

**MINUTES OF THE MUNICIPAL PLANNING COMMISSION MEETING
November 7, 2011**

Present:

Councillors Al Campbell, Malcolm Fischer, and Steven Wildeboer, Planning & Development Officer Leann Graham, and Planning & Development Clerk Dara Green

1. **Call to Order:** Chairman Al Campbell called the meeting to order at 8:47 a.m.

2. **Approval of Agenda/Additions**

Moved by Councillor Steven Wildeboer to accept the agenda as presented.

MOTION CARRIED
Unanimous

3. **Confirmation of the October 20, 2011 MPC Meeting Minutes**

Moved by Councillor Malcolm Fischer that the Minutes of the October 20, 2011 MPC meeting be approved as presented.

MOTION CARRIED
Unanimous

4. **Business Arising**

None.

5. **Development Application: 2606-2011**

Applicant: B & B Construction

Legal: Lot 21, Block 1, Plan 0626839

Municipal: 6016 – 55 Avenue

Proposed Development: Single Family Dwelling with Attached Garage

Planning & Development Officer Leann Graham reviewed the report as follows:

General:

The applicant is proposing to develop a Single Family Dwelling with Attached Garage in Emmerson Acres on 55 Avenue. The proposed development is located at 6016 – 55 Avenue. According to the site plan submitted the development will meet the setback requirements for the minimum front yard, and both side yards, however the proposed rear yard does not meet the 7.5 meter setback requirement. The proposed development requires a variance of 0.58 meters on the rear yard.

This property is located in the R1: Residential Low Density Land Use District and as such a Single Family Dwelling with Attached Garage is considered a permitted use.

Alternatives:

- Defeat the application stating reasons.

Recommendation:

That the Municipal Planning Commission consider approval of this application subject to the following conditions:

1. The applicant must comply with all the provisions of the Town Of Stettler Land Use Bylaw #2018-11
2. 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 the Alberta Building Code.
3. Compliance with the provisions of Land Use Bylaw #2018-11 does not exempt the applicant from compliance with any provincial, federal, or other municipal legislation;
4. The proposed development (Single Family Dwelling with Attached Garage) shall be located in accordance with the approved plan;
5. The applicant shall arrange for and obtain approval for compliance with the current Alberta Building Code.
6. The applicant is responsible for ensuring that the final grade of the dwelling will not affect neighboring properties with respect to storm water drainage.
7. A variance for the rear yard of 0.58 meters.

Discussion

Planning & Development Officer Leann Graham indicated the applicant is proposing to develop a Single Family Dwelling with Attached Garage located at 6016 – 55 Avenue. According to the site plan submitted the development will meet the setback requirements for the minimum front yard, and both side yards, however the proposed rear yard does not meet the 7.5 meter setback requirement. The proposed development requires a variance of 0.58 meters on the rear yard.

Councillor Steven Wildeboer made a motion to approve the application as presented.

MOTION CARRIED
Unanimous

Adjournment: The meeting adjourned at 8:50 a.m. on a motion by Councillor Malcolm Fischer.