

# MUNICIPAL PLANNING COMMISSION

## AGENDA

JULY 7, 2022

8:30 A.M. – TOWN OFFICE – COUNCIL CHAMBERS

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1. Call to Order
2. Additions to the Agenda
3. Approval of Agenda
4. Confirmation of the June 2, 2022 MPC Meeting Minutes
5. Business Arising from the Minutes
6. **Development Application:** 3380-2022  
**Applicant:** Brooker Blundon  
**Legal:** Lot 6, Block 35A, Plan 5299HW  
**Municipal:** 6012 – 51 Avenue  
**Proposed Development:** Moving in a Dwelling, Single Detached and a Basement Suite
7. **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:** Rowhouse and Duplex
8. Adjournment

**MINUTES OF THE MUNICIPAL PLANNING COMMISSION MEETING**  
**April 12, 2022**

**Present:**

Councillors Gord Lawlor, Wayne Smith, Scott Pfeiffer, Travis Randell and Kurt Baker, Director of Planning and Development Leann Graham and Planning & Operations Clerks Angela Stormeon and Maddie Standage

1. **Call to Order:** Chairman Scott Pfeiffer called the meeting to order at 8:32 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 May 12, 2022 MPC Meeting Minutes**

Moved by Councillor Wayne Smith that the Minutes of the May 12, 2022 MPC meeting be approved as presented.

MOTION CARRIED

Unanimous

5. **Business Arising**

Planning and Operations Clerk Angela Stormeon noted that a building permit was pulled for development permit 3360-2022 which was previously approved by Municipal Planning Commission. Through the issuance of the building permit the placement of the shed will change slightly from what Planning Commission previously approved. Building code enforces a 5 meter separation distance for accessory structures from walls of the existing structure which are 20 feet in length and a 4 meter separation distance from 10 feet in length walls.

6. **Development Application:** 3366-2022

**Applicant:** Nishad Faraludeen

**Legal:** Lot 19, Block 3, Plan 943MC

**Municipal:** 5728 – 41 Avenue

**Proposed Development:** Temporary Structure

Planning and Operations Clerk Angela Stormeon read a report that follow:

**General:**

The applicant is proposing to install a temporary structure on the above referenced property. The temporary structure is a 13' x 20' and 10' high tarped garage, it is proposed to be located in the side yard with a driveway off the front street. The Land Use Bylaw requires Municipal Planning Commission approval for all temporary structures and in a residential district the permit is only valid for a 24 month period at which time the applicant will need to re-apply or remove the temporary structure.

The applicant is requesting a 4.15 square meter variance for the size of the temporary structure in regards to Section 56.1.2(a) which indicates a temporary structure should not be greater than 20 square meters.

**Development Review:**

**Section 56: Temporary Structures**

56.1 A temporary structure may not be erected without permission of the Municipal Planning Commission which may be granted as follows:

56.1.1 Any district other than a residential district subject to the owner agreeing to remove such a building in accordance with the terms and conditions stipulated by the Municipal Planning Commission;

56.1.2 A residential district provided that:

(a) No such temporary building shall have a floor area of 20.0 square metres, be more than 3.0 metres in height or set back less than 1.2 metres from the side and rear property lines; and

(b) The owner enters into an agreement to remove such a building in accordance with the terms and conditions stipulated by the Municipal Planning Commission;

(c) There shall be no more than one temporary structure per site;

(d) A temporary building being used as a garage must be placed in the rear yard only;

(e) In the case of a pre-manufactured temporary building, the elevations shall be subject to approval of the Municipal Planning Commission; and

(f) The building is completed in accordance with the terms stipulated by the Development Authority, provided that the temporary building permit shall expire at the end of 24 months, unless renewed by the Development Officer for a further term, and that such building will comply with this Bylaw.

**Legislation and Policy:**

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

**Recommendation:**

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

1. The owner/applicant receive a temporary permit for a temporary structure expiring 2 years after date of issuance;
2. The applicant receives a 4.15 square meter variance on the permitted area for the temporary structure;
3. The Temporary Structure – Tarped Garage must be of new condition;
4. The owner/applicant must comply with all the provisions of the Town of Stettler Land Use Bylaw #2060-15;
5. The owner/applicant must ensure the side yard setback is 1.2 meters as per Section 56.1.2(a) of Land Use Bylaw #2060-15;
6. The owner/applicant must ensure the driveway accessing the temporary structure from 41 Avenue be of hard surface as per Section 57.2.2;
  - a) For any residential dwelling with required parking which accesses a paved street or land, the required parking stalls shall be surfaced with asphalt, concrete or a similar material within one year of occupancy of the development.
7. 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;
8. 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;
9. The proposed development (Temporary Structure - Tarped Garage) shall be located in accordance with the approved plan; any changes to this site plan must be approved by the Town of Stettler;

**Alternatives:**

Defeat the application stating reasons.

Discussion

Councillor Wayne Smith asked about the placement of the temporary structure in regards to Section 56.1.2(d) which states *a temporary building being used as a garage must be placed in the rear yard only*. Planning and Operations Clerk Angela Stormeon explained because of the corner lot technically the applicant doesn't have a rear yard and the parcel has two front yards and two side yards. Additionally, it was discussed that the triangle shape of the lot limits the applicants rear yard space and Municipal Planning Commission has the authority to give variance to the Land Use Bylaw regarding this.

Discussion ensued regarding the visual appearance of the temporary structure as it is already in place. It was noted that the tarped garage style of temporary structure can enter into an unsightly state quickly. Given the placement of the temporary structure being visible from 41 Avenue it was discussed whether the application should be given a 24 month expiry or lessen it to 12 month.

Councillors discussed the current state of the gravel driveway. It was noted by Director of Planning and Development Leann Graham that the development permit application is inclusive of the driveway and there is a condition that it has to be of hard surface should Municipal Planning Commission approve the application.

Moved by Councillor Gord Lawlor to approve the application with the change to Condition #1 stating "The owner/applicant receive a temporary permit for a temporary structure expiring **1 year** after date of issuance".

MOTION CARRIED

Unanimous

7. **Development Application:** 3368-2022

**Applicant:** Dan Paterson

**Legal:** Lot 15, Block 48, Plan 2849HW

**Municipal:** 4909 – 44 Street

**Proposed Development:** Temporary Structure

Planning and Operations Clerk Angela Stormeon read a report that follow:

**General:**

The applicant is proposing to install a temporary structure on the above referenced property. The temporary structure is a 10' x 20' and 7' high tarped garage, it is proposed to be located behind the garage in the rear yard. The Land Use Bylaw requires Municipal Planning Commission approval for all temporary structures and in a residential district the permit is only valid for a 24 month period at which time the applicant will need to re-apply or remove the temporary structure.

**Development Review:**

**Section 56: Temporary Structures**

56.1 A temporary structure may not be erected without permission of the Municipal Planning Commission which may be granted as follows:

56.1.1 Any district other than a residential district subject to the owner agreeing to remove such a building in accordance with the terms and conditions stipulated by the Municipal Planning Commission;

56.1.2 A residential district provided that:

(a) No such temporary building shall have a floor area of 20.0 square metres, be more than 3.0 metres in height or set back less than 1.2 metres from the side and rear property lines; and

(b) The owner enters into an agreement to remove such a building in accordance with the terms and conditions stipulated by the Municipal Planning Commission;

(c) There shall be no more than one temporary structure per site;

- (d) A temporary building being used as a garage must be placed in the rear yard only;
- (e) In the case of a pre-manufactured temporary building, the elevations shall be subject to approval of the Municipal Planning Commission; and
- (f) The building is completed in accordance with the terms stipulated by the Development Authority, provided that the temporary building permit shall expire at the end of 24 months, unless renewed by the Development Officer for a further term, and that such building will comply with this Bylaw.

**Legislation and Policy:**

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

**Recommendation:**

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

- 10. The owner/applicant receive a temporary permit for a temporary structure expiring 2 years after date of issuance;
- 11. The Temporary Structure – Tarped Garage must be of new condition;
- 12. The owner/applicant must comply with all the provisions of the Town of Stettler Land Use Bylaw #2060-15;
- 13. The owner/applicant must ensure the side and rear yard setbacks are 1.2 meters as per Section 56.1.2(a) of Land Use Bylaw #2060-15;
- 14. 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;
- 15. 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;
- 16. The proposed development (Temporary Structure - Tarped Garage) shall be located in accordance with the approved plan; any changes to this site plan must be approved by the Town of Stettler;

**Alternatives:**

Defeat the application stating reasons.

**Discussion**

Councillor Gord Lawlor brought up his concern that the tarped garage style of temporary structures can enter into and unsightly state quickly and questions if Planning Commission should lessen the timeline of the issued permit. Discussion ensued regarding the placement of the proposed structure being in the rear yard and adjacent to the back alley.

Moved by Councillor Wayne Smith to approve the application as presented.  
MOTION CARRIED

Unanimous

8. **Development Application:** 3371-2022  
**Applicant:** Ron Snobelen  
**Legal:** Lot W Pt., Block 18, Plan 1800U  
**Municipal:** 5840 – 50A Avenue  
**Proposed Development:** Addition

Planning and Operations Clerk Angela Stormeon read a report that follow:

**General:**

The applicant is proposing an addition in the front of their house. The house currently sits at the 6 meter minimum front yard set back with a boxed entrance extending into the front yard by 1.9 meters having a 4.1 meter front yard setback. The addition that is being proposed will bring the section of the house on the west side of the entrance to a matching 4.1 meter setback. The applicant is requesting a variance of 1.9 meters for the addition.

**Development Review:**

Land Use District – R2 – Residential General  
Existing Land Use – Dwelling, Single Detached  
Minimum Front Yard Set Back – 6 meters  
Proposed Front Yard Setback – 4.1 meters

**Legislation and Policy:**

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

**Recommendation:**

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

17. The owner/applicant receive a front yard variance of 1.9 meters;
18. The owner/applicant must comply with all the provisions of the Town of Stettler Land Use Bylaw #2060-15;
19. 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;
20. 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;
21. The proposed development (Addition) shall be located in accordance with the approved plan; any changes to this site plan must be approved by the Town of Stettler;
22. The owner/applicant shall arrange for and obtain approval for compliance with the current Alberta Building Code;

23. The owner/applicant must obtain a building permit for this development. (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:**

Defeat the application stating reasons.

**Discussion**

Councillor Gord Lawlor summarized his interpretation of the proposed plan explaining that because the proposed setback already exists for a section of the house the overall setback wouldn't change for the house. Planning and Operation Clerk Angela Stormeon confirmed that the applicant isn't proposing a new setback but rather a widening of an already existing setback that is less than the minimum setback set by our Land Use Bylaw.

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

MOTION CARRIED

Unanimous

9. **Development Application:** 3372-2022

**Applicant:** Stephen Penner

**Legal:** Lot 44, Block 3, Plan 7620191

**Municipal:** 6108 – Spruce Drive

**Proposed Development:** Relocation of Mobile Home

Planning and Operations Clerk Angela Stormeon read a report that follow:

**General:**

The applicant is proposing to relocate a 20' x 76' mobile home to 6108 – Spruce Drive. The mobile home was constructed in 2008 and as such it is considered a discretionary use in the R3A: Mobile Home Subdivision Land Use District as it exceeds eight years of age from the date of application for a development permit.

The applicant is also requesting a 1.7 meter rear yard variance as the length of the mobile home will not be able to fit on the lot and be able to meet both the 6 meter front yard setback and the 3 meter rear yard setback.

The applicant has indicated that they are planning to replace the skirting when they move the trailer.

Based on the photos submitted by the applicant the proposed 2008 mobile home will not detract the neighborhood.



## Appendix A – Proposed 2008 Mobile Home

### **Development Review:**

Land Use District – R3A: Mobile Home Subdivision

Discretionary Use – “Mobile Home > Eight (8) years of age from the date of Development Permit Application”

Minimum Rear Yard Setback – 3 Meters

Proposed Rear Yard Setback – 1.3 Meters

### **Legislation and Policy:**

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

### **Recommendation:**

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

24. The owner/applicant receives a 1.7 meter rear yard variance;
25. The owner/applicant must comply with all the provisions of the Town of Stettler Land Use Bylaw 2060-15;
26. The owner/applicant must ensure that the undercarriage of a mobile home shall be screened from view by skirting or such other means satisfactory to the Development Officer/Municipal Planning Commission in accordance with 38.3 of the Land Use Bylaw 2060-15;
27. The owner/applicant shall ensure all accessory structures to a mobile home such as patios porches, additions, skirting and storage facilities shall be fabricated so that the appearance complements the mobile home to the satisfaction of the Development Officer/Municipal Planning Commission in accordance with 38.4 of the Land Use Bylaw 2060-15;
28. 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 the Alberta Building Code.
29. Compliance with the provisions of Land Use Bylaw 2060-15 does not exempt the owner/applicant from compliance with any provincial, federal, or other municipal legislation;
30. The owner/applicant must ensure the proposed development (Relocation of Mobile Home) shall be located in accordance with the approved plan;
31. The owner/applicant must submit any revisions in the site plan or alterations of the driveway and obtain approval from the Town of Stettler's Development Authority prior to construction;
32. The owner/applicant shall arrange for and obtain approval for compliance with the Alberta Building Code;
33. The owner/applicant must obtain a building permit for this development. (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:**

Defeat the application stating reasons.

**Discussion**

Director of Planning and Development advised that giving variances for setbacks in the R3A district is something that is becoming more common as mobile homes are constructed longer than when the subdivision was erected.

Councillor Kurt Bakers asked if there would be any concerns with varying the rear yard setback and having the mobile home closer to the rear property line. Discussion ensued regarding mobile home placement. Director of Planning and Development shared that ultimately there is no concern with varying the rear yard setback.

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

MOTION CARRIED

Unanimous

10. The meeting adjourned at 9:54 A.M. on a motion by Councillor Wayne Smith.



## Request For Decision

### **Issue:**

Development Permit Application: 3380-2022  
Applicant: Brooker Blundon  
Proposed Location: Lot 6, Block 35A, Plan 5299HW  
Municipal: 6012 – 51 Avenue  
Development: Relocation of Single Family Dwelling & Basement Suite – Dwelling, Single Detached Only

### **BACKGROUND**

#### **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**

#### **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/repared;

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.

**Author:**

Angela Stormoen acting for Leann Graham, Director of Planning and Development

**DEVELOPMENT PERMIT APPLICATION FORM**  
TOWN OF STETTLER LAND USE BYLAW NO. 2060-15

APPLICATION # \_\_\_\_\_ TAX ROLL # \_\_\_\_\_

APPLICATION TYPE: COMMERCIAL:  INDUSTRIAL:  INSTITUTIONAL:  RESIDENTIAL:  OTHER: \_\_\_\_\_

PROJECT TYPE: NEW CONSTRUCTION:  RENOVATION:  DEMOLITION:  CHANGE IN USE:  OTHER: \_\_\_\_\_

APPLICANT: Brooker Blunden ADDRESS: 6012 51 Ave Box 597

CITY: Stettler PROV: AB POSTAL CODE: T0A 2L0

PHONE: 403-741-7028 FAX: \_\_\_\_\_ EMAIL: Brooker\_90@hotmail.com

REGISTERED OWNER: \_\_\_\_\_ ADDRESS: \_\_\_\_\_

ADDRESS OF PROPERTY TO BE DEVELOPED: 6012 51 Ave

LOT: \_\_\_\_\_ BLOCK: \_\_\_\_\_ REGISTERED PLAN: \_\_\_\_\_

EXISTING USE: \_\_\_\_\_ LAND USE DISTRICT: \_\_\_\_\_

MAIN USE OF LAND AND OR BUILDINGS EITHER EXISTING OR PROPOSED: Demolish existing building. Bring in new house (move in) and set it on newly constructed basement (Add 4 parking spaces)

BUILDING OCCUPANCY CLASSIFICATION NEW or CHANGE: \_\_\_\_\_  
\*See Reverse for Major Occupancy Classifications and STETTLER REGIONAL FIRE DEPARTMENT REVIEW FORM

PARCEL TYPE: INTERIOR  CORNER  PARCEL AREA: Middle Rear

SETBACKS OF EITHER EXISTING OR PROPOSED BUILDINGS: Existing to be demolished

FRONT YARD: 11m SIDE YARDS: \_\_\_\_\_ and \_\_\_\_\_  
\*Refer to Alberta Building Code High Intensity Residential Fire Standards if applicable

REAR YARD: 3.4m FLOOR AREA: \_\_\_\_\_ PARCEL COVERAGE: \_\_\_\_\_ %

HEIGHT OF MAIN BUILDING: 6m NO. OF OFF-STREET PARKING STALLS: 4

EXISTING: \_\_\_\_\_ PROPOSED: \_\_\_\_\_ SIZE OF OFF-STREET LOADING SPACE: \_\_\_\_\_

RTM OR MOBILE HOME MAKE OF UNIT \_\_\_\_\_ YEAR BUILT 1964 (Addition in 2000)

PROPOSED ACCESSORY USE OF LAND AND OR BUILDINGS (garages, etc.): \_\_\_\_\_

SIZE OF ACCESSORY BUILDING: \_\_\_\_\_ X \_\_\_\_\_ X \_\_\_\_\_ IN HEIGHT

DISTANCE FROM REAR PARCEL BOUNDARY: \_\_\_\_\_ DRIVEWAY LENGTH: 13m

DISTANCE FROM SIDE PARCEL BOUNDARY: \_\_\_\_\_ PARCEL COVERAGE: \_\_\_\_\_ %

ESTIMATED COST OF THE PROJECT OR CONTRACT PRICE: 200-300k

ESTIMATED DATES OF COMMENCEMENT AND COMPLETION: July 18, 22 and Nov 30, 22

DATE OF APPLICATION: June 28, 22 SIGNATURE OF APPLICANT: [Signature]

- APPLICATIONS SHALL BE ACCOMPANIED BY THE FOLLOWING:
- (1) A **NON-RETURNABLE PROCESSING FEE** (SEE POLICY IV-1 – BUILDING AND DEVELOPMENT PERMIT FEE SCHEDULE)
  - (2) A **SCALED SITE PLAN** IN DUPLICATE SHOWING THE TREATMENT OF LANDSCAPED AREAS, IF REQUIRED, THE LEGAL DESCRIPTION, THE FRONT, REAR AND SIDE YARDS, IF ANY, ANY PROVISION OF OFF-STREET LOADING AND VEHICLE PARKING, AND ACCESS AND EGRESS POINTS TO THE PARCEL.
  - (3) **SCALED FLOOR PLANS, ELEVATIONS AND BUILDING SECTIONS** IN DUPLICATE.
  - (4) FURTHER INFORMATION MAY ALSO BE REQUIRED.

- NOTE:**
1. THE DEVELOPMENT OFFICER MAY REFUSE TO ACCEPT AN APPLICATION FOR A DEVELOPMENT PERMIT WHERE THE REQUIRED INFORMATION IS NOT SUPPLIED OR WHERE, IN HIS/HER OPINION, THE QUALITY OF THE MATERIAL SUPPLIED IS INADEQUATE TO PROPERLY EVALUATE THE APPLICATION.
  2. THE DEVELOPMENT OFFICER MAY DEAL WITH AN APPLICATION WITHOUT ALL OF THE INFORMATION REQUIRED, IF HE/SHE IS OF THE OPINION THAT A DECISION ON THE APPLICATION CAN BE PROPERLY MADE WITHOUT SUCH INFORMATION.

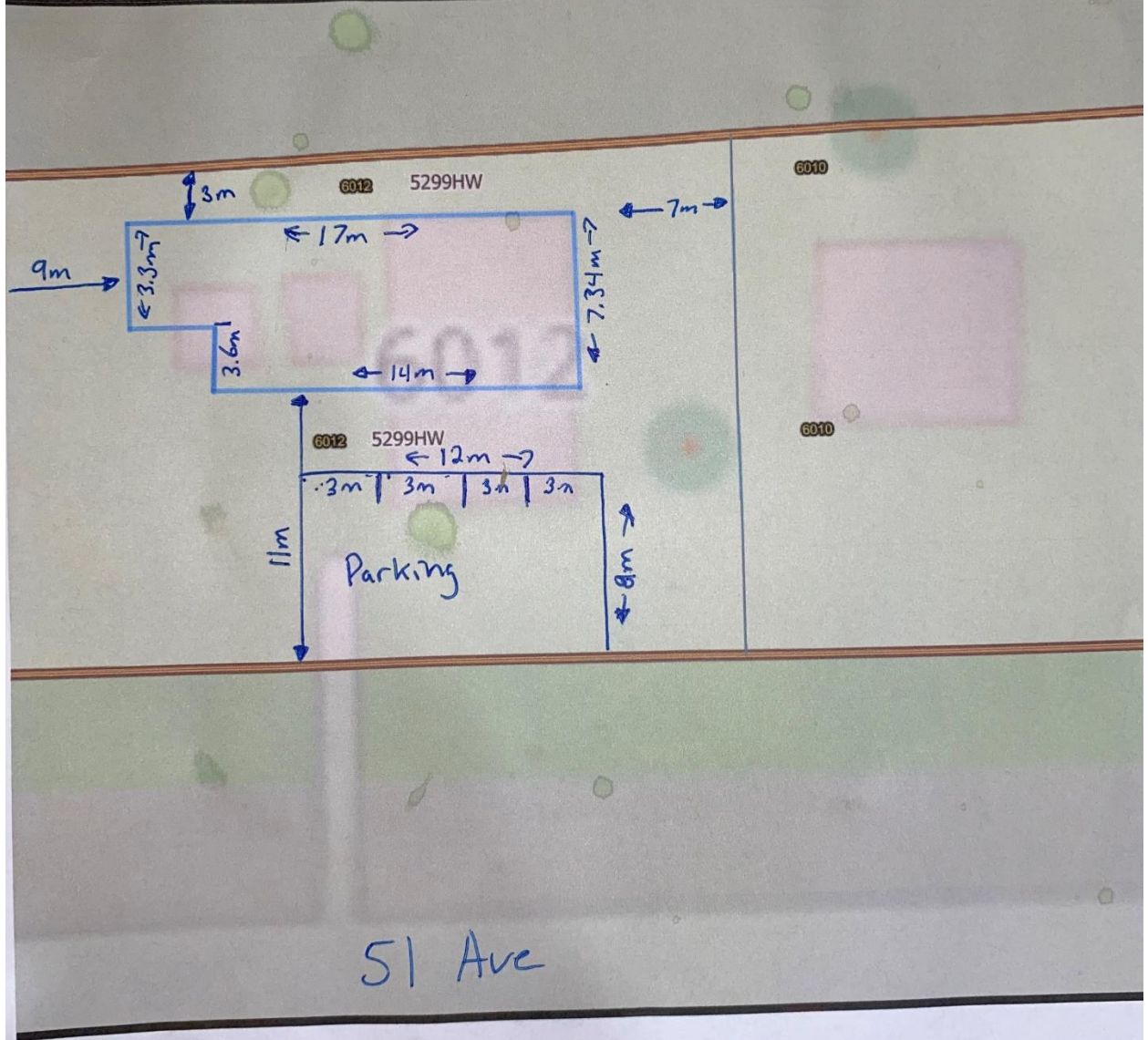
The personal information on this form is collected under the authority of Section 32 of the Alberta Freedom of Information and Protection of Privacy Act. The information will enable us to process your application and is necessary for municipal operations.

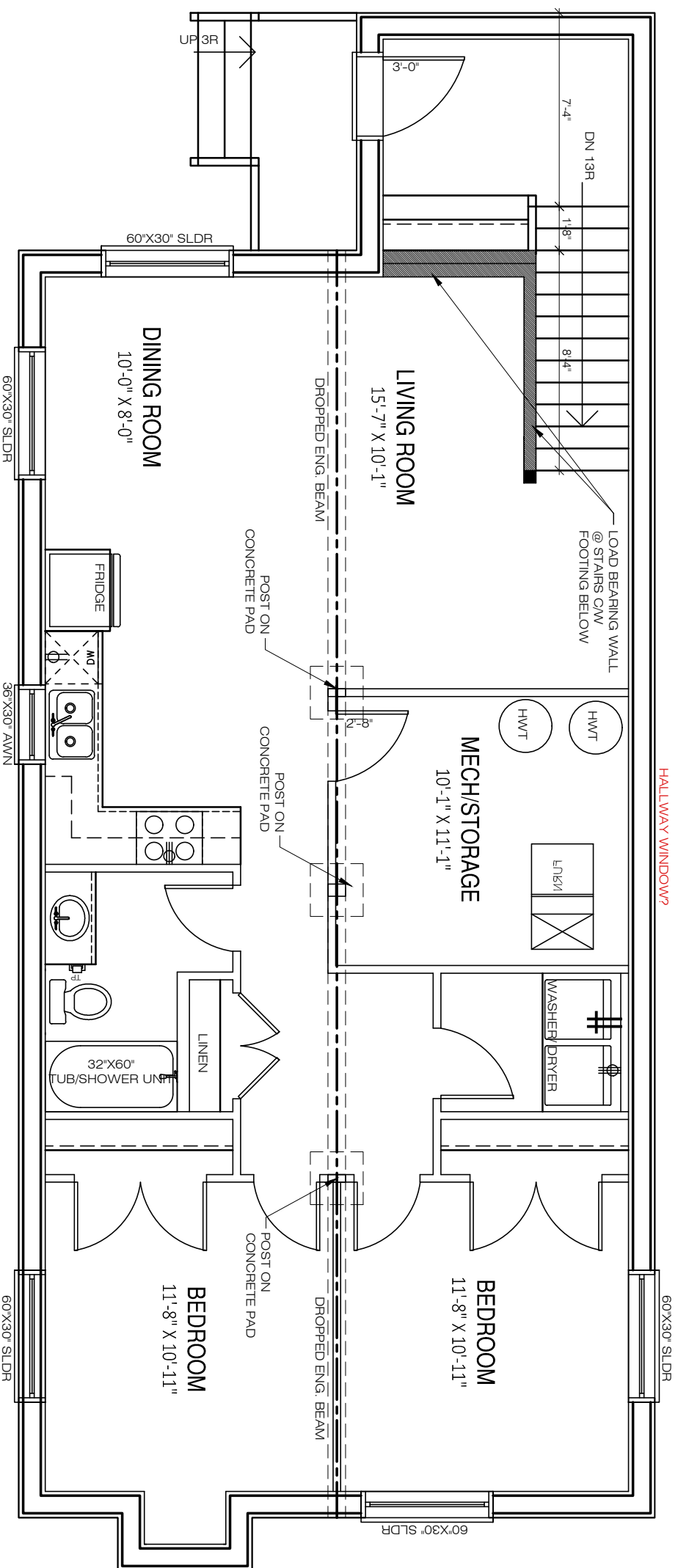
**TOWN OF STETTLER OFFICE USE ONLY:**

Building Permit Required: <input type="checkbox"/>	MPC Required: <input type="checkbox"/>	MPC Date: _____	MPC Approval: _____
Business License Required: <input type="checkbox"/>	Alberta Transportation Review (adjacent to Hwy 12 or 56): <input type="checkbox"/>		
County Referral Required: <input type="checkbox"/>	Alberta Environment Review (adjacent to Red Willow Creek or Cold Lake): <input type="checkbox"/>		
Fire Department Review: <input type="checkbox"/>	Advertisement Date: _____	Permit Issue Date: _____	
Engineering Review: <input type="checkbox"/>	Application Accepted By: _____		
Water: <input type="checkbox"/> Transportation: <input type="checkbox"/>	Application Approved By: _____		

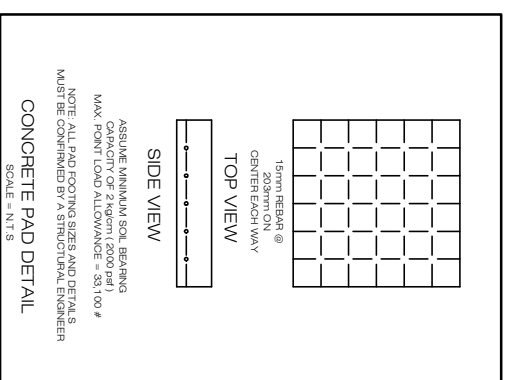
Development Map

3 m  
10 ft      Lat:  
Lon:





**BASEMENT  
DEVELOPMENT PLAN  
DEVELOPED AREA - 1156 SQ.FT.  
9'-4" HT. FOUNDATION WALLS**



**NOTES:**

DIMENSIONS NOTED ON BLUEPRINTS ARE FRAMING DIMENSIONS. ACTUAL DIMENSIONS MAY VARY ON SITE. BULKHEADS AND ADDITIONAL FRAMING MAY BE READ 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

<p><b>TBD</b> STETTNER, AB</p>	<p>© COPYRIGHT 2020 UNAUTHORIZED REPRODUCTION OF THIS DRAWING IN WHOLE OR IN PART IS STRICTLY PROHIBITED</p>	<p>BUILDER TO CONFIRM ALL EXT MTL, ELEC DWGS &amp; SPECIFICATIONS. REFER TO MANUFACTURER/SUPPLIER FOR WINDOW &amp; DOOR SPECIFICATIONS. ROOF TRUSS/JOIST LAYOUTS &amp; ENG. DRAWINGS ARE TO BE PROVIDED BY TRUSS MANUF. ALL WORK SHALL BE DONE ACCORDING TO NATIONAL, ALBERTA, AND LOCAL BUILDING CODES</p>	<p><b>BLUNDON</b></p>		<p>DRAWN BY: A. HEWLETT</p>	<p>LAST REVISED: JUNE 30, 2022</p>
			<p><b>BASEMENT PLAN</b></p>		<p>TOTAL AREA: 798 SQ.FT.</p>	<p>SHEET 1 OF 1</p>
					<p>SCALE 3/16"=1'-0"</p>	















## Request For Decision

### **Issue:**

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

### **BACKGROUND**

#### **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 as 5th structure 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**

#### **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.

**Author:**

Angela Stormoen acting for Leann Graham, Director of Planning and Development

DEVELOPMENT PERMIT APPLICATION FORM  
TOWN OF STETTLER LAND USE BYLAW NO. 2060-15

4226 00 000  
4234 00 000

APPLICATION # 3382-2022 TAX ROLL # 424200 000

APPLICATION TYPE: COMMERCIAL:  INDUSTRIAL:  INSTITUTIONAL:  RESIDENTIAL:  OTHER: \_\_\_\_\_

PROJECT TYPE: NEW CONSTRUCTION:  RENOVATION:  DEMOLITION:  CHANGE IN USE:  OTHER: \_\_\_\_\_

APPLICANT: Kneeland & Sons Const. Ltd. ADDRESS: Box 679

CITY: Stettler PROV: AB POSTAL CODE: T0C 2C0

PHONE: 403-741-6624 FAX: \_\_\_\_\_ EMAIL: clintonkneeland@gmail.com

REGISTERED OWNER: same ADDRESS: \_\_\_\_\_

ADDRESS OF PROPERTY TO BE DEVELOPED: 5013 to 5009 - 49 Street

LOT: 22-24 BLOCK: 4 REGISTERED PLAN: RNS4

EXISTING USE: Vacant LAND USE DISTRICT: CIA

MAIN USE OF LAND AND OR BUILDINGS EITHER EXISTING OR PROPOSED: Triplex ? Duplex w/ Attached Garages

To be subdivided into separate parcels.

BUILDING OCCUPANCY CLASSIFICATION **NEW** or **CHANGE**: \_\_\_\_\_

\*See Reverse for Major Occupancy Classifications and STETTLER REGIONAL FIRE DEPARTMENT REVIEW FORM

PARCEL TYPE: INTERIOR  CORNER  PARCEL AREA: \_\_\_\_\_

SETBACKS OF EITHER EXISTING OR PROPOSED BUILDINGS: \_\_\_\_\_

FRONT YARD: 21' 10" SIDE YARDS: 15' and 5' ± 10'

\*Refer to Alberta Building Code High Intensity Residential Fire Standards if applicable

REAR YARD: 12' 1" FLOOR AREA: 5184 ± PARCEL COVERAGE: \_\_\_\_\_ %

6192

HEIGHT OF MAIN BUILDING: \_\_\_\_\_ NO. OF OFF-STREET PARKING STALLS: \_\_\_\_\_

EXISTING: \_\_\_\_\_ PROPOSED: \_\_\_\_\_ SIZE OF OFF-STREET LOADING SPACE: \_\_\_\_\_

RTM OR MOBILE HOME MAKE OF UNIT \_\_\_\_\_ YEAR BUILT \_\_\_\_\_

PROPOSED ACCESSORY USE OF LAND AND OR BUILDINGS (garages, etc.): \_\_\_\_\_

SIZE OF ACCESSORY BUILDING: \_\_\_\_\_ X \_\_\_\_\_ X \_\_\_\_\_ IN HEIGHT

DISTANCE FROM REAR PARCEL BOUNDARY: \_\_\_\_\_ DRIVEWAY LENGTH: \_\_\_\_\_

DISTANCE FROM SIDE PARCEL BOUNDARY: \_\_\_\_\_ PARCEL COVERAGE: \_\_\_\_\_ %

ESTIMATED COST OF THE PROJECT OR CONTRACT PRICE: \_\_\_\_\_

ESTIMATED DATES OF COMMENCEMENT AND COMPLETION: ASAP - 2023

DATE OF APPLICATION: Jun 29/2022 SIGNATURE OF APPLICANT: \_\_\_\_\_

APPLICATIONS SHALL BE ACCOMPANIED BY THE FOLLOWING:

- (1) A **NON-RETURNABLE PROCESSING FEE** (SEE POLICY IV-1 – BUILDING AND DEVELOPMENT PERMIT FEE SCHEDULE)
- (2) A **SCALED SITE PLAN** IN DUPLICATE SHOWING THE TREATMENT OF LANDSCAPED AREAS, IF REQUIRED, THE LEGAL DESCRIPTION, THE FRONT, REAR AND SIDE YARDS, IF ANY, ANY PROVISION OF OFF-STREET LOADING AND VEHICLE PARKING, AND ACCESS AND EGRESS POINTS TO THE PARCEL.
- (3) **SCALED FLOOR PLANS, ELEVATIONS AND BUILDING SECTIONS** IN DUPLICATE.
- (4) FURTHER INFORMATION MAY ALSO BE REQUIRED.

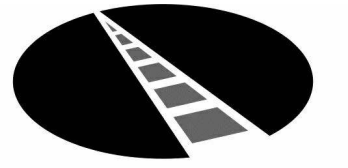
NOTE:

1. THE DEVELOPMENT OFFICER MAY REFUSE TO ACCEPT AN APPLICATION FOR A DEVELOPMENT PERMIT WHERE THE REQUIRED INFORMATION IS NOT SUPPLIED OR WHERE, IN HIS/HER OPINION, THE QUALITY OF THE MATERIAL SUPPLIED IS INADEQUATE TO PROPERLY EVALUATE THE APPLICATION.
2. THE DEVELOPMENT OFFICER MAY DEAL WITH AN APPLICATION WITHOUT ALL OF THE INFORMATION REQUIRED, IF HE/SHE IS OF THE OPINION THAT A DECISION ON THE APPLICATION CAN BE PROPERLY MADE WITHOUT SUCH INFORMATION.

The personal information on this form is collected under the authority of Section 32 of the Alberta Freedom of Information and Protection of Privacy Act. The information will enable us to process your application and is necessary for municipal operations.

TOWN OF STETTLER OFFICE USE ONLY:	
Building Permit Required: <input type="checkbox"/>	MPC Required: <input type="checkbox"/> MPC Date: _____ MPC Approval: _____
Business License Required: <input type="checkbox"/>	Alberta Transportation Review (adjacent to Hwy 12 or 56): <input type="checkbox"/>
County Referral Required: <input type="checkbox"/>	Alberta Environment Review (adjacent to Red Willow Creek or Cold Lake): <input type="checkbox"/>
Fire Department Review: <input type="checkbox"/>	Advertisement Date: _____ Permit Issue Date: _____
Engineering Review: <input type="checkbox"/>	Application Accepted By: _____
Water: <input type="checkbox"/> Transportation: <input type="checkbox"/>	Application Approved By: _____

ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS AND CHECKING THEM FOR ACCURACY, THE CONTRACTOR MUST CHECK ALL DETAILS AND DIMENSIONS AND BE RESPONSIBLE FOR THE SAME FOR ALL GOVERNING CODES AND BUILDING PRACTICES. THESE DRAWINGS CONFORM TO GENERALLY ACCEPTED BUILDING PRACTICES. HOWEVER, NATIONAL AND LOCAL CODES VARY WIDELY. THE DESIGNER, RAILSIDE DESIGN, SHALL NOT BE HELD LIABLE FOR ANY ERROR. ALL CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE NATIONAL AND LOCAL CODES. DO NOT SCALE DRAWINGS, USE ONLY THE PRINTED DIMENSIONS. VERIFY WITH THE WINDOW MANUFACTURER ALL WINDOW SIZES AND APPLICABLE EGRESS REQUIREMENTS. CONTRACTOR SHALL VERIFY ALL MECHANICAL AND ELECTRICAL REQUIREMENTS AND CLEARANCES. CONTRACTOR SHALL VERIFY ALL FLOOR AND ROOF BEARING LOCATIONS. CONTRACTOR SHALL VERIFY ALL BEAM AND HEADER SIZES FOR CODE COMPLIANCE.



**RAILSIDE  
DESIGN**

#2 - 4905 44 Ave  
Box 1014, Stettler, AB  
T0C 2L0  
Tel: (403) 742-4101  
Fax: (866) 305-5686

Email:  
admin@railsidedesign.com  
www.railsidedesign.com

PROJECT:  
**Heartland Heritage Villa  
Phase 4**  
  
4922-49th Street  
Stettler, AB

DRAWING TITLE:  
**Site Plan**

SHEET NO:  
A 1.1

DATE:  
July 04, 2022

SCALE:  
1" = 10'-0"

SEAL:  
  
**Preliminary**

DRAWN BY:  
B.W.

CHECKED BY:  
G.W.

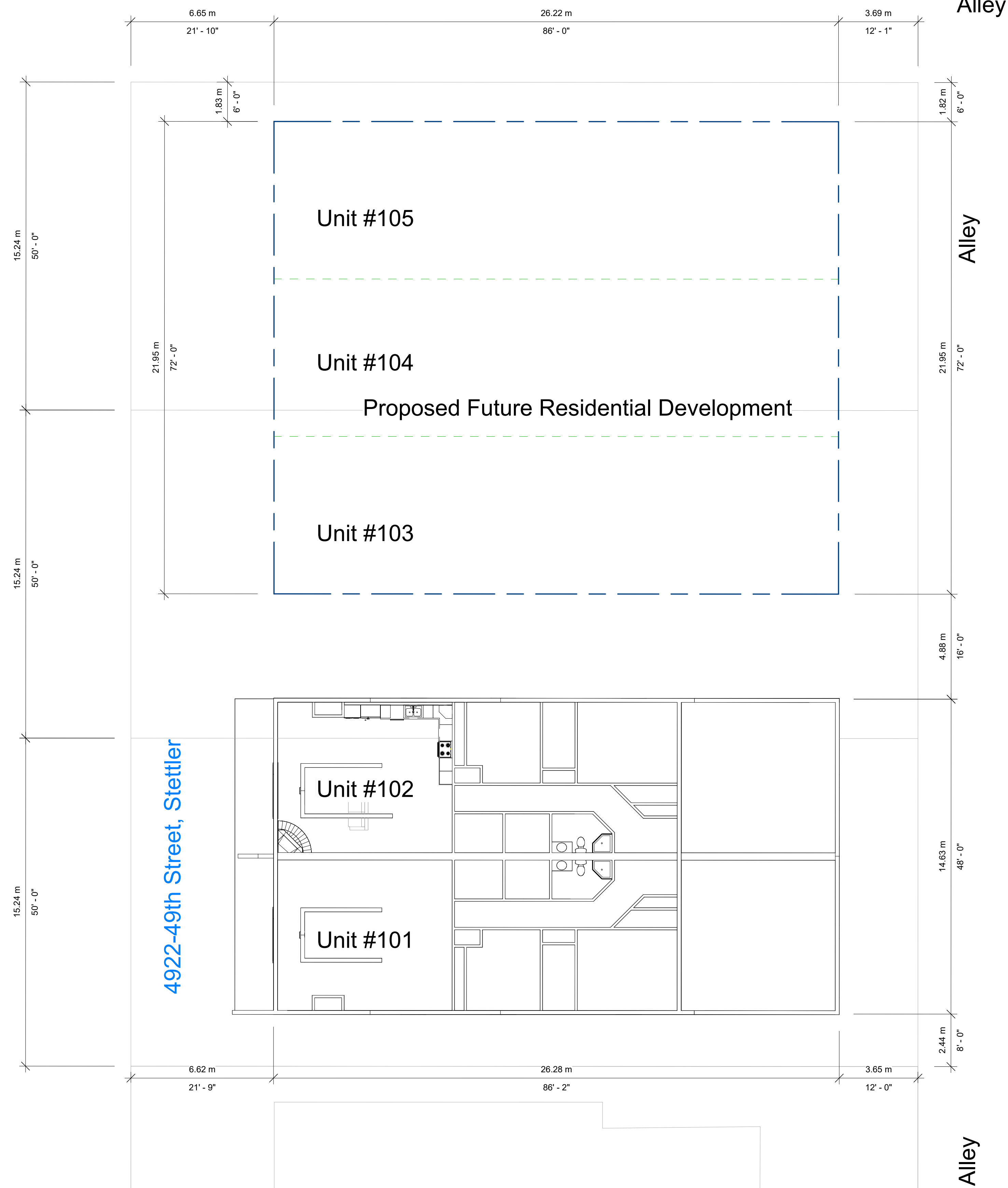
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49th Street

49th Street

49th Street

4922-49th Street, Stettler



1 Site Plan Overall  
1" = 10'-0"

DO NOT SCALE DRAWINGS

7/4/2022 10:43:43 AM