

**MINUTES OF THE MUNICIPAL PLANNING COMMISSION MEETING
SEPTEMBER 9, 2021**

Present

Councillors Al Campbell, Malcolm Fischer, Wayne Smith and Scott Pfeiffer, Director of Planning and Development Leann Graham and Planning & Operations Clerk Angela Stormoen

1. **Call to Order**

Chairman Al Campbell called the meeting to order at 8:34 a.m.

2. **Additions to Agenda**

Development Application: 3317-2021
Applicant: Kneeland and Sons Construction Ltd.
Legal: Lot 3, Block 1, Plan 1321364
Municipal: 4905 – 43 Street
Proposed Development: Mobile Home

Moved by Councillor Wayne Smith to accept the additions to agenda as presented.

MOTION CARRIED
Unanimous

3. **Approval of Agenda**

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

MOTION CARRIED
Unanimous

4. **Confirmation of the April 22, 2021 MPC Meeting Minutes**

Moved by Councillor Scott Pfeiffer that the Minutes of the April 22, 2021 MPC meeting be approved as presented.

MOTION CARRIED
Unanimous

5. **Business Arising**

None.

6. **Development Application:** 3316-2021

Applicant: Cody Wright
Legal: Lot 20, Block 71, Plan 3781KS

Municipal: 4602 – 58 Street
Proposed Development: Detached Garage

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

General

The applicant is proposing to construct a new detached garage at 4602-58 Street and is requesting a variance to the front yard setback on the south side of the property in accordance with the corner lot restrictions.

The corners lot restrictions within Town Of Stettler Land Use Bylaw #2060-15 allows one front yard setback to be reduced to 3 meter setback along a street. The applicant is requesting a 1.68 meter setback along 46 Avenue to maximize the use of the yard. The dwelling unit on the property currently sits 1.68 meters from 46 Avenue and the staff recommendation is that the approval of the garage be based on the condition that it is at the same setback as the dwelling unit.

Development Review

Requirements pertaining to the proposed development are regulated within the Land Use Bylaw 2060-15 as follows:

- Minimum Front Yard – 3 meters required – proposed 1.68 meter (requires 1.32 meter variance)
- Minimum Side Yard –0.6 meters required– Proposed 1.0 meters
- Maximum Parcel Coverage – 40% coverage – proposed 32%

Legislation and Policy

Staff has assessed this application against the provisions outlined in the Town of Stettler Land Use Bylaw 2060-15.

Recommendation

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

1. That the front yard setback along 46 Avenue be in line with the existing Dwelling unit of 1.68 meters. The 1.68 meter setback will not increase the nonconforming setbacks of the property
2. The owner/applicant must comply with all the provisions of the Town Of Stettler Land Use Bylaw #2060-15;
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 #2060-15 does not exempt the applicant from compliance with any provincial, federal, or other municipal legislation;
5. 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;
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 #2060-15;
7. The owner/applicant shall arrange for and obtain approval for compliance with the current Alberta Building Code;
8. The owner/applicant must obtain a building permit for this development following the mandatory 21 day appeal period

Alternatives

- Defeat the application stating reasons

Discussion

Councillor Wayne Smith questioned if Bylaws were different at time of single family dwelling development in regard to front yard setbacks. Director of Planning and Development Leann Graham mentioned the 1998 Land Use Bylaw and earlier did not account for corner lot restrictions, therefore, 1.5 m setback would have been conforming as a side yard setback at the time of construction. (the 2008 bylaw included corner lot restrictions)

Moved by Councilor Malcolm Fischer to approve the application as presented.

MOTION CARRIED
UNANIMOUS

Additions

Development Application: 3317-2021
Applicant: Kneeland and Sons Construction Ltd.
Legal: Lot 3, Block 1, Plan 1321364
Municipal: 4905 – 43 Street
Proposed Development: Mobile Home

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

General

The applicant is proposing to relocate a mobile home to 4905 – 43 Street. The mobile home was constructed in 2000 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.

Based on the photos submitted by the applicant the proposed 2000 mobile home will not detract the neighborhood, due to the age of other mobile homes in the area of the same age approved previously through MPC the proposed 2000 mobile will be conducive to the area.

Legislation and Policy

Staff has assessed this application against the provisions outlined in the Town of Stettler Land Use Bylaw 2060-15.

Recommendation

That the Municipal Planning Commission approve 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. 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 2060-15;
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 2060-15;
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 2060-15 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.

Alternatives

- Defeat the application stating reasons

Discussion

Moved by Councilor Scott Pfeiffer to approve the application as presented.

MOTION CARRIED
UNANIMOUS

Adjournment

The meeting adjourned at 8:40 a.m. on a motion by Councillor Malcolm Fischer.