

MUNICIPAL PLANNING COMMISSION

AGENDA

May 15, 2017

8:45 A.M. - TOWN OFFICE – UPSTAIRS MEETING ROOM

1. Call to Order
2. Additions to the Agenda
3. Approval of Agenda
4. Confirmation of the April 13, 2017 MPC Meeting Minutes
5. Business Arising from the Minutes
6. **Development Application:** 2988-2017
Applicant: Don & Elsie Yates
Legal: Lot 4, Block 4, Plan 1223548
Municipal: 4021 – 50 Street
Proposed Development: 14' x 20' Shed
7. Adjournment

**MINUTES OF THE MUNICIPAL PLANNING COMMISSION MEETING
April 13, 2017**

Present:

Councillors Darcy Bachman, Malcolm Fischer and Sean Nolls & Planning & Operations Clerk Angela Stormoen.

1. **Call to Order:** Chairman Malcolm Fischer called the meeting to order at 8:47 a.m.

2. **Approval of Agenda/Additions**

Moved by Councillor Sean Nolls to accept the agenda as presented.

MOTION CARRIED

Unanimous

3. **Confirmation of the March 31, 2017 MPC Meeting Minutes**

Moved by Councillor Darcy Bachman that the Minutes of the March 31, 2017 MPC meeting be approved as presented.

MOTION CARRIED

Unanimous

4. **Business Arising**

None.

5. **Development Application:** 2984-2017

Applicant: Homestead Custom Carpentry Inc.

Legal: Lot 17-19, Block 2, Plan LIV

Municipal: 5016 – 50 Street

Proposed Development: Interior Renovation & Change in Use to Include Recreational Facility

A report prepared by the Director of Planning & Development was reviewed as follows:

General:

The owner/applicant is proposing to change the use of the second floor of the building at 5016-50 street to include the operation of a yoga studio. The owner/applicant is also doing interior renovation to accommodate the yoga studio.

Under the current zoning of C1: Commercial Central, the use of "Recreational Facility" is discretionary use and therefore requires MPC approval.

Alternatives:

- Defeat the application stating reasons

Recommendation:

That the Municipal Planning Commission approves 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 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 #2060-15 does not exempt the applicant from compliance with any provincial, federal, or other municipal legislation;
4. Any signage will require approval from the Town of Stettler's Planning and Development Officer prior to installation.
5. The proposed development (Interior Renovation & Change in Use to Include Recreational Facility) shall be located in accordance with the approved plan, and all improvements as indicated on the submitted plans shall be constructed as shown unless otherwise stated in these conditions or approved hereafter by the Town of Stettler Development Authority.
6. The applicant shall arrange for and obtain approval from the Stettler Regional Fire Department to confirm compliance with the Provincial Fire Code.
7. 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:

Planning & Operations Clerk Angela Stormoen indicated that the owner/applicant is proposing to change the use of the second floor of the building at 5016-50 street to include the operation of a yoga studio. The owner/applicant is also doing interior renovation to accommodate the yoga studio.

Under the current zoning of C1: Commercial Central, the use of "Recreational Facility" is discretionary use and therefore requires MPC approval.

Moved by Councillor Sean Nolls 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

Issue:

Development Permit Application: 2988-2017
Applicant: Don & Elsie Yates
Proposed Location: Lot 4, Block 4, Plan 1223548
Municipal: 4021 – 50 Street
Development: 14' x 20' Shed

BACKGROUND

General:

The owner/applicant is proposing to construct a 14' x 20' shed at 4021-50 street. The shed is being built to meet the exterior of the existing house. This includes red siding, white trim and black shingles. (see attached pictures)

Under the current zoning of DC2: Direct Control Residential 2, the use of "Accessory Building" is discretionary use and therefore requires MPC approval.

Legislation and Policy:

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

RECOMMENDATION

Recommendation:

That the Municipal Planning Commission approves 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 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 #2060-15 does not exempt the applicant from compliance with any provincial, federal, or other municipal legislation;
4. The proposed development (14' x 20' Shed) shall be located in accordance with the approved plan, and all improvements as indicated on the submitted plans shall be constructed as shown unless otherwise stated in these conditions or approved hereafter by the Town of Stettler Development Authority.
5. 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.

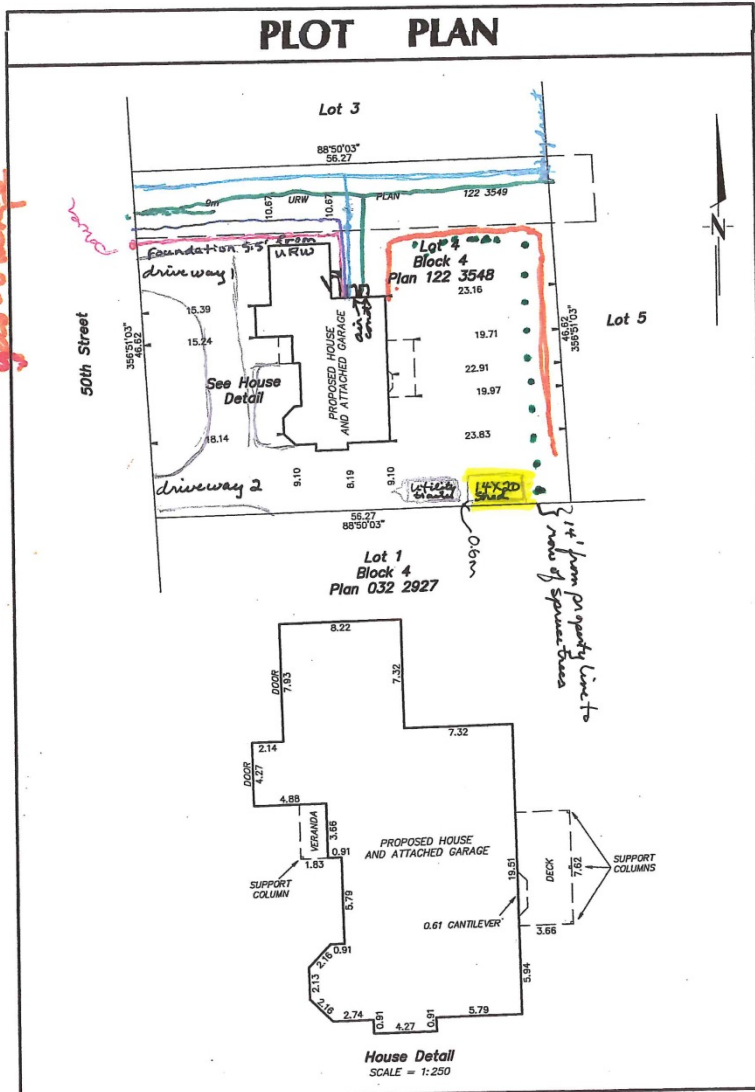
Alternatives:

Defeat the application stating reasons.

Author:

Angela Stormoen, Planning and Operations Clerk

PLOT PLAN



LEGAL DESCRIPTION		Drawn By: TH Chk'd: DM	
Lot(s)	4 Block 4 Plan 122 3548	Date:	March 25, 2015
REGISTERED OWNER(s)		Scale:	1 : 500
DONALD & ELSIE YATES		File No.:	C-106-15
MUNICIPAL ADDRESS		BEMOCO LAND SURVEYING LTD	
4021 - 50TH STREET, STETTLER, ALBERTA		100, 6040-47th Avenue Red Deer, Alberta	
		PHONE: 403-342-2611	

Existing House



Proposed Shed (But In Above House Colours)

