

# MUNICIPAL PLANNING COMMISSION

## AGENDA

April 8, 2011

8:45 A.M. - TOWN OFFICE – Boardroom

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1. Call to Order
2. Additions to the Agenda
3. Approval of Agenda
4. Confirmation of the October 15, 2010 MPC Meeting Minutes
5. Business Arising from the Minutes
6. **Development Application: 2558-2011**  
**Applicant:** Future Ag Inc.  
**Legal:** Lot 5, Block 1, Plan 1120705  
**Municipal:** 7401 – 50 Avenue  
**Proposed Development:** Future Ag Inc. – Agricultural Dealership
7. E - Agenda
8. Adjournment

**MINUTES OF THE MUNICIPAL PLANNING COMMISSION MEETING  
October 15, 2010**

**Present:** Councillors Al Campbell, Leona Thorogood, Dave Garbutt and Darcy Bachman, Planning & Development Officer Dave Dittrick, and Receptionist Dara Green

1. **Call to Order:** Chairman Garbutt called the meeting to order at 8:49 a.m.

2. **Approval of Agenda/Additions**

Moved by Chairman Garbutt to accept the agenda as presented.

MOTION CARRIED

Unanimous

3. **Confirmation of the August 13, 2010 MPC Meeting Minutes**

Moved by Chairman Garbutt that the Minutes of the August 13, 2010 MPC meeting be approved as presented.

MOTION CARRIED

Unanimous

4. **Business Arising**

None.

5. **Development Application: 2542-2010**

**Applicant:** Budal Construction Ltd.

**Legal:** Lot 54, Block 2, Plan 0522825

**Municipal:** 4304 – 66 Street

**Proposed Development:** Single Family Dwelling w/ Attached Garage

Planning & Development Officer Dave Dittrick reviewed the report as follows:

**General:**

The applicant is proposing to develop a Single Family Dwelling with Attached Garage in an early phase of Meadowlands. The proposed development is located at 4304 – 66 Street. According to the site plan submitted the development will meet the setback requirements for the minimum front yard, and side yards, however the proposed rear yard does not meet the 7.5 meter requirement. The proposed development requires a variance of 6% (0.47 meters) on the west side yard which is adjacent to a Town Public Utility Lot.

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.

**Development Review:**

Requirements pertaining to the proposed development are regulated under Schedule B and Schedule C of the Land Use Bylaw as follows:

- Minimum Front Yard – Minimum requirement 6.5 m and proposed 6.5 m
- Minimum Side Yard – Minimum requirement 1.5 m and proposed north side yard 1.5 m and south side yard 4.99 m
- Minimum Rear Yard – Required 7.5 m and proposed 7.03 m (0.47 meter variance required)

**Alternatives:**

Defeat the application, citing 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 #1976-08
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 #1976-08 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 must provide two off street parking stalls.
6. The applicant shall arrange for and obtain approval for compliance with the current Alberta Building Code.
7. The applicant is responsible for ensuring that the final grade of the dwelling will not affect neighboring properties with respect to storm water drainage.
8. A rear yard variance of 6% for 0.47 meters is granted to the applicant for the dwelling unit.

**Discussion**

Councilor Bachman questioned if there were any stipulations in regards to how close development should be situated from utility services on the Town Public Utility Lot. Planning & Development Officer Dave Dittrick replied that there were no stipulations in reference to location of development near services on a utility lot.

Councilor Thorogood inquired if the fireplace overhang was the only area of the building that required a variance in the rear yard. Planning & Development Officer Dave Dittrick responded that yes, although it is a very small variance, any variance at all is now required to be brought to Municipal Planning Commission because of difficulties in the past with construction contractors who have designed their site plans around a 10% variance allowance instead of the proper setbacks.

Councilor Thorogood motioned to approve the application as per administrations recommendation.

MOTION CARRIED  
Unanimous

6. **Adjournment:** The meeting adjourned at 8:51 a.m. on a motion by Chairman Garbutt.



# Request For Decision

## Agenda Item:

### **Issue:**

Development Permit Application 2558-2011  
Applicant: Future Ag Inc.  
Legal: Lot 5, Block 1, Plan 1120705  
Municipal: 7401-50 Avenue  
Proposed Development: Future Ag Inc. - Agricultural Dealership

### **Recommendation:**

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

1. Landscaping shall be completed by the end of the first growing season following the date of approval;
2. The applicant is responsible to landscape and maintain the Town Boulevard/Ditch of approximately 10.75 meters between the north property boundary and the existing service road.
3. The applicant shall submit a more detailed landscaping plan (photos from Red Deer Location) for approval before commencing work.
4. All fencing must be maintained to its original condition for the extent of the development.
5. That all outdoor storage areas and garbage areas are screened from neighboring residential properties.
6. 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 regulated by the Alberta Building Code.
7. The applicant must comply with all the provisions of the Town Of Stettler Land Use Bylaw #1976-08
8. Compliance with the provisions of Land Use Bylaw #1976-08 does not exempt the applicant from compliance with any provincial, federal, or other municipal legislation;
9. The proposed development 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's Development Authority.
10. The applicant must submit final sign details for the proposed pylon signs located at the North end of the property to the Town of Stettler's Development Authority prior to its construction.
11. The applicant shall arrange for and obtain approval from the Municipal Fire Department to confirm compliance with the Provincial Fire Code.
12. The applicant must obtain a building permit for this development prior to any commencement of construction. This permit can be obtained following the mandatory 14 day appeal period commencing from the date of approval. In order to obtain a building permit all appropriate fees, plans, schedules, and applications must be submitted.
13. The applicant must ensure that all conditions listed above have been complied with prior to obtaining a business license, and that a final occupancy permit has been issued by the Stettler Regional Fire Department prior to public occupancy.

## IMPLICATIONS OF RECOMMENDATION

### **General:**

The applicant is proposing development of a 26,250 square foot building for the use of an Agricultural Dealership. The development is proposed in the Land Use District C2: Highway Commercial District.

## BACKGROUND

### **Key Issues:**

The applicant is proposing to install galvanized chain link fencing around the perimeter of the site for security reasons. The Commercial and Industrial Design Guidelines outline guiding principles for both Commercial and Industrial Uses. The application of these guidelines is based on the use of the development and not on the zoning dedication. The Agricultural Dealership would be classed as an industrial use and therefore permits fencing of this kind.

### **Legislation and Policy:**

1. Staff has assessed this application against the provisions outlined in the Intermunicipal Development Plan, the Land Use Bylaw 1976-08, and the Commercial and Industrial Design Guidelines.

### **Development Review:**

Requirements pertaining to the proposed development are regulated under Section 85 of the Land Use Bylaw 1976-08:

- Minimum Front Yard – Minimum requirement 9.0 m and proposed 79.25 m
- Minimum Side Yard – Minimum requirement 3.0 m and proposed 12.19 m and 36.9 m
- Minimum Rear Yard – Minimum requirement 3.0 m and proposed 132.3 m
- Maximum Building Height – Maximum building height 18.75 m and proposed 10.4m
- Building Floor Area – Proposed floor area 2439 sq m
- Parcel Coverage – Proposed parcel coverage 10%
- Landscaping – see attached plan, photos of Red Deer's location to follow application (condition #3)

### **Alternatives:**

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

### **Author:**

Leann Graham, Development Officer

APPLICANT: Future Ag Inc 2558-2011 TELEPHONE: 403 343 6101

ADDRESS: Box 489 Red Deer, AB T4W 5G1

ADDRESS OF PROPERTY TO BE DEVELOPED: 7401-50 Ave.

LOT: 5 BLOCK: 1 REGISTERED PLAN OR: 112 07 05  
CERTIFICATE OF TITLE: \_\_\_\_\_

REGISTERED OWNER: \_\_\_\_\_ ADDRESS: \_\_\_\_\_

EXISTING USE: New subdivision LAND USE DISTRICT: Commercial Highway

\*\*\*\*\*  
MAIN USE OF LAND AND OR BUILDINGS EITHER EXISTING OR PROPOSED: \_\_\_\_\_  
Agricultural Dealership

PARCEL TYPE: INTERIOR  CORNER \_\_\_\_\_ PARCEL AREA: 6.22 ACRES

SETBACKS OF EITHER EXISTING OR PROPOSED BUILDINGS: \_\_\_\_\_

FRONT YARD: 260 ft SIDE YARDS: 40 ft east and 12 ft west

REAR YARD: 434 ft FLOOR AREA: 26250 sq/ft PARCEL COVERAGE: \_\_\_\_\_ %

HEIGHT OF MAIN BUILDING: 34 ft NO. OF OFF-STREET PARKING STALLS: \_\_\_\_\_

EXISTING: Ø PROPOSED: 20 to 30 SIZE OF OFF-STREET LOADING SPACE: back yard

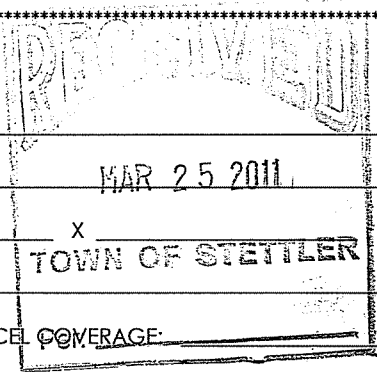
\*\*\*\*\*  
PROPOSED ACCESSORY USE OF LAND AND/OR BUILDINGS (garages, etc.) \_\_\_\_\_

MAIN USE OF LAND OR ACCESSORY BUILDING: \_\_\_\_\_

SIZE OF ACCESSORY BUILDING: \_\_\_\_\_ X \_\_\_\_\_ X \_\_\_\_\_ IN HEIGHT

DISTANCE FROM NEAREST SIDE PARCEL BOUNDARY: \_\_\_\_\_

DISTANCE FROM REAR PARCEL BOUNDARY: \_\_\_\_\_ PARCEL COVERAGE: \_\_\_\_\_ %



\*\*\*\*\*  
ESTIMATED COST OF THE PROJECT OR CONTRACT PRICE: Land and work 1,200,000.00  
Building 2,400,000.00

ESTIMATED DATES OF COMMENCEMENT AND COMPLETION: As soon as we can start this spring  
April 2011 completion Dec 2011

DATE OF APPLICATION: 03/16/11 SIGNATURE OF APPLICANT: [Signature]

APPLICATIONS SHALL BE ACCOMPANIED BY THE FOLLOWING:

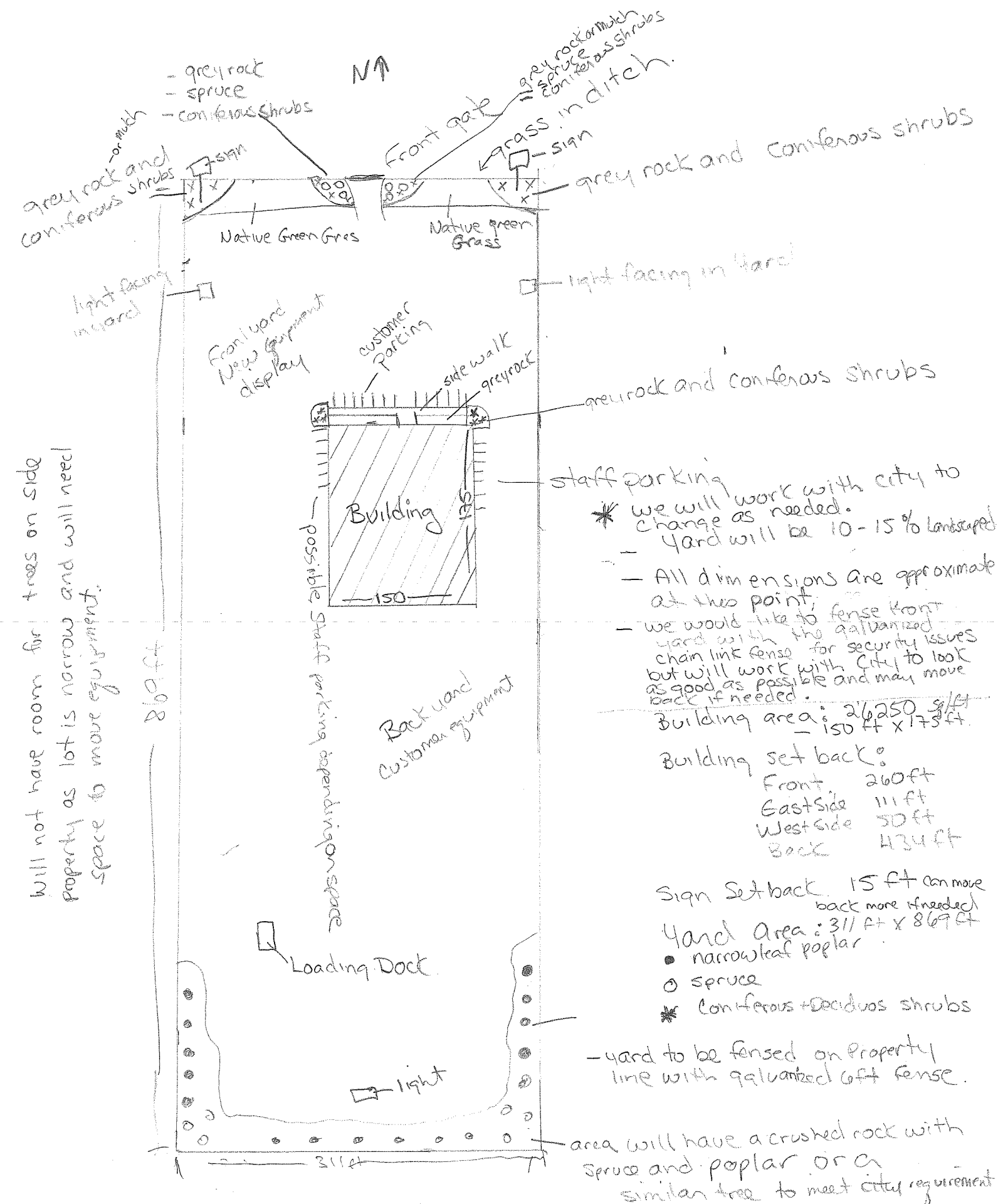
- (1) A NON-RETURNABLE PROCESSING FEE (SEE POLICY IV-1 – BUILDING AND DEVELOPMENT PERMIT FEE SCHEDULE)
- (2) A SCALED SITE PLAN IN DUPLICATE SHOWING THE TREATMENT OF LANDSCAPED AREAS, IF REQUIRED, THE LEGAL DESCRIPTION, THE FRONT, REAR AND SIDE YARDS, IF ANY, ANY PROVISION OF OFF-STREET LOADING AND VEHICLE PARKING, AND ACCESS AND EGRESS POINTS TO THE PARCEL.
- (3) SCALED FLOOR PLANS, ELEVATIONS AND BUILDING SECTIONS IN DUPLICATE.
- (4) A COPY OF THE CERTIFICATE OF TITLE INDICATING OWNERSHIP AND ENCUMBRANCES.

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.

Will not have room for trees on side property as lot is narrow and will need space to move equipment.



staff parking  
 \* we will work with city to change as needed.  
 - yard will be 10-15% landscaped

- All dimensions are approximate at this point.  
 - we would like to fence front yard with the galvanized chain link fence for security issues but will work with city to look as good as possible and may move back if needed.

Building area: 26,250 sq ft  
 150 ft x 175 ft.

Building setback:  
 Front 260 ft  
 East Side 111 ft  
 West Side 50 ft  
 Back 434 ft

Sign Setback 15 ft can move back more if needed

Yard Area: 311 ft x 869 ft  
 • narrow leaf poplar  
 ○ spruce  
 \* coniferous + deciduous shrubs

- yard to be fenced on property line with galvanized 6ft fence.

area will have a crushed rock with spruce and poplar or a similar tree to meet city requirement

Note:  
 - front grass area approx 30 feet deep  
 - Rock in front of building approx 6 feet deep  
 - front side walk approx 6 feet wide  
 - Customer area to be paved



Future Ag

CASE IH





**FUTURE AG** **CASE III**



**FUTURE AG** **CASE III**





FUTURE AG

CASE IH



CASE IH  
Parts





CASE IH  
AGRICULTURE

Trimble

CASE IH