

**MINUTES OF THE MUNICIPAL PLANNING COMMISSION MEETING
October 9, 2013**

Present:

Councillors Al Campbell, Darcy Bachman, Malcolm Fischer, Leona Thorogood and Steven Wildeboer, 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. **Development Application:** 2749-2013

Applicant: Todd Ziegler

Legal: Lot 41, Block 3, Plan 7620191

Municipal: 6102 Spruce Drive

Proposed Development: Removal of Existing Deck & Construction of a Covered Deck

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

General:

The applicant is proposing to remove the existing uncovered deck and reconstruct a covered deck in the same location; this location requires a front yard variance of 1 meter (33%). The current deck is in disrepair and requires replacement as it is posing safety concern. The existing deck is 11'5" (3.48m) x 12' (3.66 m) and is proposed in the same location at the same dimensions with a roof for a covered deck

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 approval for the construction of a covered deck and receives a 1 meter variance.
2. The owner/applicant must comply with all the provisions of the Town Of Stettler Land Use Bylaw #2018-11;
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;
4. 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;
5. The proposed development (removal of existing deck and construction of a covered deck) shall be located in accordance with the approved plan; any changes to this site plan must be approved by the Town of Stettler;
6. 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;

7. The owner/applicant shall arrange for and obtain approval for compliance with the current Alberta Building Code;
8. The owner/applicant shall arrange for and obtain approval for compliance with fire, plumbing, gas, and electrical regulations as applicable;
9. The owner/applicant must obtain a building permit for this development following the mandatory 14 day appeal period

Discussion

Planning & Development Officer Leann Graham indicated that The applicant is proposing to remove the existing uncovered deck and reconstruct a covered deck in the same location; this location requires a front yard variance of 1 meter (33%). The current deck is in disrepair and requires replacement as it is posing safety concern. The existing deck is 11'5" (3.48m) x 12' (3.66 m) and is proposed in the same location at the same dimensions with a roof for a covered deck.

Councillor Al Campbell questioned if the building was a mobile home. Planning & Development Leann Graham confirmed. Councillor Malcolm Fischer asked if the deck was going to remain the same height as the existing deck. Planning & Development Officer Leann Graham confirmed and stated that the proposed deck will have the same dimensions and height but will have a roof for a covered deck. Councillor Leona Thorogood asked if the sides of the deck will be enclosed. Planning & Development Officer Leann Graham stated that the deck will be covered by a roof only.

Councillor Leona Thorogood made a motion to approve the application as presented.

MOTION CARRIED
UNANIMOUS

4. **Adjournment:** The meeting adjourned at 8:50 a.m. on a motion by Councillor Steven Wildeboer.