

MUNICIPAL PLANNING COMMISSION

AGENDA

October 9, 2013

8:45 A.M. - TOWN OFFICE – Meeting Room Upstairs

1. Call to Order
2. Additions to the Agenda
3. Approval of Agenda
4. Confirmation of the September 6, 2013 MPC Meeting Minutes
5. Business Arising from the Minutes
8. **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
9. Adjournment



Request For Decision

Agenda Item:

Issue:

Development Permit Application: 2749-2013
Applicant: Todd Ziegler
Legal: Lot 41, Block 3, Plan 7620191
Civic: 6102 Spruce Drive
Proposed Development: Removal of Existing Deck and Construction of a Covered Deck

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

IMPLICATIONS OF RECOMMENDATION

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.

Legislation and Policy:

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

Development Review:

Requirements pertaining to the proposed development are regulated the Land Use Bylaw as follows:

- Minimum Front Yard – 3.0 m required – proposed 2.0 m:
- 1.0 m Variance Required

Other Comments:

Existing and proposed land use –R3A – Residential Mobile Home Subdivision

Alternatives:

- Defeat the application stating reasons.

Author:

Leann Graham, Planning & Development Officer



