

MINUTES OF THE MUNICIPAL PLANNING COMMISSION MEETING
April 24, 2019

Present:

Councillors Al Campbell, Malcolm Fischer, Gord Lawlor, Scott Pfeiffer and Cheryl Barros,
Director of Planning and Development Leann Graham and Planning and Operations Clerk
Maddie Hall

1. **Call to Order:** Chairman C. Barros called the meeting to order at 8:30 a.m.

2. **Additions to Agenda**

None

3. **Approval of Agenda**

Moved by Councillor A. Campbell to accept the agenda as presented.

MOTION CARRIED

Unanimous

4. **Confirmation of the March 26, 2019 MPC Meeting Minutes**

Moved by Councillor S. Pfeiffer that the Minutes of the March 26, 2019 MPC meeting be approved as presented.

MOTION CARRIED

Unanimous

5. **Business Arising**

Director of Planning and Development Leann Graham stated that the applicants from the March 26th meeting are moving forward with their development.

6. **Development Application:** 3134-2019

Applicant: Al Tremmel construction

Legal: Lot 2, Block 33, Plan 1920HW

Municipal: 6004 – 50A Avenue

Proposed Development: Garage

A report prepared by the Planning and Operations Clerk goes as follows;

General:

The applicant is proposing to construct a new detached garage at 6004 – 50A Avenue with proposed height higher than the principle dwelling on the property. As per Section 34.2.2 in Land Use Bylaw 2060-15, an accessory building shall not exceed 6.5 m or the height of the principal dwelling, whichever is less.

The applicant is asking for a height variance of 1.3 meters on the proposed garage. The principle dwelling measures 14 feet 9 inches (4.5m) and the proposed garage would stand 19 feet (5.8m) tall.

The proposed garage will match the modern style of the house and mimic the roof slope. The applicant has proposing the garage height of 5.8 meters in order to accommodate the install and use of a car lift.

Development Review:

Land Use District – R2: Residential General

Existing Land Use – Dwelling, Single Detached

Proposed Land Use – Garage – Accessory Building

- Definition (Accessory Building) – means a building or structure, which, in the opinion of the Development Authority, is incidental, subordinate and exclusively devoted to the principle use or building and is located on the same parcel. Examples include, but are not limited to, garages, decks, sheds and carports. An accessory building or structure does not include extensions that are physically attached to the principal building.
- Definition (Garage) – means an accessory building or portion thereof which is designed and used for the storage, parking or the maintenance of personal vehicles.
- Minimum Rear Yard – 3 meters required – proposed 3 meters
- Minimum Side Yard – 0.6 meters required – Proposed 0.9 meters
- Maximum Height – 6.5 meters or the height of the principal dwelling unit (4.5 meters) whichever is less – 5.8 meters – requires 1.30 meter variance

Legislation and Policy:

Staff has assessed this application against the provisions outlined in the Town of Stettler Land Use Bylaw 2060-15.

Recommendation:

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

1. That the applicant receives a height variance of 1.30 meters to accommodate the detached garage with a finished height of 5.8 meters.
2. The applicant must comply with all the provisions of the Town of Stettler Land Use Bylaw #2060-15.
3. 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.
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 (Detached Garage) shall be located in accordance with the approved plan;

6. 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;
7. The owner/applicant shall arrange for and obtain approval for compliance with the current Alberta Building Code;
8. The owner/applicant must obtain a building permit for this development following the mandatory 14 day appeal period

Alternatives:

- Approve the application with additional conditions
- Defeat the application stating reasons.

Discussion:

Moved by Councillor A. Campbell to approve the application as presented.

MOTION CARRIED

Unanimous

Adjournment:

The meeting adjourned at 8:34 a.m. on a motion by Councillor G. Lawlor.