

**MINUTES OF THE MUNICIPAL PLANNING COMMISSION MEETING
March 9, 2022**

Present

Councillors Cheryl Barros, Travis Randell, Kurt Baker & Scott Pfeiffer & Director of Planning & Development Leann Graham & Planning & Operations Clerk Angela Stormoen

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 Travis Randell that the Minutes of the January 24, 2022 MPC meeting be approved as presented.

MOTION CARRIED
Unanimous

5. **Business Arising**

None.

6. **Development Application: 3335-2022**

Applicant: Brooker Blundon

Legal: Lot 1A, Block 1, Plan 5128KS

Municipal: 6117 – 50A Avenue

Proposed Development: Basement Suite – Dwelling, Single Detached

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

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

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

Discussion

Planning and Operations Clerk stated 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.

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

Adjournment

The meeting adjourned at 8:35 a.m. on a motion by Councilor Travis Randell.