

**MINUTES OF THE MUNICIPAL PLANNING COMMISSION MEETING
AUGUST 25, 2022**

Present:

Councillors Cheryl Barros, Scott Pfeiffer, and Kurt Baker, Director of Planning and Development Leann Graham and Planning & Operations Clerks Angela Stormeom and Maddie Standage

1. **Call to Order:** Chairman Cheryl Barros called the meeting to order at 8:30 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 August 4, 2022 MPC Meeting Minutes**

Moved by Councillor Scott Pfeiffer that the Minutes of the August 4, 2022 MPC meeting be approved as presented.

MOTION CARRIED

Unanimous

5. **Business Arising**

None.

6. **Development Application:** 3399-2022

Applicant: B & B Construction

Legal: Lots 11-12, Block ____, Plan 22_____ of Lot 2, Block 1, Plan 1923086

Municipal: 4507 & 4509 – 65A Street

Proposed Development: Duplex and Triplex

Acting Director of Planning and Development Angela Stormoen read a report that follow:

General:

The applicant is proposing to construct one duplex and one triplex in the new Midtown Estate subdivision located at the current civic address of 4501 – 57 Street. This subdivision has been approved by the Town of Stettler and is in the final stages of being registered.

The applicant is proposing front, attached single car garage for each unit with driveways accessing the street. This will meet the parking requirements outlined in Land Use Bylaw 2060-15.

The proposed development is located in Land Use District R2: Residential General and as such the Dwelling - Duplex is permitted but the Dwelling - Triplex is discretionary, 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 – R2: Residential General

Existing Land Use – Vacant

Proposed Land Use – Dwelling – Triplex

- Definition – means a building containing three dwelling units each with direct access to the outside grade, but not all units may have separate frontage onto a public or private road. Units may have common side and rear walls and may also be separated by common ceiling/floor assembly. All dwelling units must adhere to the provisions of the Alberta Safety Codes Act.
– 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 Triplex) 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 about the site plan of the subdivision. Councillor Kurt Baker asked if the developers are planning to have all four triplexes as the plan shows. Director of Planning and Development Leann Graham confirmed that is the plan.

Discussion took place regarding the possibility of approving the development for the four triplexes on the same motion. Director of Planning and Development Leann Graham explained that it is not possible to approve all four at the same time because there needs to be a motion for each development permit and the development permit in front of the Board at this time is only for one triplex. Graham advised the Board that they would be able to make a motion to

approve an email vote for the remaining three triplexes once application is made.

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

MOTION CARRIED

Unanimous

Moved by Councillor Kurt Baker to approve an email vote for the remaining three triplex units as shown on the subdivision plan located on Lots 1, 2 and 13 as long as they follow all other Land Use Bylaw requirements.

MOTION CARRIED

Unanimous

7. The meeting adjourned at 8:35 on a motion by Councillor Kurt Baker