

**MINUTES OF THE MUNICIPAL PLANNING COMMISSION MEETING  
JANUARY 25, 2023**

**Present:**

Councillors Cheryl Barros, Gord Lawlor, Wayne Smith, Scott Pfeiffer and Kurt Baker, Development Officer Angela Stormoen and Planning & Operations Clerk Maya Brennan

1. **Call to Order:** Chairman Cheryl Barros called the meeting to order at 8:32 a.m.

2. **Additions to Agenda**

None.

3. **Approval of Agenda**

Moved by Councillor Gord Lawlor to accept the agenda as presented.

MOTION CARRIED

Unanimous

4. **Confirmation of the October 30, 2023 MPC Meeting Minutes**

Moved by Councillor Kurt Baker that the Minutes of the October 30, 2023 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 an additional one-year extension to Development Permit 3333-2022 for the placement and sale of portable sheds at 4511 – 59 Street. The permit was originally approved by Municipal Planning Commission on January 24, 2022, for a one-year period. An additional one-year extension was given on February 9, 2023.

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”

This past year it has been observed that the sheds may have been entered unlawfully, therefore, it is the administration’s recommendation to include an additional condition to ensure the sheds are locked and secure.

**Development Review:**

Land Use District – C2: Commercial Highway District

Existing Land Use – Parking Facility

Proposed Use – Parking Facility & Similar Use

**“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 must ensure all sheds are locked and secure;
4. The owner/applicant shall ensure the area of the proposed development is well maintained, including the removal of any garbage/refuse.
5. The owner/applicant must comply with all the provisions of the Town of Stettler Land Use Bylaw #2060-15;
6. 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;
7. 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:**

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

MOTION CARRIED

Unanimous

**7. Development Application: 3488-2024**

**Applicant:** Prairie Dog Spa c/o Hope Rawn

**Legal:** Lot 5, Block 8, 7621217

**Municipal:** Bay 5, 4707 – 42 Street

**Proposed Development:** Change in Use – Animal Services

Director of Planning and Development read a report that follow:

**General:**

The applicant is proposing a change in use to Animal Services at Bay 5, 4707 – 42 Street within the Industrial Land Use District of Land Use Bylaw 2060-15.

Under the current Land Use Bylaw 2060-15, I: Industrial District, Animal Services would be considered a discretionary use: All those uses listed as either permitted or discretionary uses within the C1 and C2 districts. The C2: Commercial Highway

District does list Animal Services as permitted use, therefore, the proposed change in use requires Municipal Planning Commission approval.

The proposed change in use (Prairie Dog Spa) will include dog daycare, boarding, grooming and a pet store. Furthermore, they will be installing a new exterior fence to create a contained outdoor space for the dog daycare. Please see attached site plan.

**Development Review:**

See below Land Use Bylaw 2060-15 Review of the following sections:

**Section 9: Definitions**

“**ANIMAL SERVICES**” means the treatment, boarding, training, or grooming of animals and includes retail sales of associated products. This may include such uses as veterinary clinics, pet grooming salons, boarding and breeding kennels, impounding and quarantining facilities, and animal shelters, but does not include the sale of animals as a principal use.

**Section 89: I - Industrial District**

- **Discretionary Use:** “All those uses listed as either permitted or discretionary uses within the C1 and C2 districts”

**Section 87: C2 - Commercial Highway District**

- Permitted Use: “Animal Services”

**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 approve this application subject to the following conditions:

8. The owner/applicant must comply with all the provisions of the Town of Stettler Land Use Bylaw #2060-15;
9. 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;
10. 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;
11. 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;
12. The owner/applicant must supply any sign details and obtain approval from the Town of Stettler’s Development Authority prior to installation.

**Discussion:**

Councilor Wayne Smith questioned whether the boarding included overnight stays. Development Officer Angela stated that their hours of operation are 8 a.m. to 5 p.m.

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

MOTION CARRIED

Unanimous

8. The meeting adjourned at 8:38 a.m. on a motion by Councillor Scott Pfeiffer.