

**MINUTES OF THE MUNICIPAL PLANNING COMMISSION MEETING  
November 4, 2016**

**Present:**

Councillors Al Campbell, Darcy Bachman, Sean Nolls, Malcolm Fischer, and Will Brown, Director of Planning & Development Leann Graham and Planning & Operations Clerk Angela Stormoen.

1. **Call to Order:** Chairman Al Campbell called the meeting to order at 8:41 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 September 26, 2016 MPC Meeting Minutes**

Moved by Councillor Sean Nolls that the Minutes of the September 26, 2016 MPC meeting be approved as presented.

MOTION CARRIED

Unanimous

4. **Business Arising**

None.

5. **Development Application:** 2961-2016

**Applicant:** 1287104 Alberta Ltd.

**Legal:** Lot 19, Block 22, Plan 0729463

**Municipal:** 6929 – Meadowview Close

**Proposed Development:** Single Family Dwelling with Attached Garage

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

**General:**

The applicant is proposing to develop a Single Family Dwelling with Attached Garage at 6929 Meadowview Close. The applicant is requesting a front yard variance in accordance with the Corner Lot requirements on the North side of the parcel to esthetically place and fit the proposed dwelling. The applicant previously developed 6905 on the opposite corner of the close with a similar North front yard variance (see attached photos).

**Alternatives:**

- Defeat the application stating reasons

**Recommendation:**

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

1. The owner/applicant receives a front yard/corner lot variance of 1.4 meters on the North side of the proposed development.
2. The owner/applicant must comply with all the provisions of the Town of Stettler Land Use Bylaw #2060-15;

3. The owner/applicant must meet the design requirements and provisions in Section 94: OM Overlay Meadowlands by the Park District of the Town of Stettler Land Use Bylaw #2060-15;
4. Landscaping must be completed by the end of the first growing season following the date of approval;
5. 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 or otherwise;
6. 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;
7. The proposed development (Single Family Dwelling with Attached Garage) shall be located in accordance with the approved plan; any changes to this site plan must be approved by the Town of Stettler;
8. Approved without covered deck in accordance with owner/applicant notification;
9. The owner/applicant shall ensure that all water, sanitary, and storm connections are approved by the Town of Stettler's Director of Operational Services.
10. 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;
11. The owner/applicant must submit any revisions of the blueprints to the Town of Stettler Development Authority for approval;
12. The owner/applicant shall arrange for and obtain approval for compliance with the current Alberta Building Code;
13. The owner applicant shall ensure all HIRF Code restrictions are met, specifically but not limited to openings on side yards;
14. 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 Leann Graham indicated that the applicant is proposing to develop a Single Family Dwelling with Attached Garage at 6929 Meadowview Close. The applicant is requesting a front yard variance in accordance with the Corner Lot requirements on the North side of the parcel to esthetically place and fit the proposed dwelling. The applicant previously developed 6905 on the opposite corner of the close with a similar North front yard variance (see attached photos).

Councillor Malcolm Fischer made a motion to approve the application as presented.

MOTION CARRIED  
UNANIMOUS

6. **Development Application:** 2964-2016  
**Applicant:** Roger Silva  
**Legal:** Lot 14, Block 19, Plan 7922597  
**Municipal:** 3809 – 64A Street Close  
**Proposed Development:** Detached Garage

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

**General:**

The applicant is proposing to construct a new detached garage at 3809 – 64A Street Close. The applicant is proposing to finish the exterior of the Detached Garage with Metal Clad Siding in colors that match the Dwelling. In accordance with Land Use Bylaw, the exterior finish is brought to MPC for review, based on previous application and other developments approved similar in nature, it is recommended that MPC approve the proposed exterior finish.

### **Section 38: Building Design, Character, Orientation and Appearance**

38.1 The design, character, location, external finish, architectural appearance and landscaping of all buildings, including accessory buildings or structures shall be to the satisfaction of the Development Officer/Municipal Planning Commission. Where applicable, buildings shall comply with any architectural/design guidelines in an Area Structure Plan.

#### **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. Landscaping must be completed by the end of the first growing season following the date of approval;
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 or otherwise;
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. The owner/applicant shall ensure that all water, sanitary, and storm connections are approved by the Town of Stettler's Director of Operational Services.
7. 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;
8. The owner/applicant shall arrange for and obtain approval for compliance with the current Alberta Building Code;
9. 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 Leann Graham indicated that the applicant is proposing to construct a new detached garage at 3809 – 64A Street Close. The applicant is proposing to finish the exterior of the Detached Garage with Metal Clad Siding in colors that match the Dwelling. In accordance with Land Use Bylaw, the exterior finish is brought to MPC for review, based on previous application and other developments approved similar in nature, it is recommended that MPC approve the proposed exterior finish.

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Councillor Will Brown made a motion to approve the application as presented.

MOTION CARRIED  
UNANIMOUS

**Adjournment:** The meeting adjourned at 8:45 a.m. on a motion by Councillor Sean Nolls.