

MINUTES

MUNICIPAL PLANNING COMMISSION

SEPTEMBER 5, 2017

8:00 A.M.

Called to Order: 8:01 a.m. Called to Order.

PRESENT: Chairman Randall Sugden
Vice-Chairman Jason Alderson
Tammy Burke, Councillor
Donald Verhesen, Councillor
Jim Kult, Member at Large
Kelly Spongberg, Member at Large

ABSENT: Glenys Kent, Member at Large

STAFF PRESENT: Charlene Johnson, Development Officer
Rod Fraser, Director of Planning and Infrastructure

ITEM 1 - AGENDA

1.1 Additions or Deletions:

Moved by Vice-Chairman Jason Alderson, that the Municipal Planning Commission agenda of September 5, 2017, be approved. Carried.

ITEM 2 - MINUTES

2.1 Municipal Planning Commission Meeting Minutes – August 15, 2017

Moved by Kelly Spongberg, Member at Large, that the Municipal Planning Commission meeting minutes of August 15, 2017, be approved. Carried.

ITEM 3 – DEVELOPMENT PERMIT APPLICATIONS

3.1 - Accessory Building – Detached Garage with Variances

Applicant: Shane & Erin Haroldson
5312 40 St (Lot 3, Block n/a, Plan 407TR)

Background

A development permit application has been received requesting two variances for an accessory building (detached garage). MPC is the approval authority for all variances that are more than ten percent (10%) of any maximum regulation in the Land Use Bylaw. The following represents considerations in evaluating the application based on a review of the Land Use Bylaw (LUB 11/11LU) and information provided by the applicant.

Items for Consideration:

In the opinion of the Development Officer, this detached garage will not materially interfere with or affect the use, enjoyment or value of neighbouring parcels of land.

*Section 3.2 (2) (b) An accessory building on an interior parcel shall be situated so that the exterior wall is at least 1 m (3.3 ft.) from the side and rear boundaries of the parcel. **This regulation has been met.***

*Section 3.2 (2) (d) An accessory building shall not be more than 4.5 m (14.8 ft.) in height, and shall not exceed the height of the main building... **A variance of 35% has been requested to allow the accessory building to be 20 ft. in height which exceeds the allowable accessory building height in Land Use Bylaw 11/11LU.***

*Section 3.2 (2) (g) .. the maximum total area that may individually be developed for accessory buildings are as follows:... (ii) in R-1R District, 143 m² (1,539 sq. ft.). **A variance of 56% was requested to allow for a 2400 sq. ft. accessory building which exceeds the allowable square footage in Land Use Bylaw 11/11LU.***

As you will see on the attached pictures, none of the neighbouring parcels will have a view of the detached garage as it is in a secluded area.

Discussion by MPC Members and Planning Staff:

Dialogue about the changes that were previously made to the Land Use Bylaw to allow greater square footage for accessory buildings in the R-1R district because of the size of the lots in the subdivision. The increase does not seem to be adequate.

The question was raised as to whether the garage would be used for a business. Charlene Johnson, Development Officer answered that the applicant works out of town and does not run a business.

Moved by Vice-Chairman Jason Alderson that MPC approve the Accessory Building (Detached Garage) with the following variances: 56% above the maximum allowable square footage to 2400 sq. ft. & 35% above the maximum allowable height to 20 feet - for development permit no. 17/57.

Carried

ITEM 4-DEVELOPMENT PERMITS

4.1 – Development Permits issued for August, 2017

ITEM 5-BUILDING PERMITS

5.1 – Building Permits issued August, 2017

ADJOURNMENT

Moved by Chairman Randall Sugden Alderson that the meeting be adjourned at 8:12 a.m. Carried.

CHAIRMAN

SECRETARY