

MINUTES OF THE MUNICIPAL PLANNING COMMISSION MEETING
April 12, 2022

Present:

Councillors Cheryl Barros, Gord Lawlor, Scott Pfeiffer 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 8:28 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 April 7, 2022 MPC Meeting Minutes**

Moved by Councillor Gord Lawlor that the Minutes of the April 7, 2022 MPC meeting be approved as presented.

MOTION CARRIED

Unanimous

5. **Business Arising**

None.

6. **Development Application:** 3352-2022

Applicant: Big Game Source for Adventure

Legal: Lot 7, Block 1, Plan 1423887

Municipal: 4805 A & B – 75 Street

Proposed Development: Renovation and Change in Use – Recreation Facility

Director of Planning and Development read a report that follow:

General:

The applicant is proposing an interior renovation to their current location in the form of a second floor for additional storage and staff space as well as constructing new archery lanes, which will be open for use to the public. The addition of archery lanes to the current retail store is treated as a change of use.

Under the current zoning of C2: Commercial Highway District, the use of “Recreation Facility” is a Discretionary Use.

Development Review:

Land Use District: C2: Commercial Highway District

Existing Land Use: Retail Store

Proposed Use: Retail Store & Recreation Facility

DEFINITIONS:

“**RECREATION FACILITY**” means development that provides facilities for sports and active recreation. Typical facilities would include athletic clubs, bicycle/pedestrian trails, billiard or pool halls, bowling alleys, campsites, driving ranges, golf course, health and fitness clubs, curling, indoor golf facilities, indoor soccer facilities, roller-skating and hockey rinks, rifle and pistol ranges, sports fields, tennis courts and swimming pools. The intended application is for both private and public facilities.

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 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 the Land Use Bylaw #2060-15 does not exempt the application from compliance with any provincial, federal, or other municipal legislation;
4. The proposed development (Interior Renovation and Change of Use – Recreational Facility) shall be located in accordance with the approved plan; any changes to the plan must be approved by the Town of Stettler;
5. The owner/applicant shall arrange for and obtain approval for compliance with the current Alberta Building Code;
6. 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

Discussion ensued around the supplied site plan noting that there will be a section of the store left with a high ceiling and there will be an exterior exit from the archery lanes at the back of the store as well as an access from within the store.

Moved by Councillor Scott Pfeiffer to approve the application as presented.

MOTION CARRIED

Unanimous

8. The meeting adjourned at 8:32 on a motion by Councillor Gord Lawlor.