

MINUTES OF THE MUNICIPAL PLANNING COMMISSION MEETING
June 24, 2011

Present:

Councillors Al Campbell, Leona Thorogood, and Darcy Bachman, Planning & Development Officer Leann Graham, and Planning & Development Clerk Dara Green

1. **Call to Order:** Chairman Al Campbell called the meeting to order at 8:48 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 April 8, 2011 MPC Meeting Minutes**

Moved by Councillor Leona Thorogood that the Minutes of the April 8, 2011 MPC meeting be approved as presented.

MOTION CARRIED

Unanimous

4. **Business Arising**

Chairman Al Campbell questioned the size of the Future Ag building. Planning & Development Officer Leann Graham indicated that the building was 26250 sq ft. Chairman Al Campbell questioned if it was bigger than the existing building in town. Councillor Darcy Bachman replied that the building was going to be the same size as the Red Deer location. Councillor Leona Thorogood indicated that buildings typically look smaller when being developed.

5. **Development Application: 2578-2011**

Applicant: Brian and Glennis Ecklund

Legal: Lot 5, Plan 9522139

Municipal: 5001 – 41 Avenue

Proposed Development: Addition to Single Family Dwelling, Detached Garage and Deck.

Planning & Development Officer Leann Graham reviewed the report as follows:

General:

The applicant is proposing to develop a 16' x 25' Addition to an existing Single Family Dwelling, a 24' x 28' Detached Garage and Deck at 5001-41 Avenue. According to the site plan submitted the development will meet the setback requirements for the minimum front yard, side yards, and rear yard.

This property is located in the DC2: Direct Control Residential 2 and as such requires approval from Municipal Planning Commission.

Development Review:

Requirements pertaining to the proposed development are regulated under Section 82(DC2) and Section 34 (Accessory Buildings) of the Land Use Bylaw as follows:

Addition:

- Minimum Front Yard – Minimum requirement 6.0 m and proposed 20 m
- Minimum Side Yard – Minimum requirement 1.5 m and proposed 11.2m and 26m
- Minimum Rear Yard – Required 7.5 m and proposed 95m

Detached Garage:

- Minimum Front Yard – Minimum requirement 6.0 m and proposed 26 m
- Minimum Side Yard – Minimum requirement 0.6 and proposed 4.0m
- Minimum Distance from Dwelling – Minimum required 2.0m and proposed 2.4m

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 #1976-08
2. 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 the Alberta Building Code.
3. Compliance with the provisions of Land Use Bylaw #1976-08 does not exempt the applicant from compliance with any provincial, federal, or other municipal legislation;
4. The proposed development (Addition to Single Family Dwelling, Detached Garage and Deck) shall be located in accordance with the approved plan;
5. The applicant shall arrange for and obtain approval for compliance with the current Alberta Building Code.

Discussion

Chairman Al Campbell questioned if the residence already had an attached garage. Planning & Development Officer Leann Graham replied that it did have an existing attached garage. Chairman Al Campbell inquired about required easements on the property. Planning & Development Officer Leann Graham notified Council that there were no easements required but that the detached garage fell under a discretionary use and had to be brought forward to Municipal Planning Commission. Councillor Leona Thorogood said that the design was going to look very nice. Planning & Development Officer Leann Graham stated that the intended use of the deck design was to allow water to properly run off of the main building roof and drain away from the house. Chairman Al Campbell confirmed that the reason for a building permit for the deck was because it was covered. Planning & Development Officer Leann Graham confirmed.

MOTION CARRIED
Unanimous

6. **Adjournment:** The meeting adjourned at 8:52 a.m. on a motion by Councillor Darcy Bachman.