

**MINUTES OF THE MUNICIPAL PLANNING COMMISSION MEETING**  
**June 29, 2023**

**Present:**

Councillors Cheryl Barros, Gord Lawlor, Wayne Smith, Scott Pfeiffer, Travis Randell and Kurt Baker, Acting Director of Planning and Development Angela Stormoen and Planning & Operations Clerk Maddie Standage and Maya Brennan

1. **Call to Order:** Chairman Cheryl Barros called the meeting to order at 8:28 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 June 13, 2023 MPC Meeting Minutes**

Moved by Councillor Gord Lawlor that the Minutes of the June 13, 2023 MPC meeting be approved as presented.

MOTION CARRIED

Unanimous

6. **Development Application:** 3457-2023  
**Applicant:** Brian Pothier/Katarina Sobchak  
**Legal:** Lot 8&9, Block 39, Plan 2442 AE  
**Municipal:** 4502 – 50 Avenue  
**Proposed Development:** Garage

A report prepared by the Director of Planning and Development was received as follows:

**General:**

The applicant is proposing to construct a new 6.0 m x 7.0 m x 6.5 m detached garage at 4502 – 50 Avenue, the maximum allowable size in accordance with Town of Stettler Land Use Bylaw 2060-15. There are currently 2 accessory buildings at 4502 – 50 Avenue, therefore, the applicant is requesting a variance to allow three accessory buildings on their lot within a R2: Residential General District.

The accessory building requirements within the Town of Stettler Land Use Bylaw #2060- 15 Section 34 states the following: Section 34.1.5: There shall be no more

than two accessory buildings per site. Due to the large size of the lot and an existing gravel pad at the location of the proposed detached garage, the additional accessory building is conducive with the lot. Furthermore, the accessory buildings and dwelling at 4502 – 50 Avenue are legally on two separate lots (See attached map), therefore, administration recommends a condition of approval to include the legal consolidation of the lots to avoid future non-compliance.

**Development Review:**

Requirements pertaining to the proposed development are regulated within the Land Use

Bylaw 2060-15 as follows:

- Minimum Rear Yard Setback/ Driveway Length – 3 meters required – proposed 3 meters
- Minimum Side Yard Setback – 0.6 meters required – Proposed 1.0 meters
- Maximum Accessory Building Height – 6.5 meters required – Proposed 6.5 meters
- Maximum Parcel Coverage – 10% Coverage – Proposed 10% Coverage
- Maximum Number of Accessory Buildings – 2 maximum – Proposed 3 (Variance Required)

**Key issues:**

Number of Accessory Buildings – The applicant is proposing an additional accessory building which requires a variance of one accessory building.

**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. That the owner/applicant is allowed three accessory buildings;
2. That the owner/applicant must legally consolidate lots 8&9, block 39, plan 2442AE;
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 proposed development (Detached Garage) shall be located in accordance with the approved plan; any changes to this site plan must be approved by the Town of Stettler;
7. 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;
8. The owner/applicant shall arrange for and obtain approval for compliance with the current Alberta Building Code;
9. The owner/applicant must obtain a building permit for this development following the mandatory 21 day appeal period

**Alternatives:**

Defeat the application stating reasons.

**Discussion:**

Councillor Wayne Smith asked for clarification on the size of the lot and the number of accessory buildings already existing. Acting Director Angela Stormoen stated that the applicant is sitting on a double lot with two existing accessory buildings and that the Land Use Bylaw does not differentiate between lot size and number of accessory buildings.

Councillor Gord Lawlor brought up the applicant's double lot wanting to know if it is legally one lot. Acting Director Angela Stormoen confirmed 4502 – 50 Avenue is currently two lots, therefore, a condition of the approval would be to legally consolidate Lot 8&9, Block 39, Plan 2442AE.

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

**Adjournment:**

7. The meeting adjourned at 8:31 a.m. on a motion by Councillor Scott Pteiffer.