

**MINUTES OF THE MUNICIPAL PLANNING COMMISSION MEETING  
January 24, 2022**

**Present**

Councillors Cheryl Barros, Gord Lawlor, Travis Randall, Kurt Baker, Scott Pfeiffer & Wayne Smith, Planning & Operations Clerk Angela Stormoen & Director of Operations Melissa Robbins

1. **Call to Order**

Chairman Cheryl Barros called the meeting to order at 8:27 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 January 24, 2022 MPC Meeting Minutes**

Moved by Councillor Kurt Baker that the Minutes of the January 24, 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

A report prepared by the Director of Planning & Development was reviewed as follows:

## **General**

The applicant is proposing a change in use 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 owner/applicant must comply with all the 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 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 In Use) shall be located in accordance with the approved plan; any changes to this plan must be approved by the Town of Stettler;
5. The owner/applicant will ensure that the access and parking area as identified on the approved site plan consist of an adequate base and gravel standard to accommodate the size and load of the proposed Mobile Educational Trailer. The owner/applicant will ensure that this is completed prior to initial placement of the Mobile Educational Trailer;
6. Landscaping as identified on the approved site plan must be completed by the end of the 2021 growing season.

## **Alternatives**

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

## **Discussion**

Planning and Operations Clerk stated the applicant is proposing a change in use 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"

Discussion ensued regarding the shed's appearance, business structure and the number of sheds.

Councillor Travis Randall questioned if we could limit the number of sheds being displayed. Councillor Wayne Smith suggested adding a condition of the permit to allow only a single row of sheds along the property boundary, also to ensure no garbage and refuse on the property.

Councillor Scott Pfeiffer questioned if a time restriction can be added as a condition of the permit. Planning and Operations Clerk Angela Stormoen confirmed Municipal Planning Commission may add a renewal date to the development permit. It was agreed that it would be beneficial to bring the permit forward for renewal annually to reassess the proposed development.

Moved by Councilor Scott Pfeiffer to approve the application with the following additional 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.

MOTION CARRIED

4 in Favor, 1 Opposed

**7. Development Application: 3334-2022**

**Applicant:** Craig Dobbie

**Legal:** Lot 29, Block 4, Plan 7722835

**Municipal:** 3811 – 61 Street

**Proposed Development:** Detached Garage

A report prepared by the Director of Planning & Development was reviewed as follows:

## **General**

The applicant is proposing to construct a new detached garage at 3811 - 61 Street and is requesting a variance to the height of the building in accordance with the accessory building restrictions in a R3A Residential Mobile Home Subdivision District.

The accessory building requirements within the Town of Stettler Land Use Bylaw #2060-15 Section 34 states the following:

*Section 34.2.2: An accessory building shall not exceed 6.5 m, or the height of the principal dwelling, whichever is less. In mobile home districts an accessory building must not exceed 4.5 m in height.*

The applicant is requesting to build a detached garage 5.18 meters in height which would be the same height as the existing mobile home. In the past we have approved applications in alternate residential districts in accordance with the above section, therefore, we would recommend approval of the proposed detached garage as it does not exceed the height of the principal dwelling.

## **Development Review:**

Requirements pertaining to the proposed development are regulated within the Land Use Bylaw 2060-15 as follows:

- Minimum Front Yard – 6 meters required – proposed 6 meters
- Minimum Side Yard – 0.6 meters required – Proposed 0.6 meters
- Minimum Distance to Mobile Home – 2.0 meters – Proposed 1.2 meters (meets Alberta Building Code requirements, therefore does not require a variance)
- Maximum Height – 4.5 meters required – Proposed 5.18 meters (requires 0.68 meter variance)
- Maximum Parcel Coverage – 35% coverage – proposed 34%

## **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. That the height of the detached garage be at the same height of the mobile home at 5.18 meters.

2. The owner/applicant must comply with all the provisions of the Town Of Stettler Land Use Bylaw #2060-15;
3. 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;
4. 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;
5. 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;
6. 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;
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 this development following the mandatory 21 day appeal period

### **Alternatives**

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

### **Discussion**

Planning and Operations Clerk stated the applicant is proposing to construct a new detached garage at 3811 - 61 Street and is requesting a variance to the height of the building in accordance with the accessory building restrictions in a R3A Residential Mobile Home Subdivision District.

The accessory building requirements within the Town of Stettler Land Use Bylaw #2060-15 Section 34 states the following:

*Section 34.2.2: An accessory building shall not exceed 6.5 m, or the height of the principal dwelling, whichever is less. In mobile home districts an accessory building must not exceed 4.5 m in height.*

The applicant is requesting to build a detached garage 5.18 meters in height which would be the same height as the existing mobile home. In the past we have approved applications in alternate residential districts in accordance with the above section, therefore, we would recommend approval of the proposed detached garage as it does not exceed the height of the principal dwelling.

Councillor Gord Lawlor suggested the proposed detached garage coordinate to match the exterior of the existing mobile home.

Moved by Councilor Wayne Smith to approve the application with the following additional condition:

1. The owner/applicant ensure the exterior of the proposed detached garage match the exterior of the existing mobile home

### **Adjournment**

The meeting adjourned at 8:47 a.m. on a motion by Councillor Scott Pfeiffer.