

MINUTES OF THE MUNICIPAL PLANNING COMMISSION MEETING
January 11, 2016

Present:

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

1. **Call to Order:** Chairman Al Campbell called the meeting to order at 8:45 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 October 15, 2015 MPC Meeting Minutes**

Moved by Councillor Malcom Fischer that the Minutes of the October 15, 2015 MPC meeting be approved as presented.

MOTION CARRIED
Unanimous

4. **Business Arising**

None.

5. **Development Application:** 2905-2016

Applicant: Jessie Ann Kumleben

Legal: Plan RN54, Block 4, Lot 5&6

Municipal: 4805 – 51 Avenue

Proposed Development: Similar Use to a Dwelling – Rowhouse

A report prepared by the Planning & Operations Clerk Angela Stormoen was reviewed as follows:

General:

The applicant is proposing to redevelop a property on 51 Avenue with a 4 unit residential development. A single family dwelling is currently located on the property. The proposed development is a four unit residential development with all four units having direct access to the front of the property. Two one-bedroom units are located below grade (basement units) and two three-bedroom units above. The proposed development is being presented as a "similar use", being a discretionary use within the C1A Commercial Transitional District.

The application is being brought forward to MPC as a "similar use" as it is the opinion of staff that the development meets the intent of the C1A district, although the specific use of a "dwelling – fourplex" is not listed in the district as a permitted or discretionary use. The proposed development most closely resemble the LUB definition of a "dwelling-fourplex" however; a typical fourplex includes entrances that may be accessed from the side or rear of a building, and are not desirable in a downtown area that is moving toward a more urban and pedestrian oriented feel. The proposed development more closely resembles a "dwelling – rowhouse" in appearance with all units being oriented toward the street.

The purpose of the C1A district is: to provide an area for mixed residential and commercial use, with businesses offering a variety of goods and services which are compatible with residential activates, where a transition to the central commercial district is intended.

The C1A district includes both rowhouses and apartments as permitted uses, presumably as the area is intended to increase in density and intensity of use over time.

All parking for the proposed development is being proposed in the rear of the lot, and is accessed via the lane. Eight parking stalls are required based on the stated parking standards for rowhouse and fourplexes in the LUB. Eight tandem stalls are provided. Tandem parking can cause some concern about usage, and should be carefully considered. In addition, as the lower units only have front access the requirement of a walkway from the parking area to the units may encourage usage of the provided parking.

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; and
2. Compliance with the provisions of the Land Use Bylaw does not exempt the applicant from compliance with any provincial, federal or municipal legislation;
3. 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;
4. The owner/applicant shall ensure the proposed development (4 unit residential development) be located in accordance with the approved site plan and building elevations;
5. Solid fencing shall be required along both side property boundaries adjacent to the rear parking area.
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. The owner/applicant is responsible to ensure that lot grading and drainage are compliant with section 51 of the Town of Stettler Land Use Bylaw 2060-2015;
8. The owner/applicant shall ensure that lane access construction is approved by the Town of Stettler's Director of Operational Services;
9. The owner/applicant shall pay any applicable off-site levies.
10. The owner/applicant shall obtain all necessary building and development permits for the demolition of the existing single family dwelling on the parcel.
11. The owner/applicant must obtain a building permit for this development

Discussion:

Planning and Operations Clerk Angela Stormoen indicated that the applicant is proposing to redevelop a property on 51 Avenue with a 4 unit residential development. A single family dwelling is currently located on the property. The proposed development is a four unit residential development with all four units having direct access to the front of the property. Two one-bedroom units are located below grade (basement units) and two three-bedroom units above. The proposed development is being presented as a "similar use", being a discretionary use within the C1A Commercial Transitional District.

The application is being brought forward to MPC as a "similar use" as it is the opinion of staff that the development meets the intent of the C1A district, although the specific use of a 'dwelling – fourplex' is not listed in the district as a permitted or discretionary use. The proposed development most closely resemble the LUB definition of a "dwelling-fourplex" however; a typical fourplex includes entrances that may be accessed from the side or rear of a building, and are not desirable in a downtown area that is moving toward a more urban and pedestrian oriented feel. The proposed development more closely resembles a "dwelling – rowhouse" in appearance with all units being oriented toward the street.

The purpose of the C1A district is: to provide an area for mixed residential and commercial use, with businesses offering a variety of goods and services which are compatible with residential activities, where a transition to the central commercial district is intended.

The C1A district includes both rowhouses and apartments as permitted uses, presumably as the area is intended to increase in density and intensity of use over time.

All parking for the proposed development is being proposed in the rear of the lot, and is accessed via the lane. Eight parking stalls are required based on the stated parking standards for rowhouse and fourplexes in the LUB. Eight tandem stalls are provided. Tandem parking can cause some concern about usage, and should be carefully considered. In addition, as the lower units only have front access the requirement of a walkway from the parking area to the units may encourage usage of the provided parking.

Councillor Malcolm Fischer inquired about the privacy of the neighbors due to the height of the building and questioned if a recommendation for an eight foot fence along the building then decrease to six foot towards the south of the property where the proposed parking is located would be considered. Councillor Sean Nolls recommended a six foot fence with two foot lattice.

Councillor Darcy Bachman made a motion to approve the application with an additional recommendation of a six foot fence with two foot lattice along both sides of the property.

MOTION CARRIED
UNANIMOUS

6. **Development Application:** 2906-2016
Applicant: Jody Godbersen
Legal: Plan 7621520, Block 4, Lot 14
Municipal: 5914 – Spruce Park Crescent
Proposed Development: Temporary Trailer Storage

A report prepared by the Planning & Operations Clerk Angela Stormoen was reviewed as follows:

General:

The applicant is proposing to park a 12 foot flat deck trailer in his front yard from November 1 to April 30.

The applicant parks the trailer in the front yard in the winter as he does not have access to his rear yard due to the snow. The applicant appreciates the lawn in the summer months therefore would be unable to develop a hard surfaced/approved parking pad for his trailer in the front yard.

While front yard trailer storage shall be on an approved parking pad, the Municipal Planning Commission may issue a development permit on a temporary basis specifying the length of time that the permit remains in effect.

The temporary nature of the development permit allows the applicant to park the trailer in the front yard on an unapproved parking pad during the winter months only.

Alternatives:

- Defeat the application, stating reasons.

Recommendation:

That the Municipal Planning Commission consider approval of this application subject to the following conditions:

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

2. The owner/applicant must ensure the trailer only be parked at the proposed location in accordance with the approved plan from November 1 to April 30 yearly at the discretion of the Development Officer;
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 current 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 (Temporary Trailer Storage) shall be located in accordance with the approved plan; any changes to this site plan must be approved by the Town of Stettler.

Discussion:

The applicant is proposing to park a 12 foot flat deck trailer in his front yard from November 1 to April 30.

The applicant parks the trailer in the front yard in the winter as he does not have access to his rear yard due to the snow. The applicant appreciates the lawn in the summer months therefore would be unable to develop a hard surfaced/approved parking pad for his trailer in the front yard.

While front yard trailer storage shall be on an approved parking pad, the Municipal Planning Commission may issue a development permit on a temporary basis specifying the length of time that the permit remains in effect.

The temporary nature of the development permit allows the applicant to park the trailer in the front yard on an unapproved parking pad during the winter months only.

Councillor Sean Nolls mentioned the trailer is not unsightly and is almost out of sight behind the trees on the property.

Councillor Malcolm Fischer mentioned due to it being a flat deck trailer not a recreational vehicle it doesn't cause much concern.

Councillor Will Brown made a motion to approve the application with an additional recommendation that only a flat deck utility trailer will be permitted at the proposed location and the permit remains in effect as long as the applicant is the resident of the property.

MOTION CARRIED
UNANIMOUS

Adjournment: The meeting adjourned at 8:56 a.m. on a motion by Councillor Sean Nolls.