

MINUTES OF THE MUNICIPAL PLANNING COMMISSION MEETING
August 15, 2016

Present:

Councillors Al Campbell, Will Brown, Darcy Bachman and Malcolm Fischer, Director of Planning & Development Leann Graham and Planning & Operations Clerk Angela Stormoen.

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

2. **Approval of Agenda/Additions**

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

MOTION CARRIED
Unanimous

3. **Confirmation of the June 24, 2016 MPC Meeting Minutes**

Moved by Councillor Malcolm Fischer that the Minutes of the June 24, 2016 MPC meeting be approved as presented.

MOTION CARRIED
Unanimous

4. **Business Arising**

None.

5. **Development Application:** 2939-2016

Applicant: Cyril Varghese

Legal: Lot E 50' of 2, Block 12, Plan 2739HW

Municipal: 5801 – 50A Avenue

Proposed Development: Existing Basement Suite – Discretionary Use

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

General:

The applicant purchased the property in March of 2015; the applicant states that the property already contained a secondary suite. In June of this year the Town of Stettler received a complaint about potential code violations in said suite. Upon file and historical review of the property it was determined that the suite was not a permitted suite and therefore was considered an illegal non-conforming. The Town of Stettler performed an initial inspection on July 13, 2016 and followed up with a building inspection with IJD Inspections on August 10, 2016. During these inspections the following actions were required:

1. Application for a Development Permit for a Secondary Suite in the R2 District
2. MPC review as the Secondary Suite is a Discretionary Use.
3. If approved, application for a building permit to address the following contraventions of the Alberta Building Code:
 - a. The secondary suite requires separate mechanical and air exchange.
 - b. The existing vents from the Primary dwelling mechanical must be eliminated by way of capping and sealing off all heat and air vents within the secondary suite.
 - c. The storage space in the living area of the secondary suite must be sealed off from the primary dwelling by way of ½ inch drywall.
 - d. The exterior walls of the suite which are located inside the primary dwelling must be enclosed and sealed by way of ½ inch drywall.
 - e. Hardwired smoke detectors are required in both the bedroom and living room of the suite.

Alternatives:

- Approve the application with additional conditions
- Defeat the application stating reasons
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Recommendation:

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

1. 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.
2. The applicant must comply with all the provisions of the Town of Stettler Land Use Bylaw #2060-15
3. The applicant must comply with all applicable provisions of 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.

Discussion:

Director of Planning and Development Leann Graham indicated that the applicant purchased the property in March of 2015; the applicant states that the property already contained a secondary suite. In June of this year the Town of Stettler received a complaint about potential code violations in said suite. Upon file and historical review of the property it was determined that the suite was not a permitted suite and therefore was considered an illegal non- conforming. The Town of Stettler performed an initial inspection on July 13, 2016 and followed up with a building inspection with IJD Inspections on August 10, 2016. During these inspections the following actions were required:

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 - c. The storage space in the living area of the secondary suite must be sealed off from the primary dwelling by way of ½ inch drywall.
 - d. The exterior walls of the suite which are located inside the primary dwelling must be enclosed and sealed by way of ½ inch drywall.
 - e. Hardwired smoke detectors are required in both the bedroom and living room of the suite.

Councillor Malcolm Fischer questioned what the complaint was in regards to.

Director of Planning and Development mentioned the complaint was in regards to the existence of the suite and that it is non-compliant.

Councillor Will Brown made a motion to approve the application as presented.

MOTION CARRIED
UNANIMOUS

Development Application: 2945-2016

Applicant: Kneeland & Sons Construction Ltd.

Legal: Lot 5 or 2, Block 1, Plan 1321364

Municipal: 4909 or 4903 – 43 Street

Proposed Development: Install Mobile Home – Manufactured in 2000

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

General:

The applicant is proposing to relocate a 2000 mobile home to either 4909 or 4903 – 43 Street. The mobile home was constructed in 2000 and as such it is considered a discretionary use in the R3A: Mobile Home Subdivision Land Use District as it exceeds eight years of age from the date of application for a development permit.

Based on the photos submitted by the applicant the proposed 2000 mobile home will not detract the neighborhood, the proposed 2000 mobile will be conducive to the area.

Alternatives:

- Defeat the application stating reasons

Recommendation:

That the Municipal Planning Commission Approve 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.
2. The owner/applicant must ensure that the undercarriage of a mobile home shall be screened from view by skirting or such other means satisfactory to the Development Officer/Municipal Planning Commission in accordance with 38.3 of the Land Use Bylaw 2018-11
3. The owner/applicant shall ensure all accessory structures to a mobile home such as patios porches, additions, skirting and storage facilities shall be fabricated so that the appearance complements the mobile home to the satisfaction of the Development Officer/Municipal Planning Commission in accordance with 38.4 of the Land Use Bylaw 2018-11
4. 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 the Alberta Building Code.
5. Compliance with the provisions of Land Use Bylaw does not exempt the owner/applicant from compliance with any provincial, federal, or other municipal legislation;
6. The owner/applicant must ensure the proposed development (Mobile Home) shall be located in accordance with the approved plan;
7. The owner/applicant shall arrange for and obtain approval for compliance with the Alberta Building Code.

Discussion:

Director of Planning and Development Leann Graham indicated that the applicant is proposing to relocate a 2000 mobile home to either 4909 or 4903 – 43 Street. The mobile home was constructed in 2000 and as such it is considered a discretionary use in the R3A: Mobile Home Subdivision Land Use District as it exceeds eight years of age from the date of application for a development permit.

Based on the photos submitted by the applicant the proposed 2000 mobile home will not detract the neighborhood, the proposed 2000 mobile will be conducive to the area.

Councillor Darcy Bachman mentioned the trailer is in good shape and agreed it wouldn't cause an eyesore in the neighbourhood.

Councillor Malcolm Fischer questioned if a brand new trailer were to be installed adjacent to the proposed trailer if it would look out of place. Also questioned if neighbours could appeal. Director of Planning and Development Leann Graham mentioned there are empty lots on either side of the proposed locations therefore future owners will know what adjacent property looks like. Existing neighbours can appeal this development as it will be advertised.

Councilor Malcolm Fischer questioned if the addition shown in the pictures will be moved as well. Leann Graham confirmed it will not be moved.

Councillor Malcolm Fischer made a motion to approve the application as presented.

MOTION CARRIED
UNANIMOUS

Adjournment: The meeting adjourned at 8:54 a.m. on a motion by Councillor Malcolm Fischer.