

**MINUTES OF THE MUNICIPAL PLANNING COMMISSION MEETING
May 6, 2019**

Present:

Councillors Al Campbell, Malcolm Fischer, Gord Lawlor, Scott Pfeiffer and Cheryl Barros and Planning & Operations Clerk Maddie Hall

1. **Call to Order:** Chairman Cheryl Barros called the meeting to order at 8:30 a.m.

2. **Additions to Agenda**

None.

3. **Approval of Agenda**

Moved by Councillor Al Campbell to accept the agenda as presented.

MOTION CARRIED

Unanimous

4. **Confirmation of the April 24, 2019 MPC Meeting Minutes**

Moved by Councillor Malcolm Fischer that the Minutes of the April 24, 2019 MPC meeting be approved as presented.

MOTION CARRIED

Unanimous

5. **Business Arising**

Planning and Operations Clerk Maddie Hall updated that previous applicant was happy to hear about the approval and that the two week appeal period is currently ongoing.

6. **Development Application:** 3138-2019

Applicant: Nathan Coutu

Legal: Lot 20, Block 35, Plan 8061ET

Municipal: 5011 – 56 Street

Proposed Development: Deck

General:

The applicant is proposing to construct a grade level deck on the south side of the single family dwelling located at 5011 – 56 Street. The applicant has outlined the deck dimensions to be 14 ft by 22 ft with a height of 1 ft. As per Section 34 in Land Use Bylaw 2060-15, a deck is included under the definition of an accessory building and shall not be closer than 0.6 meters to property line.

The applicant is asking for a side yard variance of 0.6 meters on the proposed deck in order to build the deck to property line and have it connected to the fence.

Development Review:

Land Use District – R2: Residential General

Existing Land Use – Dwelling, Single Detached

Proposed Land Use – Accessory Building – Deck

- Definition (Accessory Building) – means a building or structure, which, in the opinion of the Development Authority, is incidental, subordinate and exclusively devoted to the principle use or building and is located on the same parcel. Examples include, but are not limited to, garages, decks, sheds and carports. An accessory building or structure does not include extensions that are physically attached to the principal building.
- Definition (Deck) – means an unenclosed amenity area or platform that may be attached to a dwelling and is intended for the purpose of outdoor dining, lounging and other similar accessory residential use.
- Minimum Side Yard – 0.6 meters required– Proposed 0 meters

Legislation and Policy:

Staff has assessed this application against the provisions outlined in the Town of Stettler Land Use Bylaw 2060-15.

Recommendation:

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

1. That the applicant receives a variance of 0.6 meters to accommodate building the deck to the fence at property line;
2. The applicant must comply with all the provisions of the Town of Stettler Land Use Bylaw #2060-15.
3. 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.
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 (Deck) shall be located in accordance with the approved plan;

Alternatives:

- Approve the application with additional conditions
- Defeat the application stating reasons.

Discussion:

Moved by Councillor Scott Pfeiffer to approve the application as presented.

MOTION CARRIED
Unanimous

Adjournment:

The meeting adjourned at 8:34 a.m. on a motion by Councillor Al Campbell.