

**MINUTES OF THE MUNICIPAL PLANNING COMMISSION MEETING  
October 31, 2012**

**Present:**

Councillors Al Campbell, Darcy Bachman and Malcolm Fischer and Planning & Development Officer Leann Graham, and Planning & Development Clerk Dara Hallett

1. **Call to Order:** Chairman Al Campbell called the meeting to order at 8:45 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 12, 2012 MPC Meeting Minutes**

Moved by Councillor Malcolm Fischer that the Minutes of the September 12, 2012 MPC meeting be approved as presented.

MOTION CARRIED  
Unanimous

4. **Business Arising**

None.

5. **Development Application:** 2680-2012  
**Applicant:** Streamwood Construction Inc.  
**Legal:** Lot 7 & 8, Block 20, Plan 0729463  
**Municipal:** 4014 & 4016 – 68 Street  
**Proposed Development:** Fourplex

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

**General:**

The applicant is proposing to develop a fourplex at 4014 & 4016 – 68 Street in the meadowlands area. The proposed fourplex meets all setback requirements of the R2 land use district. A fourplex is listed as a discretionary use in the R2 land use district and therefore requires approval from Municipal Planning Commission.

**Alternatives:**

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

**Recommendation:**

That The Municipal Planning Commission approves 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 regulated by 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 (Fourplex) 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 must provide four off street parking stalls to accommodate each dwelling unit.
7. The applicant must provide separate utility services to each unit to the satisfaction of the Town of Stettler's Public Works department.
8. Landscaping must be completed by the end of the first growing season following approval.
9. The applicant must ensure the finished grade of the development does not affect adjacent properties.
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 #2018-11;

### **Discussion**

Planning & Development Officer Leann Graham indicated the applicant is proposing to develop a fourplex at 4014 & 4016 – 68 Street in the meadowlands area. The proposed fourplex meets all setback requirements of the R2 land use district. A fourplex is listed as a discretionary use in the R2 land use district and therefore requires approval from Municipal Planning Commission.

Councillor Malcolm Fischer questioned if the location was just south of the existing duplexes. Planning & Development Officer Leann Graham confirmed. Councillor Darcy Bachman asked if there would be any unforeseen problems in the future. Planning & Development Officer Leann Graham indicated that there would not be any concerns in the future with the development since the proposed fourplex currently meets all setback requirements of the R2 land use district and is compliant with the Town of Stettler's Land Use Bylaw.

Councillor Malcolm Fischer 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 Darcy Bachman