

MINUTES OF THE MUNICIPAL PLANNING COMMISSION MEETING
June 5, 2018

Present:

Councillors Malcolm Fischer, Scott Pfeiffer, Gord Lawlor and Cheryl Barros, and Planning & Operations Clerks Angela Stormoen and Maddie Hall.

1. **Call to Order:** Chairman Cheryl Barros called the meeting to order at 8:33 a.m.

2. **Approval of Agenda/Additions**

Moved by Councillor Malcom Fischer to accept the agenda as presented.

MOTION CARRIED

Unanimous

3. **Confirmation of the May 17, 2018 MPC Meeting Minutes**

Moved by Councillor Gord Lawlor that the Minutes of the May 17, 2018 MPC meeting be approved as presented.

MOTION CARRIED

Unanimous

4. **Business Arising**

None.

5. **Development Application:** 3069-2018

Applicant: Richard Duff

Legal: Lot 163, Block 9, Plan 7685T

Municipal: 5703 – 50 Avenue

Proposed Development: Detached garage addition

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

General:

The applicant is proposing to construct an addition (11' x 24') to an existing detached garage at 5703 – 50 Avenue and is requesting a south rear yard setback /driveway variance. The Land Use Bylaw requires a 3 meter rear yard/drive way setback when a detached garage is accessing a lane that is less than 8 meters wide. The proposed detached garage accesses a lane of 6 meters wide and the applicant is proposing a 1.84 meter rear yard setback / driveway. The property backs onto a triangle public use parcel that is a separation from the highway to the residence on the 48th Avenue block to the south, therefore the proposed 1.84 meter rear yard setback / driveway does not impact adjacent properties nor would it interfere with vehicle sightlines or turning radius.

Alternatives:

- Defeat the application stating reasons.

Recommendation:

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

1. That the applicant receives a rear yard / driveway setback variance of 1.16 meters to accommodate a 1.84 meter driveway length on the south side of the proposed detached garage

2. The owner/applicant must comply with all the provisions of the Town of Stettler Land Use Bylaw #2060-15;
3. 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 by 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;
5. The proposed development (Detached Garage) shall be located in accordance with the approved plan; any changes to this site plan must be approved by the Town of Stettler;
6. It is the owner/applicant's responsibility to ensure that lot grading and drainage are compliant with Section 51 of the Town of Stettler Land Use Bylaw #2060-15;
7. The owner/applicant shall arrange for and obtain approval for compliance with the current Alberta Building Code;
8. The owner/applicant must obtain a building permit for this development following the mandatory 14 day appeal period

Discussion:

Planning and Operations Clerk, Angela Stormoen, advised that the owner/applicant is proposing to construct an addition (11' x 24') to an existing detached garage at 5703 – 50 Avenue and is requesting a south rear yard setback /driveway variance. The Land Use Bylaw requires a 3 meter rear yard/drive way setback when a detached garage is accessing a lane that is less than 8 meters wide. The proposed detached garage accesses a lane of 6 meters wide and the applicant is proposing a 1.84 meter rear yard setback / driveway. The property backs onto a triangle public use parcel that is a separation from the highway to the residence on the 48th Avenue block to the south, therefore the proposed 1.84 meter rear yard setback / driveway does not impact adjacent properties nor would it interfere with vehicle sightlines or turning radius.

Councillor Scott Pfeifer brought concerns forward about adjacent land owners and asked if there would be any site line problems when neighbors exit their properties into the back alley. Planning and Operations Clerk ensured that there are no foreseen problems as the property backs onto the triangle public use parcel that is a separation from the highway to the residence on the 48th Avenue block to the south.

Moved by Councillor Malcolm Fischer to approve the application as presented.

MOTION CARRIED
UNANIMOUS

Adjournment: The meeting adjourned at 8:39 a.m. on a motion by Councillor Gord Lawlor.