

**MINUTES OF THE MUNICIPAL PLANNING COMMISSION MEETING
JULY 7, 2022**

Present:

Councillors Gord Lawlor, Scott Pfeiffer, and Travis Randell, Director of Planning and Development Leann Graham and Planning & Operations Clerks Angela Stormeom and Maddie Standage

1. **Call to Order:** Chairman Gord Lawlor called the meeting to order at 8:34 a.m.

2. **Additions to Agenda**

Planning and Operations Clerk Angela Stormeom advised that Development Permit 3382-2022 has been pulled from the agenda as administration was waiting for the submission of additional information from the applicant which was not received in time to process the application.

3. **Approval of Agenda**

Moved by Councillor Scott Pfeiffer to accept the agenda as presented.

MOTION CARRIED
Unanimous

4. **Confirmation of the June 2, 2022 MPC Meeting Minutes**

Moved by Councillor Travis Randell that the Minutes of the June 2, 2022 MPC meeting be approved as presented.

MOTION CARRIED
Unanimous

5. **Business Arising**

None.

6. **Development Application:** 3380-2022

Applicant: Brooker Blundon

Legal: Lot 6, Block 35A, Plan 5299HW

Municipal: 6012 – 51 Avenue

Proposed Development: Relocation of Single Family Dwelling & Basement Suite – Dwelling, Single Detached Only

Planning and Operations Clerk, Angela Stormoen, acting as Director of Planning and Development read report as follows:

General:

The applicant is proposing to relocate a single-family dwelling from the County of Stettler to 6012 - 51 Avenue

The lot presently contains an aged single-family dwelling and two sheds which are planned to be demolished once the appeal period for the Demolition Permit is complete.

The proposed dwelling was originally constructed in 1964 with an addition in 2000. The applicant is proposing to leave the exterior as is with the addition of a landing to the front door where the deck currently exists. (pictures attached)

Furthermore, the proposed single-family dwelling will be placed on a new foundation containing a basement suite. The basement suite will have a separate entrance and the applicant is required to provide 4 off street parking stalls to accommodate 2 stalls for the single family dwelling and 1 stall per bedroom for the basement suite as required by the Town of Stettler's Land Use Bylaw.

The basement suite is required to meet all 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. Though single family dwelling is permitted in this district, the unique situation of relocating a dwelling has been referred to Municipal Planning Commission for decision.

Development Review:

Land Use District – R2 – Residential General

Existing Land Use – Dwelling, Single Detached

Proposed Land Use – Relocation of Single Family Dwelling & Basement Suite – Dwelling, Single Detached Only

Definition – Basement Suite: 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 owner/applicant shall provide the Town of Stettler with Security in the amount of \$2,500 in accordance with Land Use Bylaw 2060-15 for the Relocation of the Single Family Dwelling and the following conditions;
2. The owner/applicant ensure that any damage to the exterior finishes of the dwelling as a result of relocation be replaced/repaired;
3. The owner/applicant must comply with all the provisions of the Town of Stettler 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 by the Alberta Building Code.
5. 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;
6. The owner/applicant must provide four off street parking stalls to accommodate each dwelling unit;
7. The owner/applicant shall ensure every off-street parking space provided, and the access thereto shall be hard surfaced if the access is from a street or lane that is hard surfaced;
8. Landscaping must be completed by the end of the first growing season following the date of approval;
9. The proposed development (Relocation of Single Family Dwelling & Basement Suite – Dwelling, Single Detached Only) shall be located in accordance with the approved plan;
10. The owner/applicant shall ensure that all water, sanitary, and storm connections are approved by the Town of Stettler's Director of Operational Services;
11. 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;
12. The owner/applicant shall arrange for and obtain approval for compliance with the current Alberta Building Code;
13. The owner/applicant must obtain a building permit for 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.

Alternatives:

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

Discussion

Discussion ensued regarding the redevelopment of the property and improvement to the area. Furthermore, due to the age of the existing

neighborhood and the surrounding dwellings the relocation of an older home to this area is compatible.

Councillor Gord Lawlor questioned the permit condition regarding the \$2,500 security. Acting Director, Angela Stormoen advised that administration does not have any specific concerns, however, the security is for assurance that any damages to the dwelling or Town of Stettler property during transportation is repaired.

Moved by Councillor Travis Randell to approve the application as presented.
MOTION CARRIED
Unanimous

7. The meeting adjourned at 8:44 on a motion by Councillor Scott Pfeiffer.