

**MINUTES OF THE MUNICIPAL PLANNING COMMISSION MEETING
JULY 14, 2022**

Present:

Councillors Scott Pfeiffer, Travis Randell and Kurt Baker, and Planning & Operations Clerks Angela Stormeon and Maddie Standage

1. **Call to Order:** Chairman Scott Pfeiffer called the meeting to order at 8:45 a.m.

2. **Additions to Agenda**

None.

3. **Approval of Agenda**

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

MOTION CARRIED

Unanimous

4. **Confirmation of the July 7, 2022 MPC Meeting Minutes**

Moved by Councillor Travis Randell that the Minutes of the July 7, 2022 MPC meeting be approved as presented.

MOTION CARRIED

Unanimous

5. **Business Arising**

Acting Director, Angela Stormoen advised that the applicant for Development Permit 3380-2022 had contacted administration regarding the possibility to relocate the existing deck with the house. The applicant had originally proposed to construct a landing to the front door. Angela Stormoen advised that the house would still meet all required set backs if the applicant decides to relocated the existing deck with the house.

6. **Development Application:** 3382-2022
Applicant: Kneeland and Sons Construction Ltd.
Legal: Lot 22-24, Block 4, Plan RN54
Municipal: 5009, 5011, 5013 – 49 Street
Proposed Development: Duplex and Rowhouse

Director of Planning and Development read a report that follow:

General:

The applicant is proposing to construct one duplex and one rowhouse over the three lots currently address as 5009, 5011 and 5013 on 49 Street. This area in town is already developed with rowhouses to the south and the west, across the street.

The applicant is proposing each unit to have an attached, two car garage which will meet the parking requirements as outlined in Land Use Bylaw 2060-15.

The proposed development is located in Land Use District C1A: Commercial Transitional District and as such the Dwelling - Rowhouse is permitted but the Dwelling - Duplex is discretionary falling under "Similar Use" requiring an MPC decision.

The applicant will be required to ensure all dwellings are built to the current Alberta Building Code standards, including proper fire separation between units, hard wired fire alarms, proper egress from basement windows, etc.

Development Review:

Land Use District – C1A: Commercial Transitional District

Existing Land Use – Vacant

Proposed Land Use – Dwelling – Rowhouse

- Definition – means a building on a lot or lots that consist of at least three dwelling units with each unit having direct access to the outside grade, but shall not mean "apartment" or "four-plex". Units are attached at the side walls, each having frontage onto a public or private condominium road. A row house dwelling unit may be located on a separate lot if the lot is registered after construction of the row house dwelling.
 - Dwelling – Duplex
- Definition – means a building containing two dwelling units, either one above the other or side by side, each of which has an independent entrance, either directly from outside the building or through a common vestibule. 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 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 owner/applicant must provide two off street parking stalls per dwelling unit;
5. The proposed development (Duplex and Rowhouse) 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 shall ensure that all water, sanitary, and storm connections are approved by the Town of Stettler's Director of Operational Services;
8. Landscaping must be completed by the end of the first growing season following the date of approval;
9. The owner/applicant must submit any revisions of the blueprints to the Town of Stettler Development Authority for approval;
10. Applicant must provide the Town of Stettler with an Alberta Home Warranty registration number prior to issuance of each Building Permit;
11. Applicant must provide the Town of Stettler with an Alberta Energy Efficiency Report prior to issuance of each Building Permit;
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 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.

Alternatives:

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

Discussion

Discussion ensued regarding the existing developed rowhouses in the area and that continuing to build shared-wall houses on the remaining lots is the natural progression for this area.

Moved by Councillor Kurt Baker to approve the application as presented.

MOTION CARRIED

Unanimous

7. The meeting adjourned at 8:50 on a motion by Councillor Travis Randell.