

MINUTES OF THE MUNICIPAL PLANNING COMMISSION MEETING
April 7, 2022

Present:

Councillors Cheryl Barros, Gord Lawlor, Wayne Smith, Scott Pfeiffer, Travis Randell and Kurt Baker, Director of Planning and Development Leann Graham and Planning & Operations Clerk Maddie Standage

1. **Call to Order:** Chairman Cheryl Barros called the meeting to order at 8:26 a.m.

2. **Additions to Agenda**

None.

3. **Approval of Agenda**

Moved by Councillor Scott Pfeiffer to accept the agenda as presented.

MOTION CARRIED

Unanimous

4. **Confirmation of the March 9, 2022 MPC Meeting Minutes**

Moved by Councillor Kurt Baker that the Minutes of the March 9, 2022 MPC meeting be approved as presented.

MOTION CARRIED

Unanimous

5. **Business Arising**

None.

6. **Development Application:** 3347-2022
Applicant: 2416181 AB Ltd. – Hadley Concrete
Legal: Lot 4-5, Block 23, Plan 925X
Municipal: 4601 – 51 Avenue
Proposed Development: Change in Use

Director of Planning and Development read a report that follow:

General:

The applicant is proposing a change in use in order to operate their business, Hadley Concrete, at this location. In the past, the applicant largely ran their business seasonally and stored related tools and materials at their home address 4917 – 53 Street. In 2022 they have expanded their business and are currently renting a shop in the east industrial area to have indoor space to pour smaller concrete items until they find a permanent location to operate.

Under the current zoning of C1A: Commercial Transitional District, the use of “Contracting Services, Major” is a Discretionary Use. While the current use on this parcel

also falls within the use of "Contracting Service, Major", the nature of work is changing which results in the need to bring this application to Municipal Planning Commission for review.

Development Review:

Land Use District – C1A: Commercial Transitional District

Existing Land Use – Contracting Services, Major - Electrical Business

Proposed Use – Contracting Services, Major - Concrete Business

DEFINITIONS:

"CONTRACTING SERVICES, MAJOR" means a development used for commercial and industrial support and construction. Typical uses include oilfield support services, laboratories, cleaning and maintenance, contractors, building construction, surveying, landscaping, concrete, electrical, excavation, drilling, heating, plumbing, paving, road construction, sewer or similar services of a construction nature which require on-site storage space for materials, mobile equipment or vehicles normally associated with the contract service. Any sales, display, office or technical support service areas shall be necessary to the principal general contractor 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 must supply any sign details and obtain approval from the Town of Stettler's Development Authority prior to installation.

Alternatives:

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

Discussion

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

MOTION CARRIED

Unanimous

7. **Development Application:** 3350-2022
Applicant: 808556 AB Ltd.
Legal: Lot 2, Block 13, Plan 9720733
Municipal: 5608 – 51 Avenue
Proposed Development: Storage Unit Building

Director of Planning and Development read a report that follow:

General:

The applicant is proposing to construct a new storage unit at 5608 – 51 Avenue. The current use of this parcel, indoor storage, is a discretionary use therefore requiring a Municipal Planning Commission decision.

Under the current zoning of C2: Commercial Highway District, the use of “Storage – Indoor” is a discretionary use falling under “All Permitted Uses within the Industrial District”.

Furthermore, a new development permit requires application of current Land Use Bylaw 2060-15 regulations and in this case there are landscaping requirements:

- 3 meter strip of land adjacent to 51 Avenue landscaped: roughly 200 squares meters of landscaping.
- A total of 4 trees to be planted.

Given the current use of the parcel the applicant is requesting a variance to the landscaping requirement. Based on the existing development of the parcel and the nature the surrounding areas (Compost Bins and Rental Agency with limited landscaping) administration recommends the applicant receive a variance for the landscaping requirements.

Development Review:

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

Section 9:

“**STORAGE – INDOOR**” means a self-containing building or groups of buildings available for the storage of goods. This use includes mini-storage, private storage facilities, and warehouse.

Section 48:

- 3 meter strip of land adjacent to 51 Avenue be landscaped: 192 square meters of landscaping.
- 4 trees to be planted in landscaped area.

Section 85:

- Minimum Front Yard – 9 meters required – Proposed 10 meters
- Minimum Side Yard – 3 meters required– Proposed 3 meters
- Minimum Rear Yard – 3 meters required – Proposed 3 meters

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. The owner/applicant receives a landscaping variance to keep current landscaping;
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 (Storage Unit Building) 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:

Defeat the application stating reasons

Discussion

Councillor Wayne Smith asked for clarification regarding the landscaping requirement and if this is a requirement for all commercial properties. Director of Planning and Development explained that the Land Use Bylaw outlines specific landscaping requirements for different districts and the Commercial Highway District requires all parcels to have a 5% or 3 meter wide boulevard landscaped adjacent to the road, whichever is greater as well as a calculation of required trees.

Moved by Councillor Gord Lawlor to approve the application as presented.

MOTION CARRIED

Unanimous

8. The meeting adjourned at 8:30 on a motion by Councillor Scott Pfeiffer.