

MUNICIPAL PLANNING COMMISSION

AGENDA

April 13, 2017

8:45 A.M. - TOWN OFFICE – UPSTAIRS MEETING ROOM

1. Call to Order
2. Additions to the Agenda
3. Approval of Agenda
4. Confirmation of the March 31, 2017 MPC Meeting Minutes
5. Business Arising from the Minutes
6. **Development Application:** 2984-2017
Applicant: Homestead Custom Carpentry Inc.
Legal: Lot 17-19, Block 2, Plan LIV
Municipal: 5016 – 50 Street
Proposed Development: Interior Renovation & Change in Use to Include Recreational Facility
7. Adjournment

MINUTES OF THE MUNICIPAL PLANNING COMMISSION MEETING
March 31, 2017

Present:

Councillors Al Campbell, Darcy Bachman and Will Brown & Planning & Operations Clerk Angela Stormoen.

1. **Call to Order:** Chairman Al Campbell called the meeting to order at 8:35 a.m.

2. **Approval of Agenda/Additions**

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

MOTION CARRIED
Unanimous

3. **Confirmation of the February 13, 2017 MPC Meeting Minutes**

Moved by Councillor Will Brown that the Minutes of the February 13, 2017 MPC meeting be approved as presented.

MOTION CARRIED
Unanimous

4. **Business Arising**

None.

5. **Development Application:** 2981-2017
Applicant: Stettler Hospital & Care Centre
Legal: Lot 5, Block M, Plan 9020298
Municipal: 5912 – 47 Avenue
Proposed Development: Accessory Use (Chiller Unit)

A report prepared by the Director of Planning & Development was reviewed as follows:

General:

The applicant is proposing to install a 37' x 7.5' outdoor air cooled chiller unit on an existing grassed area on the northerly side of the Hospital.

The original proposed location of the chiller unit was within the Town of Stettler utility right of way which is not permitted under Section 43: Easements of the Land Use Bylaw 2060-15:

- 43.1: A development permit shall not be issued for a development, other than a fence, that encroaches in or over a utility easement or right-of-way without the written consent of the person whom the easement is registered to or the person whose utility line is located in the easement.

After review by the Director of Operations and discussions with the applicant, it was agreed to allow the chiller unit to be located a minimum of 1.0' north and parallel of the utility right of way with ductwork (piping) crossing the utility right of way on structural beams from the chiller unit to the building.

Alternatives:

- 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 #2060-15.
2. The owner/applicant must ensure the proposed duct work (piping) crossing the utility right of way (plan number 9223249) is clear of all existing utilities.
3. Compliance with the provisions of Land Use Bylaw does not exempt the owner/applicant from compliance with any provincial, federal, or other municipal legislation;
4. The owner/applicant must ensure the proposed development (Chiller Unit) shall be located in accordance with the approved plan, any changes must be approved by the Town of Stettler;
5. The owner/applicant shall arrange for and obtain approval for compliance with the current Alberta Building Code.

Discussion:

Planning & Operations Clerk Angela Stormoen indicated that the applicant is proposing to install a 37' x 7.5' outdoor air cooled chiller unit on an existing grassed area on the northerly side of the Hospital.

The original proposed location of the chiller unit was within the Town of Stettler utility right of way which is not permitted under Section 43: Easements of the Land Use Bylaw 2060-15:

- 43.1: A development permit shall not be issued for a development, other than a fence, that encroaches in or over a utility easement or right-of-way without the written consent of the person whom the easement is registered to or the person whose utility line is located in the easement.

After review by the Director of Operations and discussions with the applicant, it was agreed to allow the chiller unit to be located a minimum of 1.0' north and parallel of the utility right of way with ductwork (piping) crossing the utility right of way on structural beams from the chiller unit to the building.

Moved by Councillor Will Brown to approve the application as presented.

MOTION CARRIED
UNANIMOUS

6. **Development Application:** 2982-2017
Applicant: Town of Stettler
Legal: Lot N, Plan 2622TR & Lot 3, Plan 8220910
Municipal: 6023 – 44 Avenue
Proposed Development: Accessory Use (Ice Plant)

A report prepared by the Director of Planning & Development was reviewed as follows:

General:

The applicant is proposing to install a 43' x 20' ice plant unit on the west side of the existing Stettler Recreation Centre.

The skid mounted ice plant will be located ~19' from the building with piping running from the plant to the building. The pipes will be braced by support beams.

The zoning is Public Use District. The yard setbacks for accessory buildings in non-residential districts must be equal to the roof height. Therefore all setbacks meet the land-use bylaw requirements.

Alternatives:

- Defeat the application, stating reasons.

Recommendation:

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

6. The owner/applicant must comply with all the provisions of the Town Of Stettler Land Use Bylaw #2060-15.
7. Compliance with the provisions of Land Use Bylaw does not exempt the owner/applicant from compliance with any provincial, federal, or other municipal legislation;
8. The owner/applicant must ensure the proposed development (Chiller Unit) shall be located in accordance with the approved plan, any changes must be approved by the Town of Stettler;
9. The owner/applicant shall arrange for and obtain approval for compliance with the current Alberta Building Code.

Discussion:

Planning & Operations Clerk indicated that the applicant is proposing to install a 43' x 20' ice plant unit on the west side of the existing Stettler Recreation Centre.

The skid mounted ice plant will be located ~19' from the building with piping running from the plant to the building. The pipes will be braced by support beams.

The zoning is Public Use District. The yard setbacks for accessory buildings in non-residential districts must be equal to the roof height. Therefore all setbacks meet the land-use bylaw requirements.

Moved by Councillor Darcy Bachman to approve the application as presented.

MOTION CARRIED
UNANIMOUS

Adjournment: The meeting adjourned at 8:40 a.m. on a motion by Councillor Will Brown.



Request For Decision

Issue:

Development Permit Application: 2984-2017
Applicant: Homestead Custom Carpentry Inc.
Proposed Location: Lot 17-19, Block 2, Plan LIV
Municipal: 5016 – 50 Street (Second Floor)
Development: Interior Renovation & Change in Use to Include Recreational Facility

BACKGROUND

General:

The owner/applicant is proposing to change the use of the second floor of the building at 5016-50 street to include the operation of a yoga studio. The owner/applicant is also doing interior renovation to accommodate the yoga studio.

Under the current zoning of C1: Commercial Central, the use of “Recreational Facility” is discretionary use and therefore requires MPC approval.

Development Review:

Land Use Bylaw Definition:

“**RECREATION FACILITY**” means development that provides facilities for sports and active recreation. Typical facilities would include athletic clubs, bicycle/pedestrian trails, billiard or pool halls, bowling alleys, campsites, driving ranges, golf courses, health and fitness clubs, curling, indoor golf facilities, indoor soccer facilities, roller-skating and hockey rinks, rifle and pistol ranges, sports fields, tennis courts and swimming pools. The intended application is for both private and public facilities.

C1 Commercial Central District:
Discretionary Use
“Recreation Facility”

Legislation and Policy:

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

RECOMMENDATION

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 #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. Any signage will require approval from the Town of Stettler’s Planning and Development Officer prior to installation.
5. The proposed development (Interior Renovation & Change in Use to Include Recreational Facility) shall be located in accordance with the approved plan, and all improvements as indicated on the submitted plans shall be constructed as shown unless otherwise stated in these conditions or approved hereafter by the Town of Stettler Development Authority.

6. The applicant shall arrange for and obtain approval from the Stettler Regional Fire Department to confirm compliance with the Provincial Fire Code.
7. The owner/applicant must obtain a building permit for this development. 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.
- 8.

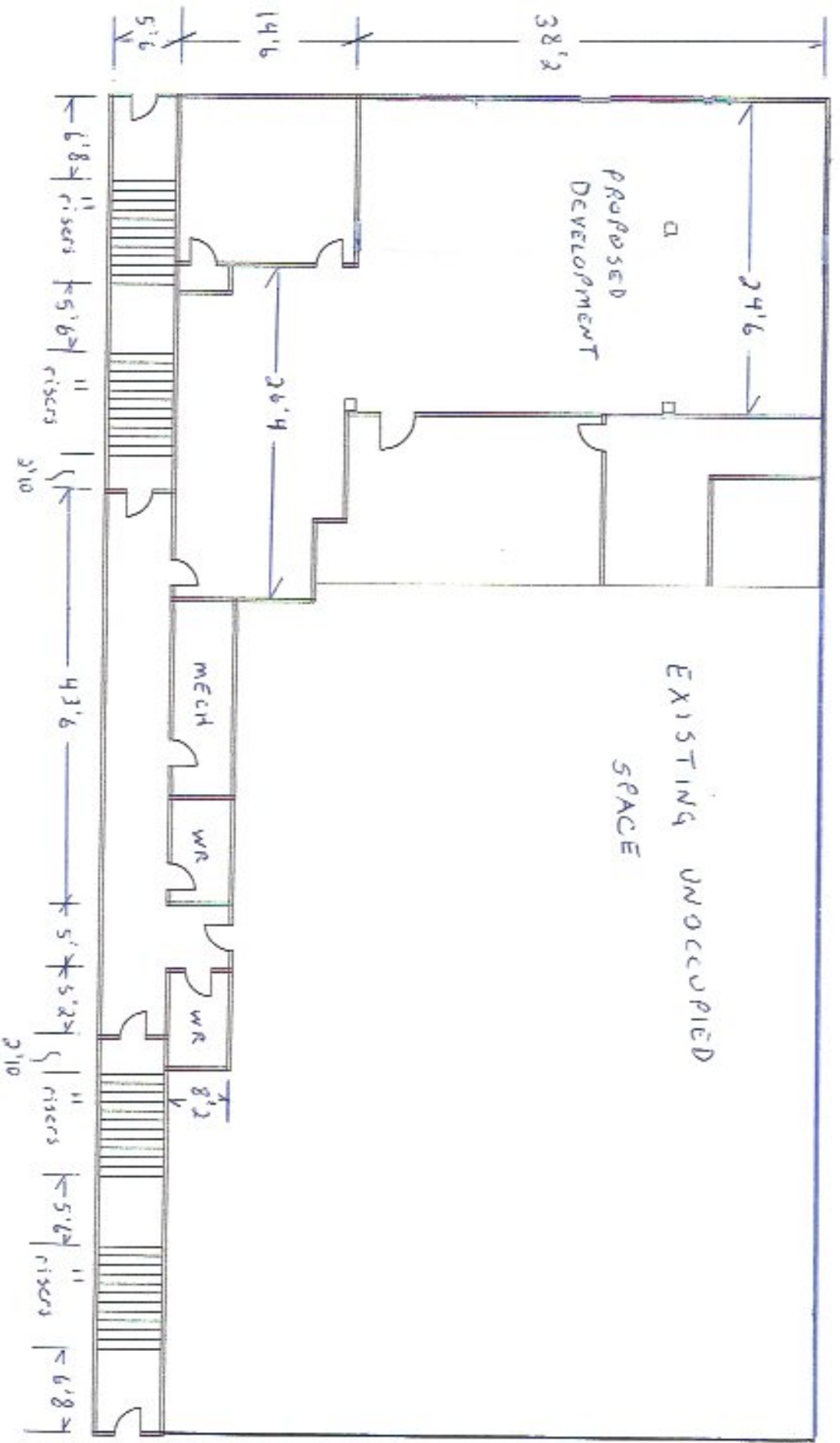
Alternatives:

Defeat the application stating reasons.

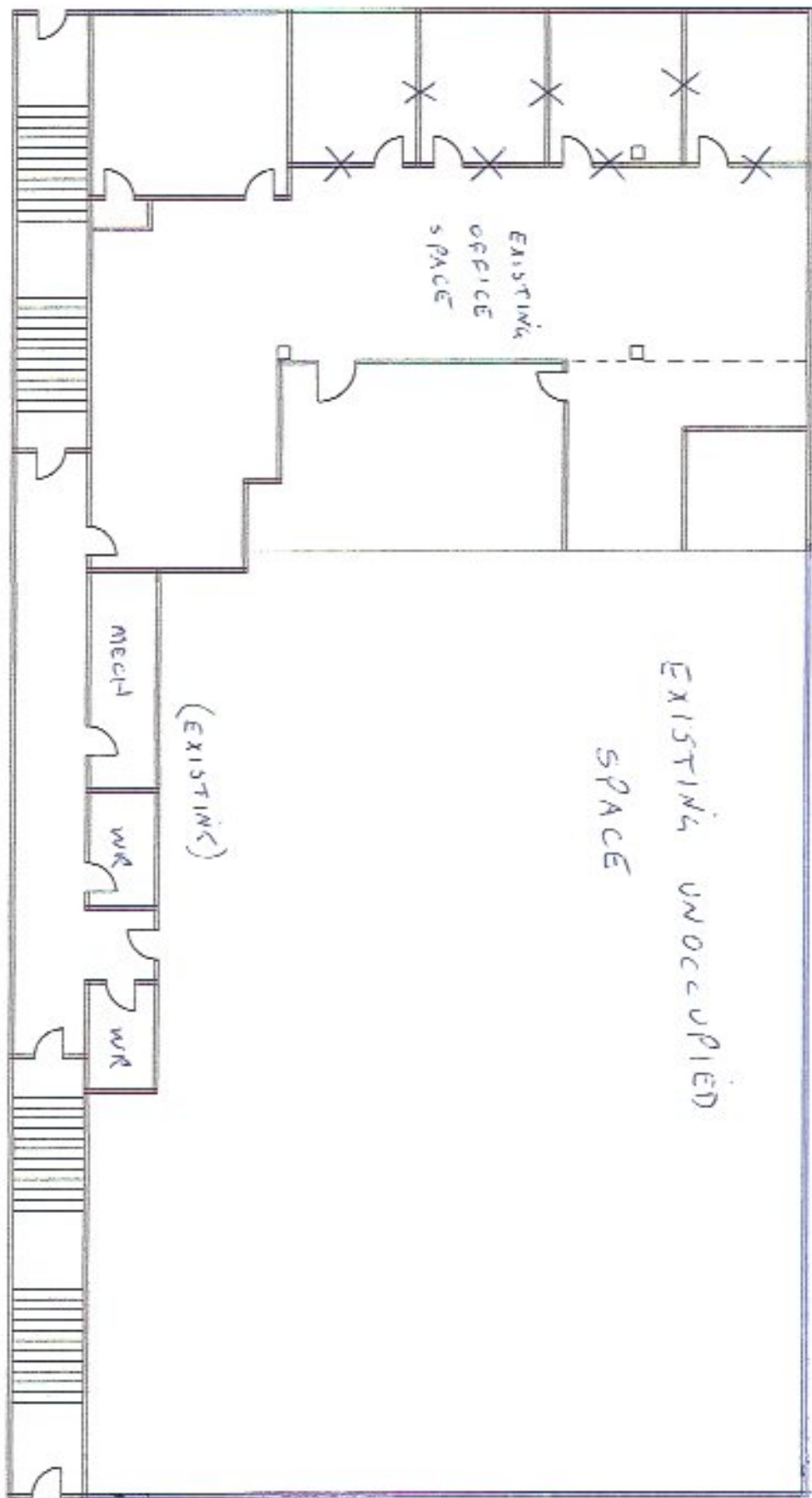
Author:

Angela Stormoen, Planning and Operations Clerk

5016-50 ST STETTLER - 2ND FLOOR



5016-50 ST STETTLER - 2ND FLOOR



X PARTITION WALLS REMOVED
--- PROPOSED DIVISION WALL