

MINUTES OF THE MUNICIPAL PLANNING COMMISSION MEETING
September 11, 2017

Present:

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

1. **Call to Order:** Chairman Al Campbell called the meeting to order at 8:43 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 August 11, 2017 MPC Meeting Minutes**

Moved by Councillor Malcolm Fischer that the Minutes of the August 11, 2017 MPC meeting be approved as presented.

MOTION CARRIED

Unanimous

4. **Business Arising**

None.

5. **Development Application:** 3006-2017

Applicant: James Kirk

Legal: Block G, Plan 8820090

Municipal: 4220 – 50 Street

Proposed Development: Pole Shed

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

General:

The owner/applicant is proposing to construct a new 20' x 50' pole shed to store his motorhome at 4220 - 50 Street. The applicant is requesting to locate the structure in the front yard. The Land Use Bylaw states that the siting of a detached garage (defined as: an accessory building or portion thereof which is designed and used for the storage, parking, or the maintenance of personal vehicles) is not to be in the front yard.

The proposed pole shed would be accessed from 50 Street and a second driveway on the north end of the property as shown on the attached site plan. Currently the single family dwelling has a front yard setback of 24.6 meters and the pole shed would have a front yard setback of 3.05 meters.

Furthermore, under the current zoning of UR: Urban Reserve, the proposed pole shed would require MPC approval as the discretionary use states that "Uses that will not, in the opinion of the Municipal Planning Commission: materially alter the use of the land from that existing on the date that the land was designated to this land use district; or conflict with urban expansion".

Alternatives:

- The owner/applicant must site the proposed pole shed in accordance with the Town of Stettler Land Use Bylaw 2060-15 and ensure it is located in either the side or rear yard;
- Approve the application with additional or revised conditions

- Defeat the application stating reasons

Recommendation:

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

1. The owner/applicant must ensure any building into which a vehicle may enter from the street shall have a driveway on the parcel which is equal to or greater than the minimum yard requirement for the building;
2. The owner/applicant must comply with all 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 occur as a 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 other municipal legislation;
5. The proposed development (Pole Shed) 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 #2060-15;
7. The owner/applicant shall arrange for and obtain approval for compliance with the current Alberta Building Code;
8. The owner/applicant must obtain a building permit for this development following the mandatory 14 day appeal period;

Discussion:

Planning & Operations Clerk Angela Stormoen indicated that the applicant is proposing to construct a new 20' x 50' pole shed to store his motorhome at 4220 - 50 Street. The applicant is requesting to locate the structure in the front yard. The Land Use Bylaw states that the siting of a detached garage (defined as: an accessory building or portion thereof which is designed and used for the storage, parking, or the maintenance of personal vehicles) is not to be in the front yard.

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Councillor Malcolm Fischer mentioned it would be more appealing if the pole shed were to be located 50' back from the proposed location.

Discussion continued in agreeance that the pole shed be located further back on the property.

Councillor Darcy Bachman made a motion to approve the application on the condition that the applicant/owner shall locate the pole shed 60 feet back (west) from the front property boundary on the north side of the property.

MOTION CARRIED
UNANIMOUS

Adjournment: The meeting adjourned at 8:49 a.m. on a motion by Councillor Sean Nolls.