

MINUTES OF THE MUNICIPAL PLANNING COMMISSION MEETING
August 14, 2015

Present:

Councillors Al Campbell, Will Brown, Darcy Bachman, Sean Nolls, Contract Planning & Development Officer Dave Dittrick and Planning and Operations Clerk Angela Stormoen.

1. **Call to Order:** Chairman Al Campbell called the meeting to order at 8:45 am.

2. **Approval of Agenda/Additions**

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

MOTION CARRIED

Unanimous

3. **Confirmation of the June 18, 2015 MPC Meeting Minutes**

Moved by Councillor Will Brown that the Minutes of the June 18, 2015 MPC meeting be approved as presented.

MOTION CARRIED

Unanimous

4. **Business Arising**

None.

5. **Development Application:** 2882-2015

Applicant: Derwin Massey

Legal: Lot 13 & 14, Block 20, Plan 0729463

Municipal: 4026 & 4028 – 68 Street

Proposed Development: Fourplex

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

General:

The applicant is proposing to construct a fourplex on 68 Street in Meadowlands.

The applicants' site plan indicates the following:

- Proposed dwelling meets all property setback and land use bylaw requirements;
- Parcel coverage is 40%, which is significantly less than the 50% site coverage allowed within the district;
- Two parking stalls will be provided in the front of the dwelling, and six parking stalls will be provided in the rear of the dwelling.

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 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 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 municipal legislation;
4. The owner/applicant must ensure the proposed development (Fourplex) shall be located in accordance with the approved plan;
5. The owner/applicant shall ensure that the driveway and lane access construction to the fourplex is approved by the Town of Stettler's Director of Operational Services;
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 obtain a building permit for this development.

Discussion

Councillor Darcy Bachman made a motion to accept the application as presented.

MOTION CARRIED
UNANIMOUS

Adjournment: The meeting adjourned at 8:48 a.m. on a Motion by Councillor Sean Nolls.