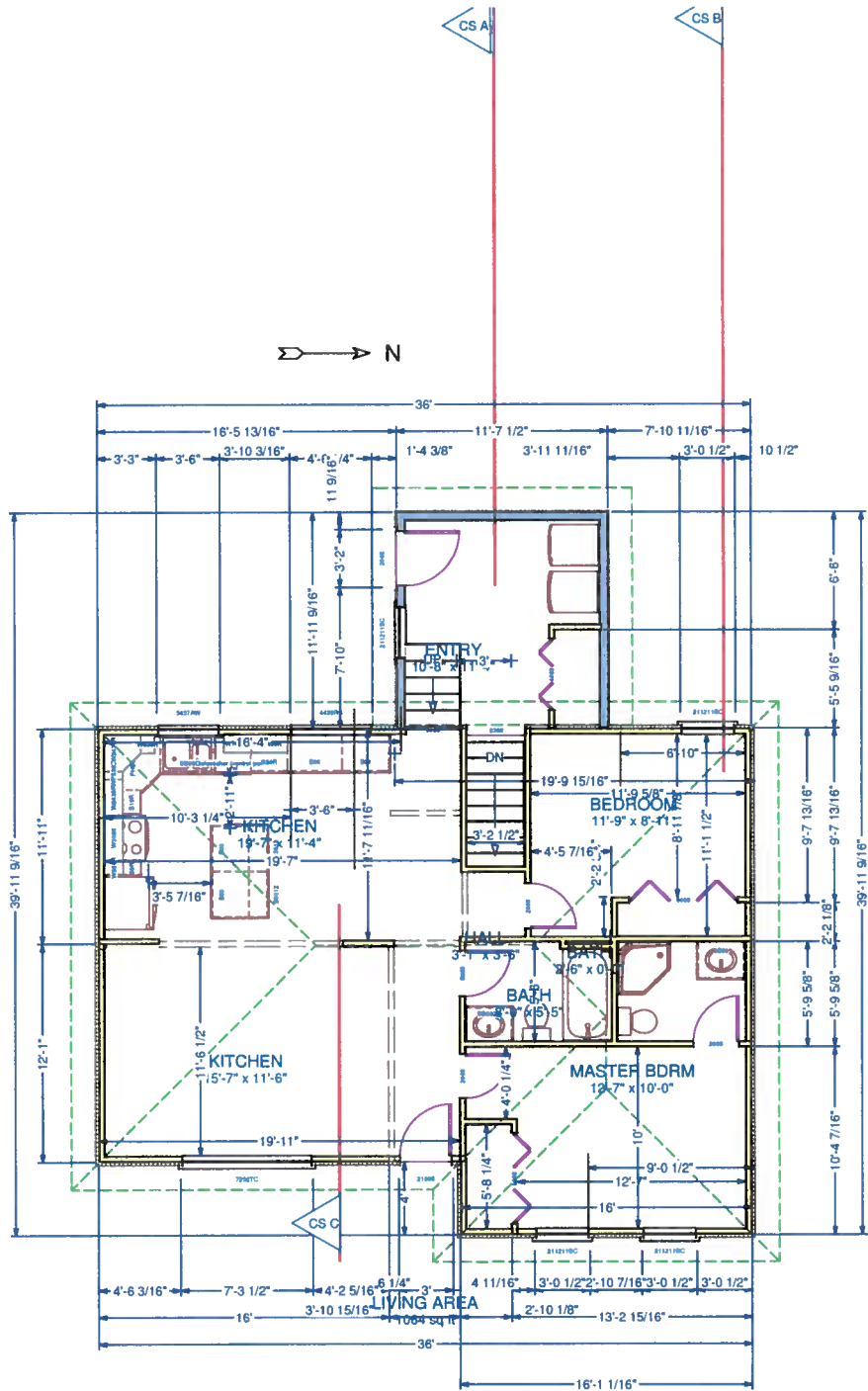
Cathy Spratt, A.L.S.

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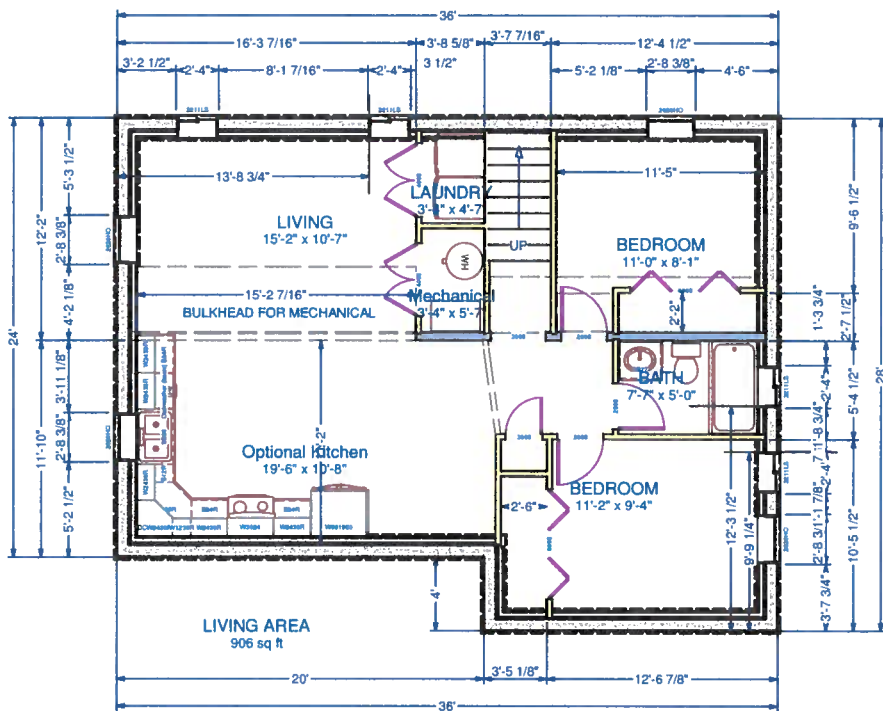
This document is not valid unless it bears an original signature (in blue ink) and a New West Geomatics Ltd. permit stamp.



Scale: 1:250	Drawn By: PH	Chk'd: CS
File No.: RPR-6029	Date: November 28, 2011	



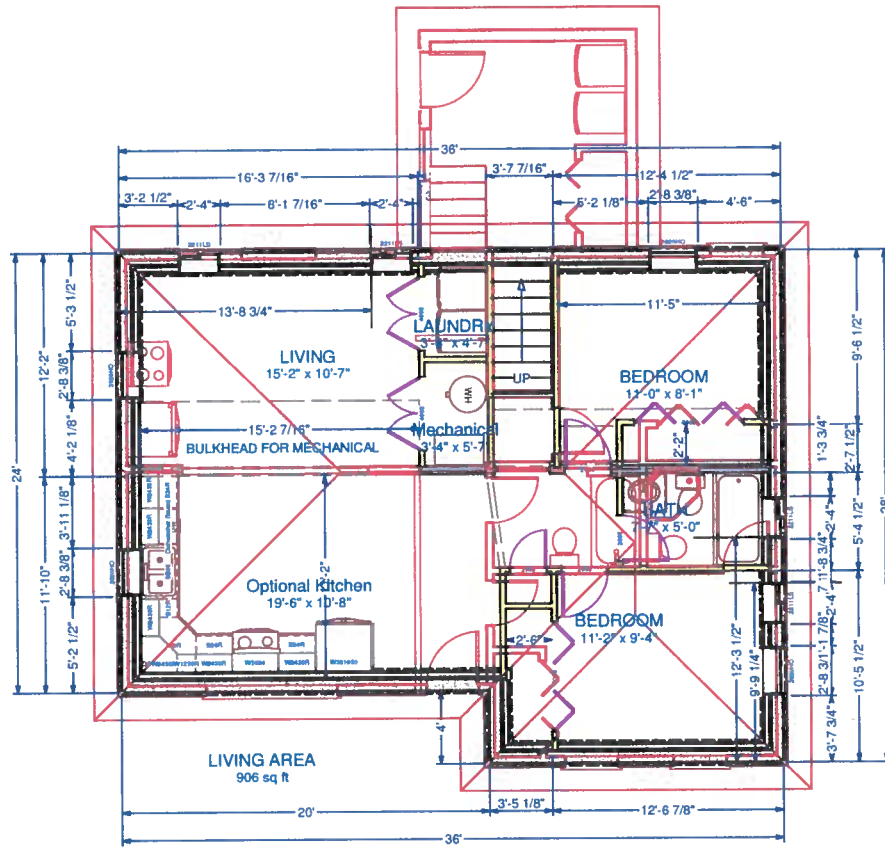
Stettler Reno - Garage SHEET:
 January 4, 2012
 ECHO RIDGE HOMES INC SCALE: 1/4" = 1'



Stettler Reno - Garage
 January 4, 2012
 ECHO RIDGE HOMES INC

SHEET:
 SCALE: 1/4" = 1'

RED LINES INDICATE OUPLINE OF FEATURES IN FLOOR BELOW



Stettler Reno - Garage

SHEET:

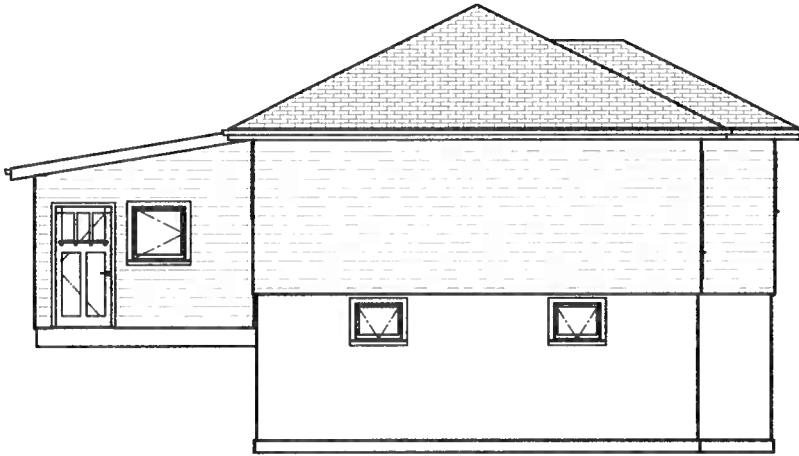
January 4, 2012

ECHO RIDGE HOMES INC

SCALE: 1/4" = 1'



FRONT ELEVATION



LEFT ELEVATION



REAR ELEVATION

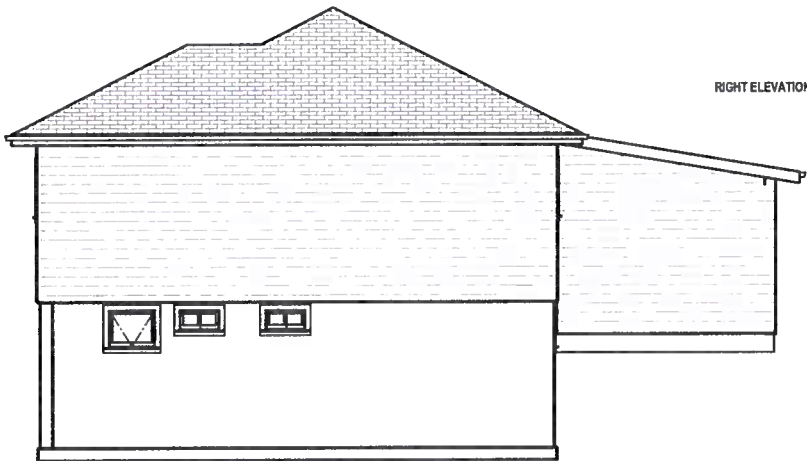
Stettler Reno - Garage

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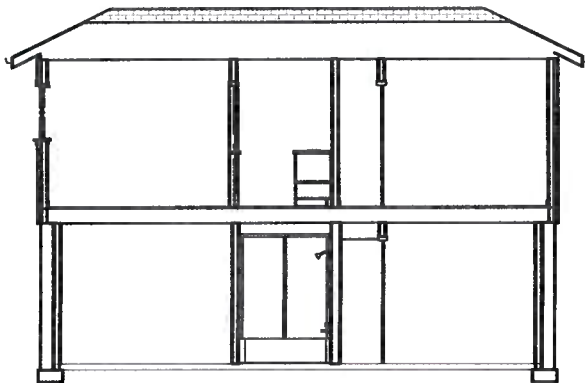
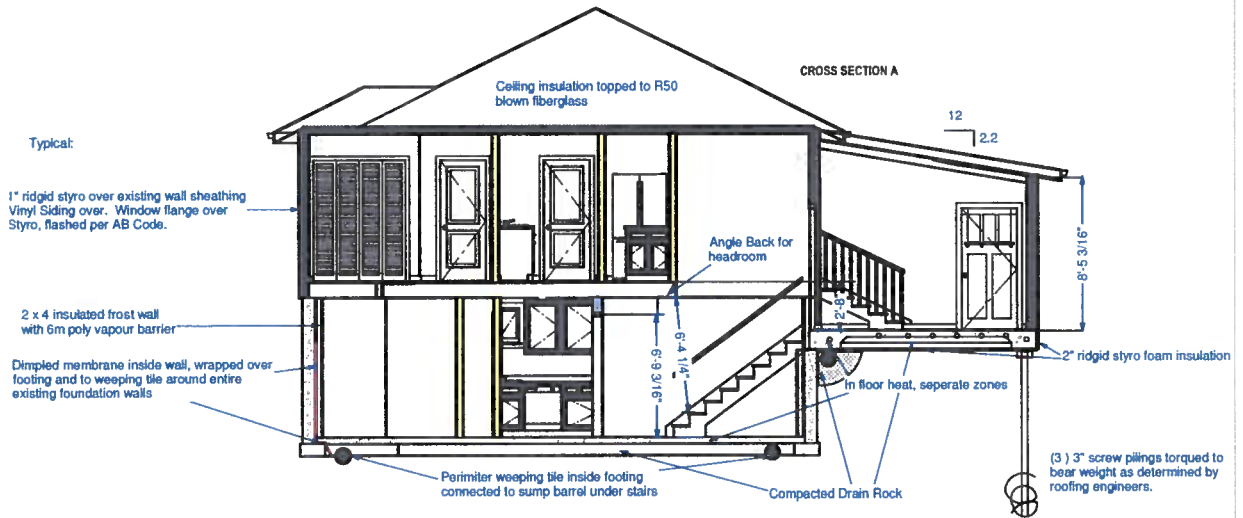
January 4, 2012

ECHO RIDGE HOMES INC

SCALE: 1/4" = 1'



RIGHT ELEVATION



CROSS SECTION B

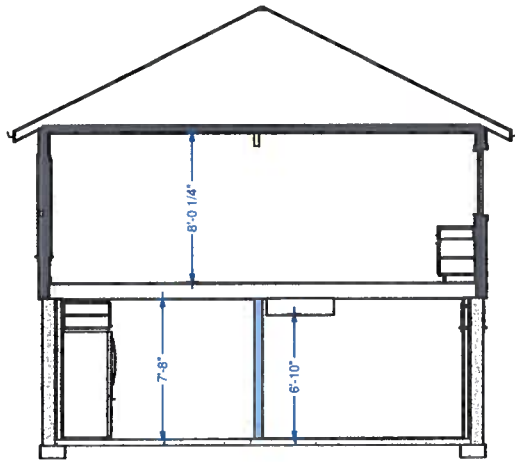
Stettler Reno - Garage

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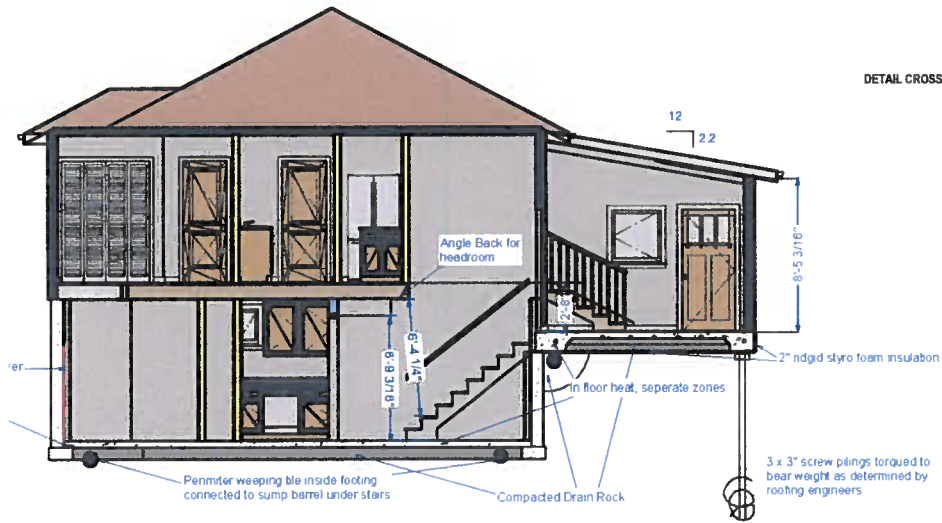
January 4, 2012

ECHO RIDGE HOMES INC

SCALE: 1/4" = 1'



CROSS SECTION C



DETAIL CROSS SECTION A

Stettler Reno - Garage

SHEET:

January 4, 2012

ECHO RIDGE HOMES INC

SCALE: 1/4" = 1'



Additions

To be completed and attached to the Building Permit Application Form

A. Roof
 Roof Material _____
 Roof Sheathing 7/16 OSB
 Rafters 2 x 12 Spacing 24"
 or Engineered Trusses _____ Spacing _____

B. Ceiling
 Insulation R 40 Batts
 Vapour Barrier 6 mil poly
 Ceiling Joist _____ x _____ Spacing _____
 Ceiling Material 1/2 Drywall

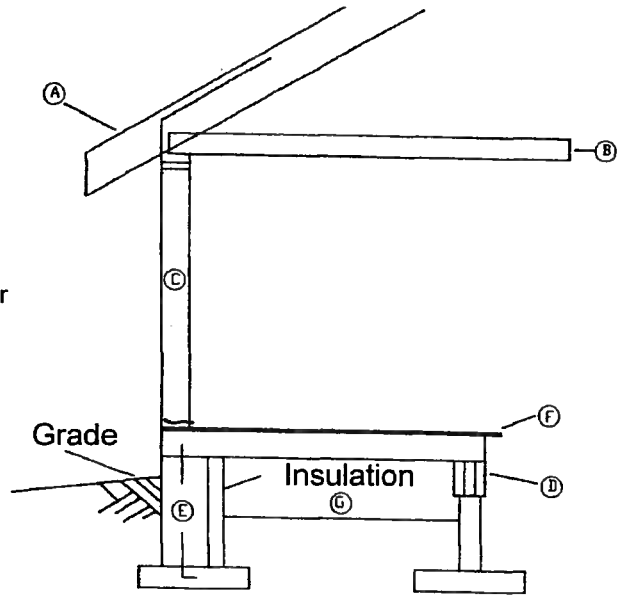
C. Walls
 Double top plate (✓)
2 x 6 Studs at 16" on center
 Single bottom plate (✓)
 Insulation R 20 Batts
 Vapour Barrier 6 mil
 Wall Sheathing 3/8 OSB
 Exterior wall finish Vinyl Siding
 Interior finish 1/2 Drywall

D. Beam
6 x 6 ply 1 x Steel I-beam species
 Supported at 6' on center
screw piles columns
 _____ x _____ x _____ footing

E. Foundation
 _____ inch Concrete foundation wall at least _____ ft. below grade slab on grade
 Footing _____ wide _____ thick

F. Floor
Styrofoam underlay concrete slab sub floor
 _____ x _____ Joist at _____ on center Species Bridging at 7' on center

G. Crawl Space
 2" sand on 6 mil poly or equal (✓)
 Ventilation _____
 Insulation _____



Comments:

The addition will sit on steel I beams supported by screw piles and anchored to existing foundation on 4th side. (3 sides)
 1 1/2" styrofoam will be placed prior to cement. In-floor heat will be installed in slab.