

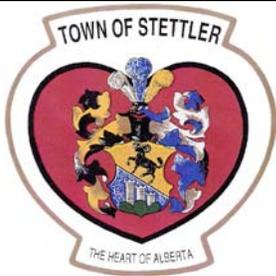
MUNICIPAL PLANNING COMMISSION

AGENDA

September 12, 2012

8:45 A.M. - TOWN OFFICE – Board Room

1. Call to Order
2. Additions to the Agenda
3. Approval of Agenda
4. Confirmation of the August 20, 2012 MPC Meeting Minutes
5. Business Arising from the Minutes
6. **Development Application:** 2668-2012
Applicant: Lawrence Muhlbach
Legal: Lot 7, Block 16, Plan RN54A
Municipal: 4708 – 49 Street
Proposed Development: Detached Garage
8. Adjournment



Request For Decision

Agenda Item:

Issue:

Development Permit Application: 2668-2012
Applicant: Lawrence Muhlbach
Legal: Lot 7, Block 16, Plan RN54A
Civic: 4708 – 49 Street
Proposed Development: Detached Garage

Recommendation:

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

1. That the applicant receives a height variance of 0.79 meters (2.6 ft) to accommodate the 4.88 meter (16ft) high detached garage.
2. That the applicant receives a floor area variance of 1.86 square meters (20 sq ft) to accommodate the 77.29 square meter (832 sq. ft.) detached garage
3. The owner/applicant must comply with all the provisions of the Town Of Stettler 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 by the Alberta Building Code;
5. 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;
6. The proposed development (Detached Garage) shall be located in accordance with the approved plan; any changes to this site plan must be approved by the Town of Stettler;
7. 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;
8. The owner/applicant shall arrange for and obtain approval for compliance with the current Alberta Building Code;
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 construct a new detached garage at 4708 – 49 Street and is requesting a height (0.79 meter) and floor area (20 sq. ft.) variance in accordance with the Town of Stettler Land Use Bylaw 2018-11:

Section 34: Accessory Buildings and Structures:

34.1 Residential Districts:

34.1.1 Accessory buildings and structures include garages, carports, shed, storage

buildings, decks, covered patios or covered balconies, permanently installed private swimming pools and hot tubs, garden suites and other accessory structures such as television and radio antennas, poles, satellite dishes and towers.

- 34.1.2 An accessory building shall not exceed 6.5 m, or the height of the principal dwelling, whichever is less. In mobile home districts an accessory building must not exceed 4.5 m in height.
- 34.1.3 In no case shall the floor area or combined floor area of accessory buildings (including garden suites) on a property exceed the main floor area of the principal dwelling.
- 34.1.4 In no case shall the floor area or combined floor area of accessory buildings (including garden suites) and principal dwelling result in the site coverage of the parcel exceeding the requirements of the District.

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 Rear Yard – 3 meters required – proposed 3 meters
- Minimum Side Yard – 0.6 meters required – Proposed 0.9 meters
- Maximum Height – 6.5 meters or the height of the principal dwelling unit (4.11 meters) whichever is less - Proposed 4.79 meters – requires 0.79 meter variance
- Maximum Parcel Coverage – 50% coverage – proposed 27%
- Maximum Floor Area – cannot exceed the floor area of the principal dwelling unit (75.43 sq m) – Requires a variance of 1.86 sq m.

Other Comments:

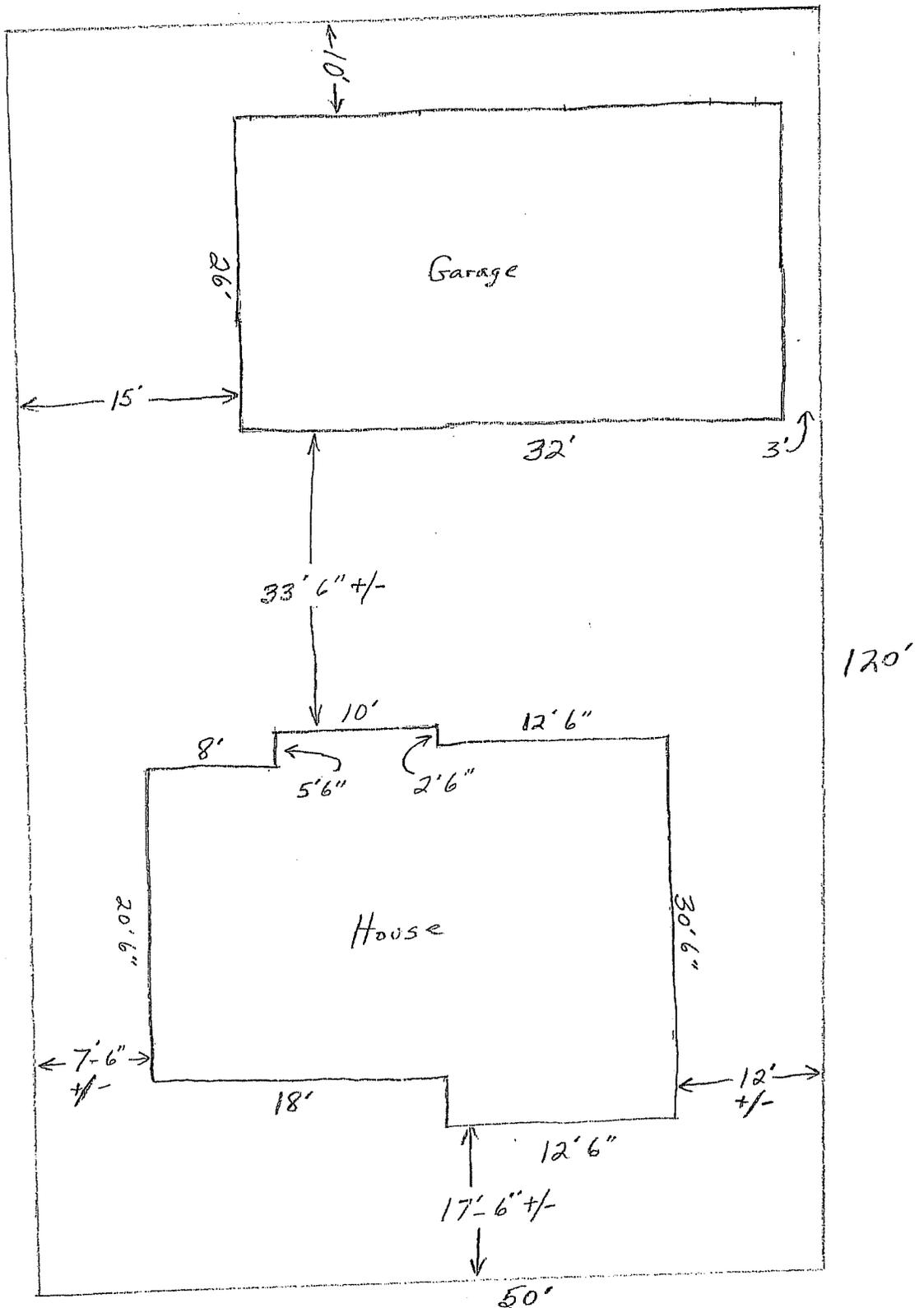
Existing and proposed land use – R2 : Residential General

Alternatives:

- Defeat the application stating reasons.

Author:

Leann Graham, Planning & Development Officer



Drawing not to scale
 4708-49 st.
 Pl. RN 54 A Bk. 16 Lot. 7