

MINUTES OF THE MUNICIPAL PLANNING COMMISSION MEETING
June 27, 2012

Present:

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

1. **Call to Order:** Chairman Al Campbell called the meeting to order at 8:45 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 June 1, 2012 MPC Meeting Minutes**

Moved by Councillor Steven Wildeboer that the Minutes of the June 1, 2012 MPC meeting be approved as presented.

MOTION CARRIED
Unanimous

4. **Business Arising**

None.

5. **Development Application: 2651-2012**

Applicant: Lee Larose

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

Municipal: 5801 – 50A Avenue

Proposed Development: Deck request for variance for front yard encroachment

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

General:

The applicant is proposing to construct a new deck on the east and north side of the dwelling, the east side complies with the minimum corner lot setback of 3 meters while the north side is proposed to encroach into the 6 meter setback by 1 meter. The Applicant has requested a variance for the construction of a deck encroaching into the front yard setback.

Following discussion with the applicant and a site visit it was determined that the applicant cannot have the deck wrap around to the south side of the dwelling as it is a multi-level home and the decking would cover the windows and the rear access door.

Alternatives:

- Defeat the application stating reasons.

Recommendation:

That The Municipal Planning Commission approves the applicants request for a front yard variance for the construction of a deck:

1. The applicant must comply with all the provisions of the Town Of Stettler Land Use Bylaw #2018-11
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 #2018-11 does not exempt the applicant from compliance with any provincial, federal, or other municipal legislation;
4. The proposed development (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

Planning & Development Officer Leann Graham indicated the applicant is proposing to construct a new deck on the east and north side of the dwelling, the east side complies with the minimum corner lot setback of 3 meters while the north side is proposed to encroach into the 6 meter setback by 1 meter. The Applicant has requested a variance for the construction of a deck encroaching into the front yard setback.

Following discussion with the applicant and a site visit it was determined that the applicant cannot have the deck wrap around to the south side of the dwelling as it is a multi-level home and the decking would cover the windows and the rear access door.

Planning & Development Clerk Dara Green quoted the following comments from Councillor Leona Thorogood: "Looking at the houses along the street that would accommodate the larger portion of the deck it would visually be ok from my perspective."

Councillor Darcy Bachman made a motion to approve a 1 meter front yard variance for the construction of a deck.

MOTION CARRIED
UNANIMOUS

Adjournment: The meeting adjourned at 8:50 a.m. on a motion by Councillor Steven Wildeboer