

MUNICIPAL PLANNING COMMISSION

AGENDA

March 24, 2015

1:30 P.M. - TOWN OFFICE – Upstairs Meeting Room

1. Call to Order
2. Additions to the Agenda
3. Approval of Agenda
4. Confirmation of the February 10, 2015 MPC Meeting Minutes
5. Business Arising from the Minutes
6. **Development Application:** 2848-2015
Applicant: County of Stettler Housing Authority
Legal: Block G, Plan 2398MC
Municipal: 6001– 50 Avenue
Proposed Development: Accessory Building (Scooter Storage)
7. Adjournment

**MINUTES OF THE MUNICIPAL PLANNING COMMISSION MEETING
February 10, 2015**

Present:

Councillors Al Campbell, Darcy Bachman, Will Brown and Sean Nolls, Planning & Development Officer Leann Graham, and Planning & Development Clerk Angela Stormoen

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 January 14, 2015 MPC Meeting Minutes**

Moved by Councillor Will Brown that the Minutes of the January 14, 2015 MPC meeting be approved as presented.

MOTION CARRIED

Unanimous

4. **Business Arising**

None.

5. **Development Application:** 2840-2015

Applicant: Chiles Ventures Ltd.

Legal: Stall 63 within Lot 2 to 11, Block 1, Plan 7541AD

Municipal: #63, 6017 – 52 Avenue (#63 Emmerson Acres)

Proposed Development: Relocation of Mobile Home

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

General:

The applicant is proposing to relocate a 14' x 70' mobile home with an 8' x 8' porch addition to #63 Emmerson Acres. The mobile home was constructed in 1980 and as such it is considered a discretionary use in the R3: Mobile Home Park Land Use District as it exceeds eight years of age from the date of application for a development permit.

The owner/applicant has removed the previous mobile from stall #63 in accordance with Town of Stettler Bylaw and Policy. Based on the photos submitted by the applicant the proposed 1980 mobile home will not detract the neighborhood, due to the age of the previous mobile home on this site as well as the other mobile homes in the area the proposed 1980 mobile will be conducive to the area.

Alternatives:

- Defeat the application, stating reasons.

Reccommendation:

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

1. The owner/applicant must comply with all the provisions of the Town Of Stettler Land Use Bylaw.
2. The owner/applicant must ensure that the undercarriage of a mobile home shall be screened from view by skirting or such other means satisfactory to the Development Officer/Municipal Planning Commission in accordance with 38.3 of the Land Use Bylaw 2018-11
3. The owner/applicant shall ensure all accessory structures to a mobile home such as patios porches, additions, skirting and storage facilities shall be fabricated so that the appearance complements the mobile home to the satisfaction of the Development Officer/Municipal Planning Commission in accordance with 38.4 of the Land Use Bylaw 2018-11
4. 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 the Alberta Building Code.
5. Compliance with the provisions of Land Use Bylaw does not exempt the owner/applicant from compliance with any provincial, federal, or other municipal legislation;
6. The owner/applicant must ensure the proposed development (Mobile Home) shall be located in accordance with the approved plan;
7. The owner/applicant shall arrange for and obtain approval for compliance with the Alberta Building Code.

Discussion

Planning & Development Officer Leann Graham indicated that the applicant is proposing to relocate a 14' x 70' mobile home with an 8' x 8' porch addition to #63 Emmerson Acres. The mobile home was constructed in 1980 and as such it is considered a discretionary use in the R3: Mobile Home Park Land Use District as it exceeds eight years of age from the date of application for a development permit.

The owner/applicant has removed the previous mobile from stall #63 in accordance with Town of Stettler Bylaw and Policy. Based on the photos submitted by the applicant the proposed 1980 mobile home will not detract the neighborhood, due to the age of the previous mobile home on this site as well as the other mobile homes in the area the proposed 1980 mobile will be conducive to the area.

Councillor Al Campbell questioned where the previous trailer from Stall #63 was relocated to.

Planning & Development Officer Leann Graham mentioned the trailer was demolished on site and the chassis was removed afterward.

Councillor Darcy Bachman made a motion to approve the application as presented.

MOTION CARRIED
UNANIMOUS

Adjournment: The meeting adjourned at 8:48 a.m. on a motion by Councillor Sean Nolls.



Request For Decision

Issue:

Development Permit Application: 2848-2015
Applicant: County of Stettler Housing Authority
Legal: Plan 2398 MC Block
Civic: #6011 – 50 Avenue
Proposed Development: Accessory Building (Scooter Storage)

Recommendation:

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

1. The owner/applicant must comply with all the provisions of the Town Of Stettler Land Use Bylaw 2060-15.
2. Compliance with the provisions of Land Use Bylaw does not exempt the owner/applicant from compliance with any provincial, federal, or other municipal legislation;
3. The owner/applicant must ensure the proposed development (Garage) shall be located in accordance with the approved plan;
4. The owner/applicant shall arrange for and obtain approval for compliance with the Alberta Building Code.

IMPLICATIONS OF RECOMMENDATION

General:

The applicant is proposing to construct a 24' by 26' accessory building to be used for scooter storage.

The site is to be located east of Heart Haven Lodge on an existing grassed area. No trees will need to be removed as a result of the construction.

Legislation and Policy:

Staff has assessed this application against the provisions outlined in the Town of Stettler Land Use Bylaw.

Other Comments:

The zoning is Public Use District. The yard setbacks for accessory buildings in non-residential districts must be equal to the roof height.

Alternatives:

Defeat the application, stating reasons.

Author:

Dave Dittrick, Contract Development Officer



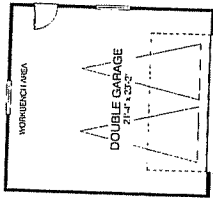
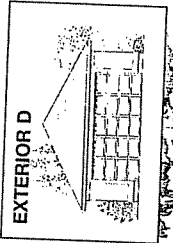
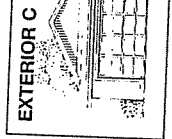
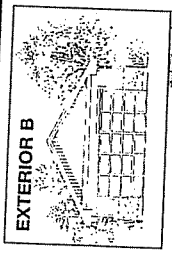
26'

24'

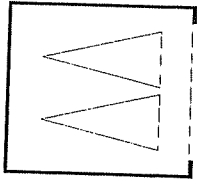
PLAN NO. 14-0-259
TOTAL 440 SQ. FT. (40.9 M²)

WIDTH - 24' - 0" (7.3 M)
DEPTH - 26' - 0" (7.9 M)

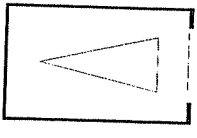
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OPTION A
22'-0" X 24'-0"



OPTION B
20'-0" X 22'-0"



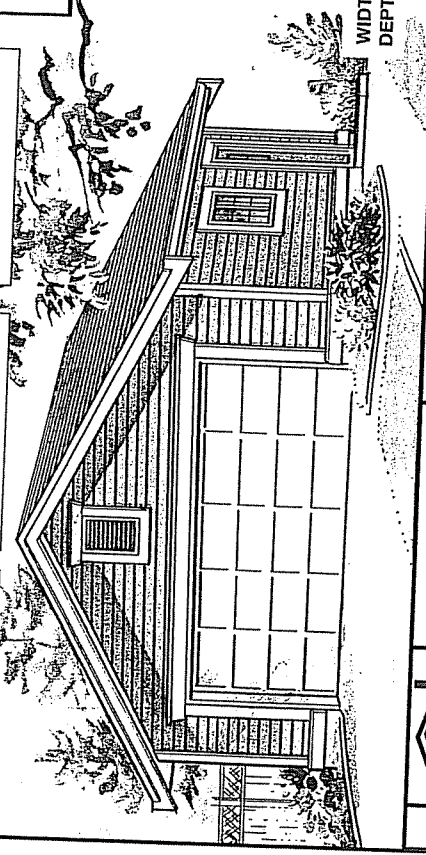
OPTION C
14'-0" X 22'-0"

**THIS VERY FLEXIBLE GARAGE PLAN
INCLUDES ALL EXTERIORS AND
FLOORPLAN OPTIONS SHOWN**

PRICE: \$200 for 5 copies
\$10 for each additional copy

PLAN NO. 14-0-256
TOTAL 528 SQ. FT. (49.1 M²)

WIDTH - 22' - 0" (6.7 M)
DEPTH - 24' - 0" (7.3 M)

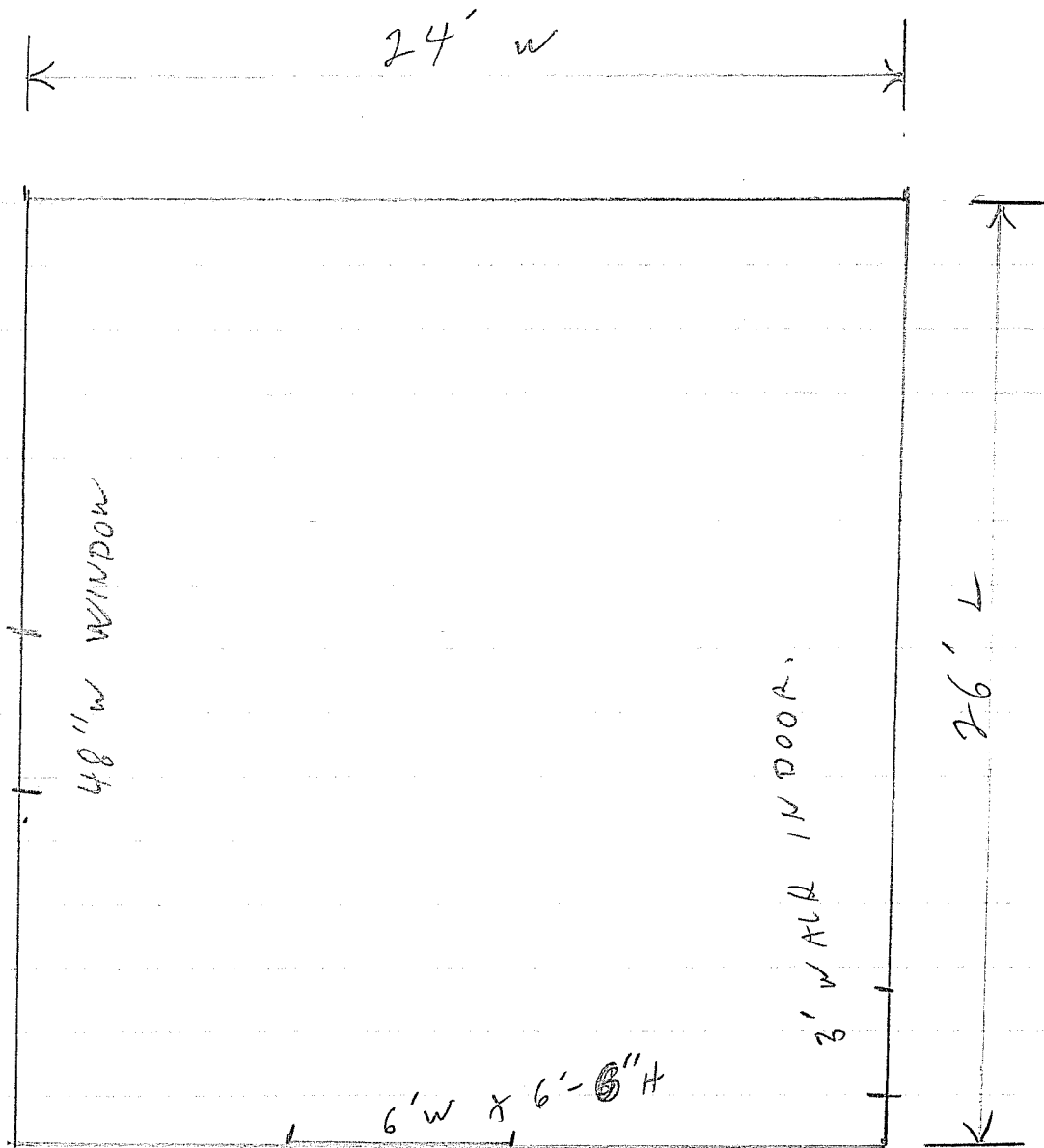


**GARAGE/
COACH HOUSE**

JENISH HOUSE DESIGN LIMITED

PRICE LIST PAGE 224 - CANADA / USA ORDER ON-LINE: www.jenish.com OR CALL TOLL FREE 1-888-458-9235

HEART HAVEN SCOOTER SHED.



24' TRUSSES 16" OVERHANG. 4-12 PITCH

CEMENT PAD.

12" x 12" EDGE 4" PAD

2x4 STUDS.

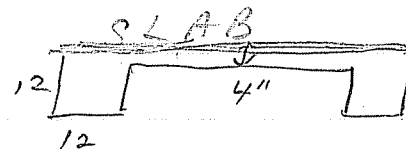
OSB COVER

VINYL SIDING

FASCIA & SOFFIT

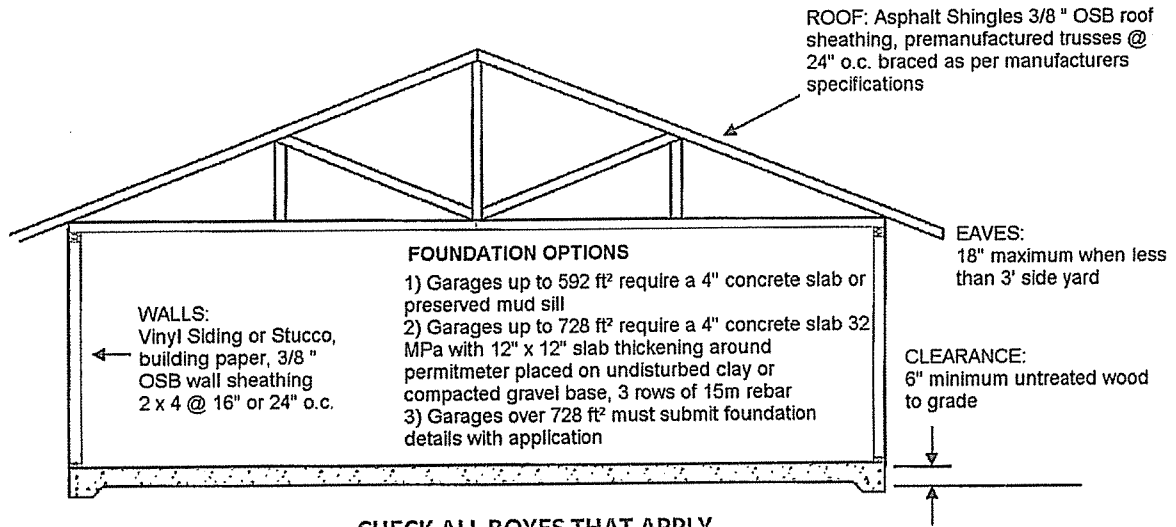
METAL ROOF

ANCHORED EVERY 8' HILTI BOLTS.



IJD Inspections Ltd.

Detached Garage Details Sheet



CHECK ALL BOXES THAT APPLY

ROOFING MATERIAL

- Asphalt Shingles
- Cedar, Pine Shakes
- Metal Roofing
- Other Specify _____

ROOF SHEATHING

- Minimum 3/8 OSB or Plywood
- 1/2" OSB or Plywood
- Note: OSB or Plywood less than 1/2" requires H clips and ridge blocking
- Other Specify 2x4 STRAPPING

ROOF FRAMING

- Pre-manufactured Engineered Truss
- Stick-built Rafters (provide details)

EXTERIOR FINISH

- Vinyl Siding
- Stucco
- Other Specify _____

INTERIOR DEVELOPMENT PERMITS

- Electrical
- Gas
- Plumbing
- Other Specify _____

WALL SHEATHING

- 3/8" OSB
- 1/2" OSB
- 3/8" plywood
- 1/2" plywood
- Other Specify _____

WALL FRAMING

- 2 X 4 @ 16" o.c.
- 2 x 4 @ 24" o.c.
- 2 x 6 @ 16"/24" o.c.
- Insulated walls and ceiling

GARAGE DOOR BEAM

- Length 8'
- Depth 1 1/2" # of plies 2
- Built Up Engineered

GARAGE DOOR SIZE 6' x 6'-8"

TRUSSES

- Trusses parallel to overhead door opening
- Trusses perpendicular to overhead door opening

FOUNDATION


- Less than 592 ft² - 4" slab
- Up to 728 ft² - 12" x 12" slab perimeter thickening
- Over 728 ft² - Provide foundation details with application

Please Note:

Maximum size of detached garages on a slab thickening foundation is 728 ft² with truss span not exceeding 28 ft. Garages over 728ft² will require foundation details review and approval by a Safety Codes Officer.

Important

- If the roof framing members transfer roof loading to the overhead garage door beam please specify the size of the garage door beam.
- Large opening size (doors over 10 feet wide) garage door beams without roof loading must be a minimum size of 2-2 x 12 c/w a minimum 3" bearing.
- Walls to be secured to slab with anchor bolts at 8' on center maximum.
- You cannot build over an underground gas line.
- Windows cannot be placed in a wall that is less than 4 ft to property line.


 3115 03/01/1962/100K190

Preview

S				
LINC		SHORT LEGAL		TITLE NUMBER
0018 110 552		2398MC;;G		100K190
LEGAL DESCRIPTION				
PLAN 2398MC				
LOT G				
EXCEPTING THEREOUT ALL MINES AND MINERALS				
AREA: 2.04 HECTARES (5.05 ACRES) MORE OR LESS				
ESTATE: FEE SIMPLE				
ATS REFERENCE: 4;19;39;6;SE				
MUNICIPALITY: TOWN OF STETTTLER				

		REGISTERED OWNER(S)		
REGISTRATION	DATE(DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION

100K190	03/01/1962		\$200,000	REF. 6122MJ
OWNERS				
COUNTY OF STETTTLER HOUSING AUTHORITY.				
OF 6020-47 AVENUE				
STETTTLER				
ALBERTA TOC 2L1				
(DATA UPDATED BY: CHANGE OF NAME 992044334)				

Close