

**MINUTES OF THE MUNICIPAL PLANNING COMMISSION MEETING
April 8, 2011**

Present:

Councillors Al Campbell, Leona Thorogood, Malcolm Fischer and Darcy Bachman, Planning & Development Officer Leann Graham, Planning & Development Clerk Dara Green and Guest Dave Dittrick

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

2. **Approval of Agenda/Additions**

Councillor Leona Thorogood made a motion to elect an official Chairman. Councillor Malcolm Fischer nominated Councillor Al Campbell for Chairman.

MOTION CARRIED
Unanimous

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

MOTION CARRIED
Unanimous

3. **Confirmation of the October 15, 2010 MPC Meeting Minutes**

Moved by Councillor Leona Thorogood that the Minutes of the October 15, 2010 MPC meeting be approved as presented.

MOTION CARRIED
Unanimous

4. **Business Arising**

Councillor Al Campbell noted how clean Budal Construction has kept their construction sites. Councillor Malcolm Fischer commented that little or no debris is present. Councillor Al Campbell requested that Planning & Development Officer Leann Graham prepare a letter regarding construction site cleanliness on behalf of Council to present to the company. Councillor Leona Thorogood agreed that a formal letter should be presented.

5. **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

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

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.

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.

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.

Discussion

Councillor Al Campbell questioned why the Municipal Planning Commission must approve the design of a fence. Planning & Development Officer Leann Graham replied that the Commercial and Industrial Site and Building Design Guidelines applies to all Highway Commercial development and therefore requires Municipal Planning Commission approval and further that the chain link fence is the only concern with the development, however the guidelines are applied to the use of the development not the district and that the Agricultural Dealership would be considered Industrial which permits chain link fencing.

Councillor Darcy Bachman questioned if there was still going to be landscaping and greenery planted on the front of the site. Planning & Development Officer Leann Graham noted that Future Ag Inc. would be submitting a more detailed landscaping design that will be similar to their Red Deer location.

Councillor Leona Thorogood stated that the only concern she had with chain link fences would be the fact that they collect garbage frequently. She proposed that there be a condition added to ensure the fences are cleaned at least twice a year. Councillor Al Campbell noted that it shouldn't be put in as a condition since this would be singling them out. Planning & Development Officer Leann Graham indicated that the business would still be covered by the unsightly by-law which would maintain the property's cleanliness.

Councillor Darcy Bachman motioned to approve the application as per administrations recommendation.

MOTION CARRIED
Unanimous

6. **E-Agenda**

Councillor Darcy Bachman stated that he would like to have the agendas done the same as council meetings, this would prevent all the councillors e-mail from being too full. Councillor Leona Thorogood agreed that downloading would be preferred as opposed to e-mail.

Adjournment: The meeting adjourned at 8:59 a.m. on a motion by Councillor Leona Thorogood.