

Town of Mundare
Municipal Planning Commission Minutes

October 3, 2011

Present C. Gargus, M. Greening, F. Rosypal, C. Rakchaev, D. Johnson

Clerk Colin Zyla,

Call to Order Chairman Gargus called the meeting to order at 7:00 p.m.

Adoption of Agenda

11/01 Rakchaev: that the agenda be accepted with the following addition:

(e) Development Permit 11/24

Carried

Business (a) **Development Permit 11/20**

Development permit application 10/22 from Ray Weber for a variance on the setback requirements for a garage at 5204-51 Street was presented.

Due to the location of a gas line, the placement of the garage would mean that door would only be 5.49 m from the property line. The applicant has requested a variance of 0.61 m to allow placement of the garage.

The property is zoned R2. The door of a garage that faces a road must be a minimum of 6.1 m from the property line.

Discussion took place.

- the house is placed across the length of the lot and not across the front
- on interior lots-the setback requirement from the back lane is a minimum of 4.88 m
- no visual constriction to any road

Greening: that development permit 11/20 be approved with the following variance:

- the setback requirements for a garage facing a road be varied by 0.61 m.

Carried

(b) Development Permit 11/21

Development permit application 11/21 from Edward Guzierowicz for the placement of a relocated building and a garage at 5020-51 Avenue was presented.

On August 21, the development officer received a call from a resident that a building was being brought onto the property. The development officer went to the property and told the owner that he had no development permit and could not bring the building on the property. A stop order was issued on August 23 for the removal of the building. On September 19, the development permit application was received.

The property is zoned R2. A relocated building is a discretionary use.

Discussion took place

- the front yard setback is only 3.65 m and does not meet the setback requirement of 6.1 m
- if the relocated building is considered an accessory building-the percentage of the lot occupied by accessory buildings would be 18%-exceeding the 15% maximum
- if the relocated building is considered as a house, the total area of the building would be 52 m² which would not meet the minimum requirement of 69.6 m²
- the development officer recommended that the development permit application be denied
 - the relocated building is not a house-has a garage door at each end
 - the relocated building is not acceptable as a garage as well-would not fit in to the residential setting
- there was a question if this lot is with the house to the East-it is a separate lot
- should have gotten a permit before moving the building on the property
- is not a house or a accessory building

Johnson: that the development permit 11/21 be denied for the following reasons:

- the front yard setback of 3.65 m does not meet the minimum setback requirement of 6.1 m
- if both buildings are considered accessory buildings-the total area covered by accessory buildings is 18% exceeding the maximum lot coverage of 15%
- if the relocated building is considered a house the floor area of 52 m² does not meet the minimum requirement 69.6 m²

-the relocated building is not acceptable as an accessory building or as a house

Carried

(c) Development Permit 11/22

Mike Saric was present. He had no objection to anyone sitting on the board.

Development Permit Application 11/22 from Mike Saric for a duplex at 4927-51 Avenue was presented.

The property is zoned R2. A duplex is discretionary use. Also a variance is also requested.

-for a side by side duplex-the minimum lot size is to be 743 m²-the lot is only 580 m²

-for a duplex-the lot width is suppose to be 9 m per dwelling unit-for two units need to be 18 m wide-the lot is only 15.24 m wide

Discussion took place.

-there is a R2A zone where the minimum lot width for interior lots is 15.24m

-a normal lot in a R2 district is 15.24 m x 38.1 m-580.63 m²-would not meet the requirements for a minimum lot size or minimum front yard

-there are other duplexes in Town that are located on 15.24 m x 38.1 m lots

-the duplex will have front and side entrances

-recommended that a condition on the permit that off street parking of one space per dwelling unit be provided

Rakchaev: that development permit 11/22 for a duplex be approved with the following variances:

-a variance of 117 m² on the minimum lot area be approved-the lots size is allowed to be 580 m²

-a variance of 1.38 m on the lot width requirement for each dwelling unit-the lot width is allowed to be 7.62 m

and the following condition:

-that one off street parking space be provided for each dwelling unit

Carried

As the applicant of development permit 11/23 was not present and was not scheduled till 7:45, it was agreed to deal with development permit 11/24.

(e) Development Permit 11/24

Development permit application 11/24 from Marilyn Sargent for an addition on the manufactured home at 4933-52 Avenue was presented.

The property is zoned R2. As a manufactured home is a discretionary use, the addition is discretionary.

Discussion took place.

- any development should be an enhancement to the Town
- want to ensure that the whole structure is completed

Will be discussed in camera.

(d) Development Permit 11/23

Wayne Wessel was present. He had no objection to any member sitting on the board.

Development Permit Application 11/23 from Wayne Wessel for a garage/personal shop at 4927-51 Avenue was presented.

The property is zoned UR. A garage/personal shop is a discretionary use.

- under the MDP-the future land use for this property is residential
- property across the street is owned by the same person and is zoned commercial

Discussion took place.

- the building is a shop and a garage-for use to store his work truck-place to work on it
- a business is run on the property
- wants to move the shop from across the street onto this property
- there is no development permit for the shop across the street
- the shop is 5.48 m x 12.19 m and 5.6 m high
- the building could be used to store a motor home if someone buys the property
- a question was asked about the elevations on the property
 - the location of the shop is on high ground
- there is a row of trees along the property that are approximately the same height as the shop
- access to the shop is off 49 Street

Will be discussed in camera.

Greening: that the meeting go in camera at 7:50 p.m.

Rakchaev: that the meeting come out of camera at 8:40 p.m.

Johnson: that development permit 11/23 be approved subject to the following conditions:

- the shop cannot be moved onto the property until a proper foundation has been built and an inspection report on the foundation is filed with the Town
- a copy of a valid building permit must be filed with the Town prior to any construction taking place or by January 31, 2012 whichever is earliest
- the shop has to be completed by June 30, 2012
 - completed means the shop is placed on a proper foundation and all exterior work is completed-i.e. siding is completed, doors and windows installed and roof properly shingled
- failure to meet any of the conditions make the permit null and void


Carried

Rakchaev: that development permit 11/24 be approved with the following conditions:

- a copy of a valid building permit is filed with the Town before construction begins
- a pitched roof must be built over the complete structure including the existing manufactured home and must be the same over the complete structure
- the whole structure, including the existing manufactured home, must be sided with the same profile

Carried

Adjournment Chairman Gargus adjourned the meeting at 8:45 p.m.


Chairman


Clerk

