

**MINUTES OF THE MUNICIPAL PLANNING COMMISSION MEETING
FEBRUARY 9, 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 Stormeon and Maddie Standage

1. **Call to Order:** Chairman Cheryl Barros called the meeting to order at 8:30 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 December 13, 2022 MPC Meeting Minutes**

Moved by Councillor Gord Lawlor that the Minutes of the December 13, 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

Director of Planning and Development read a report that follow:

General:

The applicant is proposing a continue in the change in use which was previously approved by Municipal Planning Commission on January 24, 2022, for a one-year time period. With the original permit approval reaching expiry the applicant is now requesting an extension the permit.

The original application was 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 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.
4. The owner/applicant must comply with all the provisions of the Town of Stettler Land Use Bylaw #2060-15;
5. 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;
6. 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.

Alternatives:

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

Discussion

Councillor Gord Lawlor asked for confirmation that the lease agreement between the applicant and the property owner is for 2 months at a time and should they cancel it at any time the sheds will be removed. Acting Director Angela Stormoen confirmed.

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

7. **Development Application:** 3425-2023
Applicant: Alicia Ott
Legal: Lot 42, Block 3, Plan 7823014
Municipal: 4307 – 46 Avenue
Proposed Development: Change in Use

Director of Planning and Development read a report that follow:

General:

The applicant is proposing to move her current business RACC Spin Bar to 4307 – 46 Avenue. The proposed location is in the Industrial District where “Recreation Facility” is a discretionary use falling under “All those listed as either permitted or

discretionary uses with the C1 & C2 Districts" and requires Municipal Planning Commission approval.

The proposed change in use would only apply to the office portion of the building (the west portion as outlined on the attached map) where the shop portion of the building would remain at its current use.

The applicant has advised minor leasehold improvements will be required but have been approved by the landowner.

Development Review:

Land Use District: I: Industrial

Existing Land Use: Industrial

Proposed Use: 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 applicant from compliance with any provincial, federal, or other municipal legislation;
4. The proposed development (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 must supply any sign details and obtain approval from the Town of Stettler's Development Authority prior to installation;

6. The owner/applicant shall arrange for and obtain approval for compliance with the current Alberta Building Code;
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 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 Wayne Smith asked what the remainder of the shop will be used for. Acting Director Angela Stormoen explained that the new owners of the property intend to expand their existing business into the shop side of the building, retaining the existing use as industrial.

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

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