

**MINUTES OF THE MUNICIPAL PLANNING COMMISSION MEETING  
May 17, 2018**

**Present:**

Councillors Malcolm Fischer, Wayne Smith, Scott Pfeiffer, Gord Lawlor and Cheryl Barros, Director of Planning & Development Leann Graham and Planning & Operations Clerk Angela Stormoen.

1. **Call to Order:** Chairman Cheryl Barros called the meeting to order at 8:44 a.m.

2. **Approval of Agenda/Additions**

Director of Planning and Development Leann Graham advised that if everyone is in favor the Municipal Planning Commission meetings would be moved to 8:30 am instead of 8:45 am.

Moved by Councillor Scott Pfeiffer to accept the agenda as presented including addition.

MOTION CARRIED  
Unanimous

3. **Confirmation of the March 29, 2018 MPC Meeting Minutes**

Moved by Councillor Gord Lawlor that the Minutes of the March 29, 2018 MPC meeting be approved as presented.

MOTION CARRIED  
Unanimous

4. **Business Arising**

None.

5. **Development Application:** 3063-2018

**Applicant:** Dave & Marliss Savage

**Legal:** Lot 1A, Block 3, Plan 0728284

**Municipal:** 4808 – 61 Street

**Proposed Development:** Relocation of Single Family Dwelling

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

**General:**

The Owner/applicant is proposing to relocate a single family dwelling to a vacant lot at 4804 – 61 Street. The house is 34' x 32' and was built in 1979. The applicant proposes to move the house onto a foundation at 4804 – 61 Street and add a 20' x 20' front driveway.

**Alternatives:**

- Approve the application with additional or revised conditions
- 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. Landscaping must be completed by the end of the first growing season following the date of approval;
5. The owner/applicant shall ensure that all water, sanitary, and storm connections are approved by the Town of Stettler's Director of Operational Services.
6. The owner/applicant shall arrange for and obtain approval for compliance with the current Alberta Building Code;
7. The owner applicant shall ensure all HIRF Code restrictions are met, specifically but not limited to openings on side yards;
8. 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:**

Director of Planning and Development advised that the owner/applicant is proposing to relocate a single family dwelling to a vacant lot at 4804 – 61 Street. The house is 34' x 32' and was built in 1979. The applicant proposes to move the house onto a foundation at 4804 – 61 Street and add a 20' x 20' front driveway.

The Director of Planning and Development Leann Graham mentioned a \$5,000.00 security would be favorable to add as a condition to the application to ensure work is completed and complied with.

Moved by Councillor Malcolm Fischer to approve the application as presented with additional condition:

- a) The applicant/owner will be required to provide the Town of Stettler security in the amount of \$5,000 in the form of a Letter of Credit or Cash (to be returned upon completion) to ensure that all of the conditions listed below have been met to the satisfaction of the Town of Stettler.

MOTION CARRIED  
UNANIMOUS

**Adjournment:** The meeting adjourned at 8:47 a.m. on a motion by Councillor Wayne Smith.