

MUNICIPAL PLANNING COMMISSION

AGENDA

MARCH 9, 2022

8:30 A.M. – TOWN OFFICE – BOARD ROOM

1. Call to Order
2. Additions to the Agenda
3. Approval of Agenda
4. Confirmation of the January 24, 2022 MPC Meeting Minutes
5. Business Arising from the Minutes
6. **Development Application:** 3335-2022
Applicant: Brooker Blundon
Legal: Lot 19, Block 1, Plan 5128KS
Municipal: 6117 – 50A Avenue
Proposed Development: Basement Suite – Dwelling, Single Detached Only
7. Adjournment

**MINUTES OF THE MUNICIPAL PLANNING COMMISSION MEETING
January 24, 2022**

Present

Councillors Cheryl Barros, Gord Lawlor, Travis Randall, Kurt Baker, Scott Pfeiffer & Wayne Smith, Planning & Operations Clerk Angela Stormoen & Director of Operations Melissa Robbins

1. **Call to Order**

Chairman Cheryl Barros called the meeting to order at 8:27 a.m.

2. **Additions to Agenda**

None.

3. **Approval of Agenda**

Moved by Councillor Kurt Baker to accept the agenda as presented.

MOTION CARRIED

Unanimous

4. **Confirmation of the January 24, 2022 MPC Meeting Minutes**

Moved by Councillor Kurt Baker that the Minutes of the January 24, 2022 MPC meeting be approved as presented.

MOTION CARRIED

Unanimous

5. **Business Arising**

None.

6. **Development Application: 3333-2022**
Applicant: Easy Street Shed Co. c/o Joel Boese
Legal: Lot 1-2, Block 72, Plan 3781KS
Municipal: 4511 – 59 Street
Proposed Development: Change In Use

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

General

The applicant is proposing a change in use for the placement and sale of portable sheds along the west boundary of 4511 – 59 Street (Super 8 Large Truck Parking Lot). The portable sheds are currently located on the west boundary of the lot and are replaced as they sell. The remaining portion of the lot remains a large truck parking lot. The applicant currently has a two-month renewable lease with Super 8 to allow the storage and sale of the sheds.

Under the current zoning of C2: Commercial Highway District, the use of “Parking Facility” and “Similar Use” are Discretionary Uses. We would consider this applicant a “Similar Use” to:

- “Farm Supply Store”
- “Handicraft Business”
- “Temporary Mobile Commercial Sales”

Development Review:

Land Use District – C2: Commercial Highway District

Existing Land Use – Parking Facility

Proposed Use – Parking Facility & Similar Use

DEFINITIONS:

“PARKING FACILITY” means an area of land providing for the parking of motor vehicles. When identified as a specific use in a land use district, this use is contemplated as an exclusive use of a land parcel. Otherwise, parking lots are to be developed in association with other permitted and discretionary uses and in accordance with the regulations found in Part 8 of this Bylaw.

“SIMILAR USE” means a development that is similar, in the opinion of the Municipal Planning Commission Any use that is similar to either a listed permitted and discretionary use within a Land Use District.

- **“FARM SUPPLY STORE”** means establishments which sell their products to the farm industry, and general public. (Permitted Use)
- **“HANDICRAFT BUSINESS”** means the production and selling of handicrafts on a commercial basis. (Permitted Use)
- **“TEMPORARY MOBILE COMMERCIAL SALES”** means the sale of goods from a vehicle or stand for a period not exceeding 180 days per year in the Central Commercial and Highway Commercial Districts. (Discretionary Use)

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 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;
3. 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;
4. The proposed development (Change In Use) shall be located in accordance with the approved plan; any changes to this plan must be approved by the Town of Stettler;
5. The owner/applicant will ensure that the access and parking area as identified on the approved site plan consist of an adequate base and gravel standard to accommodate the size and load of the proposed Mobile Educational Trailer. The owner/applicant will ensure that this is completed prior to initial placement of the Mobile Educational Trailer;
6. Landscaping as identified on the approved site plan must be completed by the end of the 2021 growing season.

Alternatives

- Approve the application with additional conditions
- Defeat the application stating reasons

Discussion

Planning and Operations Clerk stated the applicant is proposing a change in use for the placement and sale of portable sheds along the west boundary of 4511 – 59 Street (Super 8 Large Truck Parking Lot). The portable sheds are currently located on the west boundary of the lot and are replaced as they sell. The remaining portion of the lot remains a large truck parking lot. The applicant currently has a two-month renewable lease with Super 8 to allow the storage and sale of the sheds.

Under the current zoning of C2: Commercial Highway District, the use of "Parking Facility" and "Similar Use" are Discretionary Uses. We would consider this applicant a "Similar Use" to:

- "Farm Supply Store"
- "Handicraft Business"
- "Temporary Mobile Commercial Sales"

Discussion ensued regarding the shed's appearance, business structure and the number of sheds.

Councillor Travis Randall questioned if we could limit the number of sheds being displayed. Councillor Wayne Smith suggested adding a condition of the permit to allow only a single row of sheds along the property boundary, also to ensure no garbage and refuse on the property.

Councillor Scott Pfeiffer questioned if a time restriction can be added as a condition of the permit. Planning and Operations Clerk Angela Stormoen confirmed Municipal Planning Commission may add a renewal date to the development permit. It was agreed that it would be beneficial to bring the permit forward for renewal annually to reassess the proposed development.

Moved by Councilor Scott Pfeiffer to approve the application with the following additional conditions:

1. The permit is only valid for a one-year period from the date of its approval. After which time the permit must be brought before Municipal Planning Commission for renewal.
2. The owner/applicant must ensure the sheds are limited to a single row along the west property boundary.
3. The owner/applicant shall ensure the area of the proposed development is well maintained including the removal of any garbage/refuse.

MOTION CARRIED

4 in Favor, 1 Opposed

7. Development Application: 3334-2022

Applicant: Craig Dobbie

Legal: Lot 29, Block 4, Plan 7722835

Municipal: 3811 – 61 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 3811 - 61 Street and is requesting a variance to the height of the building in accordance with the accessory building restrictions in a R3A Residential Mobile Home Subdivision District.

The accessory building requirements within the Town of Stettler Land Use Bylaw #2060-15 Section 34 states the following:

Section 34.2.2: 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.

The applicant is requesting to build a detached garage 5.18 meters in height which would be the same height as the existing mobile home. In the past we have approved applications in alternate residential districts in accordance with the above section, therefore, we would recommend approval of the proposed detached garage as it does not exceed the height of the principal dwelling.

Development Review:

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

- Minimum Front Yard – 6 meters required – proposed 6 meters
- Minimum Side Yard – 0.6 meters required – Proposed 0.6 meters
- Minimum Distance to Mobile Home – 2.0 meters – Proposed 1.2 meters (meets Alberta Building Code requirements, therefore does not require a variance)
- Maximum Height – 4.5 meters required – Proposed 5.18 meters (requires 0.68 meter variance)
- Maximum Parcel Coverage – 35% coverage – proposed 34%

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 height of the detached garage be at the same height of the mobile home at 5.18 meters.

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

- Approve the application with additional conditions
- Defeat the application stating reasons

Discussion

Planning and Operations Clerk stated the applicant is proposing to construct a new detached garage at 3811 - 61 Street and is requesting a variance to the height of the building in accordance with the accessory building restrictions in a R3A Residential Mobile Home Subdivision District.

The accessory building requirements within the Town of Stettler Land Use Bylaw #2060-15 Section 34 states the following:

Section 34.2.2: 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.

The applicant is requesting to build a detached garage 5.18 meters in height which would be the same height as the existing mobile home. In the past we have approved applications in alternate residential districts in accordance with the above section, therefore, we would recommend approval of the proposed detached garage as it does not exceed the height of the principal dwelling.

Councillor Gord Lawlor suggested the proposed detached garage coordinate to match the exterior of the existing mobile home.

Moved by Councilor Wayne Smith to approve the application with the following additional condition:

1. The owner/applicant ensure the exterior of the proposed detached garage match the exterior of the existing mobile home

Adjournment

The meeting adjourned at 8:47 a.m. on a motion by Councillor Scott Pfeiffer.



Request For Decision

Issue:

Development Permit Application: 3335-2022
Applicant: Brooker Blundon
Proposed Location: Lot 1A, Block 1, Plan 5128KS
Municipal: 6117 – 50A Avenue
Development: Basement Suite – Dwelling, Single Detached Only

BACKGROUND

General:

The applicant is proposing to add a basement suite as an additional dwelling to the existing single family dwelling at 6117 – 50A Avenue. The proposed basement suite will have a separate entrance and the applicant is required to provide 4 off street parking stalls to accommodate 2 stalls/dwelling unit as required by the Town of Stettler's Land Use Bylaw.

The applicant will be required to ensure the basement suite is built to the current Alberta Building Code standards, including proper fire separation between units, hard wired fire alarms, separate heating systems, proper egress from basement windows, etc.

The proposed development is located in Land Use District R2: General Residential and as such the basement suite is considered a discretionary use.

Development Review:

Land Use District – R2 – Residential General
Existing Land Use – Dwelling, Single Detached
Proposed Land Use – Basement Suite – Dwelling, Single Detached Only

- Definition – means a basement developed as a dwelling unit within a Single Family Dwelling and approved by the Development Authority all dwelling units must adhere to the provisions of the Alberta Safety Codes Act.

Legislation and Policy:

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

RECOMMENDATION

Recommendation:

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

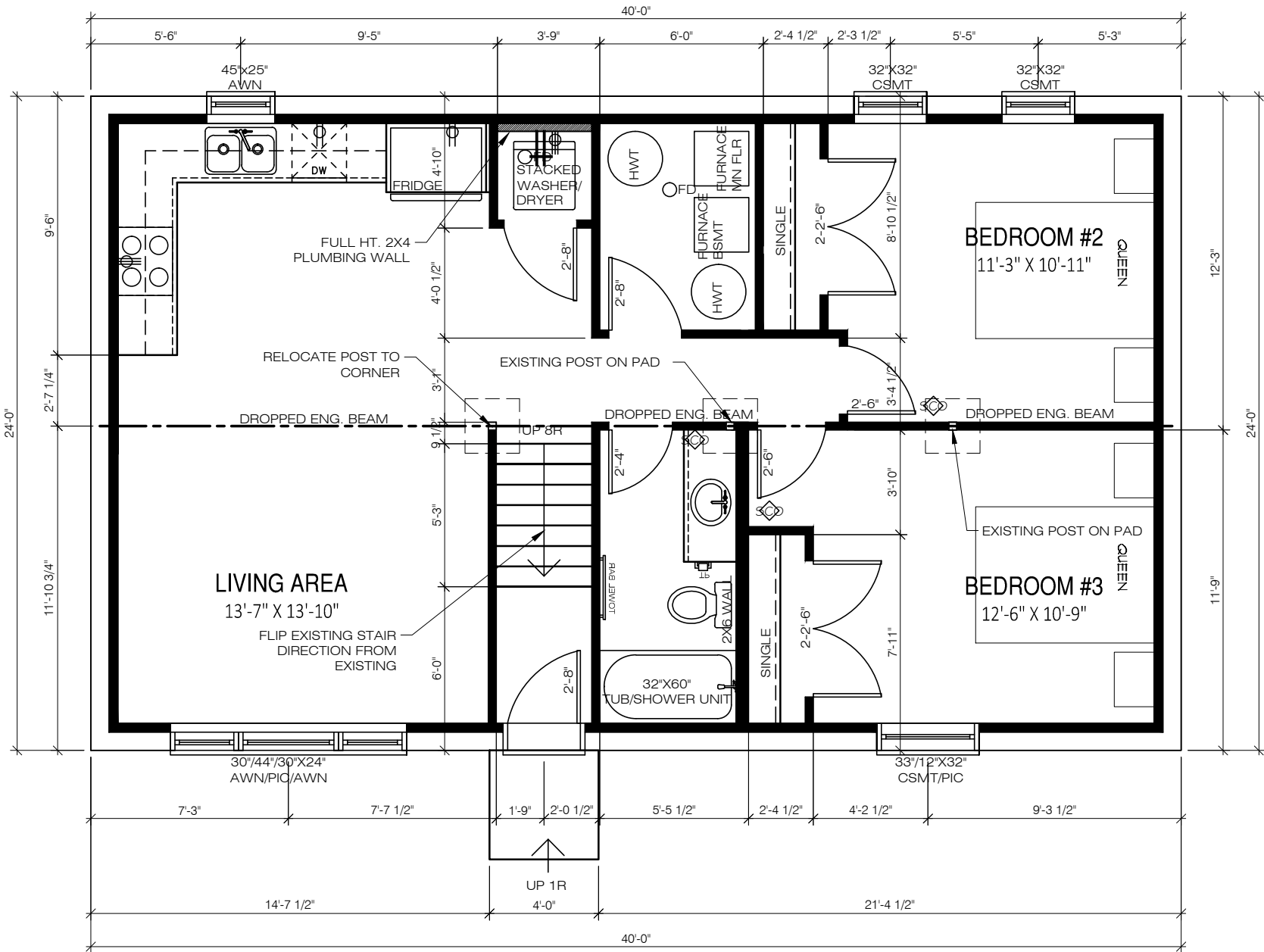
1. The applicant must comply with all the provisions of the Town Of Stettler Land Use Bylaw #2060-15.
2. The owner is responsible for the cost and repair of any damage to public property or works located thereon that may occur as a result of undertaking work regulated by the Alberta Building Code.
3. 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;
4. The proposed development (Basement Suite) shall be located in accordance with the approved plan;
5. The applicant shall arrange for and obtain approval for compliance with the current Alberta Building Code.
6. The applicant must provide four off street parking stalls to accommodate each dwelling unit.

Alternatives:

- Approve the application with additional conditions
- Defeat the application stating reasons.

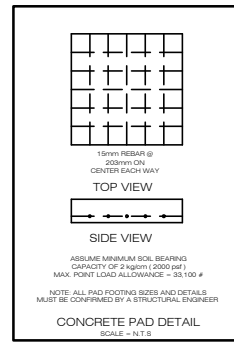
Author:

Angela Stormoen, Planning and Operations Clerk



BASEMENT DEVELOPMENT PLAN

DEVELOPED FLOOR AREA - 798 SQ.FT.



NOTES:

DIMENSIONS NOTED ON BLUEPRINTS ARE FRAMING DIMENSIONS. ACTUAL DIMENSIONS MAY VARY ON SITE. BULKHEADS AND ADDITIONAL FRAMING MAY BE REQ'D AT ROUGH IN STAGE DUE TO MECHANICAL, ELECTRICAL AND PLUMBING REQUIREMENTS

IN CASE OF CONFLICT, BUILDER SPECIFICATIONS TAKE PRECEDENCE OVER BUILDING NOTES

CONTRACTOR TO REVIEW & CONFIRM ALL DIMENSIONS, OR MATERIAL DISCREPANCIES PRIOR TO CONSTRUCTION AND REPORT TO DESIGNER BEFORE CONSTRUCTION.

CONTRACTOR TO OBTAIN ENGINEERING FOR FLOOR & ROOF SYSTEMS. ENGINEERED DOCUMENTS TAKE PRECEDENCE OVER BLUEPRINTS

FLOOR JOIST ENGINEER TO ENSURE JOIST LAYOUT AVOIDS TUB/SHOWER/TOILET DRAIN LOCATIONS

CONTRACTOR TO CONFIRM & REVIEW ALL PLUMBING & ELECTRICAL SELECTIONS AND ENSURE CONSTRUCTION ACCOMMODATES SIZES & ROUGH INS

BUILDER SPECS TO SUPERCEDE BUILDING NOTES

REFER TO MANUFACTURER/SUPPLIER FOR WINDOW & DOOR SPECIFICATIONS

ALL WORK SHALL BE DONE ACCORDING TO NATIONAL, ALBERTA, AND LOCAL BUILDING CODES

BLUNDON	DRAWN BY: A. HEWLETT	LAST REVISED: FEB. 26, 2021	SHEET 1 OF 1
BASEMENT PLAN	TOTAL AREA: 798 SQ.FT.	SCALE: 3/16"=1'-0"	
BUILDER TO CONFIRM ALL EXIST. MTL'S, ELEC. DWGS & SPECIFICATIONS. SPECIFICATIONS, ROOF TRUSS/JOIST LAYOUTS & ENG. DRAWINGS ARE TO BE PROVIDED BY TRUSS MANUF. ALL WORK SHALL BE DONE ACCORDING TO NATIONAL, ALBERTA, AND LOCAL BUILDING CODES.			
© COPYRIGHT 2020 UNAUTHORIZED REPRODUCTION OF THIS DRAWING IN WHOLE OR IN PART IS STRICTLY PROHIBITED			
6117 50A AVE STETTLE, AB			

Proposed Parking Stalls For 6117 – 50A Avenue Basement Suite Development

