

MUNICIPAL PLANNING COMMISSION

AGENDA

December 19, 2011

8:45 A.M. - TOWN OFFICE – Boardroom

1. Call to Order
2. Additions to the Agenda
3. Approval of Agenda
4. Confirmation of the November 7, 2011 MPC Meeting Minutes
5. Business Arising from the Minutes
6. **Development Application: 2611-2011**
Applicant: Stettler and District Community Adult Learning
Legal: Lot 1-2 and 7-10, Block 56, Plan 9524556
Municipal: 5221 – 46 Street
Proposed Development: Change of Occupancy
9. Adjournment

**MINUTES OF THE MUNICIPAL PLANNING COMMISSION MEETING
November 7, 2011**

Present:

Councillors Al Campbell, Malcolm Fischer, and Steven Wildeboer, Planning & Development Officer Leann Graham, and Planning & Development Clerk Dara Green

1. **Call to Order:** Chairman Al Campbell called the meeting to order at 8:47 a.m.

2. **Approval of Agenda/Additions**

Moved by Councillor Steven Wildeboer to accept the agenda as presented.

MOTION CARRIED
Unanimous

3. **Confirmation of the October 20, 2011 MPC Meeting Minutes**

Moved by Councillor Malcolm Fischer that the Minutes of the October 20, 2011 MPC meeting be approved as presented.

MOTION CARRIED
Unanimous

4. **Business Arising**

None.

5. **Development Application: 2606-2011**

Applicant: B & B Construction

Legal: Lot 21, Block 1, Plan 0626839

Municipal: 6016 – 55 Avenue

Proposed Development: Single Family Dwelling with Attached Garage

Planning & Development Officer Leann Graham reviewed the report as follows:

General:

The applicant is proposing to develop a Single Family Dwelling with Attached Garage in Emmerson Acres on 55 Avenue. The proposed development is located at 6016 – 55 Avenue. According to the site plan submitted the development will meet the setback requirements for the minimum front yard, and both side yards, however the proposed rear yard does not meet the 7.5 meter setback requirement. The proposed development requires a variance of 0.58 meters on the rear yard.

This property is located in the R1: Residential Low Density Land Use District and as such a Single Family Dwelling with Attached Garage is considered a permitted use.

Alternatives:

- Defeat the application stating reasons.

Recommendation:

That the Municipal Planning Commission consider approval of this application subject to the following conditions:

1. The applicant must comply with all the provisions of the Town Of Stettler Land Use Bylaw #2018-11
2. The owner 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 the Alberta Building Code.
3. Compliance with the provisions of Land Use Bylaw #2018-11 does not exempt the applicant from compliance with any provincial, federal, or other municipal legislation;
4. The proposed development (Single Family Dwelling with Attached Garage) shall be located in accordance with the approved plan;
5. The applicant shall arrange for and obtain approval for compliance with the current Alberta Building Code.
6. The applicant is responsible for ensuring that the final grade of the dwelling will not affect neighboring properties with respect to storm water drainage.
7. A variance for the rear yard of 0.58 meters.

Discussion

Planning & Development Officer Leann Graham indicated the applicant is proposing to develop a Single Family Dwelling with Attached Garage located at 6016 – 55 Avenue. According to the site plan submitted the development will meet the setback requirements for the minimum front yard, and both side yards, however the proposed rear yard does not meet the 7.5 meter setback requirement. The proposed development requires a variance of 0.58 meters on the rear yard.

Councillor Steven Wildeboer made a motion to approve the application as presented.

MOTION CARRIED
Unanimous

Adjournment: The meeting adjourned at 8:50 a.m. on a motion by Councillor Malcolm Fischer.



Request For Decision

Agenda Item:

Issue:

Development Permit Application: 2611-2011
Applicant: Stettler and District Community Adult Learning
Legal: Lot 1-2 and 7-10, Block 56, Plan 9524556
Municipal: 5221-46 Street
Development Description: Change of Occupancy

Recommendation:

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

1. The applicant must comply with all provisions of the Town of Stettler Land use Bylaw #2018-11;
2. Compliance with the provisions of Land Use Bylaw #2018-11 does not exempt the applicant from compliance with any provincial, federal or other municipal legislation;
3. The applicant is to ensure compliance with the current Alberta Fire Code and Alberta Building Code.
 - a) The existing site requires an inspection by the Stettler Regional Fire Department,
 - b) The existing site requires an inspection by a Safety Codes Officer,
 - c) The applicant will be required to meet the terms and conditions set out by the Stettler Regional Fire Department and the Safety Codes Officer prior to receiving final occupancy.
4. The applicant must obtain a development permit for any additional signage or change in signage.

IMPLICATIONS OF RECOMMENDATION

General:

The applicant is proposing to lease a portion of the Stettler Oil and Gas Facility. The applicant has already had a fire inspection done by the Stettler Regional Fire Department which contained conditions (see attached). Further the applicant will be required to obtain a Safety Codes Inspection to ensure compliance with the current Alberta Building Code.

BACKGROUND

Legislation and Policy:

1. Staff has assessed this application against the provisions outlined in the Town of Stettler's Land Use Bylaw.

Development Review:

Requirements pertaining to the proposed development are regulated under Land Use Bylaw 2018-11 Section 87 Industrial District

- Operation of an adult learning facility is defined as Public Use and therefore is a Discretionary Use which requires approval from the Town of Stettler Municipal Planning Commission.

Other Comments:

Existing Land Use – Industrial

Alternatives:

Defeat the application stating reasons

Author:

Leann Graham, Planning & Development Officer

HIGHWAY No. 56 (MERCER) STREET

MEETING AREA

FIRE LANE

STAFF PARKING

STAFF PARKING

GATE I

JIRO SERVICE

CADD DEPT.

QUALITY DEPT.

MEETING ROOM

ENGINEERING DEPT.

MARKETING & PURCHASING DEPT.

FIRE LANE - NO PARKING

WAREHOUSE

INSTRUMENTATION

FABRICATION

PARTS

A1

A2

A3

A4

A5

A8

SERVICE

C1

GARBAGE

TENT

PARTS STORAGE SHELVES

SCRAP

GARBAGE

GAS CYLINDER STORAGE

PARTS STORAGE

C1A

C2

C3

G1

G2

G3

F1

E1

E2

LEGEND

- FIRE HYDRANT
- FIRST AID
- EYE WASH STATION
- FIRE EXTINGUISHER
- VEHICLE ROUTE
- FIRE SPRINKLER HOOKUP
- EMERGENCY ALARM SWITCH
- CRANE SHUTDOWN SWITCH
- MAIN GAS SHUTOFF

MAIN GAS SHUTOFF

PARTS STORAGE

PARTS STORAGE

PARTS STORAGE

PARTS STORAGE

PARTS STORAGE



