

**MINUTES OF THE MUNICIPAL PLANNING COMMISSION MEETING
OCTOBER 18, 2024**

Present:

Councillors Cheryl Barros, Gord Lawlor, Wayne Smith, and Kurt Baker,
Development Officer Angela Stormoen and Planning & Operations Clerk 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 October 3, 2024 MPC Meeting Minutes**

Moved by Councillor Wayne Smith that the Minutes of the October 3, 2024 MPC
meeting be approved as presented.

MOTION CARRIED

Unanimous

5. **Business Arising**

None.

6. **Development Application:** 3548-2024

Applicant: SNL Surveys Ltd.

Legal: Lot 3, Block 52, Plan 2442AE

Municipal: 4912 – 42 Street

Proposed Development: Accessory Use: Shed on Skids

Director of Planning and Development read a report that follow:

General:

The applicant is proposing to move a 14' x 24' shed on skids onto the lot at 4912 –
42 Street. The property is zoned Urban Reserve and as such an Accessory Use is
Discretionary and requires Municipal Planning Commission decision.

Currently the lot is occupied by a mobile home and shop which operates a surveying business and includes small equipment storage. The shed is proposed to be used for additional storage and as such is conducive to the area and the Municipal Development Plan for future Industrial Land Use.

Development Review:

Land Use District – UR: Urban Reserve

Existing Land Use – Residential with Shop serving industrial business

Proposed Development – Accessory Use: Shed on Skids

- Definition – means a use customarily incidental and subordinate to the main use or building and is located on the same parcel of land with such main use or building.

Proposed Front Yard – 3 meter (in line with mobile home on lot)

Required Front Yard – MPC Discretion

Proposed Side Yard – 0.6 meter

Required Side Yard – 0.6 meter

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 the 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 Land Use Bylaw #2060-15 does not exempt the applicant from compliance with any provincial, federal, or other municipal legislation;
4. The proposed development (Accessory Use: Shed on Skids) shall be located in accordance with the approved plan;
5. 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;
6. The owner/applicant shall arrange for and obtain approval for compliance with the current Alberta Building Code;
7. 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 questioned if it was a new shed or if a condition regarding appearance is needed. Development Office Angela Stormoen confirmed that it is a new, prebuilt shed.

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

MOTION CARRIED

Unanimous

7. Development Application: 3549-2024

Applicant: Richard & Constance Huls

Legal: Lot 17, Block 9, Plan 7721414

Municipal: 4102 – 62 Street

Proposed Development: 2 Meter Fence on South Property Line

Director of Planning and Development read a report that follow:

General:

The applicant is proposing to construct a new 2.0 meter fence along the full length of the south property boundary at 4102 – 62 Street. The proposed fence meets the requirements within the Land Use Bylaw 2060-15 up to the portion which will extend past the forward portion of the principal dwelling. Therefore, the applicant is asking for a variance of 0.8 meters for the portion that extends past the forward portion of the dwelling to the front property boundary.

Section 46.2 within the Town of Stettler Land Use Bylaw 2060-15 states:

The maximum height of a fence as measured from grade shall be:

-2.0 m for that portion of the fence which does not extend beyond the most forward portion of the principal building on the lot;

-1.2 m for that portion of the fence which extends beyond the most forward portion of the principal building on the lot.

The applicant is requesting the variance to create privacy between the adjacent apartment building and create a barrier for residents cutting across their lawn. In conversation with the apartment manager a snow fence was installed to rectify the problem, however, the fence was cut and the problem continued.

The lot is an interior lot and with the boulevard and existing large trees at the location of the proposed fence, site lines are not a concern.

Development Review:

Land Use District – R1: Residential Low Density

Neighboring Land Use District – R2: Residential General

Existing Land Use – Residential

Proposed Use – 2 meter fence

SECTION 46: FENCING AND SCREENING:

46.2 The maximum height of a fence as measured from grade shall be:

46.2.1 2.0 m for that portion of the fence which does not extend beyond the most forward portion of the principal building on the lot;

46.2.2 1.2 m for that portion of the fence which extends beyond the most forward portion of the principal building on the lot; and

46.2.3 In the case of corner lots pursuant to Section 41.

46.3 Fence construction in all districts must be confined to the property line and shall not encroach onto any adjoining property including road and lane rights-of-way, utility easements or rights-of-way, environmental or municipal reserves, or any other public or private lands excepting only where such encroachments, are expressly approved by the Development Officer.

46.4 Commercial buildings adjacent to residential areas must be screened by a fence of not less than 2.0 m in height on those sides of the commercial lot adjacent to residential area or would be adjacent if not for a railway, road, utility right of way, or reserve land.

DEFINITIONS:

“FENCE” means a vertical physical barrier constructed to prevent visual intrusions, unauthorized access, or to provide sound abatement.

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 0.8 meter variance on the front yard fence height along the south property line;
2. The owner/applicant must comply with all the provisions of the Town of Stettler Land Use Bylaw #2060-15;
3. 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;

4. 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

Discussion ensued regarding the fence placement and purpose of the fence. The Committee asked that administration ensure that the snow fence will be removed upon construction of the new fence.

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

MOTION CARRIED

Unanimous

8. The meeting adjourned at 8:35 a.m. on a motion by Councillor Kurt Baker.