

MUNICIPAL PLANNING COMMISSION

AGENDA

September 3, 2015

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 14, 2015 MPC Meeting Minutes
5. Business Arising from the Minutes
6. **Development Application:** 2888-2015
Applicant: CHAR-MAR Holdings Corp.
Legal: Plan 0227539, Block 4, Lot 4
Municipal: 4006 – 50 Avenue
Proposed Development: Change in Occupancy – Recreational Facility
7. Adjournment

MINUTES OF THE MUNICIPAL PLANNING COMMISSION MEETING
August 14, 2015

Present:

Councillors Al Campbell, Will Brown, Darcy Bachman, Sean Nolls, Contract Planning & Development Officer Dave Dittrick and Planning and Operations Clerk Angela Stormoen.

1. **Call to Order:** Chairman Al Campbell called the meeting to order at 8:45 am.

2. **Approval of Agenda/Additions**

Moved by Councillor Darcy Bachman to accept the Agenda as presented.

MOTION CARRIED

Unanimous

3. **Confirmation of the June 18, 2015 MPC Meeting Minutes**

Moved by Councillor Will Brown that the Minutes of the June 18, 2015 MPC meeting be approved as presented.

MOTION CARRIED

Unanimous

4. **Business Arising**

None.

5. **Development Application:** 2882-2015

Applicant: Derwin Massey

Legal: Lot 13 & 14, Block 20, Plan 0729463

Municipal: 4026 & 4028 – 68 Street

Proposed Development: Fourplex

A report prepared by the Planning & Development Officer Dave Dittrick was reviewed as follows:

General:

The applicant is proposing to construct a fourplex on 68 Street in Meadowlands.

The applicants' site plan indicates the following:

- Proposed dwelling meets all property setback and land use bylaw requirements;
- Parcel coverage is 40%, which is significantly less than the 50% site coverage allowed within the district;
- Two parking stalls will be provided in the front of the dwelling, and six parking stalls will be provided in the rear of the dwelling.

Alternatives:

- Defeat the application, stating reasons.

Recommendation:

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

1. The owner/applicant must comply with the provisions of the Town of Stettler Land Use Bylaw 2060-15;
2. The owner/applicant is responsible for the cost and repair of any damage to public property or works located thereon that may result of undertaking work regulated by the Alberta Building Code;
3. Compliance with the provisions of Land Use Bylaw 2060-15 does not exempt the applicant from compliance with any provincial, federal, or municipal legislation;
4. The owner/applicant must ensure the proposed development (Fourplex) shall be located in accordance with the approved plan;
5. The owner/applicant shall ensure that the driveway and lane access construction to the fourplex is approved by the Town of Stettler's Director of Operational Services;
6. The owner/applicant shall ensure that all water, sanitary, and storm connections are approved by the Town of Stettler's Director of Operational Services;
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 2060-15;
8. The owner/applicant must obtain a building permit for this development.

Discussion

Councillor Darcy Bachman made a motion to accept 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: 2888-2015
Applicant: Char-Mar Holdings Corporation
Legal: Plan 0027339 Block 4 Lot 4
Civic: 4006 – 50 Avenue
Proposed Development: Change in Use (Recreation Facility)

Recommendation:

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

1. The Recreation Facility is listed as a discretionary use within commercial districts of the land use bylaw, therefore it can be considered a discretionary use within the Industrial District.
2. That the owner/applicant must comply with all the provisions of the Town of Stettler Land Use Bylaw 2060-15; and
3. Compliance with the provisions of Land Use Bylaw does not exempt the owner/applicant from compliance with any provincial, federal, or other municipal legislation;

IMPLICATIONS OF RECOMMENDATION

General:

The applicant is proposing to utilize a previously approved industrial building to accommodate a recreation facility.

The Industrial Land Use District allows for all uses listed as either discretionary or permitted uses within commercial land use districts to be allowed in the industrial district.

Legislation and Policy:

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

This application is being referred to the Municipal Planning Commission because a recreation facility is a discretionary use.

Other Comments:

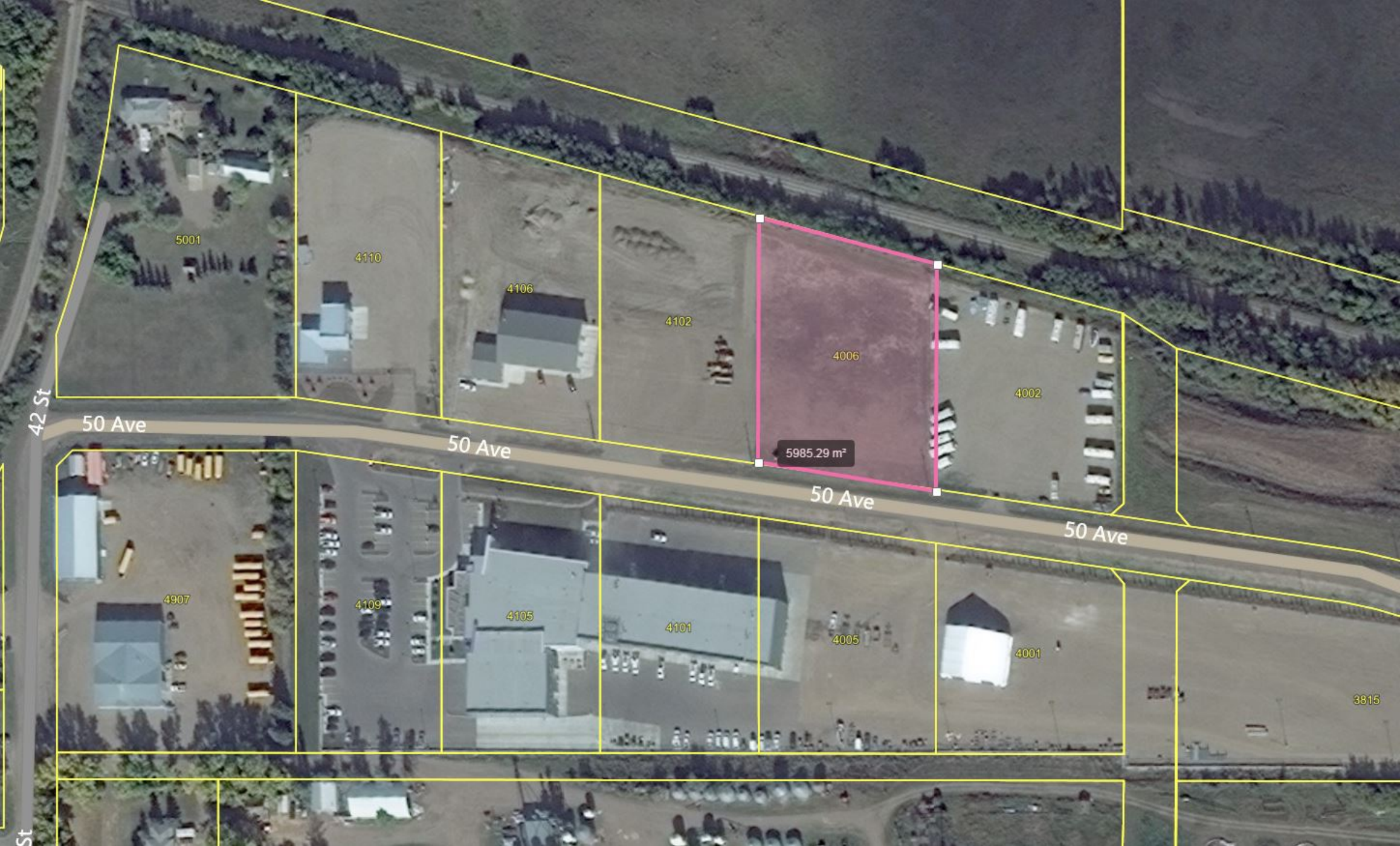
None

Alternatives:

Defeat the application, stating reasons.

Author:

Dave Dittrick, Contract Development Officer



5001

4110

4106

4102

4006

4002

5985.29 m²

4907

4109

4105

4101

4005

4001

3815

42 St

50 Ave

50 Ave

50 Ave

50 Ave

St