

MUNICIPAL PLANNING COMMISSION

AGENDA

APRIL 26, 2023

8:30 A.M. – TOWN OFFICE – UPSTAIRS MEETING ROOM

1. Call to Order
2. Additions to the Agenda
3. Approval of Agenda
4. Confirmation of the March 30, 2023 MPC Meeting Minutes
5. Business Arising from the Minutes
6. **Development Application:** 3443-2023
Applicant: Alicia Kneeland-Teasdale
Legal: Lot 10, Block 13, Plan RN54A
Municipal: 4822 – 50 Street
Proposed Development: Painted Wall Sign - Mural
7. Adjournment

**MINUTES OF THE MUNICIPAL PLANNING COMMISSION MEETING
MARCH 30, 2023**

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 Clerks Angela Stormoen and Maddie Standage

1. **Call to Order:** Chairman Cheryl called the meeting to order at 8:26 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 March 15, 2023 MPC Meeting Minutes**

Moved by Councillor Wayne Smith that the Minutes of the March 15, 2023 MPC meeting be approved as presented.

MOTION CARRIED

Unanimous

5. **Business Arising**

Acting Director of Planning and Development, Angela Stormoen, addressed application 3435-2023 from the previous meeting and advised that she had the opportunity to speak with the applicant who clarified that there is still a commercial renter in the property who recently received their 90 day notice and will be out by July, at which time the property will be put for sale under a residential use. The renter did advise that they will most likely be out of the property in May thus Angela stated the Board may see the property for sale prior to July.

6. **Development Application:** 3440-2023

Applicant: Kneeland and Sons Construction Ltd.

Legal: Lot 4, Block 6, Plan RN54 and Lots 5A & 6A, Block 6, Plan 2483NY

Municipal: 4914, 4912, 4910 – 49 Street

Proposed Development: Duplex and Triplex

Director of Planning and Development read a report that follow:

General:

The applicant is proposing to construct one duplex and one triplex over three lots currently addressed 4910, 4912, and 4914 - 49 Street and is requesting a variance to the rear yard setback.

The proposed development is located in Land Use District R2A: Residential Mixed District and as such the Dwelling, Duplex and Dwelling, Triplex are listed as permitted uses. However, the required rear yard setback is 7.5 meters and the proposed rear yard setback is 3.70 meters, therefore, the applicant is requesting a 3.80 meter variance for the rear yard setback.

Each unit will have a rear attached two car garage which meets the parking requirements as outlined in Land Use Bylaw 2060-15.

Furthermore, within the R2A: Residential Mixed District the front yard setback is at the discretion of Development Authority. The applicant is proposing a 6.61 meter front yard setback which will be consistent with the existing residential dwellings to the south of the proposed development (please see the attached arial image).

The applicant will be required to ensure all dwellings are built to the current Alberta Building Code standards, including proper fire separation between units, hard wired fire alarms, proper egress from basement windows, etc.

The applicant has expressed that there will be a subdivision following the development to create separate titles for each dwelling unit.

Development Review:

Land Use District – R2A: Residential Mixed District

Existing Land Use – Vacant

Proposed Land Use – Dwelling – Triplex

- Definition – means a building containing three dwelling units each with direct access to the outside grade, but not all units may have a separate frontage onto a public or private road. Units may have common side and rear walls and may also be separated by a common ceiling/floor assembly. All dwelling units must adhere to the provisions of the Alberta Safety Codes Act.
 - Dwelling – Duplex
- Definition – means a building containing two dwelling units, either one above the other or side by side, each of which has an independent entrance, either directly from outside the building or through a common vestibule. All dwelling units must adhere to the provisions of the Alberta Safety Codes Act.

Proposed Front Yard Setback – 6.61 meters

Required Front Yard Setback – At the discretion of the Development Authority

Proposed Rear Yard Setback – 3.7 meters

Required Rear Yard Setback – 7.5 meters

Proposed Side Yard Setbacks – Duplex 2.44 meters* (south) 1.92 meters (north)

Proposed Side Yard Setbacks – Triplex 2.44 meters (south) 2.44 meters* (north)
Proposed Side Yard Setbacks – *measurement from proposed future property line
Required Side Yard Setbacks – 1.5 meters

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 receives a rear yard setback variance of 3.8 meters for each dwelling unit;
2. The owner/applicant shall provide the Town of Stettler with Security in accordance with Land Use Bylaw 2060-15 to ensure all water & sanitary connections are in accordance with the Town of Stettler's Director of Operational Services standards;
3. The owner/applicant must comply with all the provisions of the Town of Stettler Land Use Bylaw #2060-15.
4. 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;
5. 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;
6. The owner/applicant must provide two off street parking stalls per dwelling unit;
7. The proposed development (Duplex and Triplex) shall be located in accordance with the approved plan;
8. 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;
9. The owner/applicant shall ensure that all water, sanitary, and storm connections are approved by the Town of Stettler's Director of Operational Services;
10. Landscaping must be completed by the end of the first growing season following the date of approval;
11. The owner/applicant must submit any revisions of the blueprints to the Town of Stettler Development Authority for approval;
12. Applicant must provide the Town of Stettler with an Alberta Home Warranty registration number prior to issuance of each Building Permit;
13. Applicant must provide the Town of Stettler with an Alberta Energy Efficiency Report prior to issuance of each Building Permit;
14. The owner/applicant shall arrange for and obtain approval for compliance with the current Alberta Building Code;

15. The owner/applicant must obtain a building permit for each dwelling unit of this development following the mandatory 21 day appeal period. (In order to obtain a building permit all proper documentation, plans, and fees must be in place). If construction commences prior to a building permit being obtained the building permit fee shall be doubled in accordance with Town of Stettler Policy IV-1.

Alternatives:

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

Discussion

Councillor Gord Lawlor asked if the required 7.5 meter rear yard setback was initially a requirement in the land district to aid in rear parking space on the property. Acting Director, Angela Stormoen confirmed that the rear yard setbacks allow for ample space for a parking pad or a detached garage to meet parking requirements. Director Leann Graham added that the 7.5 meter rear yard setback also allows space for a private rear yard for the owners however the proposed development doesn't take into consideration a private rear yard as it is intended to have a large front yard to commune and use as common space.

Councillor Wayne Smith asked for clarification on parking logistics at the Okoppe Parking Lot since several vehicles regularly park on these vacant lots and will be displaced at time of development. It was confirmed that the parking lot is large enough to accommodate the vehicles that regularly park on the vacant lot. Further to the conversation, Councillor Wayne Smith asked if there is a bylaw to allow the Town of Stettler to enforce the removal of the semitruck that regularly parks over night at the Okoppe Parking Lot. Director Leann Graham advised the Commission that the Municipal Bylaw Officer is currently working on this enforcement and attempting to work with the owner of the truck to find an appropriate location for overnight parking as it is not allowed in or beside the residential district.

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

MOTION CARRIED

Unanimous

7. The meeting adjourned at 8:35 a.m. on a motion by Councillor Travis Randell.



Request For Decision

Issue:

Development Permit Application: 3443-2023
Applicant: Alicia Kneeland-Teasdale
Proposed Location: 4822 – 50 Street
Municipal: Lot Pt. 10, Block 13, Plan RN54A
Development: Painted Wall Sign - Mural

BACKGROUND

General:

The applicant is proposing to update the current wall mural on the south facing wall (6' x 15') of 4822 – 50 Street. The current mural (as shown below) is outdated and worn, therefore, the applicant has decided to engage the community to update the wall with the work of a local artist.

Town of Stettler Land Use Bylaw 2060-15 states that a mural may be the entire length of an exterior wall providing the design has been approved by Development Office/Municipal Planning Commission.

The applicant has received options (listed below) and is requesting the opinion of Town of Stettler council to make the final decision. Furthermore, she has asked to wave the Development Permit Application Fee and Municipal Planning Commission Fee as it is not an advertisement but a beautification of Main Street.

Development Review:

Land Use District: C1: Commercial Central District
Existing Land Use: Personal Service Shop
Proposed Use: Painted Wall Sign – Mural

Section 69: Painted Wall Signs

69.3 Notwithstanding Section 69.1, a mural may be the entire length of an exterior wall providing the design has been approved by the Development Officer/Municipal Planning Commission.

Definition:

“SIGN” means an object, structure or device used for the purpose of identification or advertising or to call attention to any person, matter, thing or event or to give direction.

Legislation and Policy:

Staff has assessed this application against the provisions outlined in the Town of Stettler Land Use Bylaw 2060-15.

RECOMMENDATION

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 applicant from compliance with any provincial, federal, or other municipal legislation;
4. The proposed development (Painted Wall Sign - Mural) 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 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.
- Approve the application and forward the mural selection to the Town of Stettler Beautification Committee
- Defeat the application stating reasons.

Author:

Angela Stormoen for Leann Graham, Director of Planning and Development

Current photos of 4822 – 50 Street south wall



Angela Stormoen

From: Maddie Standage
Sent: April 6, 2023 2:18 PM
To: Angela Stormoen
Subject: FW: Proposal for Stettler Mural - different visual format

Follow Up Flag: Follow up
Flag Status: Flagged

Maddie Standage

Planning and Operations Clerk

(w) 403-742-8305

(f) 403-742-1404

mstandage@stettler.net



From: Lara VanLanduyt <lvanlanduyt@stettler.net>
Sent: Thursday, April 6, 2023 8:44 AM
To: Maddie Standage <mstandage@stettler.net>
Subject: FW: Proposal for Stettler Mural - different visual format

From: Stettler Medi-Aesthetics <stettlermediaesthetics@gmail.com>
Sent: April 5, 2023 5:01 PM
To: townoffice <townoffice1@stettler.net>
Subject: Proposal for Stettler Mural - different visual format

Proposal for the town of Stettler Mural on 4822-50th St. Stettler AB

Alicia Kneeland-Teasdale / Stettler Medi-Aesthetics

4822-50th St.

Stettler, AB

T0C2L2

403- 743-0500 / © 403-304-7711

To whom it may concern,

As the current tenant of the historical building located at the aforementioned address, I saw an opportunity to enhance the beauty of downtown Stettler by updating the existing south facing wall of the location. The current painting is worn and outdated. I spoke with the owner of the building, Verle Klassen of Century 21, and he approved the idea to repaint. I saw an opportunity to get the community engaged and decided to open up a mural bidding to local artists. I then called the town office and inquired about licensing for the project. I understand if there is a small "sign" development fee, and even though I am not the owner of the building, nor the artist doing any work, I believed it to

be community minded of me to personally fund the licensing fee and supplies for the project without any expectation of my name or the business name being associated with the project. I was told that any "mural" would have to be approved by the town before painting could be completed.

Here are the applicants and their submitted ideas for the small space (6'x 15') on the south wall. If the town council could kindly review the applications and make a decision for the area I would be very appreciative. Also, I am requesting that the liscencing fee be reconsidered as it would add to the community and is not being used as a sign or advertisement.

Thank you ever so much for your time regarding this matter,
Alicia Kneeland-Teasdale



Applicant #1



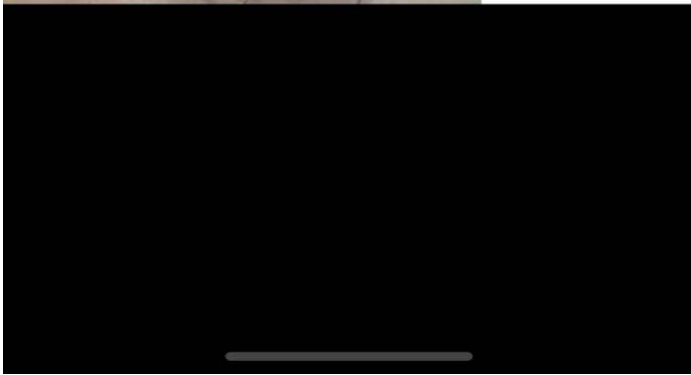
Michelle Hebert

Local Sketch artist looking to expand into larger pieces.



Something based off of this idea, but with a either a window or a door, and more vibrant floral. Possibly with a mail box? Something that will brighten up this small space aswell as bring real life back to the beautiful natural brick!

A planter could also hang above the space with beautiful flowers to make the illusion come to life!



Applicant #2

Shaelynn Albers

Local Artist who has done mural work previously.



window painting



Applicant #3

SASART

Local Artist who has done various large pieces in central Alberta. Proposed additional Artist fees

Mural Proposal for Stetter M

Maegan Neufeld

Front Wall

Rough Preliminary Mock up



The above colors are close, but not the exact c
pastel palette, a mix of warm and cool tones s
brightness of summer as well as the grey of wi

Applicant #4

Meagan Neufeld

Local Artist with an extensive amount of experience. Proposed additional Artist fees

CAUTION: This email originated from outside of the Town of Stettler. Do not click links or open attachments unless you recognize the sender and know the content is safe.

DEVELOPMENT PERMIT APPLICATION FORM
TOWN OF STETTLER LAND USE BYLAW NO. 2060-15

APPLICATION # 3443-2023

TAX ROLL # 131020009

APPLICATION TYPE: COMMERCIAL: INDUSTRIAL: INSTITUTIONAL: RESIDENTIAL: OTHER:

PROJECT TYPE: NEW CONSTRUCTION: RENOVATION: DEMOLITION: CHANGE IN USE: OTHER:

APPLICANT: Alicia Kneeland-Teasdale MAILING ADDRESS: Box 2134

CITY: Stettler PROV: Alberta POSTAL CODE: T0C 2L0

PHONE: 403-743-0500 FAX: EMAIL: stettlermediaaesthetics@gmail.com

REGISTERED OWNER: Verle Klassen ADDRESS:

ADDRESS OF PROPERTY TO BE DEVELOPED: 4822 - 50 Street

LOT: PT. 10 BLOCK: 13 REGISTERED PLAN: RN54A

EXISTING USE: Personal Service LAND USE DISTRICT: C1

MAIN USE OF LAND AND OR BUILDINGS EITHER EXISTING OR PROPOSED: Mural - Painted Wall Sign on South Facing Wall

BUILDING OCCUPANCY CLASSIFICATION NEW or CHANGE:

*See Reverse for Major Occupancy Classifications and STETTLER REGIONAL FIRE DEPARTMENT REVIEW FORM

PARCEL TYPE: INTERIOR CORNER PARCEL AREA:

SETBACKS OF EITHER EXISTING OR PROPOSED BUILDINGS:

FRONT YARD: SIDE YARDS: and

*Refer to Alberta Building Code High Intensity Residential Fire Standards if applicable

REAR YARD: FLOOR AREA: PARCEL COVERAGE: %

HEIGHT OF MAIN BUILDING: NO. OF OFF-STREET PARKING STALLS:

EXISTING: PROPOSED: SIZE OF OFF-STREET LOADING SPACE:

RTM OR MOBILE HOME MAKE OF UNIT YEAR BUILT

PROPOSED ACCESSORY USE OF LAND AND OR BUILDINGS (garages, etc.):

SIZE OF ACCESSORY BUILDING: X X IN HEIGHT

DISTANCE FROM REAR PARCEL BOUNDARY: DRIVEWAY LENGTH:

DISTANCE FROM SIDE PARCEL BOUNDARY: PARCEL COVERAGE: %

ESTIMATED COST OF THE PROJECT OR CONTRACT PRICE: n/a

ESTIMATED DATES OF COMMENCEMENT AND COMPLETION: ASAP

DATE OF APPLICATION: April 18/23 SIGNATURE OF APPLICANT:

APPLICATIONS SHALL BE ACCOMPANIED BY THE FOLLOWING:

- (1) A **NON-RETURNABLE PROCESSING FEE** (SEE POLICY IV-1 - BUILDING AND DEVELOPMENT PERMIT FEE SCHEDULE)
- (2) A **SCALED SITE PLAN** IN DUPLICATE SHOWING THE TREATMENT OF LANDSCAPED AREAS, IF REQUIRED, THE LEGAL DESCRIPTION, THE FRONT, REAR AND SIDE YARDS, IF ANY, ANY PROVISION OF OFF-STREET LOADING AND VEHICLE PARKING, AND ACCESS AND EGRESS POINTS TO THE PARCEL.
- (3) **SCALED FLOOR PLANS, ELEVATIONS AND BUILDING SECTIONS** IN DUPLICATE.
- (4) FURTHER INFORMATION MAY ALSO BE REQUIRED.

NOTE:

1. THE DEVELOPMENT OFFICER MAY REFUSE TO ACCEPT AN APPLICATION FOR A DEVELOPMENT PERMIT WHERE THE REQUIRED INFORMATION IS NOT SUPPLIED OR WHERE, IN HIS/HER OPINION, THE QUALITY OF THE MATERIAL SUPPLIED IS INADEQUATE TO PROPERLY EVALUATE THE APPLICATION.

2. THE DEVELOPMENT OFFICER MAY DEAL WITH AN APPLICATION WITHOUT ALL OF THE INFORMATION REQUIRED, IF HE/SHE IS OF THE OPINION THAT A DECISION ON THE APPLICATION CAN BE PROPERLY MADE WITHOUT SUCH INFORMATION.

The personal information on this form is collected under the authority of Section 32 of the Alberta Freedom of Information and Protection of Privacy Act. The information will enable us to process your application and is necessary for municipal operations.

TOWN OF STETTLER OFFICE USE ONLY:	
Building Permit Required: <input type="checkbox"/>	MPC Required: <input type="checkbox"/> MPC Date: _____ MPC Approval: _____
Business License Required: <input type="checkbox"/>	Alberta Transportation Review (adjacent to Hwy 12 or 56): _____
County Referral Required: <input type="checkbox"/>	Alberta Environment Review (adjacent to Red Willow Creek or Cold Lake): _____
Fire Department Review: <input type="checkbox"/>	Advertisement Date: _____ Permit Issue Date: _____
Engineering Review: <input type="checkbox"/>	Application Accepted By: _____
Water: <input type="checkbox"/> Transportation: <input type="checkbox"/>	Application Approved By: _____