

MUNICIPAL PLANNING COMMISSION

AGENDA

July 14, 2014

8:45 A.M. - TOWN OFFICE – Board Room

1. Call to Order
2. Additions to the Agenda
3. Approval of Agenda
4. Confirmation of the May 9, 2014 MPC Meeting Minutes
5. Business Arising from the Minutes
6. Building Design Review:
 1. **2798-2014** - Jewal Investment (Oilfield manufacturing)
 2. **2794-2014** - IBI Group (McDonald's)
 3. **2776-2014** - Pat Bolin
7. Adjournment

MINUTES OF THE MUNICIPAL PLANNING COMMISSION MEETING
May 9, 2014

Present:

Councillors Al Campbell, Malcolm Fischer, Darcy Bachman and Sean Nolls, Planning & Development Officer Leann Graham, and Planning & Development Clerk Angela Alder

1. **Call to Order:** Chairman Al Campbell called the meeting to order at 8:46 a.m.
2. **Approval of Agenda/Additions**

Planning & Development Officer Leann Graham mentioned the Land Use Bylaw states the Development Officer has the ability to make decisions regarding Commercial & Industrial Design Guidelines, therefore questioned if discretion can be used towards developments. Councillor Darcy Bachman indicated that an email could be sent out to inform the Municipal Planning Commission of the development and if there were any concerns a MPC meeting could be held. Councillor Sean Nolls agreed stating this way the pressure is not on the shoulders of the Development Officer.

Moved by Councillor Darcy Bachman to accept the agenda as presented.

MOTION CARRIED
Unanimous

3. **Confirmation of the April 21, 2014 MPC Meeting Minutes**

Moved by Councillor Malcolm Fischer that the Minutes of the April 21, 2014 MPC meeting be approved as presented.

MOTION CARRIED
Unanimous

4. **Business Arising**

None.

5. **Development Application:** 2785-2014
Applicant: Kevin Stewart
Legal: East Half of Block 12, Plan 25TR
Municipal: 5402 – 51 Avenue
Proposed Development: Shop / Warehouse

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

General:

The applicant is proposing development of shop/warehouse. The development is proposed in the Land Use District C2: Highway Commercial District and needs to meet the regulations set out in the Commercial and Industrial Design Guidelines. The Commercial and Industrial Design Guidelines were created for the IDP highway gateways; however Council decided to extend the guidelines to all highway commercial developments within the Town of Stettler.

The applicant is proposing a stone grey siding with charcoal trim and stone work.

Alternatives:

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

Recommendation:

That the Municipal Planning Commission approves 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 #2018-11;
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 #2018-11 does not exempt the applicant from compliance with any provincial, federal, or other municipal legislation;
4. The proposed development (shop/warehouse) shall be located in accordance with the approved plan; any changes to this plan must be approved by the Town of Stettler;
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 #2018-11;
6. The owner/applicant shall meet the regulations set out in the Commercial and Industrial Design Guidelines.
7. The owner/applicant shall ensure that all water, sanitary, and storm connections are approved by the Town of Stettler's Director of Operational Services.
8. The owner/applicant must submit a landscape plan to the Town of Stettler's Planning and Development Officer for approval prior to commencing any work on the site;
9. The owner/applicant will be required to landscape and maintain the boulevard adjacent to the property;
10. Landscaping must be completed by the end of the first growing season following the date of approval;
11. The owner/applicant will ensure that the driving surfaces on the proposed development site consist of a pavement top.
12. The owner/applicant shall obtain approval from the Town of Stettler's Director of Operational Services for the location and construction of one access to the site from 51 Avenue;
13. Any signage will require approval from the Town of Stettler's Planning and Development Officer prior to installation.
14. The owner/applicant shall arrange for and obtain approval for compliance with the current Alberta Building Code;
15. The owner/applicant shall arrange for and obtain approval from the Municipal Fire Department to confirm compliance with the Provincial Fire Code.

Discussion

Planning & Development Officer Leann Graham indicated that the applicant is proposing development of shop/warehouse. The development is proposed in the Land Use District C2: Highway Commercial District and needs to meet the regulations set out in the Commercial and Industrial Design Guidelines. The Commercial and Industrial Design Guidelines were created for the IDP highway gateways; however Council decided to extend the guidelines to all highway commercial developments within the Town of Stettler. The applicant is proposing a stone grey siding with charcoal trim and stone work.

Councillor Al Campbell questioned how many square feet the proposed building would be. Planning & Development Officer Leann Graham mentioned the proposed floor area is 5900 Square feet.

Councillor Darcy Bachman indicated that the building should fit the heritage theme. Planning & Development Officer Leann Graham stated that the Commercial and Industrial Design Guidelines were created for the IDP highway gateways and extend to the guidelines for all highway commercial developments within the Town of Stettler. The applicant will also be providing landscaping plans.

Councillor Darcy Bachman questioned if a new curb was required for the proposed shop/warehouse. Planning & Development Officer Leann Graham indicated Alberta Transportation is allowing one access. Councillor Al Campbell questioned how big trucks would get into the parking lot. Planning and

Development Officer Leann Graham stated they would share the access with the business to the west as Alberta Transportation will no longer allow vehicles to back onto 51 Avenue.

Councillor Malcolm Fischer made a motion to approve the application as presented.

MOTION CARRIED
UNANIMOUS

Adjournment: The meeting adjourned at 8:55 a.m. on a motion by Councillor Darcy Bachman.