

MINUTES OF THE MUNICIPAL PLANNING COMMISSION MEETING
June 9, 2015

Present:

Councillors Al Campbell, Sean Nolls, Will Brown, Darcy Bachman and Planning and Operations Clerk Angela Stormoen.

1. **Call to Order:** Chairman Al Campbell called the meeting to order at 8:51 am.

2. **Approval of Agenda/Additions**

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

MOTION CARRIED

Unanimous

3. **Confirmation of the May 28, 2015 MPC Meeting Minutes**

Moved by Councillor Will Brown that the Minutes of the May 28, 2015 MPC meeting be approved as presented.

MOTION CARRIED

Unanimous

4. **Business Arising**

None.

5. **Development Application:** 2873-2015

Applicant: Hoopfer Construction Ltd.

Legal: Lot 4, Block 9, Plan RN54A

Municipal: 4914 – 52 Street

Proposed Development: Duplex with Attached Garages

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

General:

The applicant is proposing to construct a duplex, with each unit having 1,080 square feet of main floor area and 384 square foot (16ft by 24ft) attached garages.

The duplex will be the same as the two duplexes north of the lot that were constructed by Wallace McCommish around 10 years ago.

While duplexes are a permitted use in the R2 District, the application needs to have MPC approval because of the rear yard setback relaxation being requested.

The applicants' plan to max out the site coverage, meaning the duplex will occupy 50% of the property. This style of duplex, with a rear attached garage, has been very popular for seniors over the years as they are able to downsize with a functional new build.

The MPC previously approved the two properties north of this parcel with no concerns from the neighbourhood. We anticipate the same this time. Note that the driveway length from the lane to the garage will exceed the 10' required by the Land Use Bylaw.

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 comply with all the provisions of the Town Of Stettler Land Use Bylaw #2060-15;
2. The owner/applicant has been granted a rear yard setback variance to 3.66 m;
3. The owner/applicant 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 or otherwise;
4. Compliance with the provisions of Land Use Bylaw #2060-15 does not exempt the applicant from compliance with any provincial, federal, or other municipal legislation;
5. The proposed development (Duplex with attached garages) shall be located in accordance with the approved plan; any changes to this site plan must be approved by the Town of Stettler;
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 submit any revisions of the blueprints to the Town of Stettler Development Authority for approval;
9. The owner/applicant shall arrange for and obtain approval for compliance with the current Alberta Building Code;
10. Applicant must provide the Town of Stettler with an Alberta Home Warranty registration number prior to issuance of a Building Permit;
11. The owner/applicant must obtain a building permit for this development. (In order to obtain a building permit all proper documentation, plans, and fees must be in place). If construction commences prior to a building permit being obtained the building permit fee shall be doubled in accordance with Town of Stettler Policy IV-1.

Discussion

Councillor Sean Nolls made a motion to accept the application as presented.

MOTION CARRIED
UNANIMOUS

Adjournment: The meeting adjourned at 8:53 a.m. on a Motion by Councillor Darcy Bachman.