

**MINUTES OF THE MUNICIPAL PLANNING COMMISSION MEETING  
May 15, 2017**

**Present:**

Councillors Darcy Bachman, Will Brown and Sean Nolls & Planning & Operations Clerk Angela Stormoen.

1. **Call to Order:** Chairman Darcy Bachman called the meeting to order at 8:45 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 April 13, 2017 MPC Meeting Minutes**

Moved by Councillor Sean Nolls that the Minutes of the April 13, 2017 MPC meeting be approved as presented.

MOTION CARRIED  
Unanimous

4. **Business Arising**

None.

5. **Development Application:** 2988-2017

**Applicant:** Don & Elsie Yates

**Legal:** Lot 4, Block 4, Plan 1223548

**Municipal:** 4021 – 50 Street

**Proposed Development:** 14' x 20' Shed

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

**General:**

The owner/applicant is proposing to construct a 14' x 20' shed at 4021-50 street. The shed is being built to meet the exterior of the existing house. This includes red siding, white trim and black shingles. (see attached pictures)

Under the current zoning of DC2: Direct Control Residential 2, the use of "Accessory Building" is discretionary use and therefore requires MPC approval.

**Alternatives:**

- Defeat the application stating reasons

**Recommendation:**

That the Municipal Planning Commission approves 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;

2. 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;
3. 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;
4. The proposed development (14' x 20' Shed) shall be located in accordance with the approved plan, and all improvements as indicated on the submitted plans shall be constructed as shown unless otherwise stated in these conditions or approved hereafter by the Town of Stettler Development Authority.
5. The owner/applicant must obtain a building permit for this development. In order to obtain a building permit all proper documentation, plans, and fees must be in place). If construction commences prior to a building permit being obtained the building permit fee shall be doubled in accordance with Town of Stettler Policy IV-1.

**Discussion:**

Planning & Operations Clerk Angela Stormoen indicated that the owner/applicant is proposing to construct a 14' x 20' shed at 4021-50 street. The shed is being built to meet the exterior of the existing house. This includes red siding, white trim and black shingles.

Under the current zoning of DC2: Direct Control Residential 2, the use of "Accessory Building" is discretionary use and therefore requires MPC approval.

Moved by Councillor Sean Nolls to approve the application as presented.

MOTION CARRIED  
UNANIMOUS

**Adjournment:** The meeting adjourned at 8:48 a.m. on a motion by Councillor Will Brown.