

MUNICIPAL PLANNING COMMISSION

AGENDA

AUGUST 29, 2024

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 August 8, 2024 MPC Meeting Minutes
5. Business Arising from the Minutes
6. **Development Application:** 3362-2022 - Renewal
Applicant: Interpipeline
Legal: Lot 8, Block 1, Plan 1423887
Municipal: 4801 – 75 Street
Proposed Development: Temporary Structure – Metal Freight Container
7. **Development Application:** 3525 - 2024
Applicant: Storm Mountain Outfitters
Legal: Lot 7, Block 1, Plan 1423887
Municipal: 4805 A&B – 75 Street
Proposed Development: Temporary Structure – Metal Freight Container & Billboard
8. Adjournment

**MINUTES OF THE MUNICIPAL PLANNING COMMISSION MEETING
AUGUST 8, 2024**

Present:

Councillors Cheryl Barros, Gord Lawlor, Wayne Smith, Scott Pfeiffer, Travis Randell and Kurt Baker, CAO Leann Graham and Planning & Operations Clerk Maya Brennan

1. **Call to Order:** Chairman Cheryl Barros called the meeting to order at 8:29 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 May 16, 2024 MPC Meeting Minutes**

Moved by Councillor Wayne Smith that the Minutes of the May 16, 2024 MPC meeting be approved as presented.

MOTION CARRIED

Unanimous

5. **Business Arising**

None.

6. **Development Application:** 3508-2024

Applicant: Jason Muhlbach

Legal: Lot 10 & Pt. 11, Block 2, Plan 943MC

Municipal: 4020 – 58 Street

Proposed Development: 32' x 32' Detached Garage

CAO read a report that follows:

General:

The applicant is proposing to construct a new detached garage at 4020 - 58 Street and requesting a rear yard /driveway setback variance of 2 meters. The Land Use Bylaw 2060-15 requires a 3-meter rear yard/driveway setback when a detached garage is accessing a lane that is less than 8 meters wide. The

proposed detached garage accesses a lane of 7 meters wide and the applicant is proposing a 1-meter driveway setback.

The proposed detached garage rear yard/driveway setback of 1 meter is adjacent to a green space, therefore, does not impact adjacent properties nor would it interfere with vehicle sightlines or turning radius.

Development Review:

Land Use District – R2: Residential General

Existing Land Use – Residential with a Single Family Dwelling and Attached Garage

Proposed Land Use – Detached Garage

- Definition – means an accessory building or portion thereof is designed and used for the storage, parking, or the maintenance of personal vehicles.

Lane Width – 7 meters

Proposed Rear Yard / Driveway Length Setback – 1 meter

Required Rear Yard / Driveway Length Setback – 3 meters

Proposed Side Yard Setbacks – 0.6 meter

Required Side Yard Setbacks – 0.6 meter

Recommendation:

That the Municipal Planning Commission approve this application subject to the following conditions:

1. The owner/applicant receives a 2 meter rear yard/driveway length variance;
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 regulated by the Alberta Building Code;
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;
5. The proposed development (Detached Garage) shall be located in accordance with the approved plan;
6. 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;
7. The owner/applicant must submit any revisions of the blueprints to the Town of Stettler Development Authority for approval;
8. The owner/applicant shall arrange for and obtain approval for compliance with the current Alberta Building Code;
9. 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:

None.

Moved by Councillor Scott Pfeiffer to approve the application as presented.

MOTION CARRIED

Unanimous

7. The meeting adjourned at 8:31 a.m. on a motion by Councillor Travis Randell.



Request For Decision

Issue:

Development Permit Application: 3362 - 2022

Applicant: Interpipeline Ltd.

Proposed Location: Lot 8, Block 1, Plan 1423887

Municipal: 4801 – 75 Street

Development: Temporary Structure – Metal Freight Container

BACKGROUND

General:

The applicant is requesting a renewal for the 20' by 8' secure seacan for the purpose of storage which was previously approved by Municipal Planning Commission on June 9, 2022. With the original approval having expired the applicant is requesting a renewal as per the condition of the original development permit.

The original application was for the 20' x 8' seacan along the southeast side of the building. The seacan is currently located at the same location as originally proposed and painted the same colour as the principal building. (Please see attached images)

Under the current C2: Commercial Highway District, Temporary Structures would be considered a Discretionary Use: All Permitted Uses within the Industrial District. The Industrial District does list a Permitted Use for a Temporary Structure, however under Section 56.2 it states "Metal freight/cargo storage containers shall only be permitted in Industrial Land Use Districts.

When considering an application for discretionary use, MPC shall have regard to the "design, character and appearance of the proposed development and in particular whether it is compatible with the surrounding properties."

When considering this proposed development, MPC must consider the Highway Commercial District and the intent of the Highway Commercial Design Guidelines.

Development Review:

See Attached Land Use Bylaw Review of the following sections:

Section 9: Definitions

Section 19: Decision specifically 19.3 Discretionary Uses

- 19.3.3 Shall refuse the application if the proposed development does not conform to this Bylaw

Section 21: Variance Authority

Section 56: Temporary Structures specifically 56.2:

- Metal freight/cargo storage containers shall only be permitted in Industrial Land Use Districts.

Section 85: C2 Commercial Highway District

- Discretionary Use: "All Permitted Uses within the Industrial District"

Section 87: I Industrial District

- Permitted Use: "Temporary Structure"

Section 95: OH Overlay Highway Design Guidelines District

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:

1. The Development Permit is valid for a 24 month period at which time the applicant can apply to renew;
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 regulated by the Alberta Building Code;
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.
5. The applicant must ensure that the temporary structure is maintained in good repair and do not become in a state that constitutes a nuisance under the Town of Stettler Nuisance Bylaw 1945-07;
6. The owner/applicant shall arrange for and obtain approval for compliance with the current Alberta Building Code;

Author:

Angela Stormoen, Development Officer

DEVELOPMENT PERMIT APPLICATION FORM
TOWN OF STETTLER LAND USE BYLAW NO. 20663-15

APPLICATION # 3362-2022-Renewal

TAX ROLL # 143702000

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

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

APPLICANT: Interpipeline ADDRESS: 4801-75th Street

CITY: Stettler PROV: AB POSTAL CODE: TOC 2L0

PHONE: 403-742-3272 FAX: _____ EMAIL: _____

REGISTERED OWNER: Dallas & Joanna Rock ADDRESS: _____

ADDRESS OF PROPERTY TO BE DEVELOPED: 4801-75th Street

LOT: 8 BLOCK: 1 REGISTERED PLAN: 1423887

EXISTING USE: Office Building LAND USE DISTRICT: _____

MAIN USE OF LAND AND OR BUILDINGS EITHER EXISTING OR PROPOSED: Office Building and Secured Storage for Maintenance of grounds equipment

BUILDING OCCUPANCY CLASSIFICATION NEW or CHANGE: Group D

**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: against south east corner of building

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: 22 NO. OF OFF-STREET PARKING STALLS: 22

EXISTING: 22 PROPOSED: 22 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.): Office / secured color matched storage

SIZE OF ACCESSORY BUILDING: 20 x 8 x 8.5 IN HEIGHT

DISTANCE FROM REAR PARCEL BOUNDARY: 120 DRIVEWAY LENGTH: 10

DISTANCE FROM SIDE PARCEL BOUNDARY: 112 PARCEL COVERAGE: .0021%

ESTIMATED COST OF THE PROJECT OR CONTRACT PRICE: \$4000

ESTIMATED DATES OF COMMENCEMENT AND COMPLETION: July 1, 2024

DATE OF APPLICATION: 7/25/2024 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: MPC Required: MPC Date: _____ MPC Approval: _____

Business License Required: Alberta Transportation Review (adjacent to Hwy 12 or 56):

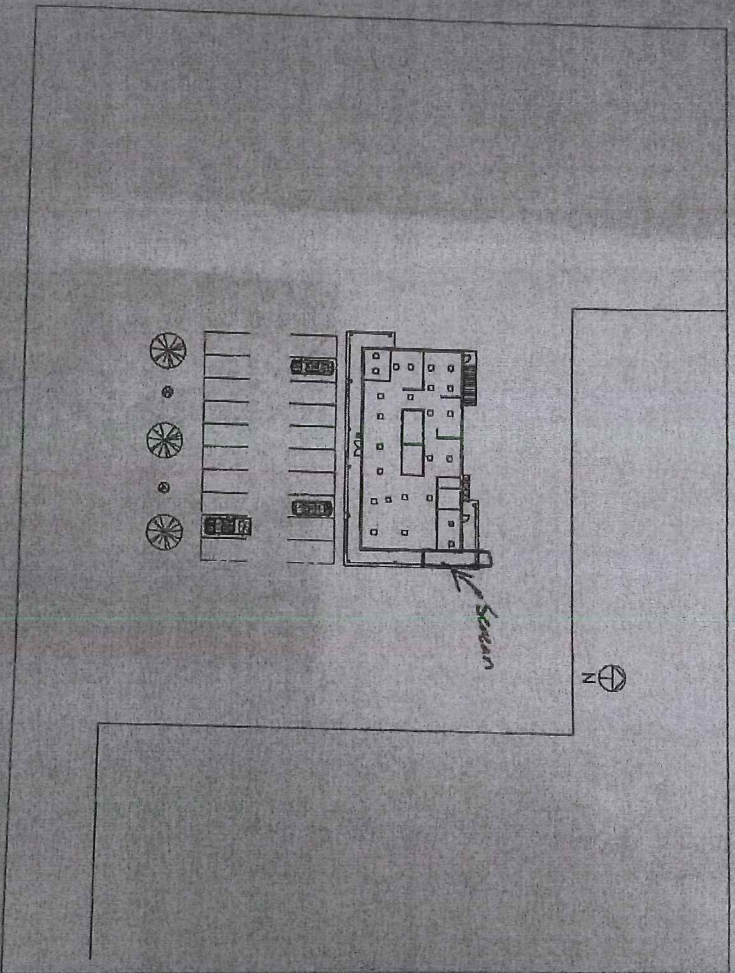
County Referral Required: Alberta Environment Review (adjacent to Red Willow Creek or Cold Lake):

Fire Department Review: Advertisement Date: _____ Permit Issue Date: _____

Engineering Review: Application Accepted By: _____

Water: Transportation: Application Approved By: _____

THIS DOCUMENT IS THE PROPERTY OF RALSIDE DESIGN. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM. ANY UNAUTHORIZED USE OF THIS DOCUMENT IS PROHIBITED. RALSIDE DESIGN SHALL NOT BE LIABLE FOR ANY DAMAGES, INCLUDING CONSEQUENTIAL DAMAGES, ARISING FROM THE USE OF THIS DOCUMENT. THE USER OF THIS DOCUMENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. RALSIDE DESIGN SHALL NOT BE RESPONSIBLE FOR ANY CHANGES TO THE PROJECT OR SITE SPECIFICALLY IDENTIFIED HEREIN. THE USER OF THIS DOCUMENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.



42 - 4905 44 Ave
 Box 1014, Stouffville, AB
 T0C 2L0
 Tel: (403) 742-4101
 Fax: (403) 305-5555
 Email:
admin@ralside.com
www.ralside.com

PROJECT:
 Interpallne
 Rockall

DRAWING TITLE:
 Site Plan

SHEET NO.:
 A 1.1

DATE:
 Issue Date

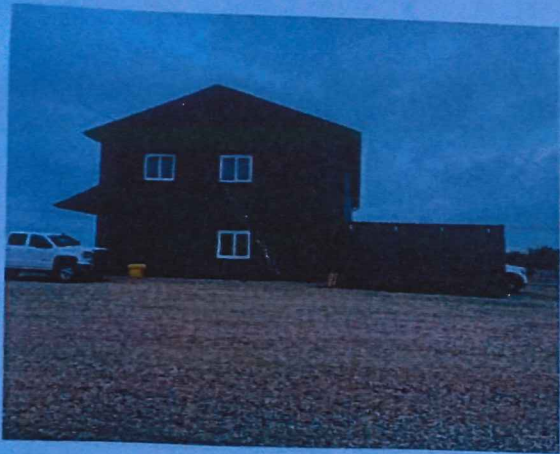
SCALE:
 1" = 20'-0"

PRELIMINARY

DRAWN BY:	E.W.
CHECKED BY:	G.W.

THIS DOCUMENT IS THE PROPERTY OF RALSIDE DESIGN. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM. ANY UNAUTHORIZED USE OF THIS DOCUMENT IS PROHIBITED. RALSIDE DESIGN SHALL NOT BE LIABLE FOR ANY DAMAGES, INCLUDING CONSEQUENTIAL DAMAGES, ARISING FROM THE USE OF THIS DOCUMENT. THE USER OF THIS DOCUMENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. RALSIDE DESIGN SHALL NOT BE RESPONSIBLE FOR ANY CHANGES TO THE PROJECT OR SITE SPECIFICALLY IDENTIFIED HEREIN. THE USER OF THIS DOCUMENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

Interpipeline Ltd Secured Storage for Lot Maintenance Equipment





Request For Decision

Issue:

Development Permit Application: 3525 - 2024

Applicant: Storm Mountain Outfitters

Proposed Location: Lot 7, Block 1, Plan 1423887

Municipal: 4805 A&B – 75 Street

Development: Temporary Structure – Metal Freight Container & Billboard

BACKGROUND

General:

The applicant is proposing a 40’ by 10’ sea can for the purpose of storage and billboard for one year. The applicant is proposing the sea can be placed approximately 15 meters east of the principal building. (See attached images)

In 2022, the previous business owner was issued a development permit for an interior renovation which included a condition allowing the placement of the seacans on the lot, however, to be removed within 21 days after the building permit was closed. The seacans were placed on the lot and the renovation did not occur. The business has since transitioned to new ownership and after conversation with the owner, all but one seacan has been removed. The owners request is to keep one seacan for additional storage until the business relocates to a new building in one year.

Furthermore, they have freshly painted the Secan and requested the seacan remain at its current location and be utilized as a billboard for advertising brand names they carry in store.

Under the current C2: Commercial Highway District, Temporary Structures would be considered a Discretionary Use: All Permitted Uses within the Industrial District. The Industrial District does list a Permitted Use for a Temporary Structure, however under Section 56.2 it states “Metal freight/cargo storage containers shall only be permitted in Industrial Land Use Districts.

Furthermore, as per section 66 of the Town of Stettler Land Use Bylaw 2060-15, billboards shall not be issued a development permit unless the billboard is located on a lot abutting Hwy 12/56.

When considering an application for discretionary use, MPC shall have regard to the “design, character and appearance of the proposed development and in particular whether it is compatible with the surrounding properties.”

When considering this proposed development, MPC must consider the Highway Commercial District, Land Use Bylaw and the intent of the Highway Commercial Design Guidelines.

Development Review:

See Attached Land Use Bylaw Review of the following sections:

Section 9: Definitions

Section 19: Decision specifically 19.3 Discretionary Uses

- 19.3.3 Shall refuse the application if the proposed development does not conform to this Bylaw

Section 21: Variance Authority

Section 56: Temporary Structures specifically 56.2:

- Metal freight/cargo storage containers shall only be permitted in Industrial Land Use Districts.

Section 66: Billboards

- A development permit for a billboard shall not be issued unless:
The billboard is to be located on a lot abutting Highway 12 or Highway 56 or in the Highway 12 or Highway 56 right-of-way subject to the approval of Alberta Infrastructure and Transportation;
- A billboard sign shall not:
 - Be more than 3.0 m high, and not more than 6.0 m long;
 - **Proposed: 2.4 m high, 12 m long**
 - Have a maximum height above grade of more than 6.0 m;
 - **Proposed: 2.4 m above grade**
 - Have a maximum area exceeding 18 m²;
 - **Proposed: 30 square meters**
 - Not be located closer than 3.0 m to any property line;
 - Not be erected, constructed, altered or used anywhere within the Town except as provided by this and other bylaws of the Town.

Section 85: C2 Commercial Highway District

- Discretionary Use: “All Permitted Uses within the Industrial District”

Section 87: I Industrial District

- Permitted Use: “Temporary Structure”

Section 95: OH Overlay Highway Design Guidelines District

Option 1:

Refuse Development Permit Application 3525-2024 based on the following reasons:

- 1) As per Section 19 of the Land Use Bylaw 2060-15, the application is for a Discretionary Use (“All Permitted Uses in I District” - “Temporary Structure”) in the C2 Highway Commercial District;
- 2) As per Section 66 of the Land Use Bylaw 2060-15, the location of the billboard is not abutting Hwy 12;
- 3) The application does not meet the intent of the C2: Highway Commercial District.
- 4) The application does not meet the intent of the OH: Overlay Highway Design Guidelines District.

Option 2:

Approve Development Permit Application 3525-2024 with the following conditions:

- 1) The Development Permit is valid for a 12 month period at which time the applicant can apply to renew;
- 2) The proposed development (Temporary Structure: Metal Freight Container) shall be abutting the principal building;

- 3) The owner/applicant shall ensure the temporary structure (metal freight container) is finished to a new standard matching the existing building and metal freight container.
- 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;
- 7) The applicant must ensure that the temporary structure is maintained in good repair and do not become in a state that constitutes a nuisance under the Town of Stettler Nuisance Bylaw 1945-07;
- 8) The owner/applicant shall arrange for and obtain approval for compliance with the current Alberta Building Code;

Option 3:

Approve Development Permit Application 3525-2024 with the following conditions:

- 1) The Development Permit is valid for a 12 month period at which time the applicant can apply to renew;
- 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 regulated by the Alberta Building Code;
- 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;
- 5) The applicant must ensure that the temporary structure is maintained in good repair and do not become in a state that constitutes a nuisance under the Town of Stettler Nuisance Bylaw 1945-07;
- 6) The owner/applicant shall arrange for and obtain approval for compliance with the current Alberta Building Code;

Author:

Angela Stormoen, Development Officer

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

APPLICATION # 3525-2024 TAX ROLL # 143708000

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

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

APPLICANT: Storm Mountain Outfitters MAILING ADDRESS: Box 2301

CITY: Stettler PROV: AB POSTAL CODE: T0C2L0

PHONE: 403 740 3000 FAX: _____ EMAIL: lee@stormmountainoutfitters.ca

REGISTERED OWNER: Lee Bates ADDRESS: Box 23

ADDRESS OF PROPERTY TO BE DEVELOPED: 4805-75 Street

LOT: 7 BLOCK: 1 REGISTERED PLAN: 142 3887

EXISTING USE: C2 Retail LAND USE DISTRICT: C2

MAIN USE OF LAND AND OR BUILDINGS EITHER EXISTING OR PROPOSED: Shooting sports and
Rifing and Camping store

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.): See can for storage
purposes and Billboard

SIZE OF ACCESSORY BUILDING: 10 X 40 X 5 IN HEIGHT

DISTANCE FROM REAR PARCEL BOUNDARY: 20m DRIVEWAY LENGTH: _____

DISTANCE FROM SIDE PARCEL BOUNDARY: 12m PARCEL COVERAGE: 15 %

ESTIMATED COST OF THE PROJECT OR CONTRACT PRICE: \$1200 for billboard

ESTIMATED DATES OF COMMENCEMENT AND COMPLETION: Aug 22 - Sept 5

DATE OF APPLICATION: Aug 19 SIGNATURE OF APPLICANT: [Signature]

- 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.

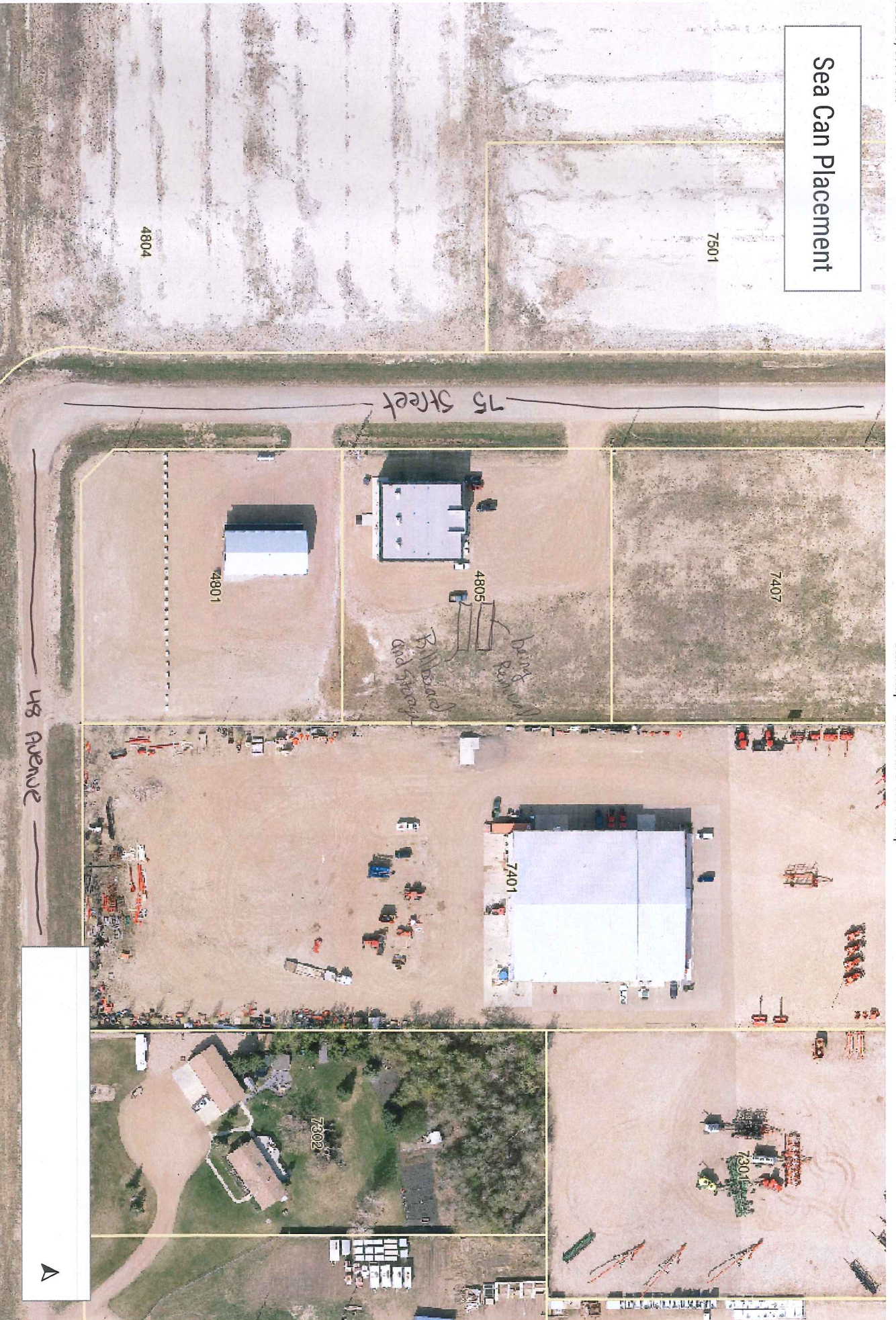
The personal information on this form is collected under the authority of Section 32 of the Alberta Freedom of Information and Protection of Privacy Act. The information will enable us to process your application and is necessary for municipal operations.

TOWN OF STETTLER OFFICE USE ONLY:

Building Permit Required: _____	MPC Required: _____ MPC Date: _____ MPC Approval: _____
Business License Required: _____	Alberta Transportation Review (adjacent to Hwy 12 or 56): _____
County Referral Required: _____	Alberta Environment Review (adjacent to Red Willow Creek or Cold Lake): _____
Fire Department Review: _____	Advertisement Date: _____ Permit Issue Date: _____
Engineering Review: _____	Application Accepted By: _____
Water: _____ Transportation: _____	Application Approved By: _____

Scott
403-740-5229

Sea Can Placement



Wednesday the 21st the North seacan on property is ~~being~~ being removed and the second seacan will be getting a face lift. The seacan will then become a billboard with a number of Product logos which will take up the entirety of the seacan. As this building doesn't have much for warehouse space, I was hoping by turning it into a billboard/storage unit, that you would find it in your hearts to let me keep it there for 1 yr as I will be building a new shop starting this year. With hopes to be moved in by Sept 1/25. At which time the seacan will then ~~be~~ be removed

- Difficult to see from Hwy -
- Storage
- Painted on
- Truck turning

4805 A&B – 75 Street
Proposed Seacan Location ■

