

MINUTES OF THE MUNICIPAL PLANNING COMMISSION MEETING
June 24, 2016

Present:

Councillors Al Campbell, Will Brown and Sean Nolls and Planning & Operations Clerk Angela Stormoen.

1. **Call to Order:** Chairman Al Campbell called the meeting to order at 8:51 a.m.

2. **Approval of Agenda/Additions**

Moved by Councillor Sean Nolls to accept the agenda as presented.

MOTION CARRIED

Unanimous

3. **Confirmation of the March 31, 2016 MPC Meeting Minutes**

Moved by Councillor Will Brown that the Minutes of the March 31, 2016 MPC meeting be approved as presented.

MOTION CARRIED

Unanimous

4. **Business Arising**

None.

5. **Development Application:** 2935-2016

Applicant: Eric Osterud

Legal: Lot 25, Block 7, Plan RN54

Municipal: 4909 – 51 Street

Proposed Development: Basement Suite

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

General:

The applicant is proposing to develop a basement suite at 4909 – 51 Street. In March of 2016, Council passed a land use bylaw amendment to include basements suites as a discretionary use for existing single family dwellings within the C1: Commercial Central District. At the time of this land use bylaw amendment it was led by this particular property however also rectified 7 other single family dwelling (existing) within the district.

The applicant has ample room to accommodate parking for both dwelling units with the rear detached garage and parking area. A basement suite requires 1 stall per bedroom.

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 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:

Planning and Operations Clerk Angela Stormoen indicated that the applicant is proposing to develop a basement suite at 4909 – 51 Street. In March of 2016, Council passed a land use bylaw amendment to include basements suites as a discretionary use for existing single family dwellings within the C1: Commercial Central District. At the time of this land use bylaw amendment it was led by this particular property however also rectified 7 other single family dwelling (existing) within the district.

The applicant has ample room to accommodate parking for both dwelling units with the rear detached garage and parking area. A basement suite requires 1 stall per bedroom.

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

MOTION CARRIED
UNANIMOUS

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