

**MINUTES OF THE MUNICIPAL PLANNING COMMISSION MEETING
OCTOBER 2, 2023**

Present:

Councilors Cheryl Barros, Gord Lawlor, Wayne Smith, Scott Pfeiffer, Travis Randell and Kurt Baker, Acting Director of Planning and Development Angela Stormoen and Planning & Operations Clerk Maya Brennan

1. **Call to Order:** Chairman Cheryl Barros called the meeting to order at 8:29 a.m.

2. **Additions to Agenda**

None.

3. **Approval of Agenda**

Moved by Councilor Gord Lawlor to accept the agenda as presented.

MOTION CARRIED
Unanimous

4. **Confirmation of the August 18, 2023 MPC Meeting Minutes**

Moved by Councilor Kurt Baker that the Minutes of the August 18, 2023 MPC meeting be approved as presented.

MOTION CARRIED
Unanimous

5. **Business Arising**

None.

5. **Development Application:** 3452-2023

Applicant: Grant and Anita Schwarzenberger

Legal: Lot 11, Block 1, Plan 943MC

Municipal: 4011 – 57 Street

Proposed Development: Detached Garage

Director of Planning and Development read a report that follow:

General:

The applicant was issued a development permit 3452-2023 on June 22, 2023 for demolition of existing detached garage and construction of new 28' x 38' detached garage at 4011 – 57 Street. September 15, 2023, the applicant requested a height variance to the previously approved, proposed detached garage, which would result in the garage height exceeding the height of the principal dwelling by 0.48 meters.

The Town of Stettler Land Use Bylaw 2060-15 states:

Section 34: Accessory Buildings & Structures

34.2.2 An accessory building shall not exceed 6.5 m, or the height of the principal dwelling, whichever is less.

Furthermore, the elevation of the lot varies by 0.08 meters from the easterly side of the dwelling to the westerly side of the proposed garage. Therefore, the applicant is requesting a height variance of 0.40 meters to the proposed detached garage.

The proposed height of the detached garage is conducive to the lot and the neighborhood as it is similar in height to existing detached garages in the neighborhood and therefore does not impact adjacent properties.

Development Review:

Land Use District – R1: Residential Low Density District

Existing Land Use – Residential with a Single-Family Dwelling and Detached Garage

Proposed Land Use – Detached Garage

- Definition – means an accessory building or portion thereof is designed and used for the storage, parking, or the maintenance of personal vehicles.

Lane Width – 6 meters

Proposed Rear Yard / Driveway Length Setback – 5.18 meters

Required Rear Yard / Driveway Length Setback – 3 meters

Proposed Side Yard Setbacks – 1.0 meter

Required Side Yard Setbacks – 0.6 meters

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 receives a 0.40-meter height variance to detached garage;
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;
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 must submit any revisions of the blueprints to the Town of Stettler Development Authority for approval;
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 each dwelling unit of this development following the mandatory 21 day appeal period. (In order to obtain a building permit all proper documentation, plans, and fees must be in place). If construction commences prior to a building permit being obtained the building permit fee shall be doubled in accordance with Town of Stettler Policy IV-1.

Discussion:

Discussion ensued regarding the agreement to accept the proposed development.

Moved by Councilor Gord Lawlor to approve the application as presented.

MOTION CARRIED

Unanimous

6. The meeting adjourned at 8:32 a.m. on a motion by Councilor Scott Pfeiffer.