

**MINUTES OF THE MUNICIPAL PLANNING COMMISSION MEETING
October 15, 2015**

Present:

Councillors Al Campbell, Will Brown, Malcolm Fischer, Contract Planning & Development Officer Dave Dittrick and Planning and Operations Clerk Angela Stormoen.

1. **Call to Order:** Chairman Al Campbell called the meeting to order at 8:46 am.

2. **Approval of Agenda/Additions**

Moved by Councillor Malcolm Fischer to accept the Agenda as presented.

MOTION CARRIED

Unanimous

3. **Confirmation of the September 17, 2015 MPC Meeting Minutes**

Moved by Councillor Will Brown that the Minutes of the September 17, 2015 MPC meeting be approved as presented.

MOTION CARRIED

Unanimous

4. **Business Arising**

None.

5. **Development Application:** 2898-2015

Applicant: 1267104 Alberta Ltd.

Legal: Lot 6, Block 22, Plan 0729463

Municipal: 6905 – Meadowview Close

Proposed Development: Single Family Dwelling with Attached Garage

A report prepared by the Planning & Development Officer Dave Dittrick was reviewed as follows:

General:

The applicant is proposing to construct a single detached dwelling on a corner lot in Meadowlands by the Park.

The applicants' site plan indicates the following:

- The proposed dwelling meets all property setback requirements except for one front yard as this is a corner lot;
- The land use bylaw allows for the setback to be reduced to 3.0 metres; however the applicants' have requested a reduction to 1.5 metres.

Alternatives:

- Defeat the application, stating reasons.

Recommendation:

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

1. 1. The owner/applicant must comply with the provisions of the Town of Stettler Land Use Bylaw 2060-15;
2. 2. The owner/applicant is responsible for the cost and repair of any damage to public property or works located thereon that may result of undertaking work regulated by the Alberta Building Code;
3. 3. Compliance with the provisions of Land Use Bylaw 2060-15 does not exempt the applicant from compliance with any provincial, federal, or municipal legislation;
4. 4. The owner/applicant must ensure the proposed development (single detached dwelling) shall be located in accordance with the approved plan;
5. 5. The owner/applicant shall ensure that the driveway and lane access construction to the single detached dwelling is approved by the Town of Stettler's Director of Operational Services;
6. 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. 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. 8. The owner/applicant must obtain a building permit for this development.
9. 9. No shrubs or trees in excess of 1 metre in height shall be planted in the front yard.

Discussion

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

MOTION CARRIED
UNANIMOUS

6. **Development Application:** N/A
Applicant: Eric Osterud
Legal: Lot 25, Block 7, Plan LIV
Municipal: 4909 – 51 Street
Proposed Development: Single Detached Dwelling and Basement Suite

A report prepared by the Planning & Development Officer Dave Dittrick was reviewed as follows:

General:

The building is the former "Marketing and More" business, which has since closed. The building is a two storey dwelling with a developed basement. The "Marketing and More" business operated in compliance with the land use bylaw; meaning a business operated on the ground floor of the dwelling.

Since closing the business, the owner has been seeking to sell, with no success, the property to accommodate a business with a basement suite rental. The applicant desires to convert the building back to the purpose for which it was constructed; meaning allowing them to rent the main/second floors as one dwelling unit and renting the basement as a second dwelling unit. Adequate parking is available via the lane at the rear of the property.

Alternatives:

- Defeat the application, stating reasons.

Recommendation:

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

1. This development permit shall be valid for a period of three (3) years.
2. The owner/applicant must comply with the provisions of the Town of Stettler Land Use Bylaw 2060-15;
3. The owner/applicant is responsible for the cost and repair of any damage to public property or works located thereon that may 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 municipal legislation;
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;

Discussion

Councillor Will Brown mentioned it would be good to occupy the building.

Councillor Malcolm Fischer recommended to allow the building to be of residential use with no time limit on the permit.

Councillor Al Campbell questioned if it was listed as a historical house. Contract Development Officer Dave Dittrick mentioned it was not on the official list.

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

MOTION CARRIED
UNANIMOUS

Adjournment: The meeting adjourned at 8:53 a.m. on a Motion by Councillor Will Brown.