

MUNICIPAL PLANNING COMMISSION

AGENDA

MARCH 2, 2023

8:30 A.M. – TOWN OFFICE – UPSTAIRS MEETING ROOM

1. Call to Order
2. Additions to the Agenda
3. Approval of Agenda
4. Confirmation of the February 9, 2023 MPC Meeting Minutes
5. Business Arising from the Minutes
6. **Development Application:** 3430-2023
Applicant: Susan Hernando
Legal: Lot 13, Block 1, Plan 5128KS
Municipal: 6129 – 50A Avenue
Proposed Development: Bed and Breakfast Facility
7. **Development Application:** 3431-2023
Applicant: Sally Pedregosa
Legal: Lot 17, Block 47, Plan 5517HW
Municipal: 5071 – 44 Street
Proposed Development: Bed and Breakfast Facility
8. **Development Application:** 3432-2023
Applicant: Susan Hernando
Legal: Lot 14, Block 1, Plan 5128KS
Municipal: 6127 – 50A Avenue
Proposed Development: Bed and Breakfast Facility
9. Adjournment

**MINUTES OF THE MUNICIPAL PLANNING COMMISSION MEETING
FEBRUARY 9, 2023**

Present:

Councillors Cheryl Barros, 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 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 December 13, 2022 MPC Meeting Minutes**

Moved by Councillor Gord Lawlor that the Minutes of the December 13, 2022 MPC meeting be approved as presented.

MOTION CARRIED

Unanimous

5. **Business Arising**

None.

6. **Development Application:** 3333-2022

Applicant: Easy Street Shed Co. c/o Joel Boese

Legal: Lot 1-2, Block 72, Plan 3781KS

Municipal: 4511 – 59 Street

Proposed Development: Change in Use

Director of Planning and Development read a report that follow:

General:

The applicant is proposing a continue in the change in use which was previously approved by Municipal Planning Commission on January 24, 2022, for a one-year time period. With the original permit approval reaching expiry the applicant is now requesting an extension the permit.

The original application was for the placement and sale of portable sheds along the west boundary of 4511 – 59 Street (Super 8 Large Truck Parking Lot). The portable sheds are currently located on the west boundary of the lot and are replaced as they sell. The remaining portion of the lot remains a large truck parking lot. The applicant currently has a two-month renewable lease with Super 8 to allow the storage and sale of the sheds.

Under the current zoning of C2: Commercial Highway District, the use of “Parking Facility” and “Similar Use” are Discretionary Uses. We would consider this applicant a “Similar Use” to:

- “Farm Supply Store”
- “Handicraft Business”
- “Temporary Mobile Commercial Sales”

Development Review:

Land Use District – C2: Commercial Highway District

Existing Land Use – Parking Facility

Proposed Use – Parking Facility & Similar Use

DEFINITIONS:

“PARKING FACILITY” means an area of land providing for the parking of motor vehicles. When identified as a specific use in a land use district, this use is contemplated as an exclusive use of a land parcel. Otherwise, parking lots are to be developed in association with other permitted and discretionary uses and in accordance with the regulations found in Part 8 of this Bylaw.

“SIMILAR USE” means a development that is similar, in the opinion of the Municipal Planning Commission Any use that is similar to either a listed permitted and discretionary use within a Land Use District.

- “FARM SUPPLY STORE” means establishments which sell their products to the farm industry, and general public. (Permitted Use)
- “HANDICRAFT BUSINESS” means the production and selling of handicrafts on a commercial basis. (Permitted Use)
- “TEMPORARY MOBILE COMMERCIAL SALES” means the sale of goods from a vehicle or stand for a period not exceeding 180 days per year in the Central Commercial and Highway Commercial Districts. (Discretionary Use)

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 permit is only valid for a one-year period from the date of its approval. After which time the permit must be brought before Municipal Planning Commission for renewal.
2. The owner/applicant must ensure the sheds are limited to a single row along the west property boundary.
3. The owner/applicant shall ensure the area of the proposed development is well maintained including the removal of any garbage/refuse.
4. The owner/applicant must comply with all the provisions of the Town of Stettler Land Use Bylaw #2060-15;
5. 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;
6. 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.

Alternatives:

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

Discussion

Councillor Gord Lawlor asked for confirmation that the lease agreement between the applicant and the property owner is for 2 months at a time and should they cancel it at any time the sheds will be removed. Acting Director Angela Stormoen confirmed.

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

7. **Development Application:** 3425-2023
Applicant: Alicia Ott
Legal: Lot 42, Block 3, Plan 7823014
Municipal: 4307 – 46 Avenue
Proposed Development: Change in Use

Director of Planning and Development read a report that follow:

General:

The applicant is proposing to move her current business RACC Spin Bar to 4307 – 46 Avenue. The proposed location is in the Industrial District where “Recreation Facility” is a discretionary use falling under “All those listed as either permitted or

discretionary uses with the C1 & C2 Districts" and requires Municipal Planning Commission approval.

The proposed change in use would only apply to the office portion of the building (the west portion as outlined on the attached map) where the shop portion of the building would remain at its current use.

The applicant has advised minor leasehold improvements will be required but have been approved by the landowner.

Development Review:

Land Use District: I: Industrial

Existing Land Use: Industrial

Proposed Use: Recreation Facility

DEFINITIONS:

"RECREATION FACILITY" means development that provides facilities for sports and active recreation. Typical facilities would include athletic clubs, bicycle/pedestrian trails, billiard or pool halls, bowling alleys, campsites, driving ranges, golf course, health and fitness clubs, curling, indoor golf facilities, indoor soccer facilities, roller-skating and hockey rinks, rifle and pistol ranges, sports fields, tennis courts and swimming pools. The intended application is for both private and public facilities.

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 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 the Land Use Bylaw #2060-15 does not exempt the applicant from compliance with any provincial, federal, or other municipal legislation;
4. The proposed development (Change of Use – Recreational Facility) shall be located in accordance with the approved plan; any changes to the plan must be approved by the Town of Stettler;
5. The owner/applicant must supply any sign details and obtain approval from the Town of Stettler's Development Authority prior to installation;

6. The owner/applicant shall arrange for and obtain approval for compliance with the current Alberta Building Code;
7. The owner/applicant shall arrange for and obtain approval for compliance with the current Alberta Building Code;
8. 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

Councillor Wayne Smith asked what the remainder of the shop will be used for. Acting Director Angela Stormoen explained that the new owners of the property intend to expand their existing business into the shop side of the building, retaining the existing use as industrial.

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

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



Request For Decision

Issue:

Development Permit Application: 3430-2023
Applicant: Susan Hernando
Proposed Location: 6129 – 50A Avenue
Municipal: Lot 13, Block 1, Plan 5128KS
Development: Bed and Breakfast Facility

BACKGROUND

General:

The applicant is proposing to utilize one unit of the existing triplex at 6129 – 50A Avenue as a short-term rental (Airbnb/VRBO). This is classified as a Bed and Breakfast Facility within the Town of Stettler Land Use Bylaw 2060-15.

As Bed and Breakfast Facility is a discretionary use in the R2: Residential General District, this application requires a Municipal Planning Commission decision.

As per Land Use Bylaw 2060-15 the applicant is required to provide 2 parking stalls per unit, which totals 6 off-street parking stalls. Currently there is only four parking stalls and the applicant has proposed to extend the parking area to the west property boundary to meet the Land Use Bylaw requirements. However, the lot at 6129-50A Avenue is 16.8 meters wide and as per Section 57 in the Town of Stettler Land Use Bylaw #2060-15 the total width required to accommodate six stalls would be 18 meters. Therefore, the applicant has asked for a variance to extend the parking area past the west property boundary into the Towns boulevard by 1.2 meters to allow for all 6 off-street parking stalls to be in the rear yard accessing the lane.

Development Review:

Land Use District - R2: Residential General
Existing Land Use – Residential (Dwelling, Triplex)
Proposed Use - Bed and Breakfast Facility/ Dwelling, Triplex

Parking

Parking stall depth = 6.0 meters
Parking stall width = 3.0 meters
Required Parking Stalls: 6
Proposed Parking Stalls: 6

DEFINITIONS:

“BED AND BREAKFAST FACILITY” means a dwelling unit in which the occupant rents or leases a room or a suite of rooms on a temporary basis to vacationers or tourists, and which may include the provision of meals as part of and in addition to the rental paid for the room or suite of rooms. This does not include a hotel, motel, boarding or lodging house, or restaurant as defined herein.

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 receives a variance of 1.2 meters beyond the west property boundary into the Town of Stettler boulevard at the southwest portion of the lot to accommodate for 6 off-street parking stalls;
2. The owner/applicant must comply with all provisions of the Town of Stettler Land Use Bylaw #2060-15;
3. Compliance with the provisions of the Land Use Bylaw #2060-15 does not exempt the applicant from compliance with any provincial, federal, or other municipal legislation;
4. The proposed development (Bed and Breakfast Facility) shall be located in accordance with the approved plan; any changes to the plan must be approved by the Town of Stettler;
5. The owner/applicant must supply any sign details and obtain approval from the Town of Stettler's Development Authority prior to installation;
6. The owner/applicant shall retain a Town of Stettler Business License prior to operation.

Alternatives:

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

Author:

Angela Stormoen for Leann Graham, Director of Planning and Development

**Parking Requirements
Development Permit #3430-2023**



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

APPLICATION # 3430-2023 TAX ROLL # 141135000

APPLICATION TYPE: COMMERCIAL: INDUSTRIAL: INSTITUTIONAL: RESIDENTIAL: OTHER: _____

PROJECT TYPE: NEW CONSTRUCTION: RENOVATION: DEMOLITION: CHANGE IN USE: OTHER: _____

APPLICANT: SUSAN HERNANDO ADDRESS: _____

CITY: Stettler PROV: AB POSTAL CODE: T0C 2L2

PHONE: (403) 741-9667 FAX: _____ EMAIL: suhernando@hotmail.com

REGISTERED OWNER: Roy/Susan Hernando ADDRESS: 6127 50A Avenue, Stettler, AB

ADDRESS OF PROPERTY TO BE DEVELOPED: 6129 50A Avenue, Stettler, AB

LOT: 13 BLOCK: 1 REGISTERED PLAN: S128KS

EXISTING USE: Rental Property LAND USE DISTRICT: _____

MAIN USE OF LAND AND OR BUILDINGS EITHER EXISTING OR PROPOSED: Short + Long-term rental

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: _____ SIDE YARDS: _____ and _____
*Refer to Alberta Building Code High Intensity Residential Fire Standards if applicable

REAR YARD: _____ FLOOR AREA: _____ PARCEL COVERAGE: _____ %

HEIGHT OF MAIN BUILDING: _____ NO. OF OFF-STREET PARKING STALLS: 4-10

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**: _____

DATE OF APPLICATION: Feb. 21, 2023 SIGNATURE OF APPLICANT: S. Hernando

- 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: _____



Request For Decision

Issue:

Development Permit Application: 3431-2023
Applicant: Sally Pedregosa
Proposed Location: 5017 – 44 Street
Municipal: Lot 17, Block 47, Plan 5517HW
Development: Bed and Breakfast Facility

BACKGROUND

General:

The applicant is proposing to use a portion of her single family dwelling as a short term rental, falling under the definition of Bed and Breakfast Facility. The applicant has advised that two bedrooms on the main level will be available to rent.

As Bed and Breakfast Facility is a discretionary use in the R2: Residential General District, this application requires a Municipal Planning Commission decision.

The applicant will be required to provide an off street parking stall for each bedroom available to rent as required in Section 36 in the Town of Stettler Land use Bylaw #2060-15. This requirement is met with the size of the existing driveway.

Development Review:

Land Use District: R2: Residential General
Existing Land Use: Residential
Proposed Use: Residential, Bed and Breakfast

Required Parking Stalls: 4
Proposed Parking Stalls: 4

DEFINITIONS:

“**BED AND BREAKFAST FACILITY**” means a dwelling unit in which the occupant rents or leases a room or a suite of rooms on a temporary basis to vacationers or tourists, and which may include the provision of meals as part of and in addition to the rental paid for the room or suite of rooms. This does not include a hotel, motel, boarding or lodging house, or restaurant as defined herein.

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 provisions of the Town of Stettler

- Land Use Bylaw #2060-15;
2. Compliance with the provisions of the Land Use Bylaw #2060-15 does not exempt the applicant from compliance with any provincial, federal, or other municipal legislation;
 3. The proposed development (Bed and Breakfast) shall be located in accordance with the approved plan; any changes to the plan must be approved by the Town of Stettler;
 4. The owner/applicant must supply any sign details and obtain approval from the Town of Stettler's Development Authority prior to installation;
 5. The owner/applicant shall retain a Town of Stettler Business License prior to operation;
 6. The owner/applicant shall ensure one on-site parking stall shall be provided for each bedroom that is to be rented out. This in addition to the two on-site parking stall required for the initial dwelling, totaling 4 parking stalls.

Alternatives:

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

Author:

Angela Stormoen for Leann Graham, Director of Planning and Development

Parking Requirements Development Permit #3431-2023



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

APPLICATION # 3430-2023 TAX ROLL # 471430003

APPLICATION TYPE: COMMERCIAL: INDUSTRIAL: INSTITUTIONAL: RESIDENTIAL: OTHER: _____

PROJECT TYPE: NEW CONSTRUCTION: RENOVATION: DEMOLITION: CHANGE IN USE: OTHER: _____

APPLICANT: SALLY PEDREGOSA ADDRESS: 5017 44th STREET, S

CITY: STETTLER PROV: AB POSTAL CODE: T2Y 5H7

PHONE: 403 708 9613 FAX: _____ EMAIL: sallydpl11@hotmail.com

REGISTERED OWNER: SALLY PEDREGOSA ADDRESS: 74 BRIDLERANGE CIR. SW. CALGARY, AB

ADDRESS OF PROPERTY TO BE DEVELOPED: 5017 44TH STREET

LOT: 14 BLOCK: 47 REGISTERED PLAN: 5571 HW

EXISTING USE: residential. LAND USE DISTRICT: R2

MAIN USE OF LAND AND OR BUILDINGS EITHER EXISTING OR PROPOSED: _____

MAIN FLOOR - 2 bedrooms into Rental/Airbnb

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: _____ SIDE YARDS: _____ and _____
*Refer to Alberta Building Code High Intensity Residential Fire Standards if applicable

REAR YARD: _____ FLOOR AREA: _____ PARCEL COVERAGE: _____%

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: _____

DATE OF APPLICATION: Feb. 24, 2023 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: _____



Request For Decision

Issue:

Development Permit Application: 3432-2023
Applicant: Susan Hernando
Proposed Location: 6127 – 50A Avenue
Municipal: Lot 14, Block 1, Plan 5128KS
Development: Bed and Breakfast Facility

BACKGROUND

General:

The applicant is proposing to utilize one unit of the existing triplex at 6129 – 50A Avenue as a short-term rental (Airbnb/VRBO). This is classified as a Bed and Breakfast Facility within the Town of Stettler Land Use Bylaw 2060-15.

As Bed and Breakfast Facility is a discretionary use in the R2: Residential General District, this application requires a Municipal Planning Commission decision.

As per Section 57 of the Town of Stettler Land use Bylaw #2060-15 the applicant is required to provide a total of four off-street parking stalls. This requirement is met as per the existing detached garage and rear parking pad.

Development Review:

Land Use District: R2: Residential General
Existing Land Use: Residential
Proposed Use: Residential, Bed and Breakfast

Required Parking Stalls: 4
Proposed Parking Stalls: 4

DEFINITIONS:

“BED AND BREAKFAST FACILITY” means a dwelling unit in which the occupant rents or leases a room or a suite of rooms on a temporary basis to vacationers or tourists, and which may include the provision of meals as part of and in addition to the rental paid for the room or suite of rooms. This does not include a hotel, motel, boarding or lodging house, or restaurant as defined herein.

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 provisions of the Town of Stettler Land Use Bylaw #2060-15;
2. Compliance with the provisions of the Land Use Bylaw #2060-15 does not exempt the applicant from compliance with any provincial, federal, or other municipal legislation;
3. The proposed development (Bed and Breakfast) shall be located in accordance with the approved plan; any changes to the plan must be approved by the Town of Stettler;
4. The owner/applicant must supply any sign details and obtain approval from the Town of Stettler's Development Authority prior to installation;
5. The owner/applicant shall retain a Town of Stettler Business License prior to operation;
6. The owner/applicant shall ensure two on-site parking stall shall be provided for each dwelling unit, totaling 4 parking stalls.

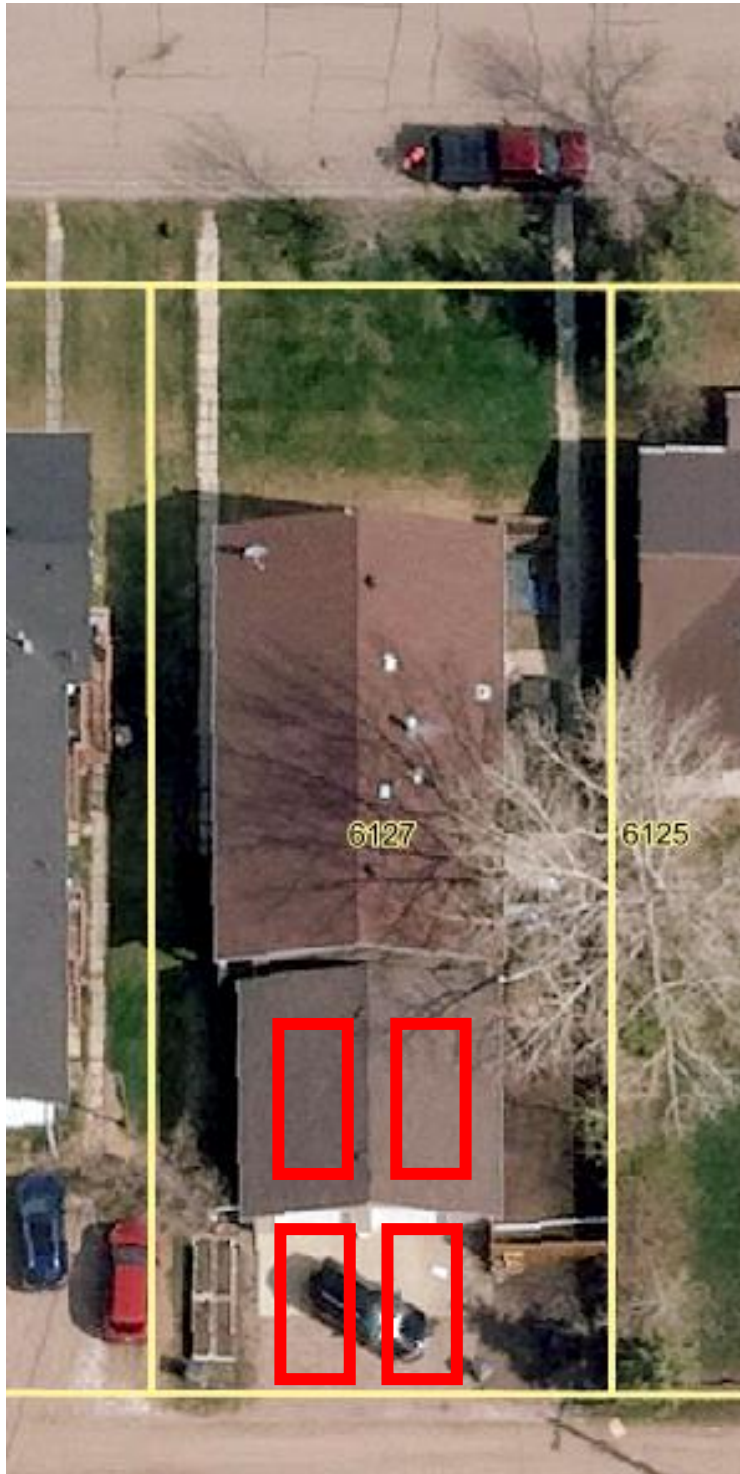
Alternatives:

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

Author:

Angela Stormoen for Leann Graham, Director of Planning and Development

Parking Requirements Development Permit #3432-2023



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

APPLICATION # 3432-2023 TAX ROLL # 141143000

APPLICATION TYPE: COMMERCIAL: INDUSTRIAL: INSTITUTIONAL: RESIDENTIAL: OTHER: _____

PROJECT TYPE: NEW CONSTRUCTION: RENOVATION: DEMOLITION: CHANGE IN USE: OTHER: _____

APPLICANT: SUSAN HERNANDO ADDRESS: 6127 50A Avenue

CITY: Stettler PROV: AB POSTAL CODE: T0C 2L2

PHONE: (403) 741 9667 FAX: _____ EMAIL: suhernando@hotmail.com

REGISTERED OWNER: ROY & SUSAN HERNANDO ADDRESS: 6127 50A Ave.

ADDRESS OF PROPERTY TO BE DEVELOPED: 6127 50A Avenue, Stettler AB T0C 2L2

LOT: 14 BLOCK: 1 REGISTERED PLAN: 5128XS

EXISTING USE: Rental / Personal use LAND USE DISTRICT: R2

MAIN USE OF LAND AND OR BUILDINGS EITHER EXISTING OR PROPOSED: Short-term rental through Airbnb

BUILDING OCCUPANCY CLASSIFICATION NEW or CHANGE: Alter

*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: _____ SIDE YARDS: _____ and _____

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

REAR YARD: _____ FLOOR AREA: _____ PARCEL COVERAGE: _____ %

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: _____

DATE OF APPLICATION: Feb. 27/2023 SIGNATURE OF APPLICANT: Ahernando

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: _____