

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

Present:

Councillors Cheryl Barros, Gord Lawlor, Wayne Smith, Travis Randell and Kurt Baker, Director of Planning and Development Leann Graham and Planning & Operations Clerks Angela Stormoen and Maddie Standage

1. **Call to Order:** Chairman Cheryl Barros called the meeting to order at 8:29 a.m.

2. **Additions to Agenda**

None.

3. **Approval of Agenda**

Moved by Councillor Gord Lawlor to accept the agenda as presented.

MOTION CARRIED

Unanimous

4. **Confirmation of the February 9, 2023 MPC Meeting Minutes**

Moved by Councillor Kurt Baker that the Minutes of the February 9, 2023 MPC meeting be approved as presented.

MOTION CARRIED

Unanimous

5. **Business Arising**

None

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

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

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:

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.

Discussion

Councillor God Lawlor asked if the applicant will be linking with Air B&B and VRBO. Acting Director, Angela Stormoen, was able to confirm that the applicant had shared her intent to do this.

Councillor Kurt Baker asked what other municipalities are doing for short term rentals like Air B&B and VRBO. Director of Planning and Development Leann Graham shared that several municipalities have had to amend their land use bylaw to include these styles of rentals however the definition of Bed and Breakfast Facility in the Town of Stettler Land Use Bylaw 2060-15 does include other short term rentals such are Air B&B and VRBO.

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

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

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

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:

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.

Discussion

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

MOTION CARRIED

Unanimous

8. **Development Application:** 3432-2023

Applicant: Susan Hernando

Legal: Lot 14, Block 1, Plan 5128KS

Municipal: 6129 – 50A Avenue

Proposed Development: Bed and Breakfast Facility

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

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:

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.

Discussion

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

MOTION CARRIED

Unanimous

9. The meeting adjourned at 8:38 a.m. on a motion by Councillor Kurt Baker.