

**MINUTES OF THE MUNICIPAL PLANNING COMMISSION MEETING
APRIL 26, 2023**

Present:

Councillors Cheryl Barros, Wayne Smith, Travis Randell and Kurt Baker, Planning & Operations Clerks Angela Stormoen and Maddie Standage

1. **Call to Order:** Chairman Cheryl Barros called the meeting to order at 8:30a.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 30, 2023 MPC Meeting Minutes**

Moved by Councillor Travis Randell that the Minutes of the March 30, 2023 MPC meeting be approved as presented.

MOTION CARRIED

Unanimous

5. **Business Arising**

None.

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

Director of Planning and Development read a report that follow:

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 The current mural (as shown below) is outdated and worn, therefore, the applicant has decided to engage the community to update the wall with the work of a local artist.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:

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.

Discussion

Councillor Wayne Smith questioned what the fees for the proposed development would total. Acting Director of Planning and Development, Angela Stormoen advised the fee would be \$125.00 for the Development Permit and \$50.00 for Municipal Planning Commission.

Councillor Kurt Baker asked if a decision to approve the application would set precedence for other businesses and if a permit would be required for exterior upgrades such as painting/façade upgrades. Acting Director, Angela Stormoen advised that any façade upgrades would not require a permit, however, a mural requires Municipal Planning Commission Approval. This application is a bit unique as the mural is to beautify the space and not to advertise a business/product.

Discussion ensued regarding the mural options submitted by the applicant.

Moved by Councillor Travis Randell to waive the \$175.00 development permit/MPC fee and approve the design submitted by applicant number two, Shaelynn Albers with no text.

MOTION CARRIED
Unanimous

7. The meeting adjourned at 8:40 a.m. on a motion by Councillor Wayne Smith.