

**MINUTES OF THE MUNICIPAL PLANNING COMMISSION MEETING
September 8, 2016**

Present:

Councillors Al Campbell, Darcy Bachman, Sean Nolls and Malcolm Fischer, Director of Planning & Development Leann Graham and Planning & Operations Clerk Angela Stormoen.

1. **Call to Order:** Chairman Al Campbell called the meeting to order at 8:48 a.m.

2. **Approval of Agenda/Additions**

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

MOTION CARRIED

Unanimous

3. **Confirmation of the August 15, 2016 MPC Meeting Minutes**

Moved by Councillor Sean Nolls that the Minutes of the August 15, 2016 MPC meeting be approved as presented.

MOTION CARRIED

Unanimous

4. **Business Arising**

Director of Planning and Development Leann Graham mentioned that Cyril Varghese, development permit 2939-2016 which received approval for an existing basement suite at the August 15, 2016 MPC meeting did not receive any appeals and therefore is moving forward with a building permit to meet current Alberta Building Code.

Furthermore Kneeland and Sons Construction Ltd., development permit 2945-2016 which was also approved at the August 15, 2016 MPC meeting for a mobile home manufactured in 2000 has decided to develop the corner lot (4903-43 Street) and will also be completing rock work on the mobile home to create an appealing look to the entrance of the developers subdivision.

5. **Development Application:** N/A

Applicant: Ronald and Patricia Greidanus

Legal: Lot 2, Block 4, Plan 1221025

Municipal: 4406 – 39 Avenue

Proposed Development: Single Family Dwelling and Attached Garage (Existing)

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

General:

In 2009, the landowners started the process of subdividing 4 acreage parcels on the South East Corner of their property. This subdivision included their existing residence on one parcel and 3 additional acreages. The landowners met all conditions of subdivision including building a road and fire access turn arounds, servicing the parcels with sanitary and entering into a deferred servicing agreement for water. At the time of subdivision conversation took place regarding the size of the acreage parcels as well the appropriate zoning for the development and the placement of the existing residence on the newly created parcel.

R4: Residential Small Holdings:

Purpose: To provide an area for low density residential development in the form of detached dwellings and compatible uses, herein listed, which may be connected to the municipal water and sewer system, and

which are capable of re-subdivision into residential parcels roughly equivalent to those required in the R1B District.

The Intermunicipal Development Plan (IDP) indicated that parcel size must be one acre or less in the Town of Stettler, the landowner resized its proposed subdivision to meet that requirement of the Town.

The landowners are in the process of trying to sell the acreage with the existing residence, a Real Property Report was submitted to the Town for a compliance certificate and the property was deemed non-compliant due to the rear yard setback distance. The landowner is requesting a variance for the rear yard setback to bring the property into compliance due to the fact that the Town of Stettler required the landowner to reduce the size of the property to meet the IDP as well as following the road design of the Area Structure Plan and Greidanus Outline Plan.

Alternatives:

- Defeat the application stating reasons

Recommendation:

That the Municipal Planning Commission approve the Rear Yard Variance of 7.02 meters (47%) for the Single Family Dwelling and Attached Garage.

Discussion:

Director of Planning and Development Leann Graham indicated that in 2009, the landowners started the process of subdividing 4 acreage parcels on the South East Corner of their property. This subdivision included their existing residence on one parcel and 3 additional acreages. The landowners met all conditions of subdivision including building a road and fire access turn arounds, servicing the parcels with sanitary and entering into a deferred servicing agreement for water. At the time of subdivision conversation took place regarding the size of the acreage parcels as well the appropriate zoning for the development and the placement of the existing residence on the newly created parcel.

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Councillor Al Campbell questioned what the proposed use is for the land to the north of the property. Director of Planning and Development Leann Graham mentioned it will develop as residential and highway commercial however will continue as the existing bee farm operation.

Councillor Sean Nolls questioned the impact of the setback variance. Director of Planning and Development Leann Graham indicated the variance requested is in regards to Land Use Bylaw 2060-15 requirements not Alberta Building Code requirements. Alberta Building Code setback requirements would be much less than the setbacks required within the zoning, therefore the Alberta Building Code would not be impacted.

Councillor Sean Nolls questioned if this existing development is affected by the floodway. Director of Planning and Development Leann Graham indicated it is not affected as the floodway is southwest of the proposed location along Red Willow Creek.

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

MOTION CARRIED
UNANIMOUS

Adjournment: The meeting adjourned at 8:54 a.m. on a motion by Councillor Sean Nolls.